

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: Francis A. McDermott Daytime Phone: (703) 714-7422

Address: 1751 Pinnacle Drive, Suite 1700  
McLean, VA 22102

Nominator E-mail Address: fmcdermott@hunton.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: 4/8/08 RRA  
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.) N/A

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

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Lee  Mount Vernon

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet) 4.342 acres 189,143 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/](http://www.fairfaxcounty.gov/dpz/)) for your citation. It is the most current version: See attached downloaded copy of current adopted Comprehensive Plan text found on pages 59-62 of the Springfield Community Business Center for Land Unit "A" ("Attachment 1")

b. CURRENT PLAN MAP DESIGNATION: Mixed Use

c. CURRENT ZONING DESIGNATION: C-6, CRD, HCOD, SCOD

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 at an overall 2.0 FAR for Tax Map Parcels 80-4-((1))-5C1 and 80-4-((1))-5C2

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 Attachment 2

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: 377,000

Categories	Percent of Total FAR	Square feet
Office	66.3	250,000
Retail	5.3	20,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
<del>Residential</del> Hotel	28.4	107,000
Residential*		
<b>TOTAL</b>	<b>100%</b>	<b>377,000</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
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 Attachment 3

**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 Attachment 4

- 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-((1))-5C2	Springfield Land Development LLC	None Assigned	6230 Augusta Dr #1400 Springfield, VA 22150	1.427	7007 2560 0001 2995 1873
80-4-((1))-5C1	M2005 Fargo Hotels (Pool C) Realty LP	6245 Brandon Avenue (per tax map)	c/o Thomson Property Tax Services P. Box 34472 Washington, DC 20043	2.915	7007 2560 0001 2995 1880
			430 GLETHORPE ST, NW Washington DC 20011-2447		7007 2560 0001 2995 1897



## Land Unit Recommendations

### Land Unit A

Land Unit A is approximately 56 acres in size, and is bounded by Amherst Avenue, I-95, and Old Keene Mill Road. It is located in the northeastern portion of the Springfield Community Business Center (CBC). The Comprehensive Plan recommendations encourage the creation of an urban, pedestrian-oriented area comprised of a mix of medium to high intensity office, retail, hotel, civic, arts, and residential uses.

Currently Land Unit A is developed with approximately 360,000 square feet of retail use, 205,000 square feet of office use and 165,000 square feet of hotel use. The Comprehensive Plan assumes redevelopment of much of this space and the addition of approximately 600,000 square feet of office, 350,000 square feet of retail and 280,000 square feet of hotel uses for a total of approximately 2.0 million square feet of non-residential uses and 800 dwelling units. In total, this amount of development equates to an overall intensity of approximately 1.1 FAR.

A "main street area" treatment is planned along all streets in Land Unit A, except the area to the north of Commerce Street. Figure 17 shows the location of the core, or "main street" area within Land Unit A, which is approximately 27 acres. Like all areas in the CBC, the main street should incorporate the streetscape design features recommended by the Springfield Streetscape Conceptual Design. Street level retail uses are an integral aspect of the main street approach and are intended to help create an urban, people-oriented place that provides convenient retail services and encourages pedestrian movement.

Building facades and entrances should be oriented to the streets with parking located toward the rear of buildings, or below ground. The main street area should have wide sidewalks fronting retail shopping and restaurants on the lower floors of the office and/or residential buildings. Streetscape design should include corner plaza entry features at the intersections of Commerce Street/Backlick Road, Commerce Street/Brandon Avenue, Backlick Road/Bland Street and Bland Street/Brandon Avenue. Plazas at these locations will create an aesthetically pleasing streetscape environment and encourage pedestrian activity.

The main street area will function as the core area of the Community Business Center and will be characterized by multi-story buildings with a mix of street level-retail, hotel, civic, arts, residential, and/or office uses developed with a common design or architectural theme. The portion of a building above three stories should be stepped back from the street-side façade to avoid creating a canyon-like streetscape.

