



City of Alexandria, Virginia
301 King Street, Suite 2300
Alexandria, Virginia 22314



William D. Euille
Mayor

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Home: (703) 836-2680
Fax: (703) 838-6433
alexvamayor@aol.com

April 5, 2010

Mr. Don Buch
389 Livermore Lane
Alexandria, Virginia 22304

Dear Mr. Buch:

This letter is in response to the questions that you have submitted to City staff about the BRAC-133 decision making process. Beyond answering the specific questions asked, additional information is provided in this letter in order to disclose the full picture of the City's role in the BRAC-133 decision process before, and during, the selection process. I can understand the community's interest in understanding the history of this issue, and think that the following information addresses that interest.

2005 BRAC PROCESS: In order to put the Mark Center BRAC-133 selection in perspective, it is important to describe key events and actions that were the drivers behind the BRAC processes. The Base Realignment and Closure Commission (BRAC) in 2005 was charged, as the four other BRAC Commissions before them, with determining the future of military bases and installations across the United States. Their job was to determine the most efficient and effective deployment of military forces in regard to where to station those forces. The process started with Department of Defense (DoD) staff recommending to the BRAC Commission a series of base closures and realignments. The BRAC Commission could then amend or affirm the DoD recommendations.

As part of the 2005 process, then Secretary of Defense Rumsfeld decided to propose to the BRAC Commission that the DoD move tens of thousands of military civilian and uniformed employees in the Washington, D.C. area from leased space to military bases. This was advocated by Rumsfeld as an anti-terrorism measure to increase the safety of DoD employees, as well a move by DoD to reduce lease costs in its operating budget. The two largest jurisdictions in the United States negatively impacted by this leased space to military base recommendation were Arlington which lost some 17,000 DoD employees and Alexandria which was proposed to lose some 7,200 DoD employees. This represented about a 7% loss in the City's employment base, plus the loss of untold thousands of DoD contractor and DoD related jobs. It was with this pending loss that the City responded to protect its economic condition.

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The BRAC proposal by DoD to move from leased space to military bases was fought by the City of Alexandria, Arlington County, as well as Congressman Moran, and then U.S. Senators John Warner and George Allen. Although the fiscal analysis that DoD was using to move from leased office space to on military base locations was deeply flawed (such as ignoring off base transportation issues and costs), in its September 15, 2005, final decisions the BRAC Commission agreed with nearly all of the proposed shifts away from leased space. President Bush did not challenge the BRAC Commission recommendations, nor did Congress (which would have had to vote on the whole BRAC national package in a single up or down vote with no ability to amend any flawed BRAC recommendation). In regard to the national BRAC decisions, this left Alexandria as the third most negatively impacted (as measured by job loss after Arlington and New London, CT) jurisdiction in the United States. By federal statute DoD is charged with implementation BRAC moves and changes within six years of the BRAC Commission recommendation date (hence the September 15, 2011, deadline opening date for the Mark Center building).

BRAC-133 PROCESS (WASHINGTON HEADQUARTERS SERVICE AND OTHER DOD AGENCIES): As part of the BRAC decision process, some 18,000 DoD workers were to be moved from leased space and then located on base at Ft. Belvoir in Fairfax County. This then led to lengthy discussions among Fairfax County, DoD and the Virginia Department of Transportation in regard to the capacity of the road network in the Ft Belvoir area to handle the proposed influx of DoD workers. The result was that it was determined that the road system could not handle all of the 18,000 DoD workers and that about 6,400 of those DoD workers would need to be located somewhere else, and not on the main Ft. Belvoir base.

This led to the DoD in late 2007 (two years after the BRAC decision) abandoning the idea of placing 18,000 DoD workers at Fort Belvoir, and then creating a regional competition process in order to select a site for the BRAC-133 offices of some 6,400 DoD workers to be located elsewhere in Northern Virginia (and not at Ft. Belvoir). DoD went through a multi-stage process where there were about eight to ten sites initially proposed by private developers, with two of those sites in the City of Alexandria. The Springfield area federally-owned GSA warehouse site was also considered, and this was Fairfax County's first choice. During the selection process DoD narrowed its choices to the two private sites in Alexandria (Mark Center and the Victory Center), to be compared with the Springfield warehouse site. DoD issued an RFP to the two Alexandria sites on June 6, 2008, and final responses were due to DoD by July 30, 2008.

The City's response to the regional competition process was one of seeking to stem the BRAC loss of the 7,200 jobs in the City by supporting the two Alexandria sites whose owners submitted BRAC-133 proposals to DoD. As part of the selection process, the City provided each property owner on July 29, 2008, with a support letter (Enclosures 1 and 2). The rationale for this support, which City staff recommended, and City Council concurred with, was based on the policy of supporting property owners in their seeking to develop their property, or in finding tenants for already developed property *as long as the proposed use is consistent with existing*

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City zoning and land use decisions. Also, in this case because the federal government was going to buy the property eventually selected, the City also sought early in the process in late 2007 and early 2008 an upfront payment-in-lieu-of-taxes (PILT) from DoD (Enclosures 3 and 4). While DoD was initially encouraging in its consideration of an upfront PILT payment, it eventually reached the conclusion that it did not have the legal authority to make such a payment directly or as part of the contract with the winning developer.

In the case of both the Mark Center and the Victory Center, the land owners indicated to the City that their proposals were within the zoning envelope that the City had previously approved. While otherwise within the previously City-approved zoning envelope, the Mark Center proposal turned out to be 22 feet taller than the City zoning envelope would permit, as well as the amount of open space was several acres less than what was in the prior Mark Center development site plan approved by the City in 2004.

While the City was equally supportive of both sites during the selection process (Enclosures 5 and 6) in the actions that it took, City staff and Council's preference was for the Victory Center largely due to its location near a Metrorail station. In addition throughout the process DoD officials indicated to the City that they believed that the Victory Center was the likely site to be selected. In fact, the site that the City received the most DoD inquiries about, and received the most questions about from DoD was the Victory Center site (Enclosures 7 and 8). This left the City with the clear impression to all in the City who were dealing with the BRAC issue that the Victory Center would be the site DoD selected. It is our understanding from DoD sources (learned after the site selection process was over), that the primary reason that DoD selected the Mark Center site over the Victory Center site was (even though the two sites bids were based on the same specifications) the Victory Center bid was some \$200 million higher than the Mark Center. If the Victory Center had submitted a much lower bid, then the outcome would have likely been different.

