

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 Scannell Properties Daytime Phone: (703) 712-5039
Address: 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):

THIS BOX FOR STAFF USE ONLY	
Date Received:	<u>3/27/08</u>
Date Accepted:	<u>4-9-08 cor</u>
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 Scannell Properties

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon

Total number of parcels nominated: 8

Total aggregate size of all nominated parcels (in acres and square feet): 118.29 acres 5,152,712 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: See attached

b. CURRENT PLAN MAP DESIGNATION: Industrial, private recreation, public park, private open space

c. CURRENT ZONING DESIGNATION: R-1, I-6

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). _____
 Retain public park and private open space _____
 acknowledging environmentally sensitive lands and re-designate private recreation as industrial (See statement) _____

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/industrial uses with max. FAR for developable area of 0.33 and for entire site of 0.153 (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: 0.33 TOTAL Gross Square Feet: 786,650 SF

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	Percentage of office/industrial	
Private Recreation/Open Space	use unknown at this time	
Industrial	but will comprise 100% of GFA	
Residential*		
TOTAL	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:			

SCANNELL PROPERTIES - 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
1081 12 0006	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	310,193	7.12	R-1	7002-2030-0001-2565-5996
1081 12 0007	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	4,030,309	92.52	RES	7002-2030-0001-2565-5996
0994 08 0001	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	86,865	1.99	I-6	7002-2030-0001-2565-5996
0994 08 0002	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	149,896	3.44	I-6	7002-2030-0001-2565-5996
0994 08 0003B	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	42,194	0.97	I-6	7002-2030-0001-2565-5996
0994 08 0004	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	252,135	5.79	I-6	7002-2030-0001-2565-5996
0994 08 0005	Suntrust Bank, TR	N/A	515 King Street, Second Floor Trust R.E.-ALX 5602 Alexandria, VA 22314	259,521	5.96	Industrial	7002-2030-0001-2565-5996
1081 01 0004	Board of Supervisors, Fairfax County	8750 Telegraph Road	12000 Government Center Parkway Suite 533 Fairfax, VA 22035		0.5	R-1	7004-2510-0000-1593-2632

REVISED 4-9-01
(DIFFERENT ADDRESS FOR SUNTRUST)

SCANNELL PROPERTIES - 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
1081 12 0008	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	310,193	7.12	R-1	7004-2510-0000-1593-2649
1081 12 0007	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	4,030,309	92.52	RES	7004-2510-0000-1593-2649
0994 08 0001	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	86,665	1.99	I-6	7004-2510-0000-1593-2649
0994 08 0002	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	149,896	3.44	I-6	7004-2510-0000-1593-2649
0994 08 0003B	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	42,194	0.97	I-6	7004-2510-0000-1593-2649
0994 08 0004	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	252,135	5.79	I-6	7004-2510-0000-1593-2649
0994 08 0005	Suntrust Bank, TR	N/A	1445 New York Avenue, NW 2nd Floor Washington, DC 20005	259,521	5.96	Industrial	7004-2510-0000-1593-2649
1081 01 0004	Board of Supervisors, Fairfax County	8750 Telegraph Road	12000 Government Center Parkway Suite 533 Fairfax, VA 22035		0.5	R-1	7004-2510-0000-1593-2632
	Doc. #5231350v1						

Current Comprehensive Plan Language

Fairfax County Comprehensive plan, 2003 Edition, Area IV, Springfield Planning District, I-95 Industrial Area:

