

City of Alexandria, Virginia

MEMORANDUM

DATE: JANUARY 7, 2016

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: DOCKET ITEM # 1, MASTER PLAN AMENDMENT 2015-0007 OAKVILLE TRIANGLE/ROUTE 1, CORRECTION TO DEVELOPMENT TABLE

Upon further review of *Table 2: Development Table* included as part of the proposed Master Plan Amendment 2015-0007, two updates to Table 2: Development Summary Table in the staff report and supporting documents are required as follows:

Table 2: Development Summary Table

- 1) **Block #3:** The maximum total development gross floor area (GFA) allowed on this block should be updated from 127,100 GFA to 150,000 GFA. The initial maximum total development indicated for this site in Table 2 included a fueling station use, which reduces the total possible square footage on the site. Since a fueling station use is not required on the site, the maximum square footage should indicate development potential without a fueling station, and therefore should be 150,000 GFA.
- 2) **Block #10:** The max square footage allowed on this block should be updated from 78,400 GFA. to 87,800 GFA. This is a clarification to reflect the heights depicted in the Plan.

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 23rd, 2015

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: KARL MORITZ, DIRECTOR, PLANNING AND ZONING

SUBJECT: OAKVILLE TRIANGLE AND ROUTE 1 PROJECTS: STAFF REPORT UPDATES

Upon review of the January Planning Commission docket, it appears that three issues require to be updated in the staff report and supporting documents which relate to the following cases:

- 1) **Docket Item number #3:** CDD Concept Plan #2014-0002, Vacation #2015-0002, Transportation Management Plan SUP #2015-0077. Oakville Triangle case.

The CDD Concept Plan submission set which accompanies the staff report for this item is outdated. The current submission set (dated 10/29/15) are attached for your review with this memorandum.

The Preliminary Infrastructure Plan and Plat also require to be uploaded to the docket webpage and to be distributed to members of the Planning Commission. Staff will endeavor to provide this information promptly.

- 2) **Docket Item number #2:** Master Plan Amendment #2015-0007, Rezoning #2015-0004, Text Amendment #2015-0006. Oakville Triangle and Route 1 case.

- a) On page 8 of the staff report which discusses the potential inclusion of the properties at 413/415 Hume Avenue into the Plan, the report incorrectly states for option 1:

“Option 1: Option 1 demonstrates a scenario in which one of the existing structures would be retained as shown in Figure 5. As shown below, this option retains 415 Hume Avenue and allows for townhouse redevelopment of the rest of block 12. This allows for 10 housing units total on block 12 (9 new townhouses and the retention of 415 Hume Avenue).”

The tally of units possible under this option, and corresponding to the Figure 5

graphic should actually read:

This allows for 11 housing units total on block 12 (10 new townhouses and the retention of 415 Hume Avenue).” (Amendment shown in **bold underline**)

The table on page 9 with a comparison of options 1 and 2 would require to be updated accordingly.

- b) On page 30 of the staff report which discusses the Special Tax District, there is a typo in the table reference within the first paragraph of this section. The text currently states:

“If the tax district were to be expanded, it would likely need to be extended to include the entire Plan area, not just a portion. As depicted in Table 6, the projected tax district revenue ...”

The text at this location should correctly refer to **Table 7** rather than Table 6.