In response to your set of questions you had asked of Mark Jinks, the following answers are provided.

Precisely who determines "the City's" positions and how?

The determination of City positions varies depending on the issue and circumstance. Decision making in local governments, including Alexandria, is a continuum with one end representing pure policy decisions being made by City Council, and on the other end representing pure ministerial decisions being made by City staff at various levels of the organization. Who makes decisions that are between the two ends of this continuum vary based on the City and State Code, existing policy and customary practices, as well as the particulars of a situation. This decision making also evolves over time and may vary depending on the circumstances.

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Who specifically directed this letter be written/sent?

The August 13, 2008, letter you reference (Enclosure 9) was sent by City staff in response to requests from the U.S. Corps of Engineers (Enclosure 10), and the Virginia Department of Environmental Quality (DEQ) (Enclosure 11) asking for stakeholders to respond to the Environmental Assessment that had been issued in regard to alternative competing locations (Victory Center, Mark Center and the Springfield Warehouse locations). This is part of the National Environmental Policy Act (NEPA) process which applies to federal capital projects such as the BRAC-133 relocation, as well as to VDOT road planning projects that may utilize federal funds such as an Interstate road project. These letter requests are routinely issued as part of NEPA mandated Environmental Impact Statement (EIS) or Environmental Assessment (EA) processes. It is customary for City staff to administratively respond to EA or EIS requests from the state or federal governments. Such responses are technical in nature, reactive to a written EA or EIS report, and do not set policy for the City that otherwise has not been previously established. The intent of the August 13 letter was to be consistent with prior City policy actions and guidance. The letter was not reviewed by Council prior to its being sent by City, as it was handled as a staff level process and product.

Who approved its content?

In coordinating this interdepartmental EA response, Mark Jinks approved the final content of the letter with the input of City staff in various City departments who had the technical and policy expertise in specific program areas, and used their guidance to form the basis and language of the letter.

If one looks at the recent BRAC-related communication to the NCPC for guidance as to process, it would appear that the common practice would be for City Council to discuss a matter of this magnitude, decide (and vote?) on the action they wished to take (as they did on December 12 with respect to the NCPC communication), the City Clerk prepares the Action Docket (as she did December 14th) and the City Administration prepares the communication (which the Mayor signed December 28th). Was this the process which led to your August 13, 2008, letter? If not, why not? If so, where would one look for a record of the related City Council deliberations and the Action Docket? Was there any supporting vote by City Council? If so, where would one find details of the yeas and nays?

The policy actions and land use decisions which occurred prior to the August 13 letter have a long history. First, the process which established the density, road network, parking, and other transportation parameters for the Mark Center development (which the BRAC-133 is generally consistent with) was decided in a series of public hearings and decision making in 1995, 1996, 1998, 1999, 2004, and 2009. For the Victory Center, in addition to the land use approval processes prior to 1973 which led to the construction of the existing building on that site, the public hearing and decision making process that led to its current expanded site redevelopment

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plan occurred in 2005. It was that approval that the owners of the Victory Center used as the basis for their BRAC-133 proposal.

Second, the process that was used by the City in 2007 and 2008 during the BRAC competitive process (for which Fairfax County was actively vying for the Springfield site and disparaging both of the Alexandria sites) was the City Council executive session process, which is one that is allowed by Virginia law, and mirrored the processes used by many Virginia jurisdictions when there is an economic development site selection competition which involves information that is proprietary because of the nature of the competition (the BRAC-133 site selection process was handled as a multi-stage sealed bid process by the federal government so no private party wished for the contents of their proposal to be known by any competitor, although which sites were under consideration was reported in the press during that time, Enclosure 12). Council discussed the BRAC-133 process and issues a number of times in executive session during the 2007 and 2008 competitive selection process. It was those discussions that staff used as the basis for actions during the selection process. Executive sessions of Council when they occur are noted in the Action Docket and minutes.

In regard to the National Capital Planning Commission (NCPC) process, the City's position was part of the Council docket as the situation no longer involved competition and therefore the information the City knew could be made public, and a member of Council was going to present testimony to a public body on the City's position at a public hearing of that body. Typically, it is the City's practice when its position is being presented to another public body (such as to NCPC or the Commonwealth Transportation Board), to have Council formally act to approve a City position or the testimony to be provided.

It is duly noted that your letter was copied to the Mayor, the City Council, the City Manager, the Director of Planning & Zoning, the Deputy Director of T&ES and the Senior Vice President of AEDP. To the best of your knowledge, did any of them take issue with anything contained in your letter? If so, where might the public look for elaboration for their comments/positions?

In the months after the August 13, 2008, letter was issued, Mark Jinks does not, to the best of his knowledge, recall any issue being taken with the letter by those who received a copy of it. In regard to staff taking issue with anything in the letter, no one on staff took issue because as stated in #3 above, staff in key departments helped craft the response, and in at least one case reviewed and approved the draft letter language before it was signed. However, in recent months, as the letter has been discussed at the BRAC-133 Advisory Group or in the community, there have been questions and discussions about the letter, but these communications (between and among those cited in the text of your question), to staff's knowledge have been oral and not in writing.

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CONCLUSION: We hope that the above answers your questions and that the additional information, and enclosed documents shed light on the rationale for the City's support for the two competing BRAC-133 sites. While one can reasonably disagree on the City's actions and position in regard to the BRAC-133 site, there is nothing that we can do to reverse the situation. The building is being built, and the DoD employees will start to be moving in the fall of 2011. Rather than focus on the past, we should learn from it, and (as the BRAC-133 Advisory Group has been doing over the last year) look forward to improving the situation, finding solutions, and seeking to make the best of what will soon be a reality. I thank you for your questions.

