

MAR 28 2008



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 Boston Properties, LP 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.)
Kenneth Simmons

Kenneth Simmons, Senior Vice President
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, LP

THIS BOX FOR STAFF USE ONLY
Date Received: 3/28/08
Date Accepted: 4-14-08 CSR
Planning District: _____
Special Area: _____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 20
Total aggregate size of all nominated parcels (in acres and square feet): 89.56 Approx. 3,901,233 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.

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 Planning District, I-95 Corridor Industrial Area - Land Unit C, planned for industrial uses up to 0.50 FAR.

b. CURRENT PLAN MAP DESIGNATION: Industrial

c. CURRENT ZONING DESIGNATION: I-5, Portion of Parcels 1, A1, 2 & and all of 24 in Natural Resource Overlay *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). Industrial uses in accordance with existing zoning with an option for commercial development comprised of office and/or hotel uses and 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. Office and/or hotel building(s) may be 8-10 stories and have a height up to 130 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: 7,802,466 sq. ft.

Categories	Percent of Total FAR	Square feet
Office/Hotel	95%	7,412,343
Retail/Support Services	5%	390,123
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	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

PROPERTY INFORMATION TABLE

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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 ((1)) 1	Boston Properties, LP	7300 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004 *	3.3	N/A, See Part 1
99-1 ((12)) A1	Boston Properties, LP	7425B Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	7.4	N/A, See Part 1
99-1 ((12)) 2	Boston Properties, LP	8103 Grainger Court Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	4.2	N/A, See Part 1
99-1 ((12)) 3	Boston Properties, LP	8101 Grainger Court Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	6.6	N/A, See Part 1
99-1 ((12)) 5	Grainger W W Inc.	N/A	100 Grainger Parkway RE/Legal Lake Forest, IL 60045-5201	3.1	7007 3020 0000 6578 0159
99-1 ((12)) 6A	Boston Properties, LP	7450 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	4.7	N/A, See Part 1
99-1 ((12)) 7A	First Union National Bank, TR	8001 Research Way Springfield, Virginia 22153	c/o Iron Mountain Real Estate Dept. 745 Atlantic Avenue, 10th Fl. Boston, Massachusetts 02111	3.0	7007 3020 0000 6578 0142

* THIS IS THE CORRECT MAILING ADDRESS
FOR BOSTON PROPERTIES, L.P.

PROPERTY INFORMATION TABLE

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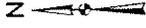
Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
99-1 ((12)) 7B	SICPA Securink Corp.	N/A	8000 Research Way Springfield, Virginia 22153	2.5	7007 3020 0000 6578 0135
99-1 ((12)) 8	Noma Realty Inc.	N/A	c/o SICPA Industries of America, Inc. 8000 Research Way Springfield, Virginia 22153	5.0	7007 3020 0000 6578 0128
99-1 ((12)) 9	Boston Properties, LP	7500 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	4.6	N/A, See Part 1
99-1 ((12)) 10	VA 95 Building Nine LP	7600 Boston Boulevard Springfield, Virginia 22153	2900 Linden Lane, Suite 300 Silver Spring, Maryland 20910	4.3	7007 3020 0000 6578 0111
99-1 ((12)) 11A	Loomis Fargo and Co.	8015 Corporate Court Springfield, Virginia 22153	c/o Ernst & Young, LLP 1401 McKinney St., Suite 1200 Houston, Texas 77010	2.1	7007 3020 0000 6578 0104
99-1 ((12)) 15	Boston Properties, LP	N/A	505 9th St., N.W., Suite 800 Washington, D.C. 20004	7.5	N/A, See Part 1
99-1 ((12)) 19	Boston Properties, LP	7501 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	6.2	N/A, See Part 1

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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.