To implement this vision, a unified development plan demonstrating logical and substantial redevelopment of the core area is required with the initial rezoning, including a site for a public building or space for public use to house cultural, performing and visual arts, community and/or governmental use.

Along Commerce Street, consolidation of parcels 80-4 ((6)) 3 and 4C, is encouraged. The area is envisioned to be high rise office, residential or hotel use or a mix of these uses. Facades and entrances should be oriented to the streets with parking located toward the center of the block and to the rear of buildings.

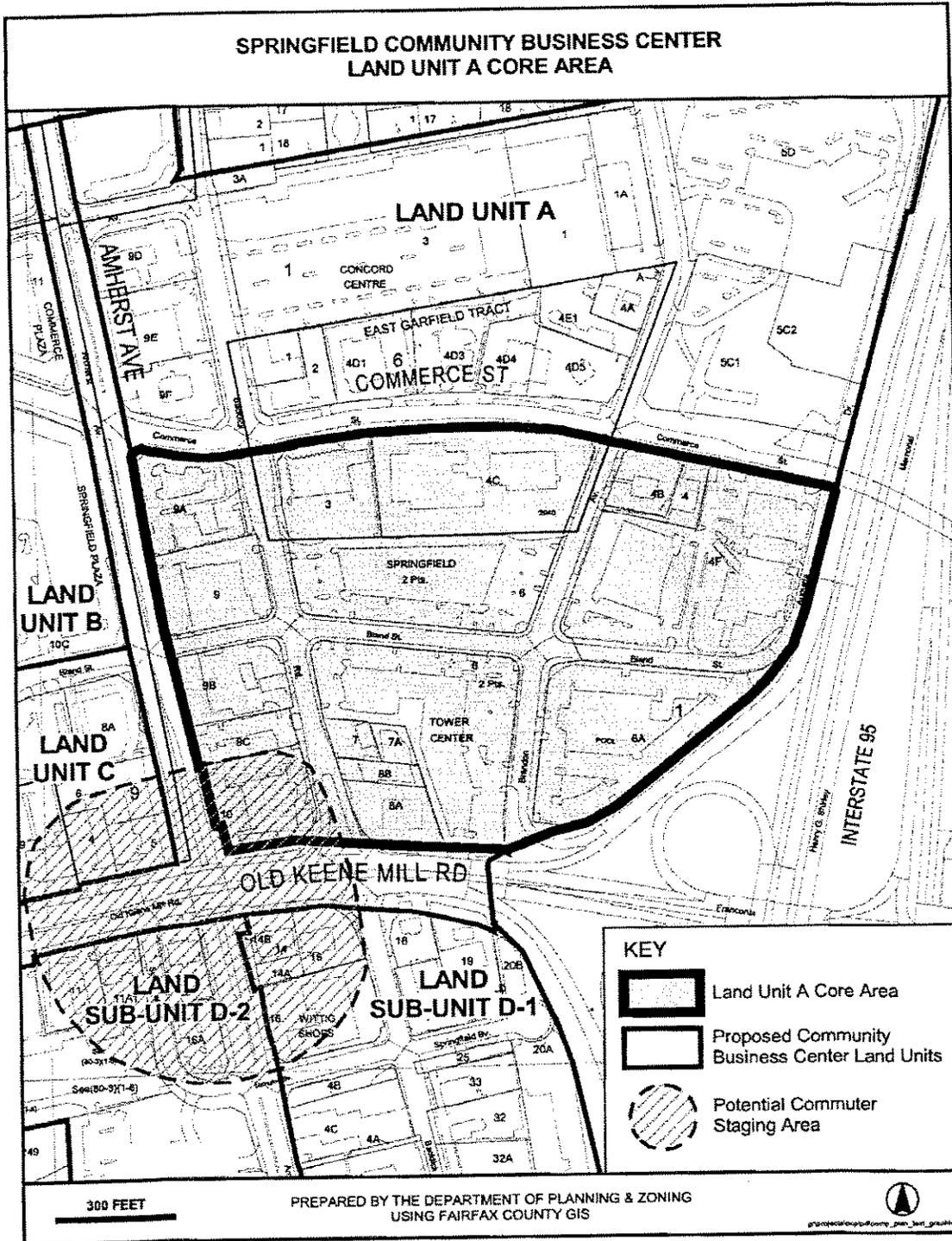


FIGURE 17

Buildings should step down to a lower height towards Yates Village to maintain a transition to the adjacent residential neighborhood. Building design should include varying rooflines for visual interest. Year round screening should be provided by vegetated buffer located along the northern boundary of Land Unit A in 80-3((1))1, 1A, 3 and 5D. This buffer may be utilized for surface parking provided that:

- Parking areas are landscaped with planting beds and trees in excess of that prescribed by the Zoning Ordinance;
- A minimum of 40 feet wide fully vegetated buffer is placed along the residential neighborhood with an eight foot high brick or architectural wall constructed along the parking edge;
- Buildings are located a minimum of 120 feet from the residential neighborhood. Appropriately landscaped surface parking may be located in this area;
- Office use should be compatible in design with the residential neighborhood; and
- Lighting from any development should be designed so that it is not intrusive to the adjacent residential development.

Freestanding single-use retail or office uses may be appropriate along Old Keene Mill Road and close to I-95. Under the option for redevelopment of the core area, freestanding single-use retail, hotel or office uses are only appropriate along Old Keene Mill Road and close to I-95. As part of the redevelopment of the core area, hotel use up to 110,000 square feet may be appropriate on the northwest corner of Old Keene Mill Road and Backlick Road, Tax Map 80-4((1))10. The site should be considered for this intensity only if enhanced streetscape amenities that create a focal point and gateway to the CBC are provided in addition to meeting the development criteria for Land Unit A. Additionally, to offset the effects of impervious surfaces the installation of rooftop vegetation and/or rain gardens is encouraged.

As discussed in the Transportation section and depicted on Figure 18, a commuter parking facility is planned in Land Unit A and/or C in the area adjacent to Amherst Avenue north of Old Keene Mill Road. The facility will complement a commuter staging area for car pool formation and bus/van service located across Old Keene Mill Road.