Sincerely,

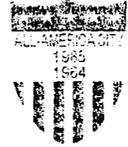

William D. Euille
Mayor

Enclosures

cc: The Honorable Members of City Council
Members, BRAC-133 Advisory Group
James K. Hartmann, City Manager
Mark Jinks, Deputy City Manager



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Alexandria, Virginia 22314



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July 29, 2008

Mr. James S. Turkel, Chief
Belvoir Integration Office
6020 Goethals Road
Building 1812
Fort Belvoir, Virginia 22060-5500

Dear Mr. Turkel:

In response to Request for Proposal DACA31-R-08-0034 regarding the proposed relocation of the U. S. Department of Defense Washington Headquarters Service, the City of Alexandria strongly supports the proposal of Eisenhower Real Estate Holdings, LLC represented by Jones Lang LaSalle to relocate the Washington Headquarters Service to 5001 Eisenhower Avenue in Alexandria, Virginia. We look forward to working through the details of implementing this important project in a responsive and expeditious manner with the Department of the Army and the property owners.

Sincerely,


William D. Euille
Mayor

cc: James K. Hartmann, City Manager



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July 29, 2008

Mr. James S. Turkel, Chief
Belvoir Integration Office
6020 Goethals Road
Building 1812
Fort Belvoir, Virginia 22060-5500

Dear Mr. Turkel:

In response to Request for Proposal DACA31-R-08-0034 regarding the proposed relocation of the U. S. Department of Defense Washington Headquarters Service, the City of Alexandria strongly supports the proposal of the Duke Realty Corporation to relocate the Washington Headquarters Service to the Mark Center property in Alexandria, Virginia. We look forward to working through the details of implementing this important project in a responsive and expeditious manner with the Department of the Army and the property owners.

Sincerely,


William D. Euille
Mayor

cc: James K. Hartmann, City Manager



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November 2, 2007

Mr. Joseph B. Brennan
Senior Vice President
Government Investor Services
Jones Lang LaSalle
1801 K Street, N.W., Suite 1000
Washington, D.C. 20006

Dear Mr. Brennan:

On behalf of the Alexandria City Council, please consider this letter, contingent upon and subject to the conditions outlined below, the City of Alexandria's support of Eisenhower Real Estate Holdings, LLC ("EREH") submission of the Victory Center site (5001 Eisenhower Avenue, Alexandria, Virginia) in response to the U.S. Army Corps of Engineers Request for Site Availability (#DACA31-R-08-0034) for the planned relocation of the Department of Defense Washington Headquarters Services.

While we ordinarily would welcome with little hesitation the relocation of such an important federal agency to the City, the proposed federal government purchase of the Victory Center site causes the City some specific and significant concerns. As you are aware from your prior discussions with the City, one major consideration for the City in assessing new development proposals is the potential increase in property tax revenues. These revenues are the main source of funding under Virginia law for local government (and the essential services such as fire, police and public education that localities provide). If the federal government chooses to purchase the Victory Center property, then those taxes will be lost to the City – as much as \$4 million per year – since real property owned by the federal government would not be subject to local real property taxes.

Accordingly, the City's support of EREH submitting the Victory Center site as the possible site for the offices of the Washington Headquarters Services is contingent upon the City obtaining significant financial compensation to offset its multi-year loss of future real estate taxes. We know that payment-in-lieu-of taxes by the federal government is not something that is feasible, but it would seem that the sale transaction could be structured in such a way as to address the

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Mr. Joseph B. Brennan

November 2, 2007

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City's concerns regarding this considerable loss of revenue, both from the property as currently configured and as it might be redeveloped and owned on an ongoing basis by a private entity.

We hope that your submission fares well with the Department of Defense, and we look forward to working with you on the next phase of this site selection process.

Sincerely,



William D. Euille

Mayor

cc: The Honorable Members of City Council
James K. Hartmann, City Manager



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January 4, 2008

Mr. J. Howard Middleton, Jr.
Reed Smith Hazel & Thomas, LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, Virginia 22042

Dear Howard:

In follow up to our meeting on December 21, 2007, I wanted to reiterate the City's position and put it in writing in regard to the Duke Realty Corporation's submission of a portion of the Mark Center site in Alexandria (parcels 1300 and 901) in response to the U.S. Army Corps of Engineers Request for Site Availability (#DACA31-R-08-0034) for the planned relocation of the Department of Defense Washington Headquarters Services.

While we ordinarily would welcome with little hesitation the relocation of such an important federal agency to the City, the proposed federal government purchase of a part of the Mark Center site causes the City some specific and significant concerns. As you are aware from our discussions last month, one major consideration for the City in assessing new development proposals is the potential increase in property tax revenues. These revenues are the main source of funding under Virginia law for local government (and the essential services such as fire, police and public education that localities provide). If the federal government chooses to purchase the Mark Center properties, then those taxes will be lost to the City – as much as \$4 million per year – since real property owned by the federal government would not be subject to local real property taxes.

Accordingly, any City support of the Mark Center site (*or any other site in the City*) as the possible site for the offices of the Washington Headquarters Services is contingent upon the City obtaining significant financial compensation to offset its multi-year loss of future real estate taxes. We know that payment-in-lieu-of taxes by the federal government is not something that is feasible, but it would seem that the sale transaction could be structured in such a way as to address the City's concerns regarding this considerable loss of tax revenue. In order to put the compensation for lost tax revenue in perspective, we have calculated that if the federal government chose your site the net present value of foregone real estate taxes over a 20-year period to the City would be about \$60 million.

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Mr. J. Howard Middleton, Jr.
January 4, 2008
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We look forward to discussing this further with you so that we can work to structure this as a win-win situation for the City and Duke Realty.

Sincerely,



William D. Euille
Mayor

cc: The Honorable Members of City Council
James K. Hartmann, City Manager



City of Alexandria, Virginia

301 King Street, Suite 2300

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William D. Euille

Mayor

May 5, 2008

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The Honorable Jim Webb
140 Russell Senate Office Building
Washington, D.C. 20510

Dear Senator Webb: *JIM*

As you are aware the Department of Defense (DoD) is currently conducting an office space solicitation to relocate the DoD Washington Headquarters Service (WHS) and its 6,200 employees as part of the BRAC implementation process. The three finalist sites include two sites in the City of Alexandria, (the "Victory Center" and the "Mark Center"), as well as the GSA warehouse site in the Springfield area. We are writing you to solicit your support in having the two potential WHS sites in Alexandria be given equal consideration to the GSA warehouse site in this competitive selection process. We are not asking you to choose one site as your preference over the other two sites, but *we are asking you to communicate to the DoD that all three finalist sites have your support, are viable, and deserve full and fair consideration.*

The City of Alexandria strongly supports the location of the WHS in Alexandria. Although we would lose a major office site from our tax rolls in the process if one or our sites is selected, we believe that the private sector seller of the facility to DoD will be able to structure the business sale transaction to adequately compensate the City.

