

To: MVCCA Planning and Zoning Committee

From: Nominator, Bruce R. Smith

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Nomination number: BRAC #08-IV-2S

Address of primary parcel: A 105 acre assemblage at the 7500 block of Loisdale Road.

Current Plan language: 4 parcels: Industrial uses up to 0.35 FAR  
1 parcel: Open Space

Current Zoning: 1 parcel: I-3  
4 parcels: R-1

Current Use: Vacant.

Proposed Plan Language: Mixed use (office/retail) with FAR up to 1.50.

Proposed Zoning (if nomination is adopted): Probably a PUD (mostly office).

Proposed Use: A mixed use development with office and a smaller retail component.

Adjacent community reaction: Newington Civic Association was generally positive.

#### SHORT JUSTIFICATION FOR NOMINATION:

This nomination will help absorb the impact of BRAC relocations because it is:  
1) large enough to contain a substantial amount of office space; 2) very close to the area's major intersection of I-95 and the Fairfax County Parkway; 3) central to EPG, the GSA Warehouse and main post Ft. Belvoir; and 4) has potential for direct access to mass transit (VRE and/or Metro)

If this large assemblage very near the major commuting arteries is not utilized, the significant square footage it could have absorbed will be dispersed in the form of numerous smaller, poorly located developments which will clog smaller roads and burden nearby neighborhoods with cut-through traffic.