

RECEIVED

MAR 28 2 BRAC# 08-IV-9FS



FAIRFAX COUNTY  
PLANNING COMMISSION  
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: David R. Gill on behalf of Daytime Phone: (703) 712-5039  
Address: Washington Real Estate Investment Trust  
McGuireWoods LLP, 1750 Tysons Boulevard, Suite 1800, McLean, VA 22102  
Nominator E-mail Address: dgill@mcguirewoods.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: 4/9/08 DRH  
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.) \_\_\_\_\_

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

Agent on behalf of Washington Real Estate Investment Trust

**PART 2. GENERAL INFORMATION**

Check appropriate supervisor district:  Lee  Mount Vernon  
Total number of parcels nominated: 10 plus office condo property with 37 units  
Total aggregate size of all nominated parcels (in acres and square feet): 14.24 acres 620,535 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

b. CURRENT PLAN MAP DESIGNATION: Retail and other and mixed use  
c. CURRENT ZONING DESIGNATION: C-6 and C-8

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; see attached statement and proposed language

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?) Expansion of core area to north of Commerce Street to facilitate residential mixed use density  
See statement

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: See below TOTAL Gross Square Feet: See below

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	No change to density recommendations of	
Private Recreation/Open Space	existing plan are proposed	
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</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>			

## 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.

WRIT CONCORD - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size In Acres	Current Zoning	Signature of Owner or Certified Receipt Number
0804 01 0003	Washington Real Estate, Investment Trust	N/A	6110 Executive Boulevard, Suite 800 Rockville, MD 20852	275,738	6.330073462	C-6	7004 2510 0000 1595 5020
0804 06 A	Gloria Porter Scott	N/A	12416 Sandringham Place Charlotte, NC 28262	277	0.006359045	C-8	7004 2510 0000 1595 5037
0804 06 0001	John P. Thompson E.M. Monk, Trustees	6225 Backlick Road	P.O. Box 711 Dallas, TX 75221	15,058	0.345684114	C-8	7004 2510 0000 1595 5044
0804 06 0002	George W. Spicer Agnes G. Spicer	6828 Commerce Street	309 A Cameron Street, Unit 2 Alexandria, VA 22314	22,597	0.518755739	C-8	7004 2510 0000 1595 5495
0804 06 0004A	Chi H. Seo	6250 Brandon Avenue	Springfield, VA 22150	17,200	0.394857668	C-8	7004 2510 0000 1595 5501
0804 06 0004D1	P&H Associates LLC	6820 Commerce Street	2820 Dunleigh Drive Dunkirk, MD 20754	40,384	0.927089073	C-8	7004 2510 0000 1595 5518
0804 06 0004D3	Mary Anne Nonnemacker Frances L. Nonnemacker	6810 Commerce Street	P.O. Box 1290 Winston Salem, NC 28262	44,636	1.024701561	C-8	7004 2510 0000 1595 5525
0804 06 0004D4	John D. Krooth Freedman A. Lawrence	6804 Commerce Street	1709 35th Street, NW Washington, DC 20007	22,724	0.521671258	C-8	7004 2510 0000 1595 5532
0804 06 0004D5	Gloria Porter Scott	6800 Commerce Street	12416 Sandringham Place Charlotte, NC 28262	31,939	0.733218549	C-8	7004 2510 0000 1595 5549
0804 06 0004E1	David N. Bond Loretta R. Bond	6254 Brandon Avenue	6254 Brandon Avenue Springfield, VA 22150	24,019	0.551400367	C-8	7004 2510 0000 1595 5556
0804 10010010	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue FL Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5563
0804 10010104	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue FL Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5051
0804 10010105	Nicola Marcantonio	6120 Brandon Avenue	8905 Seven Locks Road Bethesda, MD 20817	N/A	N/A	C-6	7004 2510 0000 1595 5068
0804 10010109	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5075
0804 10010114	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5082
0804 10010116	Realtylogic LLC	6120 Brandon Avenue	5203 A Lyngate Court Burke, VA 22015	N/A	N/A	C-6	7004 2510 0000 1595 5099
0804 10010117	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5105
0804 10010201	Advantage Laser Hair Removal, LLC	6120 Brandon Avenue	6120 Brandon Avenue, Suite 201 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5112
0804 10010203	Garry T. Krakos Kum Hui Krakos	6120 Brandon Avenue	6120 Brandon Avenue, Suite 203 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5129
0804 10010204	Davis Property Ventures, Inc.	6120 Brandon Avenue	6120 Brandon Avenue, Suite 203 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5136
0804 10010206	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Ft. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5143
0804 10010211	6120 Brandon Avenue LLC	6120 Brandon Avenue	6120 Brandon Avenue, Suite 211 Springfield, VA 22152	N/A	N/A	C-6	7004 2510 0000 1595 5150
0804 10010214	Owen Liang	6120 Brandon Avenue	6008 Woodlake Lane Alexandria, VA 22315	N/A	N/A	C-6	7004 2510 0000 1595 5167
0804 10010216	Chartered Forex Inc.	6120 Brandon Avenue	6120 Brandon Avenue, Unit 216 Springfield, VA 22150	N/A	N/A	C-6	7002 2030 0001 2565 6009