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99-1 ((12)) 21A	Boston Properties, LP	7451 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	5.2	N/A, See Part 1
99-1 ((12)) 24	Boston Properties, LP	7375 Boston Boulevard Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	2.8	N/A, See Part 1
98-2 ((18)) A	Cecil Pruitt, Jr. Trustee	N/A	4264 Q Entre Court Chantilly, Virginia 20151	0.004	7007 3020 0000 6578 0098
98-2 ((18)) 3	VA 95 Kingstowne LLC VA 95 Cambridge LLC	7700 Boston Boulevard Springfield, Virginia 22153	2900 Linden Lane, Suite 300 Silver Spring, Maryland 20910	9.5	7007 3020 0000 6578 0081
98-2 ((18)) 11B	Boston Properties, LP	8001 Corporate Court Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	2.6	N/A, See Part 1
98-2 ((18)) 12	Boston Properties, LP	8000 Corporate Court Springfield, Virginia 22153	505 9th St., N.W., Suite 800 Washington, D.C. 20004	5.0	N/A, See Part 1



Scale: 1" = 100'

Map Date: 08-17-75 based on 08-13-75 data and 08-13-75 data.

1.1' contour lines shown. 2.0' contour lines shown.

08-13-75 data. 08-13-75 data. 08-13-75 data.

08-13-75 data. 08-13-75 data. 08-13-75 data.

GENERAL NOTES

1. This map is a preliminary map and is not to be used for any other purpose.

2. The zoning districts shown on this map are subject to change without notice.

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4. The zoning districts shown on this map are subject to change without notice.

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13. The zoning districts shown on this map are subject to change without notice.

14. The zoning districts shown on this map are subject to change without notice.

15. The zoning districts shown on this map are subject to change without notice.

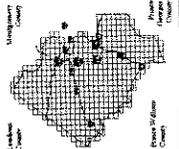
16. The zoning districts shown on this map are subject to change without notice.

17. The zoning districts shown on this map are subject to change without notice.

18. The zoning districts shown on this map are subject to change without notice.

19. The zoning districts shown on this map are subject to change without notice.

20. The zoning districts shown on this map are subject to change without notice.



ADMINISTRATIVE INDEX

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98-2	98-4	99-2
98-4	99-3	99-4

SHEET INDEX

PROPERTY MAP ZONING

99-1

Revised to: 01-01-2008

Prepared by: [Name]

