BRAC City Activities Update

June 16, 2009

Michael Chipley – Alexandria BRAC Coordinator
BRAC is radically redefining the infrastructure, transit, environment, commuting, demographics, and workforce of the NCR. ....deadline Sep 2011

Alexandria BRAC 2005 Actions

- Direct Alexandria BRAC loss actions 7,200 jobs, 1.4 million square feet (approximately 7% of workforce and leases)
- Direct Alexandria BRAC 133 gain action 6,400 jobs and 1.3 million square feet
- Indirect BRAC (Contractors) actions impacts approximately 14% of workforce and leases
- Approx 9,300 out of the 10,000 businesses employ 20 people or less
- Vacating office space in poor shape and not compliant (Hoffman at 1M sq ft alone)
- Alexandria needs 5-10 million SF of office space designed to federal facility requirements to attract other federal agencies
Alexandria Economic Recovery Options

- How much federal?
  - Create “Fed Friendly Zones” around metro?
  - Mix federal tenants with commercial tenants?
  - Limit federal lease space in any given building to minimize security impacts?
- How much and what kind of large business
- How much and what kind of small business
- Residential/Retail mix in Urban Security environment – tax base
- Changing workforce demographics (Utilization versus sq ft) – telecommute centers
- Carbon Footprint impacts?

- Level II federal agencies, campus and dispersed combinations
- Capture Green and financial sector jobs, low LOP requirements
- Focus on Class A and B+ buildings, redevelop older properties
- Achieve energy reductions
- Market Quality of Life and Quality of Services
- Encourage regional solutions, resiliency and redundancy versus protection
Preliminary Recovery Recommendations

Objective – 50% business and 50% residential base

Assume 30% federal presence target goal of total business base

<table>
<thead>
<tr>
<th>Commercial lease space</th>
<th>%</th>
<th>Commercial lease space</th>
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<tbody>
<tr>
<td>Current office space - 21 million</td>
<td>100%</td>
<td>Future office space – 30 million</td>
<td>100%</td>
</tr>
<tr>
<td>0.30 * 30 = 9 million desired</td>
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<table>
<thead>
<tr>
<th>Current federal presence</th>
<th>% Alex</th>
<th>Post 2011 federal presence</th>
<th>%Alex</th>
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<tbody>
<tr>
<td>PTO - 2.5 million</td>
<td>11.9%</td>
<td>PTO – 3 million</td>
<td>10.0%</td>
</tr>
<tr>
<td>DoD - 1.5 million</td>
<td>7.1%</td>
<td>DoD – 100,000</td>
<td>0.3%</td>
</tr>
<tr>
<td>All others – 0.5 million</td>
<td>2.4%</td>
<td>All others - 6 million</td>
<td>19.0%</td>
</tr>
<tr>
<td>Total</td>
<td>5.0 million</td>
<td>Total</td>
<td>9.1 million</td>
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<tr>
<td>21.4%</td>
<td>29.3%</td>
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To support federal presence requires collaboration and innovative solutions; maintaining the Alexandria character, supporting business needs, and growing the federal presence are not mutually exclusive, how do we get there?
Requests to the City – May 2008

- Adopt LEED Silver as the city objective
- Adopt a Green Building Certification for sustainable business operations (see Santa Monica and CA as example, DC now has an equivalent http://www.sbnow.org/about/contact.cfm)
- Pursue Class A and B+ properties able to meet the federal facilities standards and requirements (energy, security, BIM, etc.)
- Create and designate “Federal Friendly Zones”, primarily around metro, that support campus, single building, and dispersed/multi-building federal agency requirements
- Pursue GSA and federal agencies to lease space in Alexandria beginning with the July 22 GSA Virtual Tour
- Register Alexandria Code Enforcement as ICC SMART Code Beta test city
BRAC SWOT Analysis

The study had two components:

- Assessment of Alexandria’s existing economic base to evaluate the potential impact of BRAC actions

- Identifying and recommending specific economic sectors and industries to be targeted as part of Alexandria’s recovery strategy

- Federal agencies with most “bang for the buck”
- Contractor spin-off
- “Free agent” contractors
- Memberships and trade organizations
- Maintain/expand small businesses
  - Creative clusters, boutique firms, “innovation economy”
- Targeted “lightning strikes”
  - Headquarters, universities
Federal Friendly Zones™ (FFZ’s)

Alexandria has many areas, neighborhoods and parcels that can meet these requirements, however, the process by which the federal government advertises, acquires and operates the commercial office lease space can conflict with many community objectives. The concept of the Federal Friendly Zones is to identify areas and sites that can support the federal requirements and become part of a larger integrated land use decision. Within each FFZ, there are three types of utilizations:

- Federal campus
- Single Federal Occupied Building
- Single building with federal agency as a tenant (dispersed)

Working with the local neighborhoods and federal agencies, a new approach can be developed to ensure the community grows and prospers to achieve mutually beneficial results (such as transit oriented development, Eco-City, enhanced water and air quality, etc.).

Another key objective of the Federal Friendly Zones is move from a Protection oriented process (using bollards, barriers, street closings, etc) that impact the streetscape and public space, to a Resiliency, Redundancy, and Recovery model that relies on enhanced police, fire, emergency management and community preparedness to respond to events (whether natural or man made).

