

# OAKWOOD VAN DORN (OVD) PCI9-LE-006

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2020 SSPA NOMINATION



# SITE CONTEXT

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- Originally 17 Acres at Oakwood Road and Van Dorn
- Less than 1/2 mile from Van Dorn Metro Station
- OVD Associates has owned the property since the early 1980s



# SITE REZONED IN 1994

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- OVD rezoned the property to permit up to 850,000 gsf of Office/Mixed-Use
- 3 to 5 separate office buildings (up to 8 stories) with parking garages
- As part of this rezoning OVD – dedicated more than 5 acres to Fairfax County for improvements to Oakwood Road and Van Dorn, including to permit the existing traffic signal
  - Now being reused for the proposed affordable senior housing project

1. ALL UTILITIES TO BE SHOWN AS SHOWN ON THE SURVEY AND AS SHOWN ON THE RECORD DRAWING.  
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INTERSTATE 95

ROUTE 843

SOUTH MAIN  
 JUDSON STREET  
 OAKWOOD ROAD  
 SARATOGA STREET  
 WHEELOCK DRIVE  
 PLEASANT DRIVE  
 WHEELER DRIVE

BLDG 1  
4 STORIES

BLDG 2  
4 STORIES

BLDG 3  
4 STORIES

BLDG 4  
4 STORIES

BLDG 5  
4 STORIES

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PRINTED  
 BY  
 Gregory & Sons

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31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

FINAL PLANT FINAL DEVELOPING PLAN

# OFFICE DOES NOT WORK AT THIS LOCATION

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- The site has been unable to develop despite multiple attempts to attract office development including multiple bids for GSA leases (more than 5) and most recently as 2018
  - Repeatedly cited lack of amenity base
  - No contractor “tail” emerged from BRAC relocations or other areas closer to amenity bases
    - For Example Victory Center remained vacant
- 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
- Retail does not make sense given how the access functions
  - Only exacerbated by COVID as well
  - Lack of households to support the use

# EXISTING PLAN IS STALE

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- The Site is located within the Van Dorn Transit Station Area and is recommended for mixed-use at a 1.0 FAR (including office/hotel and residential)
  - Residential phase must be preceded by office
- No implementation of the Comprehensive Plan has occurred in over 3 decades
- This plan language has not been reexamined since the Board of Supervisors has embraced mixed-use in TSA areas such as Tysons, Reston, Dulles Suburban Center, Springfield and Merrifield

# SUGGESTED EVOLUTION OF PLAN

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- No change to the Proposed FAR
- Consideration of removal of phasing requirement
- Consideration of better mix of uses (more residential to support commercial)
- Consideration of additional, more viable, non-residential uses
  - Such as high-quality storage to promote transit-oriented communities
  - Senior Housing and/or Medical Care Facility
- Will result in a reduction in traffic compared to approved plan and what has been planned for the last 25 years

# SUMMARY

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- Would like to work with the community to revisit the timing provision for the planned residential – No change in FAR
- Opportunity to potentially incorporate other community amenities
- Potentially revisit the use mix on the site to ensure a more viable community, improve Oakwood Road and provide better access to the Van Dorn Metro.