City of Cambridge, Massachusetts

Planning Department

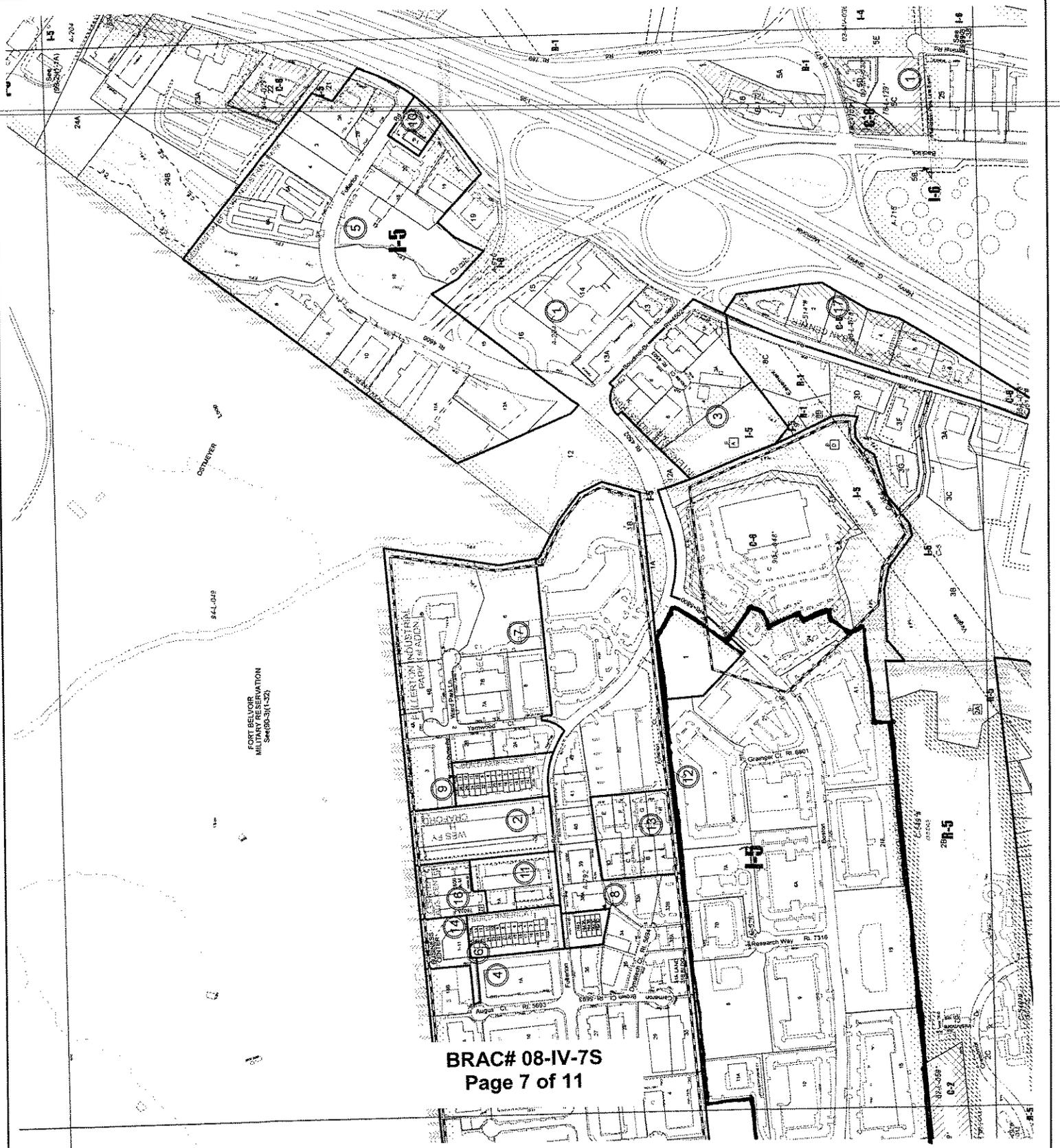
100 North Street, Cambridge, MA 02141

Phone: 617-349-1111

FACSIMILE: 617-349-1111

© 1998 THE CITY OF CAMBRIDGE

Print Date: 08-17-75



BRAC# 08-IV-7S

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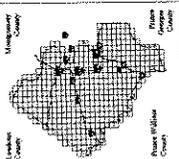
A Public County Government



Scale: 1" = 100' (1:1200)
Map Date: 11/11/08
Map Title: Zoning Ordinance 2008-01
Map No.: 98-2
Map Scale: 1" = 100' (1:1200)
Map Date: 11/11/08
Map Title: Zoning Ordinance 2008-01
Map No.: 98-2

GENERAL NOTES

- 1. The zoning map is a graphic representation of the zoning ordinance and is subject to change without notice.
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ADMINISTRATIVE INDEX

89-3	89-4	90-3
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98-3	98-4	99-3

