

To: MVCCA Planning and Zoning Committee

From: Nominator, Bruce R. Smith

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Nomination number: BRAC #08-IV-3S

Address of primary parcel: A 25 acre assemblage at 7911 Loisdale Road.

Current Plan language: Industrial up to 0.35 FAR

Current Zoning: R-1

Current Use: Vacant.

Proposed Plan Language: A mix of office, retail and hotel with an FAR of up to 2.0.

Proposed Zoning: Probably a PUD

Proposed Use: A mixed use development with substantial office and retail components, one or two hotels.

Adjacent community reaction: Newington Civic Association was generally positive.

#### SHORT JUSTIFICATION FOR NOMINATION:

Kingstowne, the Springfield Mall and Springfield's central business district will absorb some, but not all, of the BRAC related demand for office and retail space. There needs to be a significant hub of office and supporting amenities south of these three existing commercial centers in order to keep the Ft. Belvoir and EPG traffic from having to go north to work, eat and shop.

This 25 acre site should be the southern hub because it is immediately adjacent to the area's major intersection of I-95 and the Fairfax County Parkway, and has the potential for direct access to mass transit (VRE and Metro).