

PCI 9-LE-002 - LOISDALE

2020 SSPA NOMINATION

SITE CONTEXT

- 7.22 acres total
- Consolidating 3 parcels
- Current By-Right Development is 138,500 sf (including 60,000 sf at .5 FAR closest to Loisdale)
- Office and Light Industrial uses permitted By-Right



- Office building
- Minimal setback or open space
- .5 FAR



OFFICE DOES NOT WORK AT THIS LOCATION

- The site has been unable to develop despite multiple attempts to attract office and light industrial development
 - Repeatedly cited lack of amenity base
 - No contractor “tail” emerged from BRAC relocations or other areas closer to amenity bases
- Office market continues to evolve and orient toward more amenity rich areas
 - Only exacerbated by COVID
 - Increased opportunities elsewhere in the County with Silver Line



Development Summary

Site area: 7.225 ac. (parcels 3, 4 & 5)
Existing zoning: C-2 (2.734 ac.) and I-3 (4.492 ac.)
Proposed zoning: PDS-6 or R-5
Proposed development: 16 TH (22' x 45', one or two car garage end units)
32 TH (20' x 45', one car garage interior units)
Total: 48 units
+/- 1.0 ac. park/ recreation area



CONCEPTUAL TOWNHOUSE OPTION

LOISDALE
ROAD

SUGGESTED EVOLUTION OF PLAN

- Downplanning of site to residential permit better transition
- Will result in a reduction in traffic compared to approved plan
- Will add more than 1 acre of publicly accessible park space
- Significantly more open space and landscaping compared to By-right Office or Industrial
- Provides opportunity for a traffic signal to provide “break” for Loisdale Estates Community
- Would like to work with the community to ensure appropriate scale of residential – Reduction in FAR