Land Unit G

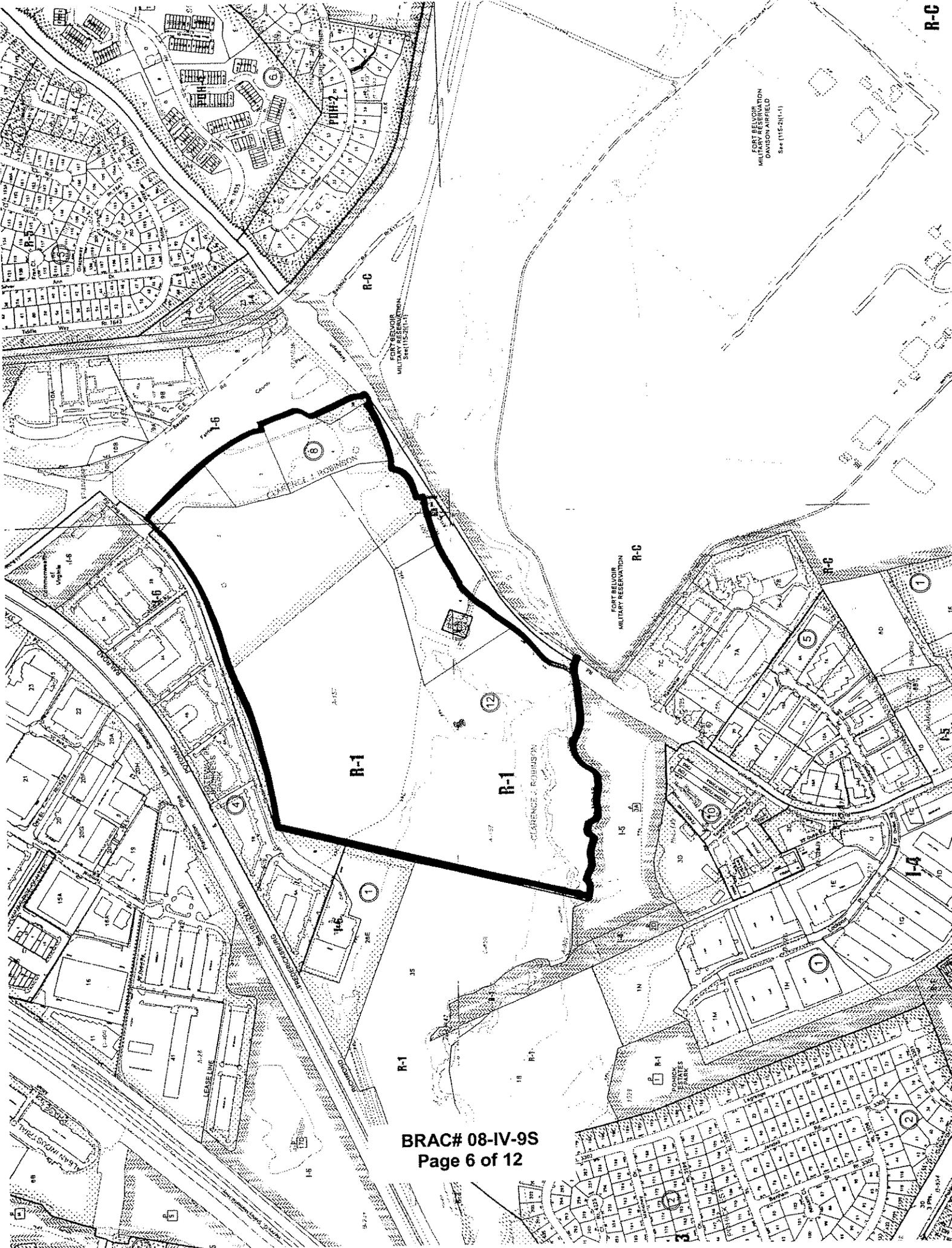
This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. A portion is currently used as a top-soil processing site while another portion was formerly used as a landfill. The land unit also contains extensive EQC land. The area formerly used as a landfill is planned for future use as private recreation use. Development of industrials uses up to 0.35 FAR on the top soil processing site may be appropriate. However, sufficient documentation will need to be provided to verify that the top soil processing site is suitable and safe for building and an environmental study must be performed. If found not to be suitable and safe for building, or if environmental issues cannot be resolved, this site should be planned for private recreation use. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek.

Proposed Comprehensive Plan Language

Land Unit G

This land unit is located south of Backlick Road, west of Telegraph Road, and east of Cinder Bed Road. There is located in the land unit a landfill which was closed in the 1980's, and for many years there has been a topsoil processing operation which has occupied a portion of the property. The land unit also contains extensive EQC land. The area which is not EQC land is planned for industrial or office uses up to 0.33 FAR. Sufficient documentation will need to be provided to verify that the area to be developed with industrial or office uses is suitable and safe for building and that adequate environmental protections will be implemented as necessary. Land should be dedicated for public park use adjacent to existing parkland along Accotink Creek. Land owned by Fairfax County in the land unit should, at the County's option, continue to be used as a pumping station.

