

Summary of 2008 BRAC APR Nominations in the Franconia-Springfield Area (as of 8/6/09)

Note: Nominations adopted by the Board January 26, 2009, are shown in orange.

APR Number	District	General Location	Total Acreage	Existing Zoning	Proposed FAR	Proposed Plan	Final Staff Recommendation	Status	Adopted Plan
08-IV-1FS	Lee	(GSA)	6.05 acres	I-4, .50 FAR 131,769 sf office/industrial	1.6	REVISED: Option for mixed up (office/retail) up to 1.0 FAR 237,184 sf office – 90% 26,354 sf retail – 10%	Staff Alternative: Add option for office use up to .50 FAR 131,769 sf office	ADOPTED 8/3/09	Add option for office use up to .50 FAR
08-IV-2FS	Lee	(GSA)	5.94 acres	I-4, .50 FAR 129,373 sf office/industrial	2.0	Option for office & support services up to 2.0 FAR 491,792 sf office – 95% 25,884 sf retail – 5%	Revised Recommendation: Support Task Force Alternative but remove height limit to allow greater flexibility in development 491,792 sf office – 95% 25,884 sf retail – 5%	ADOPTED 8/3/09	Option for office & support services up to 2.0 FAR, with conditions.
08-IV-4FS	Lee	(Sp. CBC)	1.62 acres	C-6 28,300 sf retail	1.5	Commercial development comprised of hotel w/ support services up to 1.5 FAR 106,107 sf hotel (156 rooms) – 100%	Staff Alternative: Hotel use up to 1.5 FAR with pedestrian bridge and other conditions.	ADOPTED 8/3/09	Hotel use up to 1.5 FAR with pedestrian bridge and other conditions.
08-IV-5FS	Lee	(Sp. CBC)	26.6 acres	C-4, C-6, C-8, PDC 3,400 sf industrial, 360,000 sf retail, 43,000 sf office; 220,900 sf hotel	4.0	REVISED: Office mixed-use up to 2.5 FAR 1,592,950 sf office 243,600 sf hotel 289,627 sf retail 724 high-rise residential units	N/A	DEFER to Special Study (Springfield Connectivity)	

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08-IV-7FS	Lee	(Sp. CBC)	16.05 acres	11 sf dus 129,084 sf retail	1.85 to 2.25	REVISED: Office mixed-use at 2.0 FAR 1.4 million sf office 65,795 sf institutional	N/A	DEFER to Special Study (Springfield Connectivity)	
08-IV-8FS	Lee	(Sp. CBC)	4.34 acres	.40 FAR 75,700 sf Retail	2.0	REVISED: Office use with ground floor retail use on parcel 80-4 ((1)) 5C2.	Support revised nomination for office use up to 125,000 sq.ft. on Tax Map Parcel 80-4 ((1)) 5C2, with building height limit of 160-feet (six-stories of office use and four-stories of above-grade parking). Expand core area of CBC to include parcels. Maintain access to Brandon Ave and Augusta Dr.	ADOPTED 1/26/09	Office up to 125,000 sf. with conditions Expand core area of CBC to include parcels.
08-IV-9FS	Lee	(Sp. CBC)	14.24	C-6 and C-8 85,100 SF retail 180,000 SF office	None	Expand Land Unit A core area; increase buffer; eliminate building height limit and setback REVISED: Residential mixed-use at 1.6 FAR: office 99,285 sf; retail 198,571 sf; res 635 mid-rise units	N/A	DEFER to Special Study (Springfield Connectivity)	
08-IV-10FS WITHDRAWN	Lee	(Sp. CBC)	56 acres		1000 du	1000 du in the Springfield CBC	N/A	WITHDRAWN	
08-IV-11FS	Lee	(Sp. CBC)	12.4 acres	20 du/ac 248 mf du	1.12 FAR (40du/ac/ limited retail)	600 du 10,000 sf foot retail	Revised Recommendation: Support Task Force Alternative	ADOPTED 1/26/09	Residential use up to 45 du/ac, support retail, other conditions