CONCEPTUAL DESIGN
 PLAN

OAKVILLE
 CDD PLAN
 THE CITY OF ALEXANDRIA, VIRGINIA

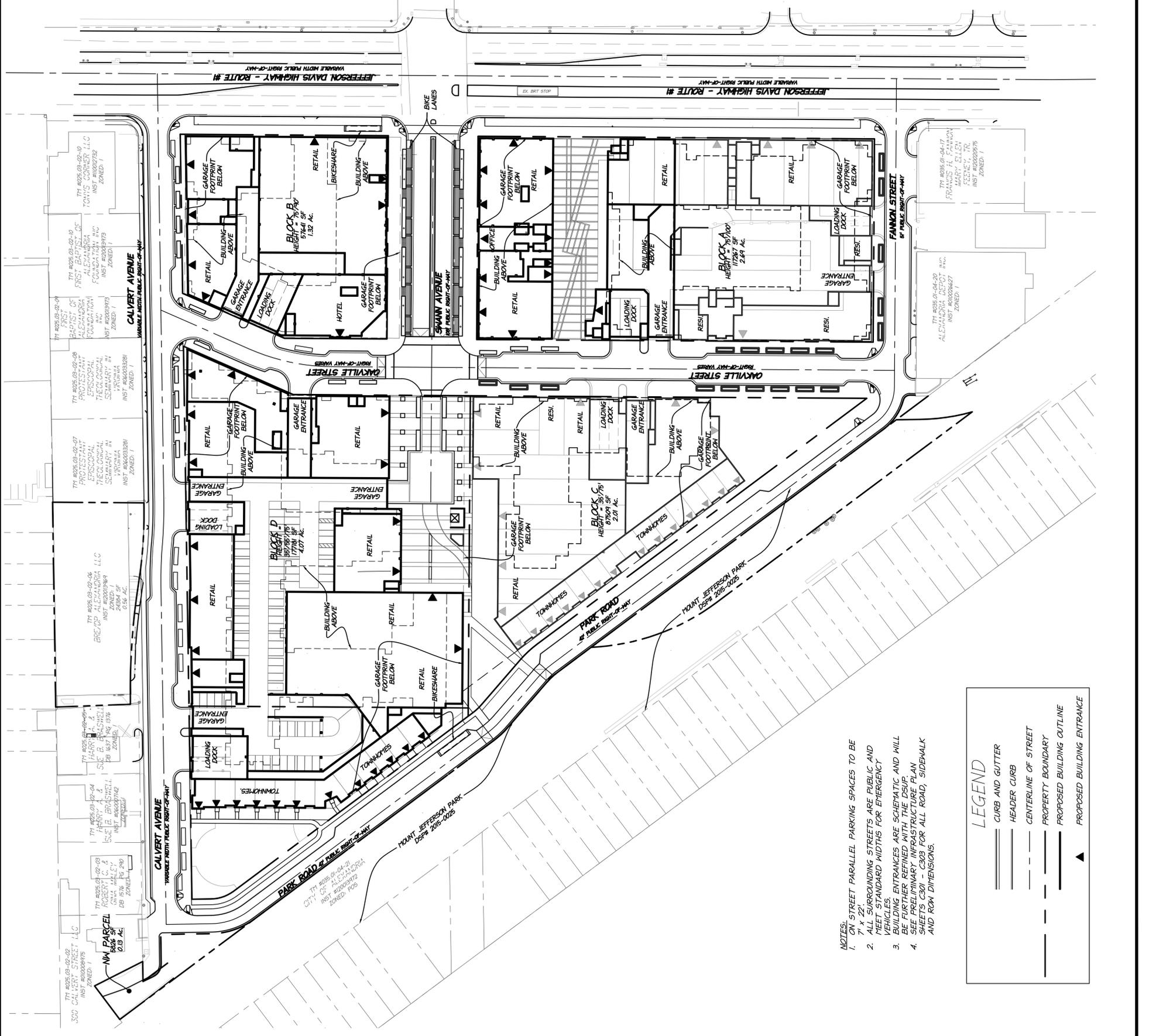
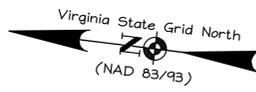
PROJECT NO: 14007.001.00
 SCALE: 1"=60'
 DATE: 07-13-2015
 DESIGN: EG
 DRAWN: C.L.
 CHECKED: K.M.
 SHEET No.