As a result of BRAC, Alexandria expects to lose approximately 7,200 direct jobs and 1.5 million square feet of leased commercial office space. In addition, indirect negative impacts on contractors could lead to the loss of 10,000 or more jobs, and result in twenty percent of the City's lease space becoming vacant. This will result in a significant economic loss on the City, residents, and businesses.

The WHS location in Alexandria would be a significant offset to the devastating economic impacts of the BRAC process. Alexandria is one of the most negatively BRAC-impacted communities in the United States. With a level playing field for the DoD competitive selection process, we have a chance to mitigate the damage the BRAC recommendations will cause.

The two sites in Alexandria merit serious consideration for a number of reasons. These include:

1. The City of Alexandria has already given land use approvals for both the Victory Center and the Mark Winkler sites. This will allow the permitted square footage that WHS is seeking. As a result the sites can be ready for occupancy by the legislatively

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The Honorable Jim Webb

May 5, 2008

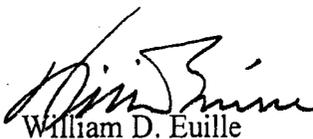
Page 2

mandated 2011 BRAC implementation deadline. We think that the GSA warehouse site could not meet the 2011 BRAC deadline.

2. The transportation and other public infrastructure for both sites are either fully in place (Victory Center), or require only minor construction and could quickly be put in place (Mark Center). No major roads need to be constructed to serve the WHS in Alexandria as those major roads are already in place.
3. Both Alexandria sites are immediately adjacent to the interstate highway system and have good Metrorail access. The Victory Center is within walking distance of the Van Dorn Metrorail station, and the Winkler site can provide easy shuttle access to the Metrorail station at Pentagon City, or to the Pentagon.
4. The Alexandria sites are closer to the Pentagon than the GSA warehouse site. This fact will mean less DoD employee time lost during the work day as WHS employees travel to and from the Pentagon, or to and from other DoD sites inside the Beltway.
5. The Alexandria sites can easily meet the stringent DoD anti-terrorism and security standards.
6. We believe the two Alexandria sites will represent the "best value" to the federal government and be less costly than putting the WHS at the GSA warehouse site (which involves spending significant federal funds to move existing federal warehouse uses to other sites).

If you or your staff need any additional information, or would like to meet with us to discuss this issue, please contact our City Manager Jim Hartmann (703.838.4300). I appreciate your consideration of our request in this important matter.

Sincerely,



William D. Euille

Mayor

cc: James K. Hartmann, City Manager
Mark Jinks, Deputy City Manager
Bernard Caton, Legislative Director
Stuart Litvin, President and CEO, AEDP



City of Alexandria, Virginia

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May 5, 2008

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The Honorable John Warner
225 Russell Senate Office Building
Washington, D.C. 20510

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As a result of BRAC, Alexandria expects to lose approximately 7,200 direct jobs and 1.5 million square feet of leased commercial office space. In addition, indirect negative impacts on contractors could lead to the loss of 10,000 or more jobs, and result in twenty percent of the City's lease space becoming vacant. This will result in a significant economic loss on the City, residents, and businesses.

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The Honorable John Warner
May 5, 2008
Page 2

mandated 2011 BRAC implementation deadline. We think that the GSA warehouse site could not meet the 2011 BRAC deadline.

2. The transportation and other public infrastructure for both sites are either fully in place (Victory Center), or require only minor construction and could quickly be put in place (Mark Center). No major roads need to be constructed to serve the WHS in Alexandria as those major roads are already in place.
3. Both Alexandria sites are immediately adjacent to the interstate highway system and have good Metrorail access. The Victory Center is within walking distance of the Van Dorn Metrorail station, and the Winkler site can provide easy shuttle access to the Metrorail station at Pentagon City, or to the Pentagon.
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6. We believe the two Alexandria sites will represent the "best value" to the federal government and be less costly than putting the WHS at the GSA warehouse site (which involves spending significant federal funds to move existing federal warehouse uses to other sites).

If you or your staff need any additional information, or would like to meet with us to discuss this issue, please contact our City Manager Jim Hartmann (703.838.4300). I appreciate your consideration of our request in this important matter.

Sincerely,



William D. Euille

Mayor

cc: James K. Hartmann, City Manager
Mark Jinks, Deputy City Manager
Bernard Caton, Legislative Director
Stuart Litvin, President and CEO, AEDP



OFFICE OF THE CITY MANAGER

Alexandria City Hall
301 King Street, Suite 3500
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August 22, 2008

Mr. James S. Turkel
Belvoir Integration Office
6020 Goethals Road, Building 1812
Fort Belvoir, Virginia 22060-5500

Re: Request for Proposal DACA31-R-08-0034
Victory Center - Transportation Management Plan

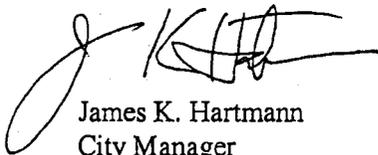
Dear Mr. Turkel:

Regarding Request for Proposal DACA31-R-08-0034, the proposed relocation of the U.S. Department of Defense Washington Headquarters Service, the City of Alexandria has reviewed the Updated Traffic Impact Study and Transportation Management Plan (the "Updated Plan") dated June 6, 2008 and offers the following comments.

Upon review of the Updated Plan, City staff overall finds its conclusions and recommendations reasonable. Compared to the original traffic impact study and transportation management plan for this site, the City finds that the increased staffing levels, that the WHS is currently planning for, will have only modest and manageable impacts on the transportation network in the immediate area, as well as nearby areas. In fact, the assumptions of a 20% transit mode share is very conservative given current mass transit options such as the Metrorail station adjacency. Future planned transit expansion will make transit use more attractive and the eventual transit use likely to grow to between 30% and 40% or more. Also, because of construction that was underway on the Beltway at the Eisenhower interchange at the time the traffic counts were taken for this Updated Plan, the assumptions of current and consequently future traffic demand at this interchange and at the intersection of Eisenhower Avenue and Clermont Avenue were overstated. As a result we do not believe that the current and future traffic conditions are failing and Clermont Avenue enhancements indicated in the Updated Plan are necessary.