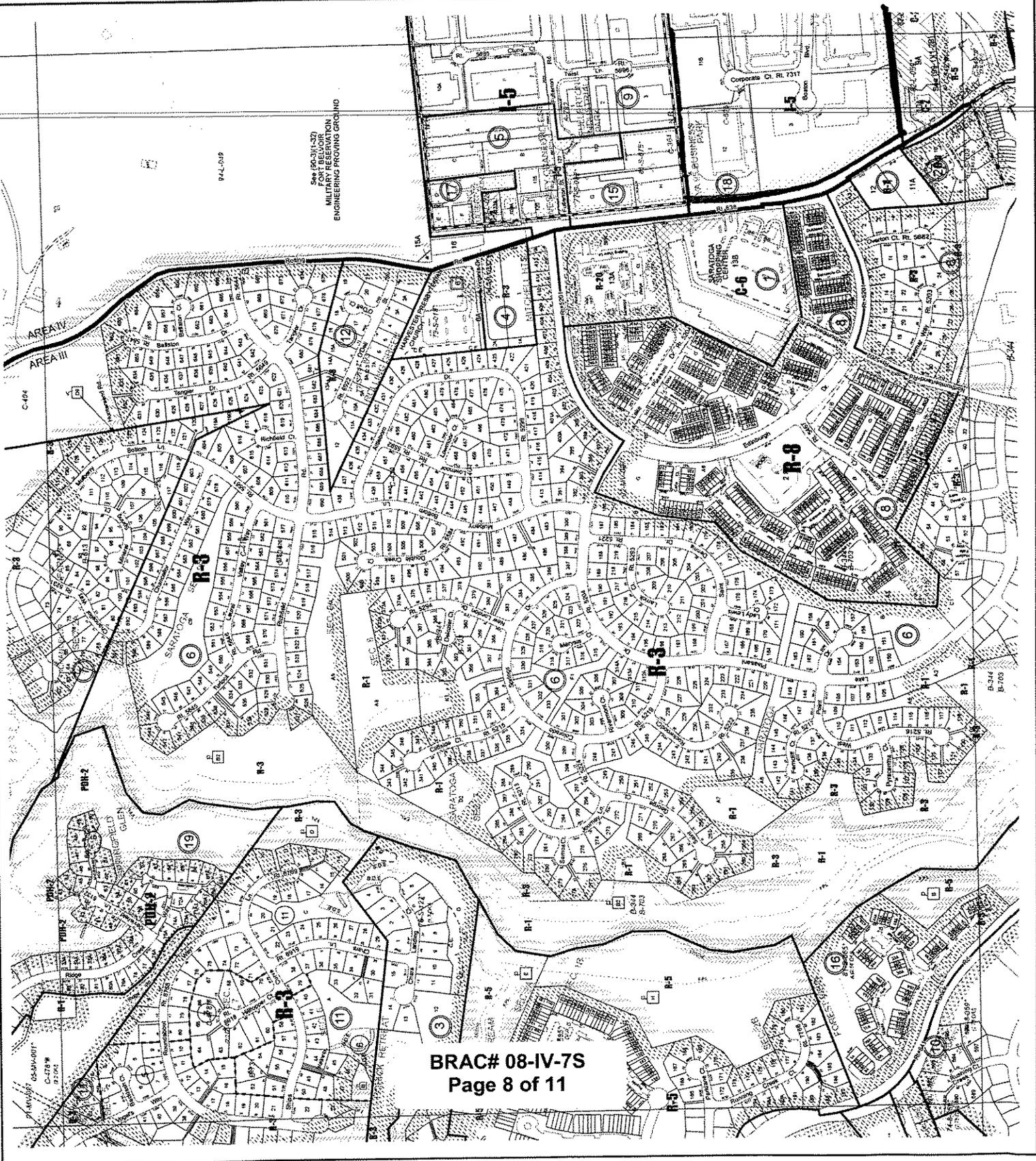
SHEET INDEX

PROPERTY MAP ZONING 98-2

Revised to: 01-01-2008

Prepared by:
EDWARDS & KELCEY CONSULTING ENGINEERS
1100 North West 11th Street, Suite 111
Fort Lauderdale, Florida 33304
Phone: (954) 341-1111
Fax: (954) 341-1111

© 2008 THE COUNTY OF FAIRFAX
Map Date: 11/11/08



See 80-3(3)(2)
FORT BELVOIR
MILITARY RESERVATION
ENGINEERING PROVING GROUND

BRAC Area Plans Review

Nominator: Lynne J. Strobel, agent for Boston Properties LP

Tax Map: 99-1 ((1)) 1, 99-1 ((12)) A1, 2, 3, 5 6A, 7A, 7B, 8, 9, 10, 11A, 15, 19, 21A, 24, 98-2 ((18)) A, 3, 12, 11B

Part 6: Justification

The nominated property is identified among the Fairfax County tax map records as 99-1 ((1)) 1, 99-1 ((12)) A1, 2, 3, 5, 6A, 7A, 7B, 8, 9, 10, 11A, 15, 19, 21A, 24, 98-2 ((18)) A, 3, 12, 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 Springfield Planning District. The Subject Property is comprised of approximately 90 acres and located on both sides of Boston Boulevard, off of Fullerton Road, and directly south of the Engineer Proving Ground ("EPG"). In the Springfield Planning District, the Subject Property is included in Land Unit C of the I-95 Corridor Industrial Area which is currently planned for industrial uses up to 0.50 FAR. The Subject Property is zoned to the I-5 District and developed with low-rise industrial buildings as part of the Virginia 95 Business Park. The proposed nomination would permit an option for commercial development comprised of office and/or hotel and support services up to a 2.0 FAR.