WRIT CONCORD - BRAC APR NOMINATION FORM

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Area (sf)	Parcel Size in Acres	Zoning	Signature of Owner or Certified Receipt Number
0804 10010301	Premier RE Fund I LLC	6120 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5181
0804 10010303	Hoosh-Malek LLC	6120 Brandon Avenue	6120 Brandon Avenue, Unit 303 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5198
0804 10010308	Bruce F. Moynia	6120 Brandon Avenue	12718 Laurel Grove Way Fairfax, VA 22030	N/A	N/A	C-6	7004 2510 0000 1595 5204
0804 10010314	Mary A. Moynia Billings Properties	6120 Brandon Avenue	17580 Four Seasons Drive Dumfries, VA 22025	N/A	N/A	C-6	7004 2510 0000 1595 5211
0804 10010315	Executive Functions LLC	6120 Brandon Avenue	6120 Brandon Avenue, Unit 315 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5228
0804 10010317	Gwen Liang	6120 Brandon Avenue	6008 Woodlake Lane Alexandria, VA 22315	N/A	N/A	C-6	7004 2510 0000 1595 5235
0804 10020122	Soon Dental Lab LLC	6122 Brandon Avenue	6128 Brandon Avenue, Unit 6122 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5242
0804 10020124	Markoff Real Estate LLC	6124 Brandon Avenue	6124 Brandon Avenue, Unit 124 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5259
0804 10020126	Premier RE Fund I LLC	6126 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5266
0804 10020130	Premier Plaza 120 LLC	6130 Brandon Avenue	6130 Brandon Avenue Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5273
0804 10020132	R C E S Inc.	6132 Brandon Avenue	7903 Orange Plank Road Springfield, VA 22153	N/A	N/A	C-6	7004 2510 0000 1595 5280
0804 10020134	Premier RE Fund I LLC	6134 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5297
0804 10020136	A and N Real Estate Holdings LLC	6136 Brandon Avenue	6136 Brandon Avenue Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5303
0804 10020200	FDS Enterprises LLC	6128 Brandon Avenue	917 Saigon Road McLean, VA 22102	N/A	N/A	C-6	7004 2510 0000 1595 5310
0804 10020201	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5327
0804 10020202	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5334
0804 10020205	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5341
0804 10020208	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-5	7004 2510 0000 1595 5358
0804 10020210	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5363
0804 10020215	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5372
0804 10020220	CS Ventures LLC	6128 Brandon Avenue	6128 Brandon Avenue, Unit 220 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5389
0804 10020222	Premier RE Fund I LLC	6128 Brandon Avenue	102 Sheridan Avenue Fl. Myer, VA 22211	N/A	N/A	C-6	7004 2510 0000 1595 5396
0804 10020225	LPG Investments LLC	6128 Brandon Avenue	6128 Brandon Avenue, Unit 225 Springfield, VA 22150	N/A	N/A	C-6	7004 2510 0000 1595 5402
	Doc. #5231441V2						

