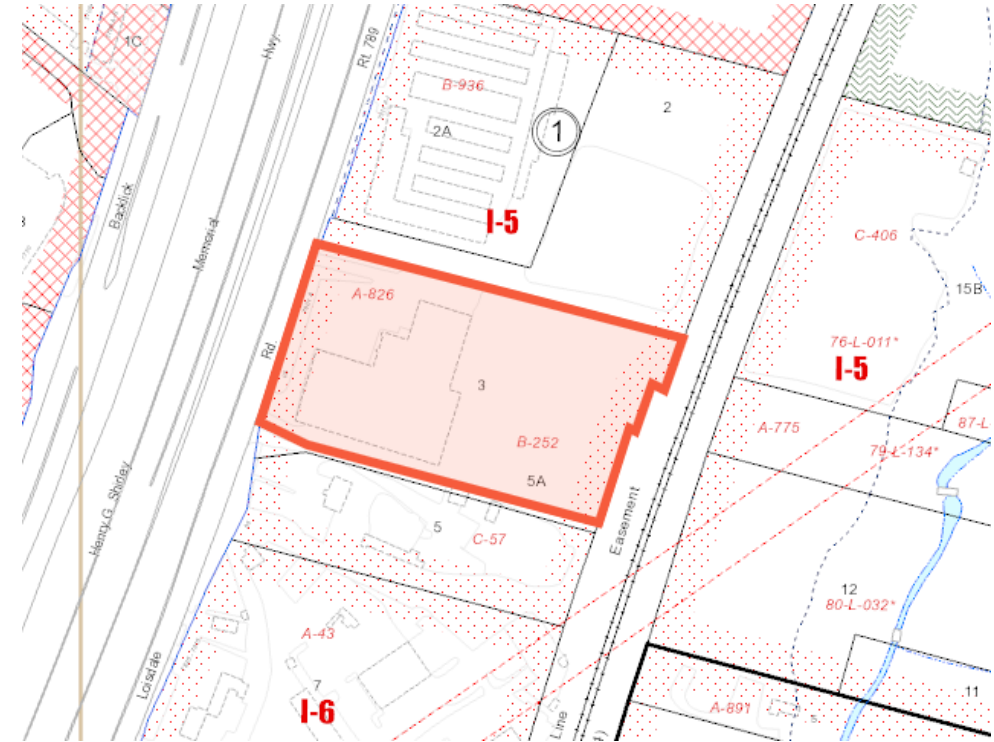


# Potomac Steel Site 7801 Loisdale Road

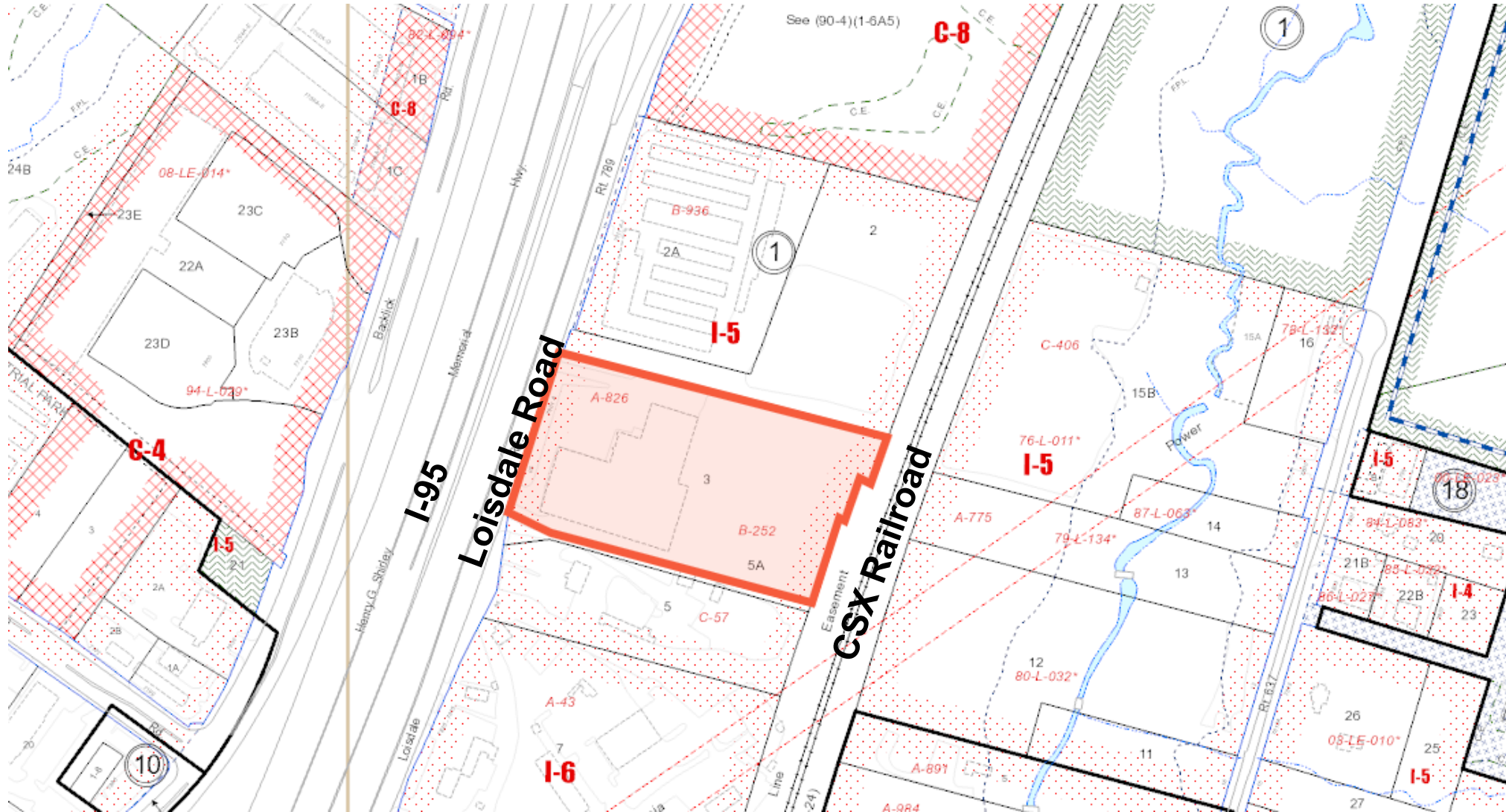
Lee District SSPA Task Force  
August 17, 2020



# Site Background

- Size: 6.5 acres (283,642 SF)
- Zoning: I-5      0.5 FAR (141,821 SF) by-right  
1.0 by (283,642 SF) by special exception  
Industrial and office uses permitted by-right  
Maximum building height of 75 feet by-right
- Existing Improvements: 63,350 SF industrial warehouse (0.22 FAR)
- Comprehensive Plan: Industrial/Industrial-related uses up to 0.35 FAR (99,274 SF)
- Request: Up to 1.0 FAR for office, light industrial, warehouse, public facilities

# Site Background





# Site Background





# Site Background





# Site Background



# Observations

- Existing transportation challenges along Loisdale Road
- Loisdale Road is a highly-visible southern gateway to greater Springfield and Fairfax County
- Lower-intensity established residential neighborhoods to the north in Loisdale Estates and higher intensity industrial areas to the south in Newington
- Railroad tracks to the east; Interstate 95 to the west

# Vision

- 1) Promote continued non-residential industrial and industrial-related uses in Land Unit K
- 2) Business consolidation for property owner
- 3) Incentivize owner to submit to County's planning process/review
  - Substantial existing development potential without need for discretionary approvals
  - Strings attached/firm commitments to realizing County planning goals
  - Existing site-specific recommendation precedent in Land Unit K