The BRAC decision will result in an influx of military personnel, civilian employees, and contractors to Ft. Belvoir and EPG. A commercial development on the Subject Property is located directly south of EPG and offers a convenient location for additional office and/or hotel space that will be necessary. The Subject Property is also located in proximity to I-95 and will benefit from the imminent completion of the Fairfax County Parkway through EPG. Adverse traffic impacts may be accommodated with transportation demand management ("TDM") strategies such as increased carpooling, staggered work hours, and shuttle service to the Springfield Metro Station. The Subject Property's proximity to EPG will allow for frequent trips between EPG and the Subject Property without any impact on the area's transportation networks.

The proposed nomination will redevelop a large, aging industrial park and spur economic development of surrounding industrial properties. Redevelopment of the Subject Property will have limited adverse impacts. The Subject Property is characterized by low level industrial buildings, large surface parking lots, and limited mature vegetation. The northern side of the Subject Property is developed with industrial uses, Rolling Road borders the western side, a large commercial building is on the eastern side, and the properties to the south are either commercially developed or vacant. Due to the Subject Property's existing conditions and its surroundings, the proposed development will have no visual impact on adjacent properties and will not have any environmental impacts. The development will likely concentrate taller buildings at the center of the Subject Property while buildings on the periphery will taper to smaller heights in order to complement the current development pattern on abutting properties. A

high-quality commercial development will improve the appearance of the Subject Property with attractive building(s), structured parking, and updated landscaping. The redevelopment of a large 90 acre tract will significantly improve a large, older industrial park in the County and will further stimulate redevelopment of the surrounding industrial area.

Development of the Subject Property will be market-driven. Upon the adoption of Plan text, redevelopment will require a rezoning application which may take a year to process. The rezoning process will be followed by site plans for various portions of development. The nominator anticipates that construction will begin on the first buildings no earlier than Fall, 2011.

In conclusion, the Subject Property will provide a high-quality commercial development with convenient access to EPG and surrounding areas. This development will provide significant office and/or hotel space for the influx of employees and visitors to the Springfield area. The primary impacts of this proposal will be traffic-related and will be mitigated based on the Subject Property's proximity to EPG, access to major road networks such as the Fairfax County Parkway and I-95, and possible TDM strategies. The proposed nomination will improve the appearance of an aging industrial area without any visual or environmental impacts. The redevelopment of this large land area will also stimulate redevelopment of surrounding industrial properties. The proposed Plan nomination will provide a large, high-quality office and/or hotel development with support services and will fulfill the development needs generated by the BRAC process.

{A0138617.DOC / 1 BRAC APR Justification - VA 95 Business Park 001379 000007}

Van Allen, Cheryl L.

From: Strobel, Lynne J. [lstrobel@arl.thelandlawyers.com]
Sent: Tuesday, April 22, 2008 1:03 PM
To: Van Allen, Cheryl L.
Cc: Strobel, Lynne J.; Mariska, Sara
Subject: RE: BRAC APR Nomination; PC 2008-020; Response Requested

This change is fine. Thank you. Lynne

From: Van Allen, Cheryl L. [mailto:Cheryl.VanAllen@fairfaxcounty.gov]
Sent: Tuesday, April 22, 2008 12:21 PM
To: Strobel, Lynne J.
Subject: BRAC APR Nomination; PC 2008-020; Response Requested

Lynne J. Strobel
2200 Clarendon Boulevard, 13th floor
Arlington, Virginia 22201

RE: BRAC APR Nomination; PC 2008-020

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 (temporary id number) PC-2008-020 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 4c of the nomination form asks for the Current Zoning Designation, to which you indicated I 5. A portion of Parcels 99-1 ((1)) 1, 99-1 ((12)) A1, and 2 and all of 99-1 ((12)) 24 are in I-5 and the Natural Resource Overlay District. Therefore, I intend to correct 4c. of the nomination to include "I-5 and Natural Resource Overlay District for a portion of Parcels 99-1 ((1)) 1, 99-1 ((12)) A1, and 2 and all of 99-1 ((12)) 24. Please let me know if you agree to this change. You may find reference to the Natural Resource Overlay District in Part 3 7-300 of the Fairfax County Zoning Ordinance. <http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art07.pdf>
- 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.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

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.

BRAC# 08-IV-7S
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4/22/2008