A major objective of the redevelopment of Land Unit A is the creation of a visually and functionally cohesive community. In addition to the implementation of urban design and architectural guidelines, land consolidation is necessary to physically unify freestanding buildings and for parking to be located to the rear of buildings or in the center of blocks. Where development intensity greater than .35 FAR is proposed, consolidation of at least 2 contiguous acres is encouraged, except as otherwise specifically recommended. When a consolidation is less than two acres, development should provide for vehicular and pedestrian access with abutting properties. As an alternative, coordinated development plans and concurrent processing of the development applications with a combined land area of at least 2 acres may be appropriate. In any instance, it must be demonstrated that any unconsolidated parcels are able to develop in conformance with the Plan.

All such development proposals in Land Unit A should also meet the following criteria:

- Multi-story buildings should have retail and service uses primarily located on the ground level. Retail and service uses are intended to serve both the needs of the office workers and residents;
- To the extent possible, parking facilities should be located in the center of the block, behind buildings or otherwise screened from view;
- Development should be transit-friendly: i.e. buildings should be located close to the street and streetscape amenities such as benches and bus shelters should be provided;
- As consistent with County Policy, a detailed traffic impact analysis should be prepared to determine any additional improvements required to mitigate the impacts of the proposed development on the street network in the vicinity of the development. Development under this option should mitigate the incremental traffic impact of the proposed development. Examples of mitigation may include but not be limited to making contributions to alternative traffic mitigation projects that benefit the greater Springfield area;
- Buildings and ground floor retail uses should have street level public access. Display windows oriented towards the street should be provided;
- Pedestrian circulation and the use of public transit should be encouraged through site design and connections to sidewalk and trails;
- Building design should reduce the effect of building height and bulk;
- Shared parking is encouraged;
- Curb cuts should be minimized; and
- Urban design elements such as the pedestrian plaza, pedestrian amenities, and landscaping should be provided.