DATE	REVISION
8-17-15	COMPLETENESS COMMENTS 2
9-15-15	COMPLETENESS COMMENTS 3
10-7-15	COMPLETENESS COMMENTS 4

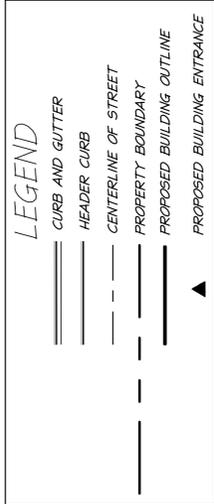
A	B	C	D	E	F	G
BLOCK	GROSS FLOOR AREA (GSF)	FAR / NET FLOOR AREA (NSF)	BUILDING HEIGHT	UNITS PER ACRE	MAX PARKING SPACES PROVIDED	MIN PARKING SPACES REQUIRED ¹
1	RETAIL	45,953	45.953			161
2	RESIDENTIAL	306,957	306.957	75'		318
3	OFFICE	135,166	135.166	100'		271
4	SERVICE/BOH	17,612	17.612			
5	SERVICE/BOH	505,688	505.688			
6	BLOCK SUBTOTAL GSF	67,529	67.529			
7	ABOVE GRADE GARAGE	243,769				
8	BELOW GRADE GARAGE	311,298				
9	BLOCK GARAGE SUBTOTAL GSF	816,986	573.317	115	660	750
10	BLOCK GROSS FLOOR AREA GRAND TOTAL					
11	RETAIL	35,119	35.119			
12	RESIDENTIAL	117,047	117.047	75'		123
13	HOTEL	145,296	145.296	90'		127
14	SERVICE/BOH	9,718	9.718			133
15	SERVICE/BOH	307,180	307.180			
16	BLOCK SUBTOTAL GSF	408,269	408.269			
17	ABOVE GRADE GARAGE	108,717				
18	BELOW GRADE GARAGE	112,837				
19	BLOCK GARAGE SUBTOTAL GSF	221,554				
20	BLOCK GROSS FLOOR AREA GRAND TOTAL	420,017	311.300	89	280	383
21	RETAIL	30,996	30.996			
22	RESIDENTIAL	197,629	197.629	75'		109
23	TOWNHOUSES	197,629	197.629			196
24	SERVICE/BOH	9,220	9.220			28
25	SERVICE/BOH	237,845	237.845			
26	BLOCK SUBTOTAL GSF	2,927	2.927			
27	ABOVE GRADE GARAGE	142,870				
28	BELOW GRADE GARAGE	145,797				
29	BLOCK GARAGE SUBTOTAL GSF	288,667				
30	BLOCK GROSS FLOOR AREA GRAND TOTAL	385,642	240.772	99	320	333
31	RETAIL	81,625	81.625			
32	RESIDENTIAL	498,269	498.269	75'		286
33	TOWNHOUSES	498,269	498.269			413
34	SERVICE/BOH	30,038	30.038			24
35	SERVICE/BOH	519,932	519.932			
36	BLOCK SUBTOTAL GSF	80,441	80.441			
37	ABOVE GRADE GARAGE	294,003				
38	BELOW GRADE GARAGE	374,444				
39	BLOCK GARAGE SUBTOTAL GSF	668,447				
40	BLOCK GROSS FLOOR AREA GRAND TOTAL	894,376	600.373	101	900	723
41	ON-STREET PARKING				65	
42	RETAIL GSF SUBTOTAL	193,693	193.693			
43	RESIDENTIAL GSF SUBTOTAL	1,029,902	1,029.902			
44	OFFICE GSF SUBTOTAL	135,166	135.166			
45	HOTEL GSF SUBTOTAL	145,296	145.296			
46	SERVICE/BOH GSF SUBTOTAL	66,588	66.588			
47	SERVICE/BOH GSF SUBTOTAL	155,017	155.017			
48	ABOVE GRADE GARAGE SUBTOTAL	789,359				
49	BELOW GRADE GARAGE SUBTOTAL					
50	GROSS FLOOR AREA GRAND TOTAL	2,515,021	1,725.662		2225	2189
51	FAR		3.87			
52	SITE AREA	445,424				

