

# PC19-LE-009

Address/Tax Map Parcels: 5400, 5403, 5404, 5408, 5411, 5412, 5416, 5419, 5420, 5504, 5505, 5511, 5512, 5516, 5519, 5520 and 5604 Oakwood Road / Tax Map Parcels 81-2 ((3)) 24, 26, 26A, 27, 28, 29, 30, 31, 32, 32B, 33, 34, 34B, 35, 36A, 36B, 37, 37A



Nominator: Lynne J. Strobel, c/o Walsh, Colucci, Lubely & Walsh, P.C.  
Supervisor District: Lee  
Planning Area: Area IV  
Planning District/Special Area: Rose Hill/Van Dorn Transit Station Area (TSA), Land Unit D  
Acreage: 18.53 acres  
Current Plan Map/Text: Office/industrial use at an intensity of 0.25 - 0.50 Floor Area Ratio (FAR); Option for office/hotel/retail mixed-use up to 1.0 FAR with possible residential component, subject to phasing and other conditions.  
Proposed Amendment: Residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, and removal of the phasing limitation for residential use.

## Considerations:

The subject property is located south of Interstate-95/495 (I-95/495) and east of Van Dorn Street, along Oakwood Road, in an area designated as Land Unit D of the Van Dorn TSA. The property consists of eighteen parcels either occupied by commercial or industrial uses or currently vacant. An additional twelve acres, located directly west of the subject property on Oakwood Road, comprise the remainder of Land Unit D. This area is subject to separate Site-Specific Plan Amendment (SSPA) nomination PC19-LE-006. Areas to the south and east, located in Land Unit E of the Van Dorn TSA, are planned for and developed with stable single-family residential neighborhoods. A portion of Land Unit E, directly to the east of the subject property, is also planned for low-to-medium intensity office use and is recommended to connect to and have access from Oakwood Road, and potentially consolidate to redevelop with Land Unit D. The plan for the TSA recommends transit-oriented mixed-use development (TOD) to support the Van Dorn Street Metrorail Station; however, the plan recognizes that environmental factors, limited road capacity, and limited access between portions of the TSA located north and south of I-95/495 may constrain full implementation of development. A new bridge across I-95/495 is envisioned to connect Oakwood Road and Vine Street to improve vehicular and pedestrian access within the TSA. The Plan recommends limiting development in Land Unit D until suitable road improvements facilitate higher-intensity TOD.

The nomination proposes a mix of uses at 1.0 FAR, which is the TOD level of intensity, but with townhomes and/or low-rise multi-family development comprising 50 to 75 percent of development. The remaining development potential could be office, institutional or industrial uses. The nomination also proposes removing a phasing condition that would ensure a mixture of both non-residential and residential uses at each phase of development. Developing the site with such a high percentage of lower density residential uses may not support the adopted vision for Land Unit D, which envisions a diverse, transit-supporting mix of both non-residential and residential uses clustered in a compact, urban form. The proposed industrial component may also perpetuate the existing industrial character along Oakwood Road, with a similar impact on Plan objectives. Furthermore, the proposed removal of the phasing condition may effectively result in only residential uses on the site if the non-residential uses are not built, which could impact larger TSA objectives.

