


City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 20, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL
CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: BASE REALIGNMENT AND CLOSURE COMMISSION (BRAC)
BACKGROUND MATERIALS FOR NEXT WEDNESDAY'S WORK
SESSION

At the Wednesday, May 25 work session between the Planning Commission and City Council, one of the agenda items to be discussed will be the impact of the Department of Defense's recommendations to the Base Realignment and Closure Commission (BRAC) to move out of leased space (largely in Arlington and Alexandria) to military bases (Fort Belvoir, Quantico, etc.). It is estimated that the impact on Alexandria will mean the direct loss of over 7,200 jobs in the City which currently occupy 1.3 million square feet of office space, as well as the potential loss of some defense contractors and IT firms currently located in the City. Compounding this impact will be the effects of the new strict Department of Defense prescriptive anti-terrorism building standards which will apply prospectively to any space leased by the Department of Defense, as well as by some defense contractors. Staff will discuss those standards at the work session.

As background information prior to the work session, attached are:

- (1) City of Alexandria BRAC Impacts
- (2) Map of BRAC Targeted Leases
- (3) Timeline of 2005 BRAC Process
- (4) Department of Defense Building Security Standards

STAFF:

Mark Jinks, Assistant City Manager

Bernie Caton, Legislative Director

Paula Riley, Executive Director, Alexandria Economic Development Partnership

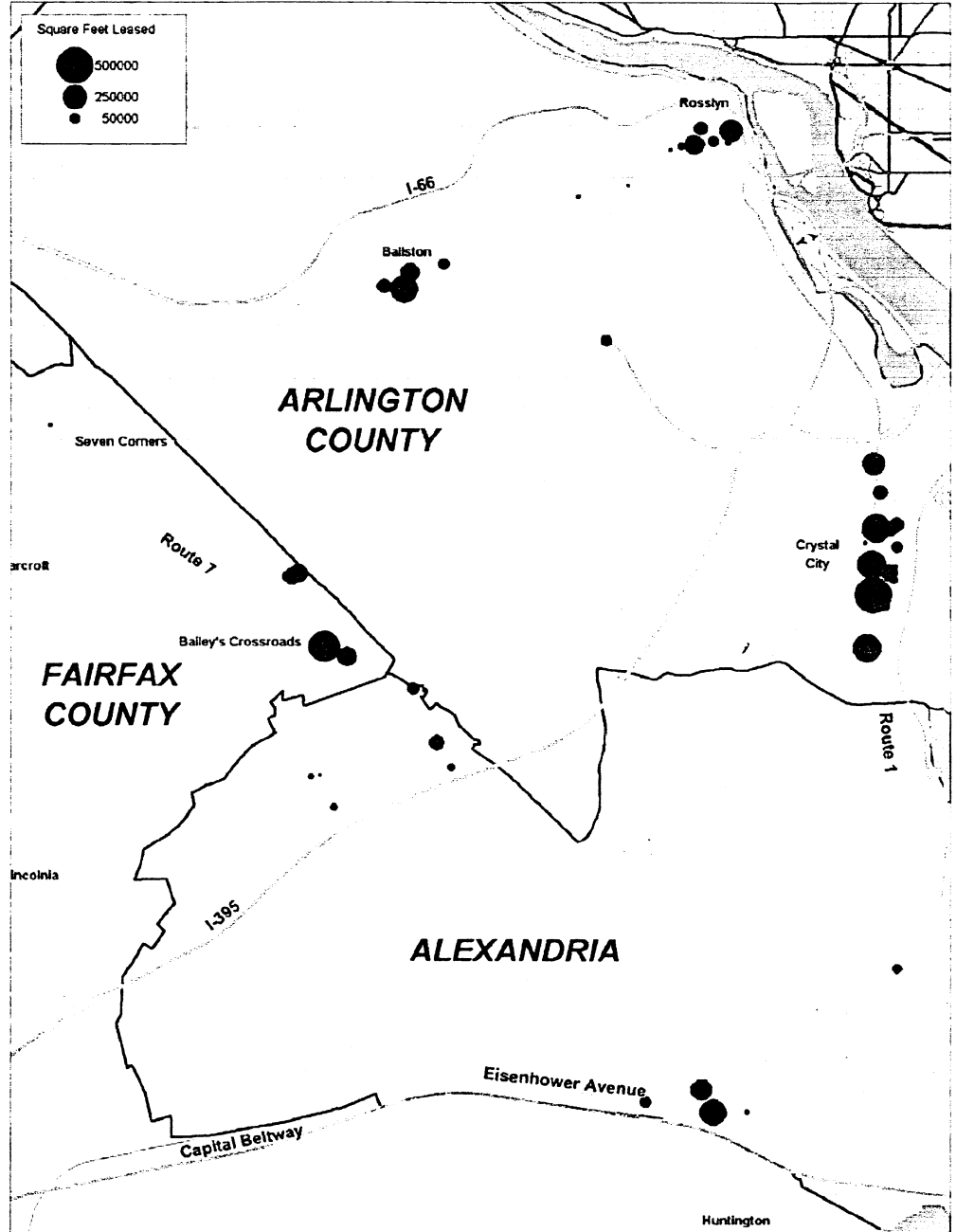
City of Alexandria 2005 BRAC Impacts

information compiled by the Alexandria Economic Development Partnership, May 20, 2005