### **Land Unit B**

Land Unit B is located west of Amherst Avenue and extends along the northern boundary of the Springfield Community Business Center (CBC) and contains a variety of uses including the Springfield Plaza and Commerce Plaza shopping centers, multifamily residences, the Richard Byrd Library, and an office building. The Richard Byrd Library should be expanded at its present location in place or relocated within the CBC.

Streetscape design improvements as shown on the Springfield Streetscape Conceptual Plan should be incorporated into the area to upgrade existing development and create a harmonious visual appearance. Buildings should be well landscaped, oriented to a public street, and screened from stable residential areas. Lighting should be designed so that it is not intrusive to the surrounding residential areas. Additional guidance concerning urban design, architecture, landscaping, pedestrian circulation, and pedestrian amenities for the land unit are provided in the urban design and streetscape section.

## **PART 4: DESCRIPTION OF THE PROPOSED DEVELOPMENT**

The nomination area consists of 4.34 acres located within Land Unit A of the Springfield Community Business Center (Area IV, Franconia-Springfield Area). More specifically, the nomination area is comprised of two parcels (Tax Map parcels 80-4((1)) 5C1 and 80-4((1)) 5C2), which are situated in the northeast quadrant of the intersection of Commerce Street and Brandon Avenue. The properties are zoned C-6 (Community Retail Commercial District), HCOD (Highway Corridor Overlay District), SCOD (Sign Control Overlay District) and are located within the Springfield CRD (Commercial Revitalization District). The nomination area is currently improved with an extended stay hotel that operates as a TownPlace Suites by Marriott, located in the southwest portion of the site. The properties are currently approved by way of various zoning and site plan applications (PCA 78-S-046-3, PCA 85-L-060, SEA 85-L-016, SE 00-S-013, 696-SP-001 and 696-SP-002) for the development of an 87,550 square foot hotel and a 7,000 square foot freestanding restaurant. The hotel was constructed in 2003 as a four-story hotel containing 148 rooms with surface parking, as well as a plaza at the intersection of Commerce Street and Brandon Road and streetscape improvements along the frontage of both public roads. The freestanding restaurant is site plan approved, but has never been constructed.

This nomination proposes to increase the floor area ratio (FAR) for the 4.32 acre area from 1.1 to 2.0 to permit the introduction of an office building with accessory retail uses, as well as the retention and potential expansion of the hotel use. Under the current proposal, an office building will be constructed in the northeast portion of the site, while the hotel, plaza and streetscape elements will continue to occupy the southwest portion of the site. Access to the hotel will continue to be provided from the east side of Brandon Avenue, while two points of access will be provided from the west side of the privately owned Augusta Drive (one of the access points will provide a direct entrance into the office building's garage).

The proposed office building will consist of up to 250,000 square feet of office uses and a maximum of 20,000 square feet of accessory retail uses. The hotel operates with a high occupancy rate and is a competitive and successful use within the Springfield Community Business Center. The hotel will be retained, though this nomination proposes to permit the hotel to expand by 20,000 square feet. If the market permits, the hotel could be expanded or rebuilt at a maximum size of 107,000 square feet, which may include accessory retail uses. Under either scenario, the proposed office building and the hotel, together with the potential ancillary uses, complement each other.