If you need any additional information regarding transportation issues in regard to the Victory Center property, please let me know.

Sincerely,



James K. Hartmann
City Manager

cc: Mark Jinks, Deputy City Manager
Tom Culpepper, Deputy Director, Transportation and Environmental Services



OFFICE OF THE CITY MANAGER

301 King Street, Suite 3500
Alexandria, Virginia 22314-3211

JAMES K. HARTMANN
City Manager

(703) 838-4300
Fax: (703) 838-6343

August 20, 2008

Mr. James S. Turkel, Chief
Belvoir Integration Office
6020 Goethals Road, Building 1812
Fort Belvoir, Virginia 22060-5500

Re: Request for Proposal DACA31-R-08-0034
Victory Center Resource Protection Area

Dear Mr. Turkel:

Regarding Request for Proposal DACA31-R-08-0034, the proposed relocation of the U.S. Department of Defense Washington Headquarters Service, the City of Alexandria would like to provide a clarification as it relates to the Victory Center site at 5001 Eisenhower Avenue.

As you know, Eisenhower Real Estate Holdings, LLC as represented by Jones Lang LaSalle has confirmed and mapped in its submissions the existence of a Resource Protection Area (RPA) along the northern property line of the Victory Center site. Pursuant to Section 13-105(B) of the Alexandria Zoning Ordinance (AZO), an RPA is a 100' buffer area from certain water and wetlands, in this instance extending from the perennial tributary to Backlick Run located north of the Victory Center property. Please note that Article XIII of the Alexandria Zoning Ordinance prohibits, with a few minor exceptions, redevelopment, development, and land disturbing activity in this RPA unless it meets specific criteria that effectively limit the use of the RPA north of the Victory Center site to passive recreation such as trails, hiking, and biking. A copy of the City's environmental management ordinance is enclosed.

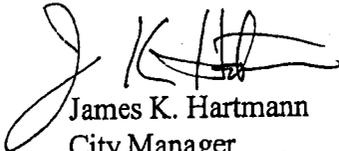
As per the City's open space priorities, our goal is to eventually acquire and retain this area in its natural state in the short term, with a long term use as a nature park with walking and biking trails. The approved 2005 master plan for Victory Center includes public access improvements at the east and west ends of the site. These improvements are intended to connect to a future trail system within the natural area north of Victory Center.

However, the City is keenly aware and would fully respect the important security requirements that will be required for the Washington Headquarters Service at Victory Center. We believe that any potential future trails can easily be located well beyond the 100' standoff distance from

Mr. James S. Turkel, Chief
Belvoir Integration Office
August 20, 2008
Page 2

the existing and planned office buildings. Within 100' from the office buildings, the existing dense vegetation will not be disturbed unless any city proposed planting enhancements are approved by the Department of the Army. In keeping with the letter of strong support for the Victory Center site which was recently sent to you from Mayor Euille (dated July 29, 2008), we offer the City's commitment to achieving your important security requirements. We look forward to working through the details of implementing this project in a responsive and expeditious manner with the Department of the Army and the property owners.

Sincerely,



James K. Hartmann
City Manager

Enclosure

cc: Mark Jinks, Deputy City Manager
Claudia Hamblin-Katnik, PhD, Watershed Program Administrator



OFFICE OF THE CITY MANAGER

Alexandria City Hall
301 King Street, Suite 3500
Alexandria, Virginia 22314-3211

(703) 838-4300

Fax: (703) 838-6343

August 13, 2008

Fort Belvoir BRAC
Attention: BRAC 133 EA Comments
10306 Eaton Place, Suite 340
Fairfax, Virginia 22030

Dear Sir or Madam:

This letter responds to the opportunity for the stakeholders and the public to comment on the final Environmental Assessment (EA) and draft Finding of No Significant Impact (FONSI) in regard to BRAC 133 and its planned relocation of the Department of Defense's Washington Headquarters Service of up to 1.8 million square feet of office space to one of three short-listed sites in Northern Virginia. The City of Alexandria will limit our comments to the two sites in the City of Alexandria, sites we know well. We do not think it productive to the EA process to provide negative comments on the GSA site, which is not in our jurisdiction.

The City of Alexandria supports the location of the Washington Headquarters Service (WHS) to either the Mark Winkler or to the Victory Center site. Both sites are quality locations which can well meet WHS requirements now and far into the future. The City of Alexandria has been home to federal operations for over 200 years (and, if one surveyed federal users, you would find they are very satisfied with their location within the City). Most recently, the relocation of the U.S. Patent and Trademark Office to Alexandria (which required the planning and construction of 2.5 million square feet of office space within contractual time constraints) was managed as a partnership between the City, the developer, and the federal government, which enabled the facility to be constructed on time and within budget.

The following comments on the key EA Resource Areas are provided:

Land Use: Both the Victory Center site and the Mark Center site have been subject to in-depth land use consideration processes, and the approved zoning ordinance contemplates significant office development in those areas. The Alexandria City Council has supported and supports the development of these two sites with the approximate 1.8 million square feet of office space as contemplated in both the WHS proposals. In regard to future expansion capability for WHS, or related private office use: (1) the Victory Center is surrounded by low density flex office/warehouse space which the City contemplates being able to be redeveloped at much

Fort Belvoir BRAC
Attention: BRAC 133 EA Comments
August 13, 2008
Page 2

higher densities to meet substantial additional office demand, and (2) the Mark Center site has approximately 1.4 million square feet of existing office space which could be made available to meet future office demands.

Transportation: When the Victory Center site and the Mark Winkler Center sites were considered by the City, transportation studies were undertaken in order to determine how the needed road capacity compared with what capacity was planned or contemplated. While the Virginia Department of Transportation believes that additional traffic analyses of these two sites is warranted, the City is satisfied that the prior analyses which have met the City's rigorous standards sufficiently considered the impact of a WHS-sized facility on local roads. These studies have been recently updated. With the adjacency of these sites to the interstate highways (I-95 and I-395), which are both being improved, it is difficult to see how further studies are needed beyond what VDOT has already undertaken.

