OAKWOOD VAN DORN (OVD) PC 19-LE-006

2020 SSPA NOMINATION

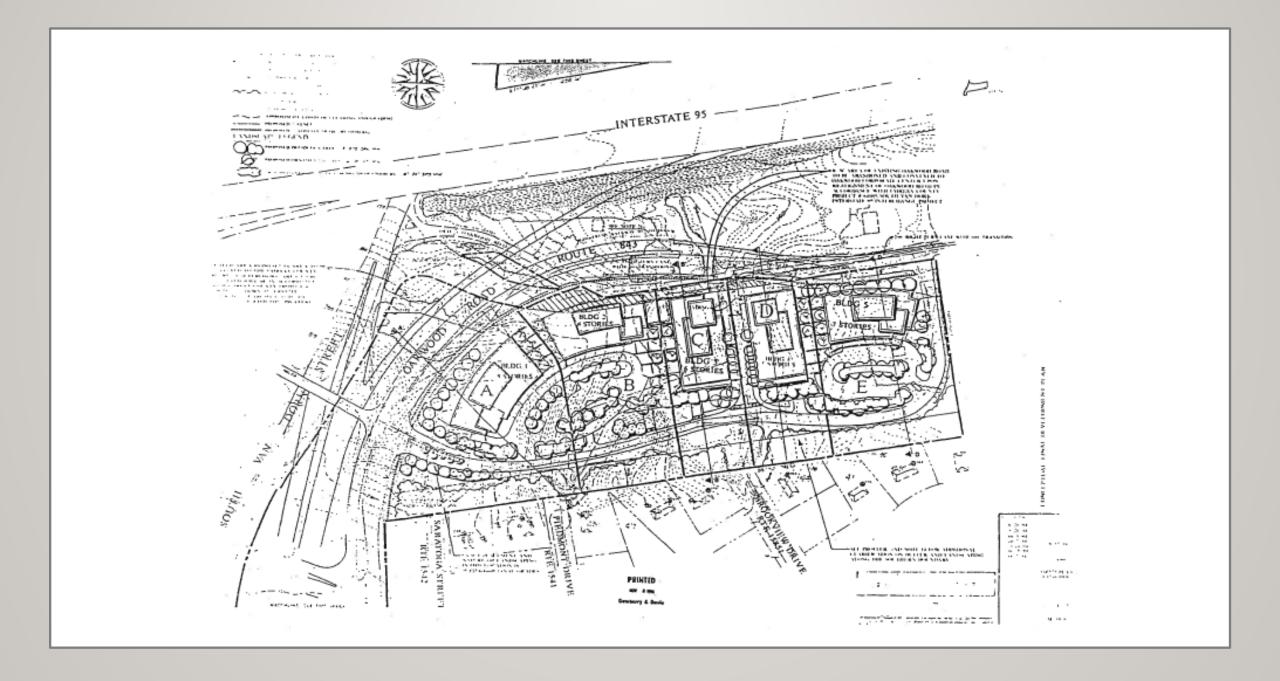
SITE CONTEXT

- Originally I7 Acres at Oakwood Road and Van Dorn
- Less than ½ mile from Van Dorn
 Metro Station
- OVD Associates has owned the property since the early 1980s



SITE REZONED IN 1994

- 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



OFFICE DOES NOT WORK AT THIS LOCATION

- 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

- 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 proceeded 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

- 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

- 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.