FORT BELVOIR
MILITARY RESERVATION
DAVISON AIRFIELD
See (115-2)(1-1)



March 25, 2008

PART 6: JUSTIFICATION

Introduction

This nomination proposes a level of commercial development identical to that available under existing zoning. In that context, this nomination creates reasonable design flexibility that will yield a pattern and type of development that properly responds to changes in the market conditions resulting from the BRAC relocations while still acknowledging the existing environmental constraints.

Background

The site is currently split zoned, with the eastern portion of the site being zoned I-6, Heavy Industrial (36.118 acres) and the western portion zoned R-1, Residential (81.806 acres). The I-6 zoning alone would permit up to 786,650 sq. ft. of development "by-right", without any proffers or additional development conditions. Further, the R-1 zone would permit up to 81 additional single-family homes. The I-6 portion of the site is currently planned for industrial uses at 0.35 FAR, while the R-1 is planned for private recreation. This incongruent split-zoning and split-planning recommendation simply does not make intuitive sense from a land use perspective and limits the ability of the site to address the needs of the community and the impact of the BRAC relocations.

Overview of Proposed Planning Recommendation

With this background, the nomination is proposing industrial/office use at a density of 0.322 FAR on the 56 acres currently and historically identified as developable. The remaining 62 acres are being retained as open space. This nomination would result in a maximum development of potential of 786,650 sq. ft. This is equivalent to the current by-right development potential. The overall FAR on the site would only be a 0.153. As detailed below, this nomination will therefore offer no net increase in the impact on the surrounding community and the transportation network. These zoning and planning improvements will also allow the land owner/developer to intelligently design and build facilities under uniform zoning and planning regulations that can be optimally utilized by the increasing number of workers coming to the area under the BRAC relocation process. Lastly, given the demands and impacts of the BRAC relocations, it does not make practical sense to, even indirectly, encourage development of 81 low-density homes in direct proximity to Davidson Airfield, or to retain the existing recommendation for private recreation on land having a significant practical and geographic links to Ft. Belvoir.

Site Context

The Site's strategic link to BRAC is directly related to its proximity to both Fort Belvoir proper as well as the Engineering Proving Grounds (EPG). Specifically, the site is located at the prominent intersection of Fairfax County Parkway and Telegraph Road. As exemplified in the attached exhibits, this is a key parcel with high-visibility because Fairfax County Parkway will not only serve as the primary entrance to Ft. Belvoir from I-95, but it will also be the primary link between the EPG and Ft. Belvoir, the two areas which will accommodate the majority of the BRAC relocations. Given this proximity, the site is uniquely positioned to serve the BRAC relocations anticipated at both Ft. Belvoir and the EPG.

While the site has a significant portion designated as EQC and Resource Protection Areas (RPA), the proposed nomination recognizes this is an opportunity to preserve these critical environmentally-sensitive areas by reaffirming the current planning recommendations to retain over 62 acres (or 53%) of the site as open space.

Lastly, while this site was subject to a previous replanning effort as part of the last South County APR cycle, given its proximity to Ft. Belvoir, that effort was suspended before the nomination could be acted upon and it was, correctly and logically, deferred into this BRAC APR cycle. This deferral allowed for the land owner to bring forward this nomination which better addresses the more specific and unique impacts that the BRAC relocations will bring; many which were simply not known at the time of the last South County APR cycle.

March 25, 2008

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

The proposed nomination will allow the land owner/developer to build new, strategically-located, office, warehouse and industrial/flex space specifically designed for the kind of companies that will produce spin-off jobs associated with the BRAC relocations. The land owner/developer's primary target market will be DOD contractors who will seek to be located very near Ft. Belvoir and EPG but do not need to be located "inside the fence." Furthermore, in addition to meeting the needs for traditional office space, the FAR proposed can yield a type and pattern of development that is properly suited to the specialized needs of users demanding larger single-floor spaces or a research and development component that might not be accommodated in other limited existing or planned opportunities in the area.

