

Draft Strawman Alternative for Springfield CBC

July 29, 2009

The following chart compares the land use assumptions of the current Comprehensive Plan, the Springfield Connectivity Study recommendations, the BRAC APR Task Force recommendations, and a proposed staff alternative (or "Strawman") for the land areas involved in BRAC nominations 08-IV-5FS, 7FS, and 9FS. The Strawman proposes a middle ground between the BRAC nominations and the Springfield Connectivity Study. Once finalized, the Strawman assumptions will be considered in the authorized Springfield Connectivity Plan amendment.

The Strawman consists of two options. Both options would increase the development intensity above the current Comprehensive Plan for the land area of 08-IV-5FS and 9FS. The land area for 08-IV-7FS would remain as planned in the first option and increase above the current Plan in the second option. The Strawman groups the land area of 08-IV-5FS and 9FS as both nominated areas are within Land Unit A of the Springfield Community Business Center. (See Map on following page.) The land areas of 5FS and 9FS would increase from 1.1 FAR overall to approximately 1.6 FAR/1.7 FAR overall. Consideration also would be given to have core area of Land Unit A expanded to include a portion of the 9FS land area, north of Commerce Street, as proposed in BRAC item 9FS. Finally, the Strawman would consider the transportation and Placemaking recommendations from the Connectivity Study.

Land Use Assumption Comparison:

Total Square Feet for Land Area of 08-IV- 5FS & 9FS (40.8 acres)

<u>Current Plan</u>	<u>Springfield Connectivity</u>	<u>BRAC Task Force</u>	<u>Staff Alternative Opt 1</u>	<u>Staff Alternative Opt 2</u>
- 583,429 SF office	- 583,429 SF office	- 1,692,235 SF office	- 875,143 SF office	- 1,000,000 SF office
- 499 room hotel	- 499 room hotel	- 406 room hotel	- 499 room hotel	- 499 room hotel
- 510,500 SF retail	- 510,500 SF retail	- 488,198 SF retail	- 218,786 SF retail	- 218,786 SF retail
<u>- 583 residential units</u>	<u>- 2,359 residential units</u>	<u>- 1,386 residential units</u>	<u>- 1,359 residential units</u>	<u>- 1,359 residential units</u>
App. 2,002,000 SF total	App. 3,770,700 SF total	App. 3,803,333 SF total	App. 2,804,000 SF total	App. 2,930,000 SF total

Square Feet for Land Area of 08-IV-7FS (16.8 acres)

<u>Current Plan</u>	<u>Springfield Connectivity</u>	<u>BRAC Task Force</u>	<u>Staff Alternative Opt 1</u>	<u>Staff Alternative Opt 2</u>
Up to 1,000 parking space commuter facility, plus:				
0.5 FAR/2-3 du/ac	0.5 FAR/2-3 du/ac	2.0 FAR	0.5 FAR/2-3 du/ac	0.7 FAR on Circuit City, LJS,
122,611 SF office	- 122,611 SF office	- 1.4 million SF office	- 122,611 SF office	Sunoco sites (3.9ac)
- 13,632 SF retail	- 13,632 SF retail	(only 750 space facility)	- 13,632 SF retail	~120,000 SF office/hotel/retail;
- app. 66,000 institutional	- app. 66,000 institutional	- Church	- app. 66,000 institutional	0.5 FAR/2-3 du/ac on remainder:
<u>- 11 units (existing)</u>	<u>- 11 units (existing)</u>	- American legion	<u>- 11 units (existing)</u>	- 38,611 SF office
App. 202,243 SF total	App. 202,243 SF total		~202,243 SF & 11 units	- app. 66,000 institutional
& 11 units	& 11 units		[On Circuit City, Long John	- 13,632 SF retail
			Silvers, Sunoco sites (3.9ac)	<u>- 11 units (existing)</u>
			~84,000 SF office/retail]	~118,243 SF & 11 units