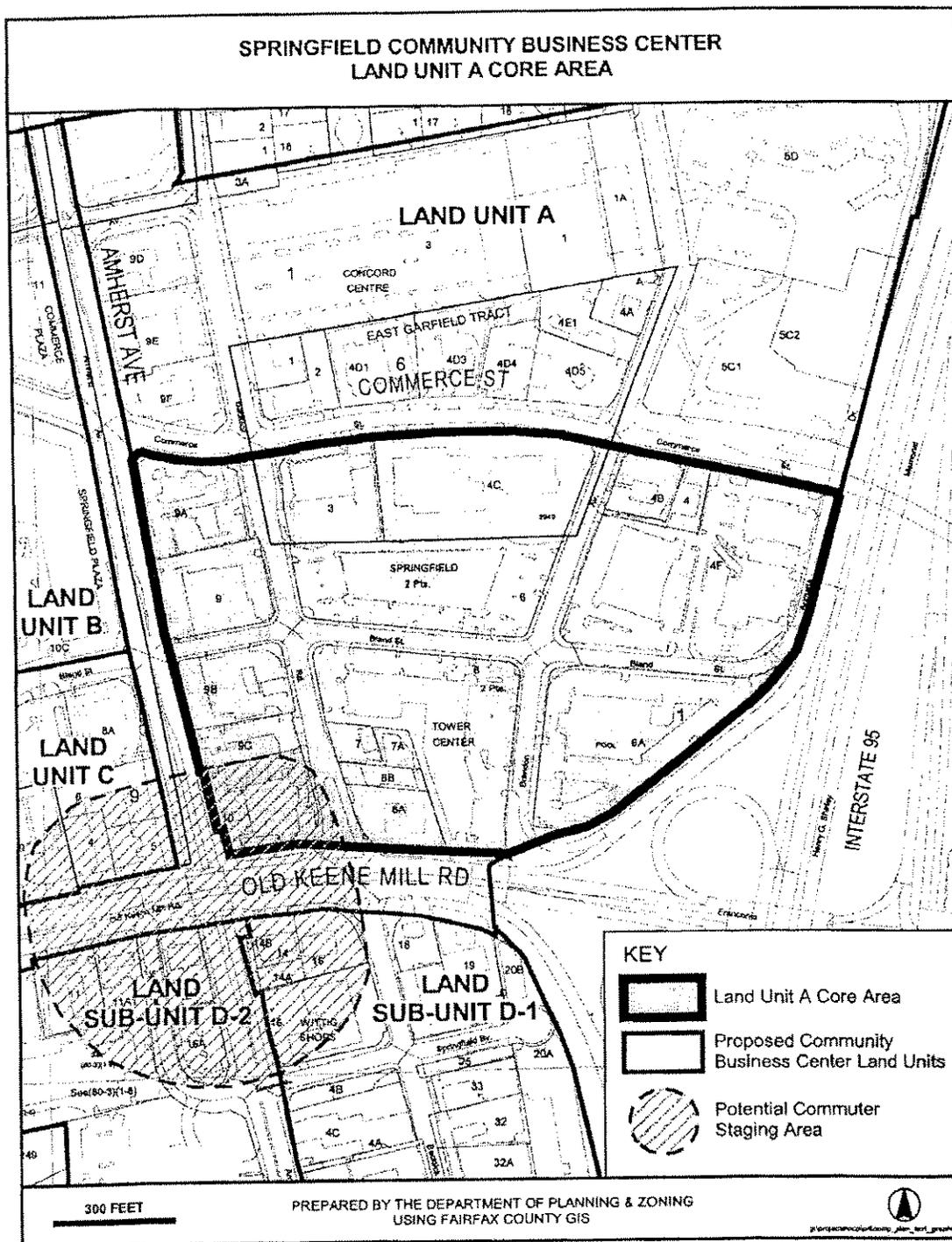


FIGURE 17

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.

## 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 the "core" of 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~~ 32 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 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. **Similarly, recognizing the presence of existing commercial uses, that may not strictly comply with the locational requirements of these recommendations, and acknowledging the near term benefit from improvements to such uses, when reviewing proposals for existing commercial**

uses, the Guidelines contained in Appendix 6, "Guidelines for Interim Improvement of Commercial Establishments," of the Land Use Section of the Fairfax County Comprehensive Plan, 2000 edition, should be followed.

Along Commerce Street, **logical** consolidation of parcels 80-4 ((6)) 3 and 4C **along the south side of Commerce Street, and parcels 80-4 ((6)) A, 1, 2, 4A, 4D1, 4D3, 4D4, 4D5, 4E1 along the north side of Commerce Street,** 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 rear of the buildings.

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 along the northern boundary of Land Unit A in 80-3 ((1)) 1, 1A, 3 and 5D. **This buffer Redevelopment of existing uses beyond interim improvements shall include** ~~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~~ **50** 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. Approximately landscaped surface parking may be located in this area;~~
- Office/**multi-family residential** 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 Unit 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.