Alexandria’s BRAC Recovery Strategy is dependent upon Green Buildings, energy security, sustainability
Develop and coordinate the BRAC Recovery Strategy
  • Developed FFZ concept, continuing evolution
  • Identify and meet with federal agencies/business to backfill vacating space
  • Attend various BRAC meetings and conferences
  • BRAC Update e-mails

Workforce and Education
  • Transition Centers (JobLink and Crystal City)
  • Career Fairs (Led first NoVA region Career Day!)

Support city staff with infrastructure projects (federal requirements)
  • Security (Led process to access the DHS ISC standards!)
  • Energy
  • Transit
Grant being submitted to OEA June 2009, start in summer/fall
Envisioning the Future Federal Workplace in the Washington DC Region the General Services Administration (GSA) is seeking grant proposals that would help to cultivate innovative regional coordination, design, and planning practices for accommodating federal offices in the Washington region over the next half-century. In short, the federal government seeks to encourage regional coordination to plan intelligently, based upon mutual stakeholder concerns, including sustainability, transportation, and security, as well as the changing regional dynamics of land use, housing, and workforce issues.

- Cost of Business/Cost of Living
- Energy, Sustainability
- Transportation and Infrastructure
- Infill/adaptive Use
- Workforce, Telework
- Security

$90,000 grant award to joint Arlington-Alexandria effort, started Fall 08
What is Sustainability?

Sustainability is progress that meets the needs of the present without compromising the ability of future generations to meet their own needs. The central goal of sustainability is to provide the best outcomes for the human and natural worlds.

A sustainable community is an environmentally, economically, and socially healthy place where people can live, work and play for decades to come:

- Ecological sustainability ensures that all parts of the natural and built environments work together as a single ecological system.
- Economic sustainability ensures a healthy economy that supports and sustains people and the environment in which they live over the long-term.
- Social sustainability ensures that a community meets residents’ basic health and social needs and has the resiliency to prevent and/or address problems in the future.
Next key BRAC Recovery event: Sustainability Workshop

- Alexandria Eco-City
- USGBC LEED 3.0
- DoD Sustainability Program
- ARRA & the Energy Efficiency Partnership

Location: Hilton Hotel Mark Center (tentative)
Date: Late July or early August 2009
BRAC Summary

• Recapitalizes the DoD infrastructure – badly needed
• Mid-Atlantic Region had a net gain as result of BRAC
• Significant grant funds come with BRAC actions
• BRAC 133 workforce gain offsets the loses, but lose tax base
• City grant for Beauregard Seminary Small Area Plan
• City has numerous sites that meet federal agency requirements
  • Victory Center
  • Potomac Yard
  • Braddock
  • Eisenhower
• Vacating DoD units office space will ultimately be backfilled
  • Upgrade to the building stock, transit, environment
  • Energy efficient

BRAC and the ARRA is accelerating what would likely have happened, but in a longer time frame......to make Alexandria a better place
NOVA BRAC POC’s

Alexandria BRAC Coordinator- Michael Chipley chipley@alexecon.org
Alexandria Planning and Zoning - Pat Mann pat.mann@alexandriava.gov
Alexandria Transportation - Pierre Holloman Pierre.Holloman@alexandriava.gov
Alexandria Workforce - Dennis McKinney dennis.mckinney@alexandriava.gov
Arlington BRAC Coordinator - Andrea Morris AYmorris@arlingtonva.us
Arlington-Alexandria BRAC Coordination Center Director - Sandra Smith Sasmith@arlingtonva.us
Arlington Workforce - Carla Leap Cleap@arlingtonva.us
Fairfax BRAC Coordinator - Mark Canale mark.canale@fairfaxcounty.gov
Fairfax Transportation - Nick Perfili Nicholas.Perfili@fairfaxcounty.gov
Fairfax Planning and Zoning - Jen Lai Jennifer.Lai@fairfaxcounty.gov
Northern Virginia Regional Commission - David Schwengel dschwengel@novaregion.org
Prince William BRAC Coordinator - Davis Moss DMoss@pwcgov.org
Stafford BRAC Coordinator - Tom Rumora TRumora@co.stafford.va.us
Virginia BRAC Workforce Coordinator - Susan Baker sdbaker@nvcc.edu
Virginia DOT BRAC Coordinator - Tom Fahney tom.fahney@VDOT.virginia.gov
Virginia National Defense Industrial Authority Coordinator - Stan Scot sscott@yesvirginia.org
WMATA Transportation Coordinator - Wendy Jia wjia@wmata.com
BRAC Alliances and Resources

Alliances

Quantico-Belvoir Regional Business Alliance - Miles Friedman mfriedman@milesfriedman.com
Andrews Alliance - James Estepp jrestepp@bizroundtable.org

BRAC Web Sites and Resources

City of Alexandria - http://alexandriava.gov/
DOD BRAC Office - http://www.defenselink.mil/brac/
Ft Belvoir NewVision - www.belvoirnewvision.com
Ft Belvoir Facebook – www.facebook.com/Fort.Belvoir
NCPC - www.ncpc.gov
Comments and questions may be directed to information@whs.mil.
Contact Information

Michael Chipley PhD PMP LEED AP
1729 King Street, Suite 410
Alexandria, VA 22314
Office: 703-739-3820 ext 107
Cell: 571-232-3890
E-mail: chipley@alexecon.org
Web site: www.alexecon.org