

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

APR ITEM # 08-IV-4S

DATE(S) REVIEWED BY TASK FORCE: 07/8/08 and 08/19/08
NOMINATOR(S): ROBERT J. MAKHEJA

SUMMARY TASK FORCE RECOMMENDATION:

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

VOTE TALLY

In favor: 16
Opposed: 1
Abstentions: 1

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. DEMONSTRATE THAT SUFFICIENT TRANSPORTATION CAPACITY WILL EXIST ON BACKLICK RD AND FULLERTON RD TO SUPPORT THE DEVELOPMENT
5. PROVISION FOR A UNIFIED DEVELOPMENT PLAN
6. PROVISION FOR VEHICULAR ACCESS TO FULLERTON RD
7. PROVIDE RETAIL TO SERVE THE EMPLOYEES AND VISTORS
8. PROVIDE FOR INTERPARCEL ACCESS
9. MAINTAIN UNDISTURBED RPA AND EQC AND RESTORE SENSITIVE LAND
10. ALLOW UP TO 1.4 FAR, AND IF COORDINATED WITH DEVELOPMENT PLANS FOR ADJACENT PATRIOT RIDGE PROPERTY ALLOW UP TO 1.6 FAR
11. HEIGHT AND SETBACKS SHALL BE DETERMINED AFTER CONSULTATION WITH THE DOD, IN ORDER TO ADDRESS LINE OF SIGHT AND OTHER SECURITY ISSUES
12. MIXED USE WITH PREDOMINATELY OFFICE

Task Force Chairman (initials): _____SF_____