Because the WHS site is a relocation of employees, many of whom already travel the I-95 and I-395 corridors, we agree with the conclusion of the EA that the dissipation of the traffic to either of the Alexandria sites is such that the impact to the regional roadway network is manageable. In fact, the relocation of the WHS represents a major opportunity to reduce single occupancy vehicle (SOV) trips. Finally, the density of proposed office development at both sites in Alexandria is consistent with the Metropolitan Washington Council of Governments transportation modeling, which assumed a density of job growth similar to the WHS projected 6,409 employees.

The City is also in the initial stages of implementing a planned doubling of the service and capacity of our City-sponsored DASH bus system. We have started construction of a new DASH bus maintenance facility, which is the first step in this process. This expansion will improve the connectivity of these two sites with the rest of the City, as well as to the Metrorail system.

We fully understand the need for all of the local road infrastructure to be in place by September 15, 2011 (the legislatively mandated BRAC deadline), which is the time WHS needs to be able to move to their new offices at whatever site is selected. Only one of the two Alexandria sites will require additional road capacity to be constructed, and that can occur by the BRAC deadline date.

In the case of the Victory Center site, sufficient existing roadway capacity already is in place (Eisenhower is a four-lane avenue with significant underutilized road capacity). No new roadway construction will be needed with the Victory Center site, and therefore the site does not require any Defense Access Roads funding. Also this site is within walking distance of the Van Dorn Metrorail station (although we understand that the adjacency to a Metrorail site has been eliminated as a requirement). The Van Dorn Street interchange with I-95 is nearby. Eisenhower

Fort Belvoir BRAC
Attention: BRAC 133 EA Comments
August 13, 2008
Page 3

Avenue is served by three exits from I-95 (Telegraph, Clermont and Van Dorn), there is a new exit being constructed (Mill Road), and major improvements are underway at one exit (Telegraph). Vehicles can also access the site from Van Dorn by using the I-395 Duke Street or Edsall Road exits to reach Van Dorn.

While the Victory Center site does not have VRE access, VRE currently runs on tracks near the Victory Center site. If this site is selected for WHS, the City would study the feasibility of locating a VRE platform behind the Victory Center site (Manassas line) or adjacent to the Van Dorn Metrorail station (Fredericksburg line).

In addition to these transportation improvements related to the Victory Center site, the City has recently adopted a long-range Master Transportation Plan that contemplates Bus Rapid Transit (BRT) service on Van Dorn Street and Eisenhower Avenue. Recent agreements in regard to the HOT lanes on I-395 include the funding of a significant increase in transit service in the Van Dorn corridor in both Fairfax County and Alexandria.

The Victory Center would also have a Transportation Management Plan (TMP) in place that could accommodate the targeted 40% trip reduction level, with the adjacent Metrorail access being a major component of trip reduction.

In the case of the **Mark Center**, traffic studies undertaken when the City approved the Mark Center office density carefully determined what roadway improvements would be necessary. This includes the widening of Seminary Road and the expansion of the turning capacity from Seminary Road into the Mark Center site. With these improvements, which are to be made at developer's expense, City staff is comfortable that sufficient capacity will be created by the proposed and developer-agreed-to improvements and that no additional transportation studies are warranted. Since Duke Realty is funding these road improvements, this site does not require any Defense Access Roads funding.

The Mark Center can accommodate the desired 40% level of trip reduction by using existing TMP measures, and by expanding those measures. The Mark Center land use approvals previously granted by the City require substantial TMP measures which would be required to be expanded if WHS locates to the Mark Center site. The TMP measures include shuttle service, the City-operated DASH bus system, Metrobus, and the proposed governmental shuttle service.

The City's recently adopted long-range Master Transportation Plan includes a Bus Rapid Transit (BRT) corridor on Beauregard Street, which is a short walk from the proposed WHS site

Air Quality: The EA adequately addresses air quality and its conclusion of *de minimis* air quality impacts at both sites in Alexandria. This is the logical conclusion since this is a relocation project from adjacent Arlington County.

Construction emissions at the two Alexandria sites will be minimal as there are no demolitions of existing buildings required.

Water and Biological Resources: Both Alexandria sites have the required land use and storm water approvals, and the developers plan on ensuring that storm water management reflects best practices. As a result, any concerns about major adverse runoff volumes and velocities are unfounded. In the case of the Victory Center site, the existing old development includes a nearly impervious surface for the entire site. Anything on that site would be better than a No Action alternative. The new development at the Victory Center will reduce the impervious coverage and improve substantially the handling of storm water runoff. This would improve the conditions on the adjacent Resource Protection Area (RPA). The Mark Center, whose master plan with a large, dedicated nature preserve makes it one of the pioneers in ecologically sensitive development, has the necessary storm water management and water quality control measures in place. With the major 44-acre nature preserve proffered by the Mark Winkler Company, the City accepted the replacement of one of the wooded areas with future office development.

Socioeconomics: The EA is silent on the impact on affordable housing of the Mark Winkler and the Victory Center sites. The creation of 6,409 jobs at either of these two housing sites would tend to increase rental and ownership housing demand to some degree, and therefore reduce the supply of affordable housing to some extent. The WHS would be a positive economic addition to the City, as it will help mitigate much of the effect of the loss of some 7,200 Department of Defense jobs that have been, or will be, transferred out of the City as part of the BRAC process.

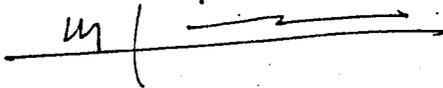
Utilities: The City of Alexandria concurs in the conclusion that the Victory Center and the Mark Winkler sites both have water, electric, natural gas, sanitary sewer access and capacity which will be able to more than adequately meet the needs of the proposed WHS facility.

Public Safety: Because of significant additional planned development and redevelopment in the West End of Alexandria, the City plans at some time in the future to construct and equip a new fire station to serve the West End of the City, where both the Victory Center and the Mark Center sites are located. The City has reserved a parcel of land on Eisenhower Avenue for this purpose.

