

Loisdale Road Special Study (ST09-IV-S1)

During the 2008-2009 Base Realignment and Closure (BRAC) Area Plans Review (APR) process, three BRAC APR nominations located on Loisdale Road proposed approximately seven million square feet of non-residential development. Given the need to balance concerns for maintaining a proper land use mix, the contractor demand associated with BRAC job relocations, and the limited transportation capacity of Loisdale Road, staff and the BRAC APR Task Force recommended to the Planning Commission that the area be evaluated as a separate study. In December 2008, the Planning Commission recommended that the Board of Supervisors authorize the Loisdale Road Special Study. The Loisdale Road Special Study was authorized by the Board of Supervisors on January 12, 2009.

The approximately 120-acre study area is located east of Loisdale Road, west of the CSX railroad tracks, generally south of Loisdale Park, and north of Newington Road. The Comprehensive Plan designates the study area as a portion of Land Unit K in the I-95 Corridor Industrial Area. Proximity and accessibility to Fort Belvoir, the Engineer Proving Ground (EPG), the Springfield Community Business Center (CBC) and Franconia-Springfield Transit Station Area (TSA) coupled with the impending BRAC-related transfers to Fort Belvoir affords staff an opportunity to evaluate the merit of re-planning this location from primarily industrial use to uses that could support other needs, including office use.

Future public hearing dates:

Planning Commission Public Hearing: Wednesday, March 3, 2010 at 8:15 p.m.
Board of Supervisors Public Hearing: Tuesday, March 23, 2010 at 4:00 p.m.