\5229658.5

March 27, 2008

## **PART 6: JUSTIFICATION**

### **Introduction and Background**

This nomination is a minor revision to the existing Comprehensive Plan to allow the design flexibility to accommodate the demands likely created by the BRAC relocations while still providing the proper incentives to revitalize central Springfield. Independent studies performed by the Urban Land Institute and Cambridge Systematics both endorse the density, mix of uses and general land planning approach envisioned by the nominator.

While the existing Comprehensive Plan recommendations generally allow for the residential/mixed-use concept envisioned by the nominator, there are several minor revisions discussed below that would allow the site to better accommodate the influx of jobs and residents anticipated by both the BRAC relocations and the Springfield Connectivity Study, as well as to better mitigate potential impacts of development logically assembled pursuant to historic planning recommendations.

### **Overview of Proposed Nomination**

With this background, the nomination proposes the attached minor revisions to the current Comprehensive Plan recommendations for Land Unit A of the Springfield Community Business Center (CBC). The key revisions include:

- Expanding the "core" area treatment of Land Unit A to include the northern frontage along Commerce Street in order to better encourage the main street envisioned by the Plan. See Exhibit 1 attached illustrating the expanded "core" area;
- Provide incentives for logical parcel consolidation of those disaggregated "strip" commercial parcels along the northern frontage of Commerce Street;
- Revise certain buffer requirements to provide enhanced vegetative buffering, discourage surface parking at edges of the land unit, and provide proper flexibility for the location of the types of structures and uses envisioned by the Plan.

With this design flexibility, and consistent with the overall intent of the land use policies and land intensities identified for the Springfield CBC, the nominator envisions the site to be developed with a residential mixed-use concept at an FAR of 1.4 to 2.0, depending on final design decisions and the parcels ultimately consolidated. Also consistent with current plan, the nominator envisions a planning approach that would orient height and density toward the Commerce Street frontage to create the urban streetscape, "main street" treatment historically envisioned for Commerce Street. This nomination proposes no additional density or dwelling units than that currently permitted under the existing Comprehensive Plan.

### **Site Context**

The nomination area is a prominent block within the primary area of the Springfield CBC targeted for revitalization, bounded by Commerce Street to the south, Backlick Road to the west, and Brandon Avenue to the east. The largest parcel in this block is the Concord Shopping Centre, which the nominator already controls. Several smaller, disaggregated commercial parcels effectively "block" the shopping center from creating a link to the rest of the Springfield CBC. Thus, this proposed nomination encourages a cohesive planning approach that furthers the overall goals of a central Springfield revitalized by unified development that helps create a sense of place in Springfield. This nomination also furthers the intent of the Springfield Connectivity study by expanding the "core" of land unit A to encompass the north side of Commerce Street, which allows the Commerce Street to be reinvigorated as the "priority pedestrian corridor" envisioned by the Connectivity study.

### **Relationship to BRAC**

- a. Why should this proposal be considered BRAC-related?

The proposed nomination will allow for the design flexibility necessary to encourage a unified, mixed-use residential project within the heart of Springfield. This residential space is necessitated by the more than 19,000 jobs which will relocate to Ft. Belvoir, the EPG, and the GSA Warehouse directly as a result of the BRAC directives, as well as the jobs of contractors associated with those relocated units but who do not need to be located "inside the fence."

While most of the current BRAC personnel already live in the Washington DC metropolitan area, several new units are being relocated to Ft. Belvoir and the EPG from outside the region. In addition to these personnel who will want to be

March 27, 2008

located near amenities, transit, and their jobs, over time, many contractors will look to relocate in order to minimize their commute. This will drive demand for additional residential proximate to Ft. Belvoir and the EPG.

Almost as importantly, a substantial portion of the contractors associated with the BRAC relocations may have long-term but not permanent contracts with the relocated units. Plus, Department of Defense ("DoD") personnel are relocated often, creating the need for shorter-term housing options. These contractors and personnel would be attracted to high-quality, multi-family residential options, which objectively, central Springfield currently lacks. The design flexibility afforded by this nomination would help meet that demand.

- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?

