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County Board Approves Rivana Application; 6.4-Million-SF Proposed Along Silver Line Extension

The county board unanimously—and enthusiastically—approved the Rivana rezoning application this month after two years of review.

Novais Partners and the Hanover Co. are proposing more than 2,700 multifamily units—270 of which will be affordable—up to 3.2 million-square feet of commercial space, and 16 acres of new parkland at the Metro-adjacent site.



Rivana at Innovation Station – Retail Village Rendering

Source: ZMAP-2021-0003 – Applicant Presentation (5/16/2023)

“I don’t know when I’ve been so excited to vote for a project,” said Board Chair Phyllis Randall (At Large) at the May 16th board meeting.

“This is exactly what we envisioned,” she continued.

“Around mass transit you are supposed to build dense and vertical, you are supposed to have a lot of amenities, you are supposed to think outside the box.”

More than 6.4 million-square feet of mixed-use development is planned across the 80-acre site, which sits

at the northeast quadrant of Route 28 and the Dulles Toll Road just west of the Innovation Center Metro station. The approved rezoning calls for up to 2,712 residential units (with 10 percent reserved as Unmet Housing Needs Units); 2.4 million-square feet of office space, 347,000-square feet of retail, and 450 hotel rooms.

An approximately 250,000-square-foot retail village will anchor the first phase of development at the center of the site, alongside 1,600 residential units across four buildings, 500,000-square feet of office, and all three major parks. Subsequent phases will deliver the bulk of the office space along the highly-visible southern edge of the site, as well as additional high-rise residential development.

“We really think that this will be a catalyst for a larger development in this whole quadrant,” DLA Piper attorney Brian Winterhalter said at the April public hearing.



Rivana at Innovation Station – Massing Diagram

Source: ZMAP-2021-0003 – Applicant Presentation (5/16/2023)

“This is a relatively undeveloped portion of the county right now, and we think that this is absolutely the right

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Circulation and News: 703-450-5085; gina@virginianewsletters.com
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project to kickstart development in this area in a very significant way.”

The approval caps a nearly 15-year development saga for the long-vacant site. The property owner, DWC Holdings LLC, first won approval from the county in 2008 to develop 1,250 residential units and four million-square feet of office. After nearly a decade, however, the property—once known as Dulles World Center and re-branded as The Hub—remained undeveloped, largely due to the “office-centric” land use allocations and strict phasing requirements, attorney Antonio J. Calabrese (DLA Piper LLP) told the planning commission back in April 2021.



Rivana at Innovation Station - Phase I Plan

Source: ZMAP-2021-0003 - Applicant Presentation (5/16/2023)

“It is going to be hard in this environment, but this is a viable plan,” said Dulles Supervisor Matthew Letourneau at the May meeting.



Rivana at Innovation Station - Highrise Multifamily

Source: ZMAP-2021-0003 - Applicant Presentation (5/16/2023)

The development team also controls the adjoining 25-acre Center for Innovative Technology (CIT) site across Fairfax border, where county staff is currently considering a site-

specific plan amendment that would increase the overall development potential (to 3.9 million square feet) and re-balance the use mix to permit more residential use. Conceptual plans filed in November 2022 show seven high-rise buildings forming an urban core along Innovation Avenue, with a large passive open space on the eastern edge of the property.



Rivana at Innovation Station - Site Map

Source: ZMAP-2021-0003 - Staff Report (5/16/2023)

The applicant made several changes to the Rivana application after board comments at the April 12 public hearing, headlined by an increase in the affordable housing set-aside from 8 to 10 percent (220 units to 270 units). The revised proffer package also includes an option for a hotel-condo hybrid building as well as an increase in the capital facilities request (from \$7.8 to \$12 million) to reflect the appraised value of all three parks (previously a credit was sought for only Boulder Ridge Park).



Rivana at Innovation Station - Open Space Plan

Source: ZMAP-2021-0003 - Applicant Presentation (5/16/2023)

“I wanted to thank the applicant for addressing some of the concerns raised at the public hearing,” said Broad Run Supervisor Sylvia Glass.

“I feel that this is a fantastic application before us today.”

While county staff could not support the capital facilities credit, Supervisor Letourneau explained that the request should be weighed against the broader proffer package, which is valued in the \$40 to \$45 million range.

“When you look at the sum of everything that is being offered to us, I think this is still a very, very good deal for the county.”



Rivana at Innovation Station – Office Core Rendering

Source: ZMAP-2021-0003 – Applicant Presentation (5/16/2023)

The county board was unanimous in its praise for the application—even Leesburg Supervisor Kristen Umstatt, who is well-known for her opposition to a large number of residential rezoning due to concerns with net negative impacts on the county and school budgets.

“It is the perfect kind of project in the perfect location, and I think it has the opportunity to bring a lot of top-notch office to that area,” she said.

“I just need a moment here to take in what just happened,” quipped board chair Phyllis Randall.

“You all do not know the miracle that happened here today.”

County Board Approval Expected in June for Data Center Campus at Former AOL HQ Site

American Real Estate Partners’ (AREP) proposal to redevelop the former AOL headquarters in Ashburn with an up-to 1.13-million-square-foot data center campus appears headed for county board approval next month.

At the May 10th public hearing, Broad Run Supervisor Sylvia Glass praised the applicant for designing an “attractive data center campus” at a “highly-visible spot coming into Ashburn.”

“I look forward to supporting this application in June,” she continued.



Pacific Corporate Park – Site Map

Source: ZRTD-2022-0001 – Staff Report (5/10/2023)

The applicant acquired the 43-acre corporate campus, which sits at the southwest corner of Waxpool Road and Pacific Boulevard, for \$136 million last year. The site is flanked on three sides by several constructed and approved data centers: to the west, a single-building Digital Realty data center; to the east, one of Loudoun’s first data centers now operated by Stack Infrastructure; and to the north, Dulles 28 Associates LLC’s 530,000-square-foot data center campus that was narrowly approved by the county board last March.

“We think this is absolutely an appropriate location for additional data center development given its comprehensive plan recommendation and the surrounding uses,” said DLA Piper attorney Brian Winterhalter.