Fort Belvoir BRAC
Attention: BRAC 133 EA Comments
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Page 5

In conclusion, the City believes that overall the EA report and conclusions are sound and the Finding of No Significant Impact in regard to the Mark Center and the Victory Center WHS proposals is correct. If the City can be of any assistance in further clarification of our comments on the EA, please contact us.

Sincerely,

A handwritten signature in black ink, appearing to be 'M Jinks', is written over a horizontal line. A vertical line descends from the signature, and a horizontal line with an arrowhead extends to the right from the vertical line.

Mark Jinks
Deputy City Manager

cc: The Honorable Mayor and Members of City Council
Jim Hartmann, City Manager
Faroll Hamer, Director, Planning & Zoning
Tom Culpepper, Deputy Director, Transportation & Environmental Services
Stephanie Landrum, Senior Vice President,
Alexandria Economic Development Partnership



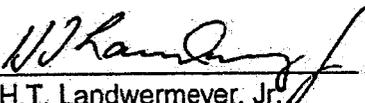
DEPARTMENT OF THE ARMY
OFFICE OF THE ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON DC 20310-2400

To All Interested Parties:

3 JUL 08

The Army has prepared a final Environmental Assessment (EA) and draft Finding of No Significant Impact (FONSI) that evaluate the potential environmental and socioeconomic effects that would occur as result of the implementation of BRAC Recommendation 133 (BRAC 133) to Fort Belvoir, Virginia, pursuant to recommendations of the 2005 Defense Base Closure and Realignment Commission. BRAC 133 primarily involves the relocation of Department of Defense agencies currently located in leased space in the Washington, D.C. metropolitan area including activities associated with the Washington Headquarters Services to Fort Belvoir. BRAC 133's requirements include up to 1.8 million square feet of office space and 3,845 parking spaces for 6,409 personnel. Fort Belvoir has been defined for these purposes to include areas under consideration for purchase including the General Services Administration warehouse in Springfield, Virginia, the Victory Center in Alexandria, Virginia and the Mark Center in Alexandria, Virginia.

The EA is available for 30 days beginning July 14, 2008. An electronic version of the EA can be downloaded from the following websites: <http://www.belvoirbrac-eis.net/> or http://www.hqda.army.mil/acsim/brac/env_ea_review.htm. For additional information or questions concerning the EA, please contact Mr. Don Carr, Fort Belvoir Director of Public Affairs on (703) 805-2583 or email: donald.carr@conus.army.mil, during normal business hours Monday through Friday. Written comments on the EA should be sent by mail to Fort Belvoir BRAC, ATTN: BRAC 133 EA Comments, 10306 Eaton Place, Suite 340, Fairfax, Virginia, 22030; by email to brac133eacomments@tetrattech.com; or submitted online at <http://www.belvoirbrac-eis.net>. Comments should be submitted by August 13, 2008.


H.T. Landwermeyer, Jr.
Brigadier General, U.S. Army
Director, Operations

Enclosure

4/07

CITY MANAGER'S OFFICE
ALEXANDRIA, VA DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL IMPACT REVIEW
ENVIRONMENTAL REVIEW REQUEST FORM

DATE: ~~2008 JUL 24~~ July 22, 2008 A 10:39

PROJECT NUMBER (STATE/FEDERAL): 08-154F

PROJECT TITLE: Implementation of 2005 Base Realignment and Closure
Recommendation 133 (Washington HQ Services), Ft. Belvoir

PROJECT SPONSOR: Department of Defense/U.S. Army

TYPE OF DOCUMENT: Environmental Impact Report (State)
 X Environmental Assessment (Federal)
 Environmental Impact Statement (Federal)
 Draft X Final Supplemental
 X **Consistency Determination**/Certification
 Other

ROUTING OF DOCUMENT: X Enclosed **DOCUMENT** **CD** **EMAILED/**
 ONLINE
 Sent directly to you by sponsoring agency. Please call the agency's project contact if you have not received the document.
<http://www.belvoirbrac-eis.net/>

NOTES: _____

DOCUMENT REFERRED FOR COMMENT TO:

- | | |
|-------------------------------------------------------------|------------------------------------------------------------------|
| <u> X </u> Department of Game & Inland Fisheries | <u> X </u> Department of Historic Resources |
| <u> </u> Department of Agriculture & Consumer Services | <u> X </u> Department of Mines, Minerals, & Energy |
| <u> X </u> Department of Conservation & Recreation | <u> </u> Virginia Institute of Marine Science |
| <u> X </u> Department of Health | <u> </u> Department of Forestry |
| <u> X </u> DEQ-Tech. Asst/Waste | <u> X </u> Chesapeake Bay Local Asst |
| <u> X </u> DEQ-Air Data Analysis | <u> X </u> Planning District Commission: <u>Northern Va.</u> |
| <u> </u> DEQ-Water Resources Div. | _____ |
| <u> </u> DEQ-Water Protection Program | _____ |
| <u> X </u> DEQ-Regional Office Northern | <u> X </u> Locality: <u>Fairfax County, City of Alexandria</u> |
| <u> X </u> Department of Transportation | _____ |
| <u> </u> Marine Resources Commission | <u> </u> Others: _____ |

DEADLINE FOR COMMENTS: AUGUST 12, 2008

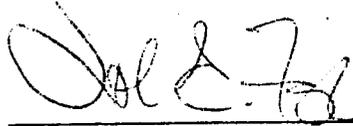
If you cannot meet the deadline, please notify JOHN FISHER at 804/698-4339 prior to the date given. Arrangements will be made to extend the date for your review if possible. An agency will not be considered to have reviewed a document if no comments are received (or contact is made) within the period specified.