Besides providing a critical residential component in a logical and strategic location, this nomination will help create the necessary "sense of place" that Springfield has not been able to establish over the past decades of revitalization effort. This nomination embraces urban design principles, such as a pedestrian friendly streetscape and ground-floor active retail that will be a keystone building block in establishing that sense of place. The complimentary service retail and restaurants will provide amenities to draw and serve residents and employees. The residential component will lend vitality through "feet on the street" and the critical mass necessary to engender other nearby properties to explore potential revitalization, ultimately fulfilling the vision of Springfield as a true destination.

- c. What needs created by the BRAC directives does this proposal fulfill?

As described fully in the items above, the nomination responds directly to the need for residential and retail space that minimizes the impact on the surrounding community.

- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?

Most importantly, the Springfield Connectivity study anticipated a significant increase in the amount of residential in the "NW Quadrant" of central Springfield, up to 3,235 dwelling units. This level of residential development was envisioned to help realize the benefit of mixed-use by providing meaningful residential opportunities proximate to the BRAC relocations, BRAC "spin-off" jobs, and the Franconia-Springfield Metro station. This would result in more residents being located near the newly-expanded job base and in a service-rich environment. Thus residents will be able to minimize vehicles miles traveled by being located closer to where they work, shop, and commute.

Fundamentally, this nomination will provide more residential opportunities in an amenity-driven "urban" environment that will take advantage of transportation improvements that already exist in Springfield. These advantages include the logical and established internal street-grid, the proximity of the Joe Alexander multi-modal transit station, the existing "slugging" carpool culture in central Springfield, the upgraded and improved I-495/I-95 interchange, and mixed-use vision of central Springfield.

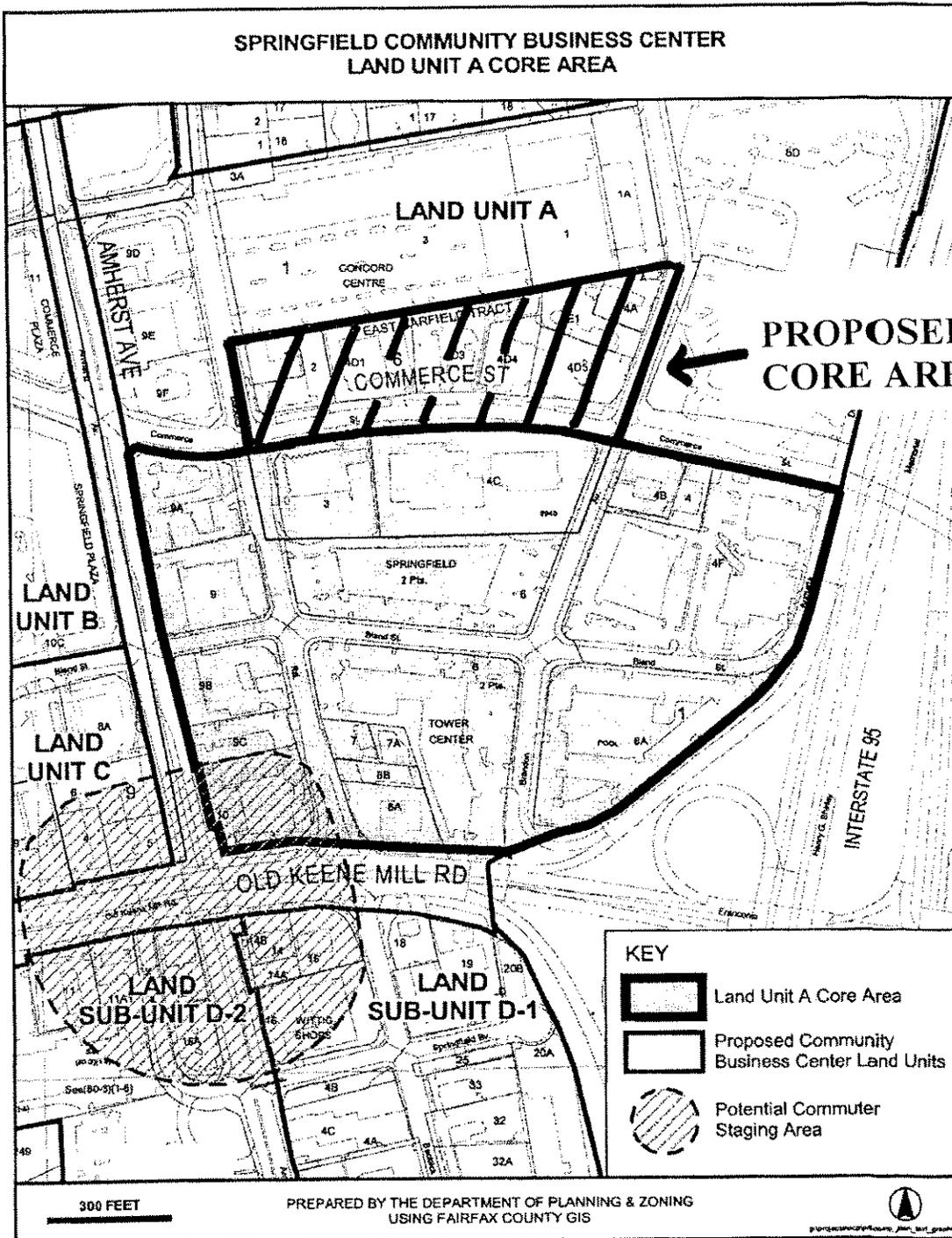
- e. What adverse impacts might be created and how would they be off-set?

