

**BRAC APR TASK FORCE
RECOMMENDATION
2008 BRAC AREA PLANS REVIEW**

APR ITEM # 08-IV-2FS

DATE(S) REVIEWED BY TASK FORCE: 07/14/08 and 08/19/08
NOMINATOR(S): LYNNE J. STROBEL FOR SPRINGFIELD 6601 LLC & SPRINGFIELD METRO CENTER II LLC

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____
Approve Nomination with Modification X
Retain Adopted Plan _____

VOTE TALLY

In favor: 18
Opposed: 0
Abstentions: 0

Task Force member(s) who recused themselves from the vote:

TASK FORCE EXPLANATION/COMMENTS:

1. THIS IS AN OPTION NOT A REPLACEMENT
2. THE IMPACT ON PARKS AND RECREATION SHOULD BE MITIGATED PER POLICIES CONTAINED IN OBJECTIVE 6 OF THE PARK AND RECREATION SECTION OF THE POLICY PLAN AND SPRINGFIELD DISTRICT PLANNING DISTRICT
3. BUILDINGS SHOULD BE DESIGNED TO ACCOMMODATE TELECOMMUNICATIONS ANTENNAS AND EQUIPMENT CABINETS IN A WAY THAT IS COMPATIBLE WITH THE BUILDING'S ARCHITECTURE AND CONCEALS THE ANTENNAS AND EQUIPMENT FROM SURROUNDING PROPERTIES AND ROADWAYS BY FLUSH MOUNTING OR SCREENING ANTENNAS AND CONCEALING RELATED EQUIPMENT BEHIND SCREEN WALLS OR BUILDING FEATURES.
4. ALLOW UP TO 1.8 FAR, AND UP TO 2.0 FAR IF CONSOLIDATED WITH ADJACENT PARCEL 90-4 ((1)) 56C
5. MIXED USE WITH PREDOMINATELY OFFICE
6. SHALL PROVIDE FOR INTERPARCEL ACCESS FOR PEDESTRIANS
7. REQUIRE TRANSPORTATION DEMAND MANAGEMENT PROVISIONS
8. ACCOMMODATION OF THE EXTENSION OF FRONTIER DRIVE AND CONTRIBUTIONS TO OFFSITE IMPROVEMENTS TO LOISDALE ROAD
9. PEDESTRIAN AMENITIES SHOULD BE PROVIDED TO ENCOURAGE THE USE OF TRANSIT
10. PROVISION OF RECREATIONAL OPPORTUNITIES FOR EMPLOYEES ON THE SITE
11. INTEGRATION OF OPEN SPACE AND URBAN PARK AMENITIES
12. DEVELOPMENT SHOULD BE CONSISTENT WITH THE ADOPTED TRANSIT ORIENTED DEVELOPMENT GUIDELINES CONTAINED IN APPENDIX 11 OF THE LAND USE SECTION OF THE POLICY PLAN
13. PROVIDE FOR PROTECTION OF THE EXISTING WILDLIFE CORRIDOR
14. UTILIZE LOW IMPACT DEVELOPMENT AND STORM WATER MANAGEMENT TECHNIQUES

Task Force Chairman (initials): SF