

Keane Enterprises, Inc.

Andy Shuckra

Oaklawn is requesting a concept plan and proffer amendment to replace unfeasible uses in today's market with modern uses that will help meet the goals of the Legacy Leesburg Town Plan. As permitted by the underlying zoning district, Oaklawn is requesting approval to develop data center and flex-industrial uses within Land Bay A (26.5 acres). In addition, Oaklawn proposes attainable housing in MUC 2 (5.6 acres).

Land Bay A, which is bordered by the Dulles Greenway to the west, the Greenway on-ramp to the south and Hope Parkway to the east, has always been targeted for commercial development, including corporate office and hotel, but has struggled to realize this vision given dramatically changed market conditions.

MUC 2 would add attainable residential units south of the Poet's Walk Memory Care facility. These units would serve a workforce that is challenged to find adequate housing in Leesburg's expensive market, such as firefighters, teachers, police and EMTs. These multifamily units will complement the adjacent residential, support the nearby retail and service employment, and begin to address the urgent need for more attainable housing in Leesburg as identified in the Legacy Leesburg Town Plan.