Building Information	Command/Agency	New Location	Lease Ex. Date	Approx Jobs Impact	Approx Sq Ft Impact
Park Center					
Park Center 1	U.S. Army Audit Agency	Fort Belvoir, VA	not available		
3101 Park Center Drive Stonewater Partners Stonewater Partners, David Cheng 914.285.3373					
Park Center Office 4					
4501 Ford Avenue Equity Ford, LLC/Park Center Assoc. Gates, Hudson & Assoc., Steve Melko 703.876.9590	Army Test and Evaluation Command (ATEC)	Aberdeen (APG), MD	May-2015	796	83,000
Mark Center					
1901 N Beauregard Street Mark Center Plaza II, LP The Mark Winkler Co., Battista Orcino 703.578.7773	OSD, Defense Modeling Simulation Office	Fort Belvoir, VA	Mar-2006	75	15,013
2001 North Beauregard Street 2001 N Beauregard Street, LP The Mark Winkler Co., Battista Orcino 703.578.7773	OSD, Defense Acquisition University	Fort Belvoir, VA	Oct-2007	40	8,000
4850 Mark Center Drive Institute for Defense Analysis The Mark Winkler Co., Battista Orcino 703.578.7773	OSD, DOT & E	Fort Belvoir, VA	Jan-2007	130	26,000
Hoffman Center					
Hoffman 1	Office of the Secretary of Defense Washington Headquarters Services Army Contracting Agency E-Commerce Region HQs U.S. Army G1/Personnel Transformation Administrative Assistant to the Secretary of the Army (SAAA) Communication and Electronics Command U.S. Army G1/Civilian Personnel Office	Fort Belvoir, VA Fort Belvoir, VA Fort Sam Houston, TX Fort Belvoir, VA Fort Belvoir, VA Fort Belvoir, VA Fort Belvoir, VA	Sep-2010	1,547	309,376
2461 Eisenhower Avenue Hoffman Family Ltd. Partnership Hoffman Mngmt., Mike Perine 703.960.4700					
Hoffman 2	US Army Surface Deployment and Distribution Command Army Human Resources Command	Scott Air Force Base, IL Fort Knox, KY	Mar-2010 Dec-2014	1,472 2,000	204,783 401,792
200 Stovall Street Hoffman Family Ltd. Partnership Hoffman Mngmt., Mike Perine					