The office building is proposed as a 280 foot structure containing up to 250,000 square feet of Class A office space and a maximum of 20,000 square feet of accessory retail/personal service/restaurant/fitness uses that will serve the tenants of this building. Parking for the office building will be incorporated into the design of the building to include levels located below and above the finished grade of the site. An elevated amenity plaza will be provided at the main lobby level for the enjoyment of tenants and visitors to the building. Retail opportunities are envisioned to be provided as accessory uses such as dry cleaners, restaurants, financial institutions or other similar establishments. The retail component of the building is intended to serve the tenants of the office building and the immediately surrounding business community, including the hotel, during standard work hours. As recommended by a recent amendment to

Fairfax County's Comprehensive Plan Policy Plan, the office building will be constructed to "green building" standards of the United States Green Building Council's ("USGBC") Leadership in Energy and Environmental Design ("LEED") program or to the standards of an equivalent "green building" certification program.

The proposed nomination is in conformance with the *Springfield Connectivity Study*, which is currently under review by the Lee District Land Use Committee and the at-large Springfield business community prior to being finalized by the Fairfax County Department of Planning and Zoning and the Fairfax County Department of Transportation. The introduction of a highly attractive multi-story office building will serve as a gateway feature to the Springfield Community Business Center ("CBC") for those entering the CBC from Commerce Street, as envisioned by the *Springfield Connectivity Study*. In addition, according to the 2030 Preferred Alternative Land Use recommendations of the *Springfield Connectivity Study*, the FAR proposed by this nomination (2.0) conforms to the recommendation for the northwest quadrant of the CBC. Further, vehicle trip reductions are a major objective of the *Springfield Connectivity Study* and the Comprehensive Plan Policy Plan. This development site offers the opportunity for easy connections to transit services and vehicle trip reductions; the office and hotel uses will provide significantly fewer vehicle trips than permitted by the current Comprehensive Plan. The site is strategically located in close proximity to the Franconia-Springfield Metro station, Franconia-Springfield Virginia Railway Express ("VRE") station, Backlick Road VRE station, and is provided excellent public bus service by the Fairfax Connector and the Transportation Association of Greater Springfield ("TAGS") service.

The proposed nomination conforms to the Comprehensive Plan's land use recommendations for Land Unit A of the Springfield CBC. The property is isolated from other areas of the CBC by the Commerce Street grade separated bridge and Interstate 95; therefore opportunities for consolidation do not exist beyond what is envisioned by this nomination. The increase in FAR for the site from 1.1 to 2.0 is in conformance with the recommendations of the *Springfield Connectivity Study*, and the proposed building program would provide an opportunity for the CBC to obtain a well-designed Class A office building. Additional office space will be a sought-after commodity in this portion of Fairfax County, as it is anticipated that an influx of employment activity related directly to the United States Department of Defense's Base Realignment and Closure Activities ("BRAC") will occur in the near future, with up to 19,000 jobs anticipated to be transferred to Fort Belvoir. The subject property is strategically located within the Springfield CBC with excellent highway and transit access to allow for successful, high scale office use. This nomination has been designed to provide for a logical development site of an upscale office building, hotel, and ancillary service uses that will serve the anticipated business needs of the community.

## PART 6: JUSTIFICATION

**a. Why should this proposal be considered BRAC-related?** The United States Department of Defense's Base Realignment And Closure ("BRAC") program is intended to consolidate and increase the efficiency of our nation's armed forces and military installations to meet the defense needs of our country. This process involves the realignment and closure of military installations throughout the country. Fort Belvoir and its Engineer Proving Ground ("EPG") has been targeted by the BRAC Commission as the recipient of major realignment activities, which will provide for the relocation of up to 19,000 jobs to this military installation. The General Services Administration ("GSA") warehouse, in the vicinity of Fort Belvoir, may also be the recipient of major relocation activities. As new military and government functions come to this portion of Fairfax County, it is inevitable that businesses will relocate nearby to capitalize on this tremendous opportunity. Amendments to Fairfax County's Comprehensive Plan are imperative in order to facilitate support for this enormous relocation of functions. With favorable amendments to the County's Comprehensive Plan, businesses will be enticed to participate in revitalization efforts to locate employees near these installations.