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

In addition to providing the new BRAC-related facilities outlined above, this nomination would also provide a compatible buffer between Davidson Airfield and existing and planned residential development.

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

As described fully in the items above, the nomination provides the opportunity for research and development space that is flexible to address the demand for industrial, flex-office and quasi-industrial uses likely to be generated by the BRAC relocations.

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

Most importantly, the overall proposed level of development will be equal to the commercial development currently permitted under a by-right development scenario, so the impact to the transportation network will be no greater than that associated with the current zoning. The removal of the residential option currently allowed under existing zoning arguably creates a reduction in traffic when compared to all development scenarios available under existing zoning. Further, the applicant is proposing two entrances to the site, a primary entrance on Telegraph Road with a secondary entrance onto Cinder Bed. This will allow for better circulation and spread potential trips through the transportation network quicker, while allowing the site to accommodate trips originating from Ft. Belvoir, I-95 or the EPG.

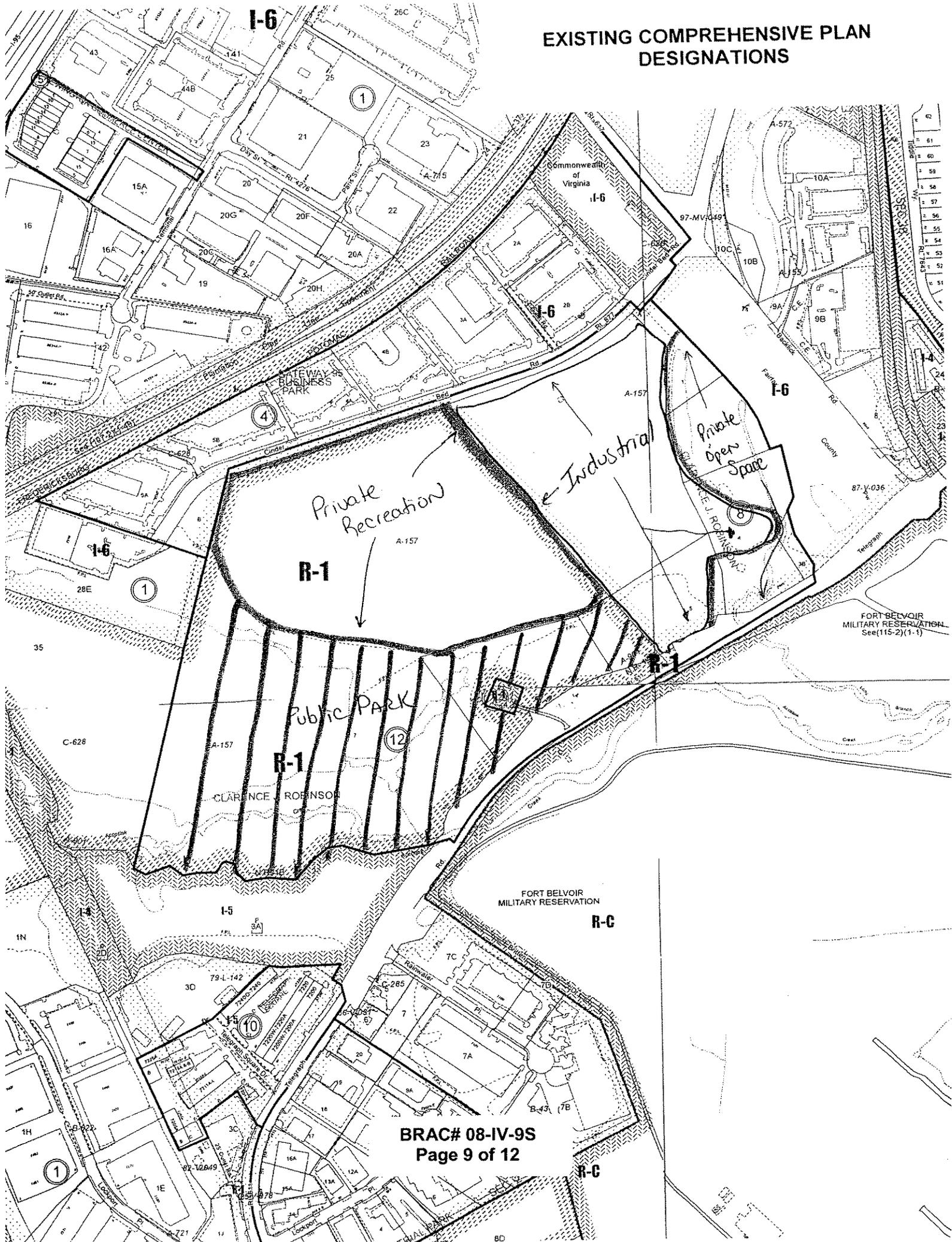
e. What adverse impacts might be created and how would they be off-set?