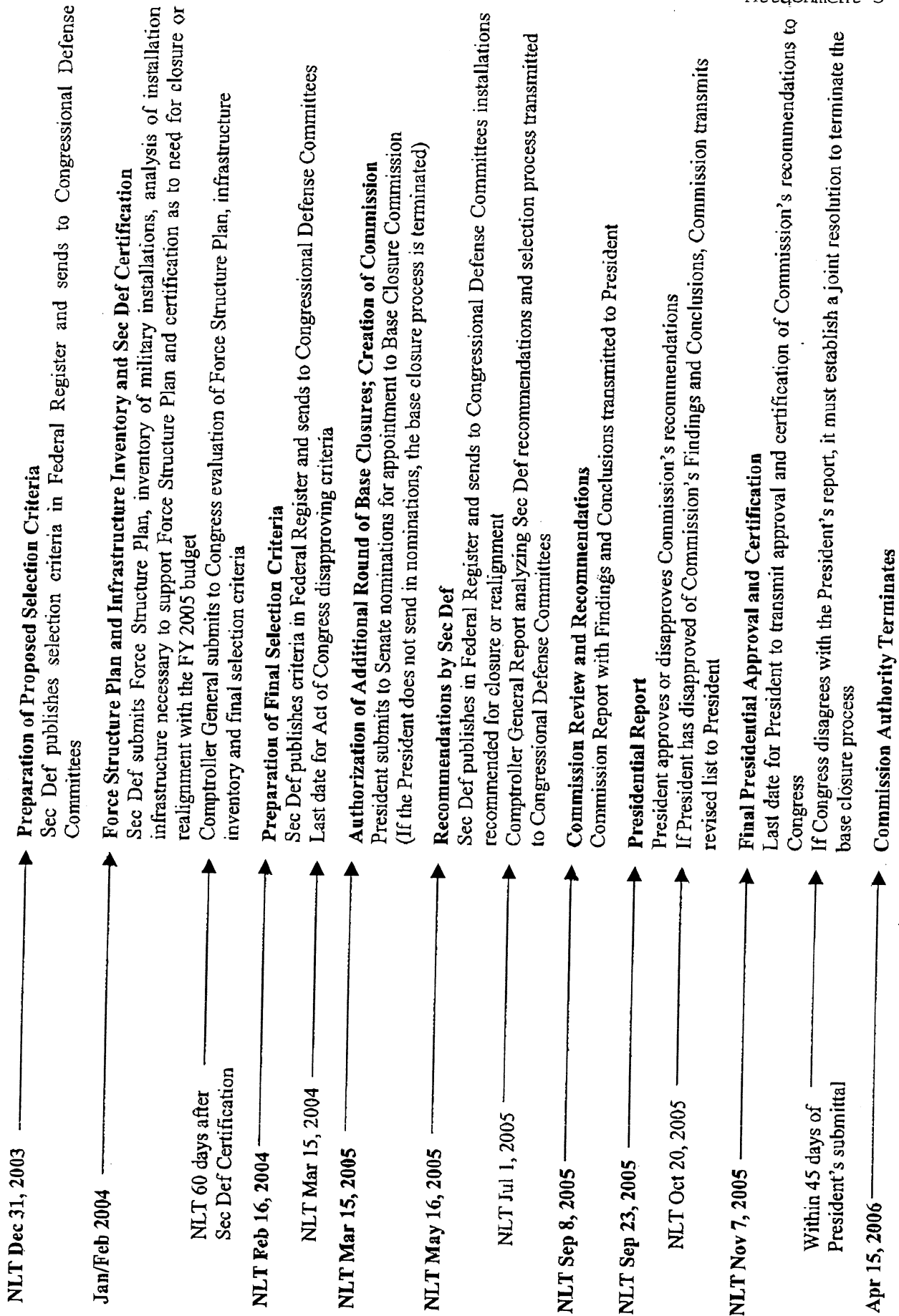
Alexandria Tech Center IV 2850 Eisenhower Avenue Alexandria Tech Center IV Ltd. Simpson Properties, Fred Zamer 703.299.0029, x 13	Defense Technology Security Administration	Fort Belvoir, VA	Feb-2012	202	40,422	
2320 Mill Road Simpson Family Partnership Simpson Properties, Fred Zamer 703.299.0029, x13	Army Broadcasting-Soldier Radio/TV	Fort Meade, MD	Feb-2006	80	16,000	
Sheet Metal Workers Building 601 N Fairfax Street Sheet Metal Workers Natl Pension Fund Trammell Crow, Spencer Stouffer 703.288.2549	American Forces Information Service Army Broadcasting-Soldier Radio/TV	Fort Meade, MD Fort Meade, MD	Jul-2007	119 100	23,760 20,000	
Security Storage 621 North Payne Street Security Storage Co. of DC, Rob Williams 202.234.5600	Office of the Secretary of Defense	Fort Belvoir, VA	Feb-2008			
Braddock Place 1340 Braddock Place ING Clarion Realty Services Trammell Crow, Spencer Stouffer 703.288.2549	Counterintelligence Field Activity (CIFA) Defense Security Service (DSS)	Quantico, VA Quantico, VA	Nov-2007	129 140	25,855 28,123	
Summit Centre 4700 King Street MGP Summit Centre Operating LLC Advantis/GVA, John Dettleff 703.790.2126	Army Community and Family Support Center	Fort Sam Houston, TX	Aug-2005	400	77,124	
Totals					7,230	1,279,248