# Potential Concept

New office space fronting along Loisdale Road

Transitioning to light industrial building/warehouse

Potential for public facilities/institutional use

# Potential Concept

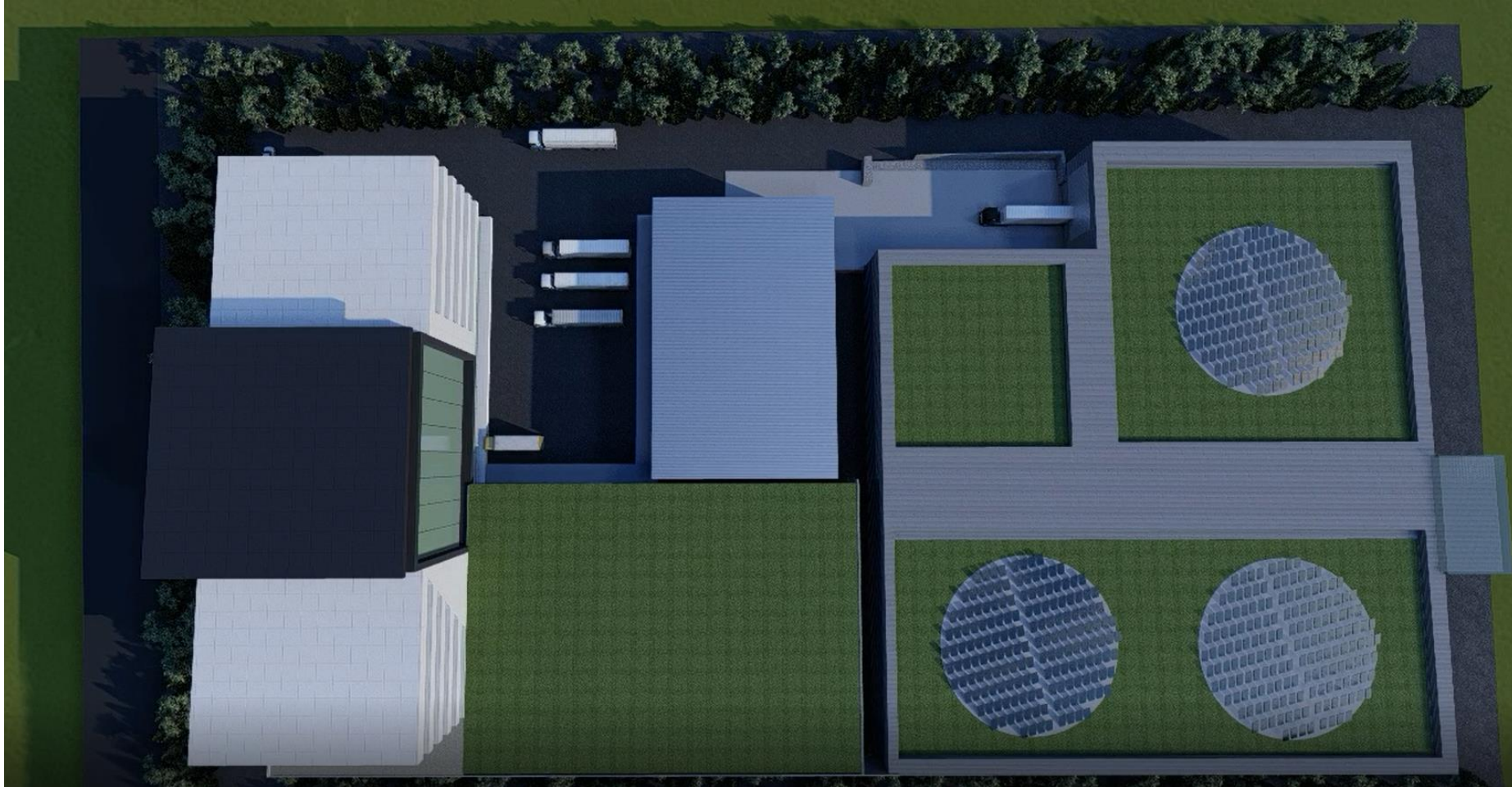


# Potential Concept





# Potential Concept



# Potomac Steel Site 7801 Loisdale Road

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