

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

APR ITEM # 08-IV-9FS

DATE(S) REVIEWED BY TASK FORCE: 07/28/08 and 08/19/08

NOMINATOR(S): DAVID R. GILL, FOR WASHINGTON REAL ESTATE INVESTMENT TRUST

SUMMARY TASK FORCE RECOMMENDATION:

Approve Nomination as submitted _____

Approve Nomination with Modification X

Retain Adopted Plan _____

VOTE TALLY

In favor: 15

Opposed: 3

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. 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
3. 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
4. FAR 1.6
5. HEIGHT NO GREATER THAN 100', WITH HIGHER STRUCTURES ALONG COMMERCE
6. MIXED USE WITH PREDOMINANTLY RESIDENTIAL
7. REQUIRE SUBSTANTIAL CONSOLIDATION
8. REQUIRE VEGETATED BUFFER OF 50' ALONG RESIDENTIAL NEIGHBORHOOD
9. BUILDINGS BORDERING RESIDENTIAL NEIGHBORHOOD SHALL NOT EXCEED HEIGHT OF 45'

Task Force Chairman (initials): SF