Substantively, these minor plan revisions would create non-residential impacts that would be no greater than that already anticipated by the current Comprehensive Plan and the Springfield Connectivity study. Further, by removing the potential for large surface parking areas at the edge of Land Unit A, the expansion and minor re-working of the vegetated buffer along the northern edge of site would actually result in a better and more effective transition to the existing community.

- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

As market conditions dictate.

15230950.2

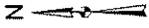


← PROPOSED EXPANDED CORE AREA

FIGURE 17



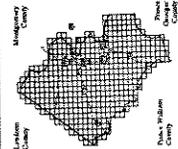
City of Fairfax, Virginia



Scale: 1" = 100' (Horizontal)  
1" = 100' (Vertical)

GENERAL NOTES

1. The City of Fairfax is a public body corporate and political entity...  
2. The City of Fairfax is a public body corporate and political entity...  
3. The City of Fairfax is a public body corporate and political entity...



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80-3	81-2	81-3
90-1	90-2	91-1

SUBJECT INDEX  
PROPERTY MAP  
ZONING  
**80-4**

Revised to: 01 - 01 - 2008

Prepared by:  
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Falls Church, VA 22044  
TEL: 703-261-1111  
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BY THE CITY OF FAIRFAX  
Title: 08-IV-9FS



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**Cerdeira, Lilian**

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**From:** Van Dam, Meghan  
**Sent:** Wednesday, April 30, 2008 2:11 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

---

**From:** Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]  
**Sent:** Monday, April 28, 2008 12:57 PM  
**To:** Van Dam, Meghan  
**Subject:** RE: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

Correct.

David R. Gill  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102-4215  
703.712.5039 (Direct Line)  
703.712.5297 (Direct FAX)  
dgill@mcguirewoods.com

*This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.*

-----Original Message-----

**From:** Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]  
**Sent:** Monday, April 28, 2008 12:38 PM  
**To:** Gill, David Robert-Jan  
**Subject:** RE: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

Just to verify- You did mean to switch the minimum from 1.4 FAR to 1.6 FAR? Meghan

---

**From:** Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]  
**Sent:** Thursday, April 24, 2008 3:47 PM  
**To:** Lai, Jennifer C.  
**Cc:** Van Dam, Meghan  
**Subject:** RE: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

Jennifer,

In a effort to bring some closure to this issue, below please find the two scenarios we are requesting for staff to analyze. Again, we are only proposing textual changes, the proposed density is consistent with the existing Comprehensive Plan recommendations as the overall density for the land unit will remain at a 1.1 generally.

1) 2.0 FAR with 70% residential (868,749 sf and a maximum of 790 units), intended as 4/5 story, wood-frame construction, mid-rise over ground-floor retail along key street frontages. In addition, 20% retail (248,214 sf), primarily below residential and 10% office (124,107 sq ft) as lower density office 3 to 6 stories or incorporated into the retail.

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2) 1.6 FAR with 70% residential (695,000 sf and a maximum of 635 units), intended as 4/5 story, wood-frame construction, mid-rise over ground-floor retail along key street frontages. In addition 20% retail (198,571sf), primarily below residential, and 10% office (99,285 sf as lower density office - 3 to 6 stories).

Please let me know if you have any additional questions.