By proposing no increase in allowable FAR relative to existing zoning, the adverse impacts are minimal. Historically, planning and zoning guidance for this site has encouraged sensitivity to the prior use of a portion of the property as a landfill in the 1980s. This nomination respects that history. The landfill, in accordance with all local, state and federal regulations was subsequently closed and capped. The nominator acknowledges the existing commitment to provide sufficient documentation to verify that those areas of the site are suitable and safe for development. Further, as discussed above the nominator will have to rezone the R-1 portion of the site, which will allow the nominator to make further reasonable commitments to specifically address these planning recommendations.

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

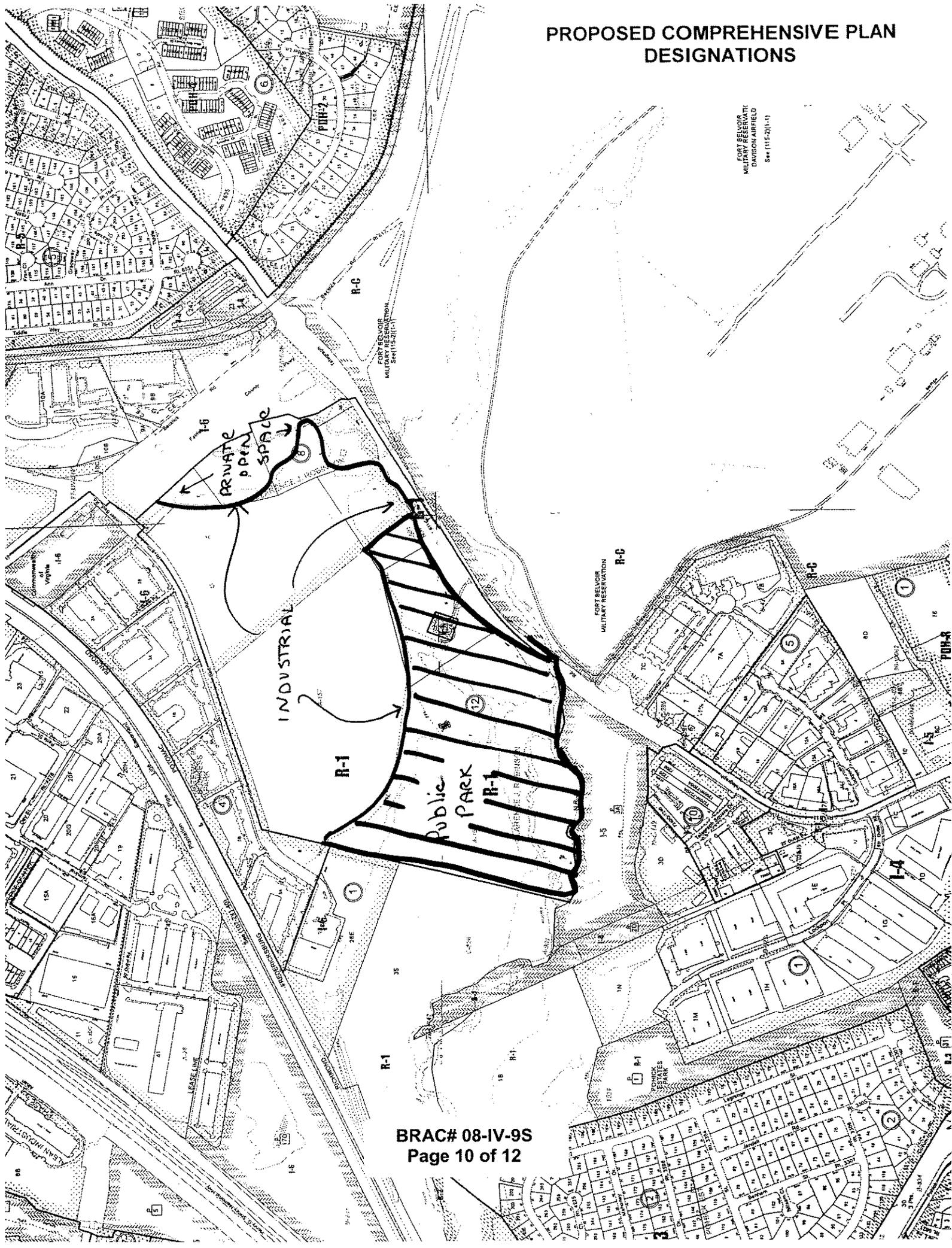
As market conditions dictate, but at this time the intent of the nominator is to move forward as soon as possible with development on the portion of the property already planned for industrial development. The nominator also intends to concurrently move forward with a rezoning to permit industrial/office development on the remainder of the property. Ultimately, the market and the rezoning effort will determine when the remaining phases of the development are completed.