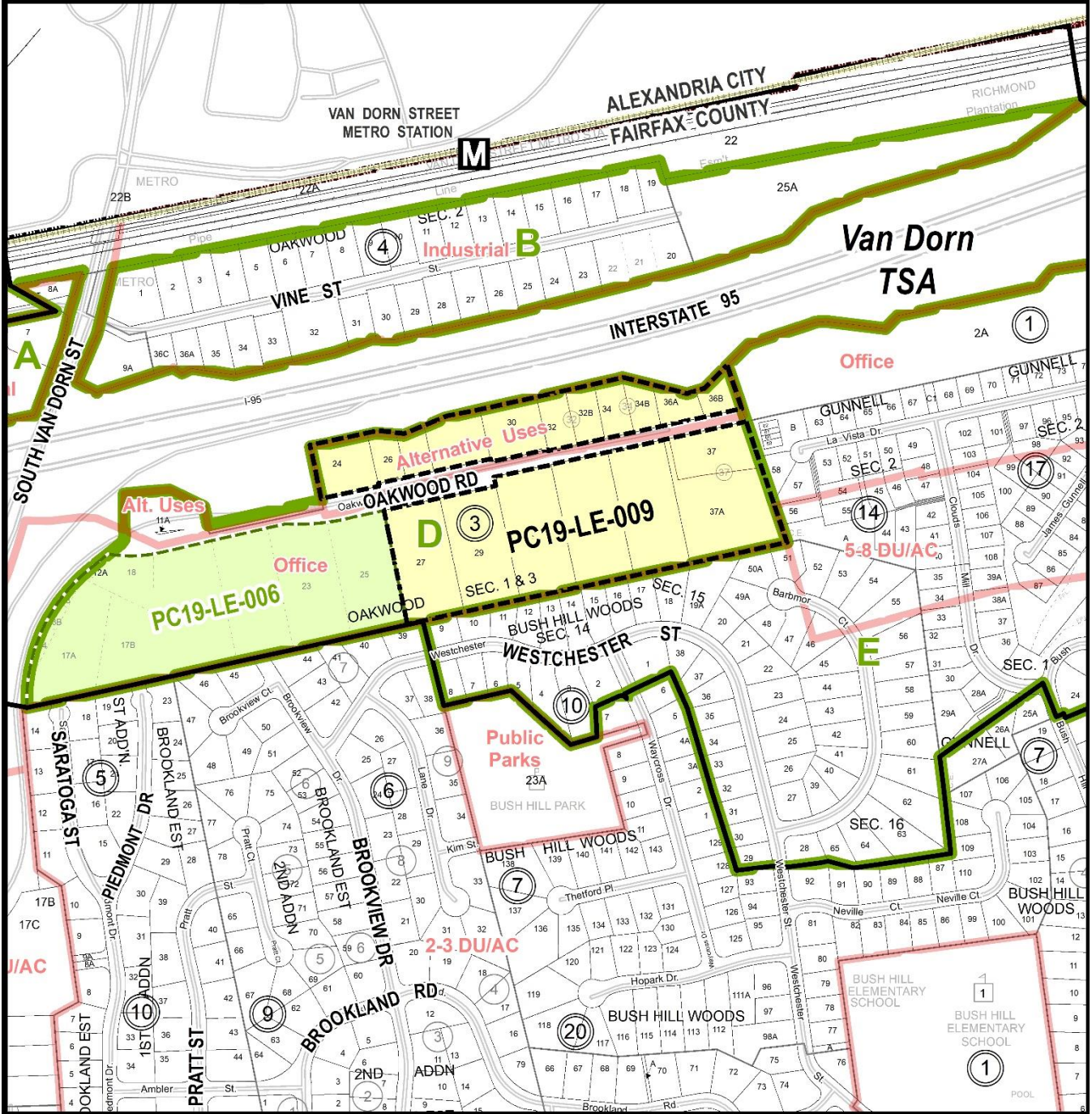
Considered in isolation, the nomination may undermine the ability of the remainder of Land Unit D to realize the adopted Plan, and may have similar implications for the planned office use in Land Unit E, to the east, and the area north of I-95/495, both of which rely on future access connections to Oakwood Road. However, nomination PC19-LE-006 has also been accepted for review, proposing a similar Plan option for residential mixed-use development on the remaining 12 acres of land in Land Unit D. If reviewed concurrently, the entirety of Land Unit D could be evaluated to better determine the impacts of such a change on the overall TSA Plan and Land Unit E, and if a more comprehensive change in the plan for this portion of the TSA is warranted.

## Preliminary Staff Recommendation:

PC19-LE-009 is recommended be added to the Comprehensive Plan Amendment Work Program, to be reviewed concurrently with PC19-LE-006 in a study of Land Unit D and the northern portion of Land Unit E in the Van Dorn TSA.

# PC19-LE-009

5400 - 5604 Oakwood Rd



PC19-LE-009

Other 2019 SSPA Nominations

Land Unit

Baseline Plan Recommendation

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS  
MAP CURRENT TO FEBRUARY 2020

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