David R. Gill  
 McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 McLean, VA 22102-4215  
 703.712.5039 (Direct Line)  
 703.712.5297 (Direct FAX)  
 dgill@mcguirewoods.com

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-----Original Message-----

**From:** Gill, David Robert-Jan  
**Sent:** Wednesday, April 23, 2008 7:37 AM  
**To:** 'Lai, Jennifer C.'  
**Subject:** RE: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

Jennifer

As discussed below, please find a breakdown of the information requested regarding the residential for the above referenced BRAC APR. That said, I reiterate that the 1.4 - 2.0 FAR proposed is consistent with the existing density recommendations in Land Unit A of the Comprehensive Plan as the overall FAR for Land Unit A shall remain at 1.1 FAR. Also, most of the office shown on the chart below is already built as part of the office condos (80-4-((10))). If you need any additional information to consider the application complete, please let me know.

Use	Min. % of FAR	Max % of FAR	Min SF at 1.4	Max SF at 1.4	Min SF at 2.0
<b>Retail</b>	10%	25%	86,875	217,187	124,100
<b>Residential</b>	55%	70%	477,812	608,124	682,580
<b>Hotel</b>	0%	10%	0	86,875	
<b>Office</b>	0%	10%	0	86,875	
			<b>Max SF at 1.4:</b>	<b>868,749</b>	<b>Max SF at 2.0:</b>
<b>Land Area (sf):</b>			<b>620,535</b>		

**Hotel Units** up to 280 rooms (300 NSF per unit at 70% building efficiency)

**Residential\*** Low up to 100% 1250 sf per unit 486Units  
 Mid up to 100% 1050 sf per unit 553Units

\* - Most of the residential units are anticipated to be in the 4/5 story range with retail below

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-----Original Message-----

**From:** Lai, Jennifer C. [mailto:Jennifer.Lai@fairfaxcounty.gov]

**Sent:** Friday, April 18, 2008 11:32 AM

**To:** Gill, David Robert-Jan

**Subject:** RE: BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

Mr Gill:

Per our conversation this morning regarding nomination PC-2008-BRAC-031, please complete the tables under items g and h in the 2008 BRAC Nomination Form (also reference the attached e-mail below). As we discussed, you are proposing to increase the intensity of a portion of land unit A from a 1.1 FAR to 1.4 - 2.0 FAR, therefore the additional information is necessary to evaluate impacts the development may have on land use, transportation, public facilities, etc.

If possible, please e-mail or fax your response so we can proceed with processing your nomination as quickly as possible. Please feel free to call or e-mail me if you have any questions.

Thank you,

Jennifer Lai  
Planning Division, Suite 730  
Fairfax County Department of Planning and Zoning  
Herrity Building, 12055 Government Center Parkway  
Fairfax, VA 22035  
[jennifer.lai@fairfaxcounty.gov](mailto:jennifer.lai@fairfaxcounty.gov)  
703.324.1356 | phone  
703.324.3056 | fax

---

**From:** Lai, Jennifer C.

**Sent:** Thursday, April 17, 2008 4:08 PM

**To:** 'dgill@mcguirewoods.com'

**Subject:** BRAC APR Nomination: 14.24 acres in the Springfield CBC, Land Unit A

David R. Gill  
McGuireWoodsLLP, 1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

BRAC APR Nomination: 14.24 acres in the Springfield CBC, portion of Land Unit A

Dear Mr Gill:

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-031, 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 6: Justification, you propose residential mixed-use at 1.4 to 2.0 FAR with no change to the density recommendations in the current Comprehensive Plan. Under the current Comprehensive Plan, Land Unit A is planned for 1.1 FAR. Further details of this proposal are necessary for more detailed review, therefore please indicate the types of uses that are being proposed, the percent of total FAR for each use, and the square footage for each use (refer to the table in Part 4, under item g.)
- Please indicate the density range of proposed residential units (item h), the types of units, and the number of each type of unit

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**This information should be provided to the Department of Planning and Zoning by May 1. 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 [jennifer.lai@fairfaxcounty.gov](mailto:jennifer.lai@fairfaxcounty.gov).

Sincerely,

*Jennifer Lai*  
*Planning Division, Suite 730*  
*Fairfax County Department of Planning and Zoning*  
*Herrity Building, 12055 Government Center Parkway*  
*Fairfax, VA 22035*  
[jennifer.lai@fairfaxcounty.gov](mailto:jennifer.lai@fairfaxcounty.gov)  
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