This nomination provides opportunity for up to 250,000 square feet of Class A office space, a total of 107,000 square feet of hotel use, and 20,000 square feet in ancillary support uses. The property is strategically located in the Springfield Community Business Center ("CBC") with excellent access to major highways (Interstates 95, 395 and 495), the Franconia-Springfield Metro station, VRE stations (Franconia-Springfield and Backlick Road) and public bus service routes (Fairfax Connector and TAGS). It is within one half of a mile of Fort Belvoir and the EPG, and within one quarter of a mile of the GSA warehouse. Considering the proximity to BRAC-related facilities, the abundance of transportation connectivity routes, and the absence of Class A office space in the vicinity, this proposed Comprehensive Plan amendment provides for Class A office space in a mixed use setting which will be easily accessible, will increase the non-residential tax base, and will serve as a catalyst for revitalization activities within the Springfield CBC while immediately supporting the BRAC relocation of military and federal government functions.

**b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?** This nomination will provide an excellent mixed use site near Fort Belvoir, the EPG and the GSA Warehouse to house and support the government contract demands of the relocated functions. The existing transportation and transit connections to this site are excellent, with a plethora of surrounding support facilities. The proposed development would also serve as a catalyst for revitalization activities in, and provide an important enhancement to, the Springfield CBC. Further, this nomination would enable the type of development encouraged by the *Springfield Connectivity Study*. As jobs are relocated to Fort Belvoir and possibly the GSA Warehouse site, it is logical that private sector jobs will need to relocate near these facilities. This nomination proposes a development program that caters to this type of activity with no adverse impacts on the surrounding community, but a great enhancement to the Springfield CBC.

**c. What needs created by the BRAC directives does this proposal fulfill?** As major military and governmental functions are relocated to Fort Belvoir, the EPG and potentially the GSA

Warehouse, it is inevitable that the private business community which supports these functions will desire to relocate close to these facilities. The nomination area is strategically located to allow for easy and efficient access, including transit and bus, to the proposed office building and to these government facilities, with minimal impact on Fairfax County and the surrounding community. The earlier the proposed development commences, the sooner businesses can relocate to this portion of the County, which will increase business activity, enhance the local commercial tax base, and provide an incentive to revitalization activities within the Springfield CBC.

**d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?** The nomination area is strategically located within the Springfield CBC with excellent access to major highways (Interstates 95, 395 and 495), the Franconia-Springfield Metro station, VRE stations (Franconia-Springfield and Backlick Road), and public bus service routes (Fairfax Connector and TAGS). Most significantly, the proposed development would encourage and facilitate increased use of nearby transit facilities. Also, the proximity of the nomination area to major highways will permit employees to easily access Fort Belvoir, the EPG and the GSA Warehouse quickly without stressing the surrounding road network.

**e. What adverse impacts might be created and how would they be off-set?** The proposed development program will provide far greater enhancements to the Springfield CBC and the business community than adverse impacts, should any arise. Traffic impact on the local road network will be negligible considering the close proximity to major highways (Interstates 95, 395 and 495), major transit stations (Metro and VRE), and an abundance of regional bus service (Fairfax Connector and TAGS). Also, the proposed office building will be constructed with "green building" technologies sufficient to attain LEED certification or other similar environmentally sensitive design criteria.

**f. What is your anticipated timeframe for development, if the proposed uses were to be approved?** It is anticipated construction of the proposed mixed use will commence as soon as the requested Comprehensive Plan amendment and subsequent rezoning and site plan applications are approved. In order to provide office space which will be needed to accommodate the influx of private businesses to the vicinity in response to BRAC activities, it would be desirable and beneficial to begin construction as soon as possible.