EXISTING COMPREHENSIVE PLAN DESIGNATIONS



PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

FORT BELVOIR
MILITARY RESERVATION
DAVISON AIRFIELD
8** (115-2)(1-1)



Cerdeira, Lilian

From: Lai, Jennifer C.
Sent: Friday, April 25, 2008 9:34 AM
To: Cerdeira, Lilian
Subject: FW: Clarification for 08-IV-9S; PC-011

FYI

From: Gill, David Robert-Jan [mailto:dgill@mcguirewoods.com]
Sent: Thursday, April 24, 2008 12:53 PM
To: Lai, Jennifer C.
Subject: RE: BRAC APR Nomination: Lorton-South Route 1 Suburban Center, Scannell Properties

Jennifer,

Pursuant to my conversations with staff and in an effort to narrow down the analysis for staff, the following is the nominator's preferred scenario.

75% of the floor area as office (589,980 sf) and 25% as industrial (196,660 sf). As stated in the statement of justification, the nominator intends to develop the property with low-rise office and industrial uses specifically targeted to accommodate the likely "spin-off" jobs associated with BRAC. The "industrial" uses are likely to be research and development/flex type uses, as well as potentially office space that could meet DoD security requirements.

Further, I would again reiterate that the density being requested is less than what would be permitted by-right under the existing zoning currently, and both uses (industrial or office) are already permitted uses. So in that respect the "impact" is less than what would be permitted currently under existing zoning.

David R. Gill
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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: Gill, David Robert-Jan
Sent: Wednesday, April 23, 2008 12:04 PM
To: 'Lai, Jennifer C.'
Subject: BRAC APR Nomination: Lorton-South Route 1 Suburban Center, Scannell Properties

Jennifer,

Below please find the information you requested regarding the above referenced BRAC APR nomination. I would also reiterate that the density being requested is less than what would be permitted by-right under the existing zoning currently, and both uses (industrial or office) are already permitted uses. So in that respect the "impact" is less than what would be permitted currently under existing zoning. As stated in the statement of justification, the nominator intends to develop the property with low-rise office and industrial uses specifically targeted to accommodate the likely "spin-off" jobs associated with BRAC. The "industrial" uses are likely to be research and development/flex type uses, as well as potentially office space that could meet DoD security requirements. Further, planning for industrial will allow this site to potentially accommodate existing light industrial displaced by other BRAC APR nominations in the near term, with a transition to low-density office over time as the office market in this area of the County matures.

BRAC# 08-IV-9S
Page 11 of 12

4/25/2008

Office up to 100% of Floor Area = 786,640 sf
Industrial up to 100% of Floor Area = 786,640 sf

Please let me know if you require any additional information to consider this application complete.

David R. Gill
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