Map of BRAC-Targeted Leases



The circles above depict buildings with aggregate leases sizes ranging from 3,968 sf to 524,867 sf - the larger the circle, the larger the amount of leased space at that location. Several buildings in Newington, Reston, Merrifield, Fairfax Center and Manassas are not shown on this map.

TIMELINE OF 2005 BASE CLOSURE AND REALIGNMENT PROCESS



PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

- The Department of Defense on October 8, 2003 released its Minimum Anti-terrorism Standards for Buildings (DoD Standards) on facility location and design standards:
 - These are prescriptive, not performance-based standards.
 - They were not subject to formal public comment, nor formally circulated or reviewed by NCPC or other local NCR communities.
 - Benchmark to other public and private decision-makers?

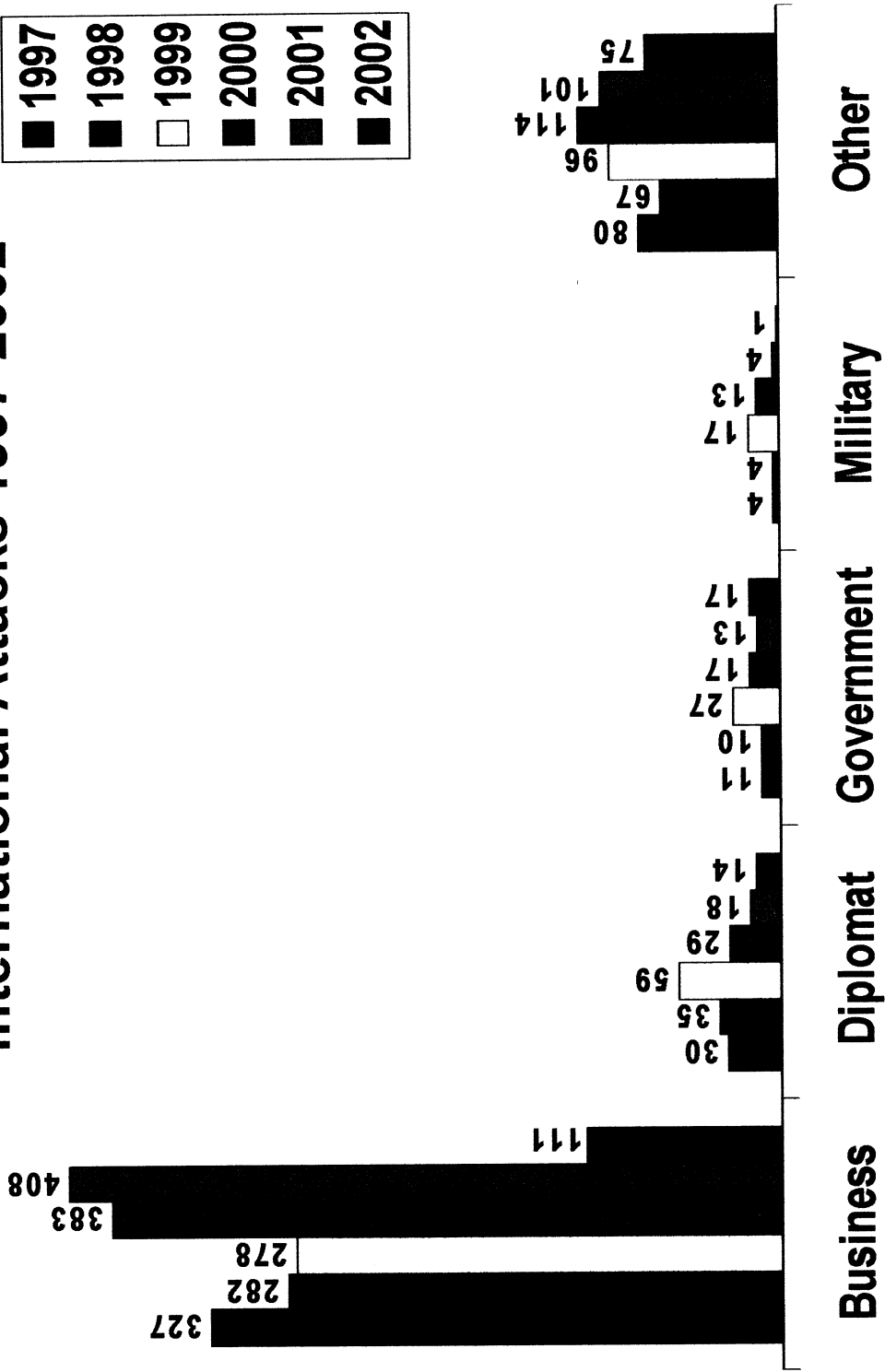
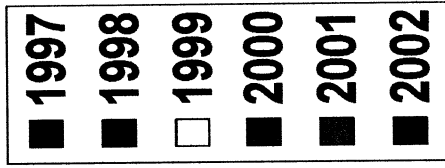
- **Timeline:**
 - October 1, 2004, the standards take effect and apply to **new DoD construction**;
 - October 1, 2005, they will apply to any **new leased space**;
 - October 1, 2009, they will apply to any **rollover of existing lease terms (renewals)**.
- **Zero DoD facilities in the DC Metro region comply with the standard (including the Pentagon)**