REVIEW INSTRUCTIONS:

- A. Please review the document carefully. If the proposal has been reviewed earlier (i.e. if the document is a federal Final EIS or a state supplement), please consider whether your earlier comments have been adequately addressed.
- B. Prepare your agency's comments in a form which would be acceptable for responding directly to a project proponent agency.
- C. Use your agency stationery or the space below for your comments. **IF YOU USE THE SPACE BELOW, THE FORM MUST BE SIGNED AND DATED.**

Please return your comments to:

MR. JOHN E. FISHER
 DEPARTMENT OF ENVIRONMENTAL QUALITY
 OFFICE OF ENVIRONMENTAL IMPACT REVIEW
 629 EAST MAIN STREET, SIXTH FLOOR
 RICHMOND, VA 23219
 FAX #804/698-4319
 jefisher@deq.virginia.gov



JOHN E. FISHER
 ENVIRONMENTAL PROGRAM PLANNER

COMMENTS

(signed) _____ (date) _____

(title) _____

(agency) _____

Sample BRAC-133 News Articles Fall 2007 to Fall 2008

Alexandria Times

Alexandria vs. Springfield: Alternative sites examined

October 25, 2007

For more than a year, Fairfax County officials and members of Congress have worked to move a portion of the incoming throngs of federal Defense Department workers to the aging General Services Administration warehouse complex in Springfield.

The site is virtually next door to a Metro station and will no doubt assist in the revitalization of Springfield.

But there is a proverbial thorn in the side of the county. The City of Alexandria has come forward with an alternative space, the Victory Center, an already-built structure that most recently housed the Army Materiel Command. It is also near a Metro station.

West End To Get 6,400 Army Jobs, New Development

October 10, 2008

The U.S. Army announced Monday that Alexandria's Mark Center beat out Springfield and another Alexandria site for about 6,400 Army jobs.

The decision, involving the Army, the Department of Defense and the Defense Base Closure and Realignment Commission established in 2005, comes after a year-long study of the three sites and will save the federal government millions of dollars in building and relocation costs while providing the city with a flood of new jobs in September of 2011. The Pentagon mandated the dispersion of nearly 20,000 defense workers to more secure locations around Washington, D.C., in 2005.

My View / James Hartmann - Alexandria Meets Army's Criteria

September 26, 2008

In response to the September 14, 2008, opinion piece, "The Best Spot for 6,200 Army Workers," appearing in the Washington Post, the Department of the Army will ultimately decide which site is truly the best fit for the employees and mission of the Department of Defense's Washington Headquarters Service, whether it be the Springfield warehouse site, or two viable sites in the City of Alexandria.

Alexandria Gazette

The Victory Center: A Work In Progress

September 5, 2007

Following the attacks of Sept. 11, 2001, the U.S. Department of Defense (DoD) became concerned about the potential vulnerability of various defense and military operations housed in leased space throughout the Washington Metropolitan Area. One such group was the U.S. Army Materiel Command (AMC) with its offices at 5001 Eisenhower Avenue, Alexandria.

Deadline Leading GSA Decision?

September 17, 2008

Supervisor Jeff McKay (D-Lee) thinks the General Services Administration (GSA) Warehouse site on 6808 Loisdale Road is the best possible site for BRAC Nomination 133. He just doesn't think it will be selected.

Mark Center Chosen As Final BRAC Site

October 9, 2008

After months of delay and maneuvering the U.S. Department of the Army announced Monday afternoon that the Mark Center in Alexandria, just off Interstate 395, will be the site of the new home for the last contingent of 19,300 personnel being transferred to Fort Belvoir as a result of the 2005 Base Realignment and Closure Report (BRAC). It won out over two other competing sites to house the 6,400 personnel of the Washington Headquarters Services.

Washington Business Journal

Finalists brace for coming BRAC decision

April 18, 2008

The prospect of landing 6,200 jobs would entice just about any community -- even if it means missing out on tens of millions of tax dollars. Alexandria has two sites competing against a project in Springfield.

But Alexandria officials, as they make a pitch for thousands of defense-related jobs seeking a new home, are also trying to limit the loss to the city's coffers.

Washington Post

Springfield Faces Competition from Alexandria Site for 6,200

October 11, 2007

When the U.S. Army agreed in late summer to rethink plans to move thousands of jobs to Fort Belvoir in southern Fairfax County, it did so largely on the promise of an alternative property in Springfield near Metro and Virginia Railway Express stations.

But quickly and quietly, another site, on private land in Alexandria, has emerged as a competitor. In recent weeks, its owners have pressed two congressmen as well as senior officials at the Pentagon to move the jobs there. And Fairfax leaders are crying foul.

The Alexandria property, known as the Victory Center, sits on 16 acres.

Army Narrows Realignment to 3 Properties

February 28, 2008

The U.S. Army has narrowed to three the properties it is considering for relocating 6,200 employees originally slated to move to Fort Belvoir in southeastern Fairfax County, Army officials said.

They said the Army will consider two privately owned commercial properties in Alexandria, the Mark Center near Interstate 395 and Seminary Road, and the Victory Center on Eisenhower Avenue. Five private parcels have been eliminated from consideration, including the 2,000-acre Harbor Station community in the Quantico area of Prince William County and a proposed Manassas Park development called Blooms Grove Station.

The two Alexandria tracts will compete with a government-owned property in Springfield, where a General Services Administration warehouse stands, Army officials said. A decision is expected in June.

The Best Spot for 6,200 Army Workers

September 14, 2008

The Army is nearing a decision about where at least 6,200 employees of the Defense Department's Washington Headquarters Services (WHS) and other Defense employees should work when the agency moves out of leased space in Crystal City, as mandated by the 2005 Base Realignment and Closure Commission (BRAC). Two sites in Alexandria and one in Springfield are under consideration for the WHS offices. The Springfield site -- which is occupied by warehouses operated by the General Services Administration (GSA) -- is the only one that offers the Army a secure and accessible location for its current and future needs, meets BRAC-related goals, and saves taxpayers money.

The Best Spot for 6,200 Army Workers (Cont'd)

September 21, 2008

Regarding the Sept. 14 Close to Home article "The Best Spot for 6,200 Army Workers": The Department of the Army will soon decide which site -- in Fairfax County or in the city of Alexandria -- is truly the best fit for the employees and mission of the Defense Department's Washington Headquarters Services (WHS). But the criteria the Army is using to make this award decision should not be dismissed lightly.

Springfield Site Losing Out to Alexandria for Defense Jobs

September 25, 2008

Army officials are likely to announce Monday that they will relocate 6,400 jobs originally slated for Fort Belvoir to Alexandria, and not to a transit-accessible location in Springfield preferred by state, Fairfax County and congressional officials, according to several people with knowledge of the Army's thinking.