**Cerdeira, Lilian**

**From:** Van Dam, Meghan  
**Sent:** Friday, April 18, 2008 4:19 PM  
**To:** 'Fmcdermott@hunton.com'  
**Subject:** BRAC APR Nomination: 4.342 acres in the Springfield CBC, Land Unit A

Francis McDermott  
1751 Pinnacle Drive, Suite 1700  
McLean, Va. 22101

BRAC APR Nomination: 4.342 acres in the Springfield CBC, Land Unit A

Dear Mr. McDermott :

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- 038 , 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 proposes up to 2.0 FAR over 4.342 acres, which would result in 377,000 sq.ft. However, 2.0 FAR over 4.342 acres would result in up to 378,275 gross square feet. Please clarify the correct intensity/gross square feet and the resulting land use allocation.
- In part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that the nomination proposes 107,000 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.**

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](mailto: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  
 \*\*\*\*\*



HUNTON & WILLIAMS LLP  
1751 PINNACLE DRIVE  
SUITE 1700  
MCLEAN, VIRGINIA 22102

TEL 703 • 714 • 7400  
FAX 703 • 714 • 7410

FRANCIS A. MCDERMOTT  
DIRECT DIAL: 703-714-7422  
EMAIL: fmcdermott@hunton.com

FILE NO: 73719.2

April 24, 2008

**BY E-MAIL and FEDERAL EXPRESS**

Ms. Meghan Van Dam, AICP  
Planning Division  
Fairfax County Department of Planning & Zoning  
12055 Government Center Parkway  
Suite 730  
Fairfax, Virginia 22035

**BRAC APR Nomination (Temporary ID Number PC-2008-BRAC-038)**

Dear Ms. Van Dam:

Please accept the following responses as justification to the two issues that you raised in your April 18, 2008 email correspondence to me regarding the referenced BRAC APR Nomination for property located in the northwest quadrant of the intersection of Commerce Street and Brandon Avenue in the Springfield Central Business District (“CBC”). A revised copy of the nomination form is attached with revisions to Part 4G that reflects corrections, consistent with your request, to the proposed floor area ratio (“FAR”) and maximum number of hotel rooms.

The nomination area is composed of two parcels, Tax Map Parcels 80-4((1))5C1 and 80-4((1))5C2, for a cumulative nomination area of 4.342 acres (189,143 square feet). A portion of the nomination area is developed with an extended stay hotel that operates as a TownPlace Suites by Marriott. This APR nomination proposes to develop a multi-story office building with accessory retail uses and to permit expansion of the hotel use for an overall FAR of 2.0 for the nomination area. The nomination form submitted with the application proposed a maximum of 377,000 gross square feet (“GSF”) of office, retail and hotel uses, which is slightly less than a 2.0 FAR. The nomination form has been revised to provide an additional 1,286 GSF such that the proposed overall FAR equates to 2.0 (378,286 GSF). The additional GSF has been allocated to increase the amount of office space from 250,000 GSF to 251,286 GSF.

An important aspect of this nomination proposes to permit an increase in the size of the existing hotel, should the market support such an expansion. The 87,550 GSF hotel currently contains 148 rooms. The additional GSF would permit the hotel to expand to provide a maximum of 270 hotel rooms. These could either be added to the existing hotel or the hotel could be redeveloped in the future to provide a greater vertical presence for this portion of the Springfield CBC. This nomination does not suggest any specific design for the hotel, rather it provides additional GSF that would allow the hotel to expand according to market demand.

**BRAC# 08-IV-8FS**

**Page 15 of 16**

ATLANTA BANGKOK BEIJING  
LOS ANGELES MANILA MIAMI NEW

DUSTON KNOXVILLE LONDON  
LONDON MANAMA NEW YORK WASHINGTON

HUNTON & WILLIAMS LLP



Ms. Meghan Van Dam, AICP  
April 24, 2008  
Page 2

I trust that these responses and the amended nomination form provide the additional justification that you need in order to continue your evaluation of the subject BRAC APR Nomination (temporary ID number PC-2008-BRAC-038). Please do not hesitate to contact me or Aaron Shriber at (703) 714-7465 should you require any additional information.

Very truly yours,

A handwritten signature in cursive script that reads "Francis A. McDermott".

Francis A. McDermott

Enclosures

cc: Honorable Jeff C. McKay  
Honorable Rodney Lusk