- **All DoD components, agencies, & field activities**
- **All inhabited buildings and structures with 11 or more DoD personnel**
- **May exceed minimum standards due to:**
 - Threat and vulnerability analysis
 - Command/Service/DoD Agency or Activity standards
 - Commander's directives

- Difficult to comply in an urban environment
 - Incompatible with urban areas master plans and community objectives;
 - Call for large setbacks
 - Restrict underground parking design and access
 - Permit no ground-level retail or mixed use/tenant buildings
- Mandate security means rather than security goals, potentially eliminating more innovative uses of technology to provide broader protection;
- Not subject to public comment or review by affected communities;

- Reverses trend toward transit-oriented development
 - Increase Regional Congestion
- DoD criteria inconsistent with security standards for all other Federal agencies; GSA (now DHS ISC) criteria
- Does not distinguish for “mission critical” functions

Total Facilities Struck by International Attacks 1997-2002



Source: U.S. Department of State, *Patterns of Global Terrorism 2002*

- Ensure greater flexibility and security
- Develop best practices for urban areas
- Aim for an Equal Protection standard
- Pursue innovation and technology to protect communities, instead of isolating them.

Terrorism Precautions

Enforcement of new safety setback and other security regulations for Department of Defense agencies could result in a massive relocation of many agencies from their present buildings in Northern Virginia to remote military installations or compounds.

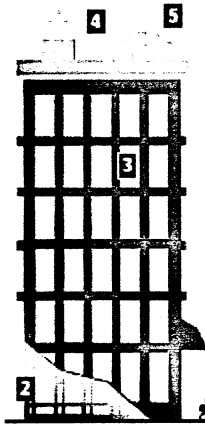
What the Standards Are

The Department of Defense outlines 22 specific standards that must be met in order for a building to comply. Some standards may be difficult or impossible for landlords to accommodate. Among the more challenging requirements:

1 **Minimum Standoff Distance:** Office buildings must be set back at least 82 feet (25 meters) from the "controlled perimeter"—typically, a fence or bollards that prevent vehicle access.

2 **Progressive Collapse Avoidance:** The building must be designed to prevent a chain reaction whereby the removal of a single column or girder causes disproportionate damage to the remainder of the building.

3 **Protective Glazing:** Windows and frames must be reinforced with shatter-resistant laminated glass.



4 **Mailroom Ventilation:** Room should be served by a separate, dedicated air ventilation system.

5 **Emergency Air Distribution Shutoff:** The HVAC system must be able to be shut off immediately to prevent airborne contaminants from spreading throughout the facility.

6 **Parking Control:** Parking beneath a building or on the roof should be eliminated.

SOURCES: GMU Center for Regional Analysis, Grubb & Ellis Government Services Group | THE WASHINGTON POST