ALL FIGURES ARE SUBJECT TO REFINEMENT DURING INDIVIDUAL BLOCK DSUP SUBMISSIONS
¹ Gross Floor Area for each use includes use-specific ancillary spaces such as below grade bicycle parking, below grade stairs and mechanical space. This accounts for 24,077 SF of the Gross Floor Area Total.
² Service/BOH accounts for transformer space, loading docks and associated storage space, and garage exhaust/mechanical space. This accounts for 66,588 SF of the Gross Floor Area Grand Total. Of that, 31,310 SF is located in the below grade garage.
³ Below Grade Parking on Block B and Block D assumes parking in the ROW.
⁴ See shared parking table for ratios. Final minimum parking required to be determined at the DSUP submission for each block. For purposes of parking calculation for this submission it is assumed that the market rate multifamily units will consist of 33% 2BR units and 67% 1BR units.
⁵ Site area does not include TM 025.03-02-06 (24,384 SF or .56 acres).
 Other Notes:
 Retail and Restaurant is combined
 Residential includes multi-family and townhouse SF
 These calculations reflect changes made to the plan through work with Alexandria Planning and Zoning staff since the Concept II submission on April 8, 2015.
 Block A accounts for Phase 1 and Phase 2 portions of the block.
 See CD01 of the Infrastructure Plan for Phase 1
 Block D, constructed in Phase 1, will provide parking for a portion of the retail located on Blocks A, B, and C.

Land Use	Parking Ratio
Retail	3.5 sp/1,000 SF
Restaurant	3.5 sp/1,000 SF
Office	2.0 sp/1,000 SF
Hotel	0.7 sp/1,000 SF
Residential:	
Multi-Family Market	0.8 sp/bedroom
Multi-Family Affordable	0.75 sp/unit
Townhouse	2.0 sp/unit



- NOTES:**
- ON STREET PARALLEL PARKING SPACES TO BE 7' x 22'.
 - ALL SURROUNDING STREETS ARE PUBLIC AND MEET STANDARD WIDTHS FOR EMERGENCY VEHICLES.
 - BUILDING ENTRANCES ARE SCHEMATIC AND WILL BE FURTHER REFINED WITH THE DSUP. SEE PRELIMINARY INFRASTRUCTURE PLAN SHEETS C301 - C303 FOR ALL ROAD, SIDEWALK AND ROW DIMENSIONS.





OPEN SPACE CALCULATION
 TOTAL SITE AREA: 468,809 SF / 10.785 AC (EXCLUDES PUBLIC R.O.W.)
 REQUESTED TOTAL OPEN SPACE: 187,824 SF / 4.31 AC (40%)
 REQUESTED OPEN SPACE - GROUND LEVEL: 70,471 SF / 1.62 AC (15% Min.)

- SYMBOL**
- GROUND LEVEL OPEN SPACE (15% Min.) +/-70,471 sf.
 - ROOF TOP OPEN SPACE +/- 117,453 sf.
 - AREA TO BE RE-PURPOSED TO MT. JEFFERSON PARK DS/P2015-0023 +/- 21,814 SF

NOTES:

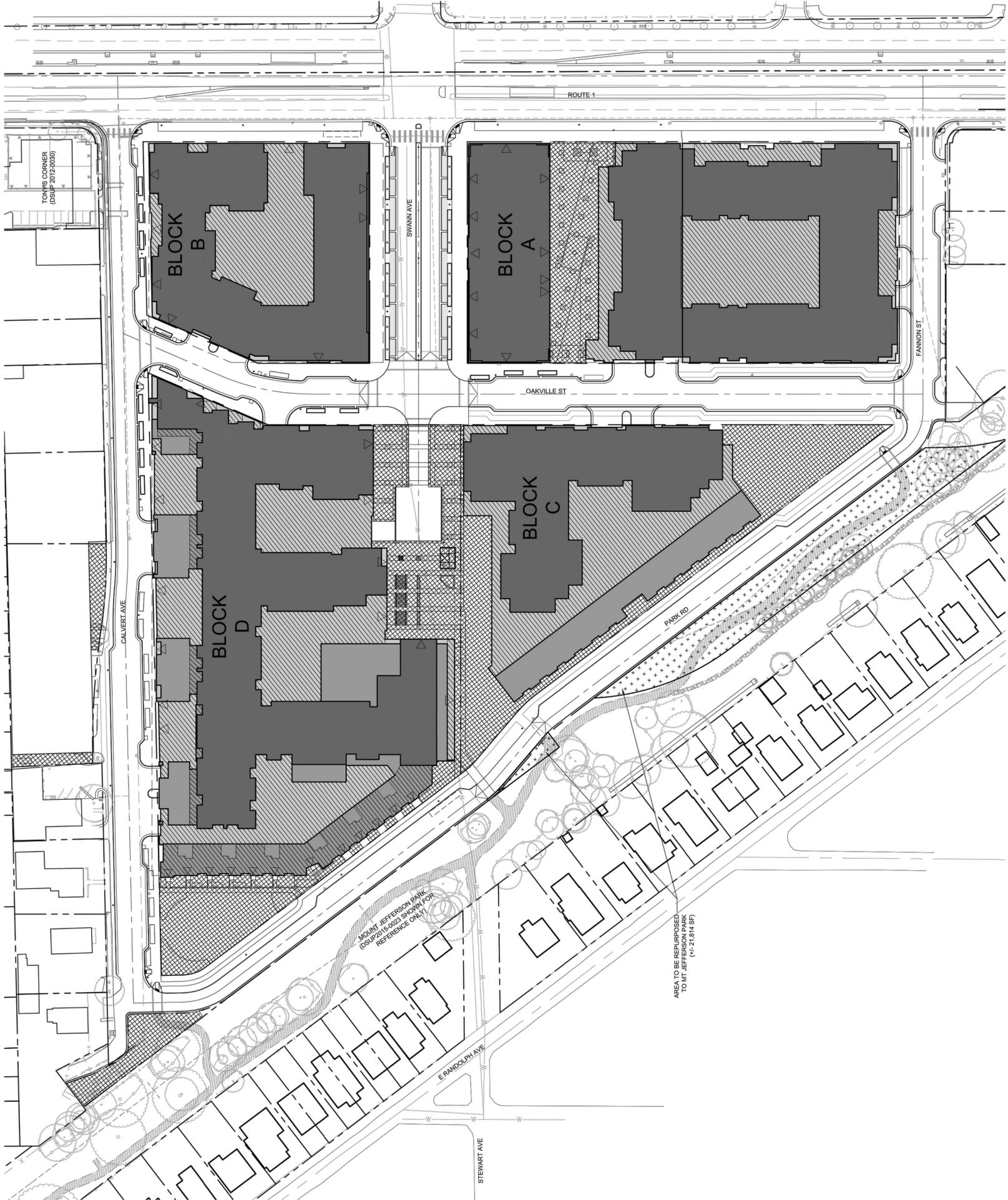
- A TOTAL OF 21,814 SF OF GROUND LEVEL OPEN SPACE THAT IS TO BE RE-PURPOSED TO MT. JEFFERSON PARK IS NOT INCLUDED IN TOTAL OPEN SPACE CALCULATIONS.
- ALL PRIVATE RESIDENTIAL TERRACES ARE NOT INCLUDED IN THE CALCULATIVE OPEN SPACE. ANY OPEN SPACE DEVELOPED THESE WILL BE INCLUDED IN TABULATIONS.
- APPROXIMATELY 2/3 OF OPEN SPACE (BOTH GROUND LEVEL AND ROOF TOP) SHALL OCCUR AS A PART OF PHASE 1 DEVELOPMENT WITH THE REMAINDER (1/3) TO BE INCLUDED WITH PHASE 2.

ANTICIPATED OPEN SPACE PER BLOCK

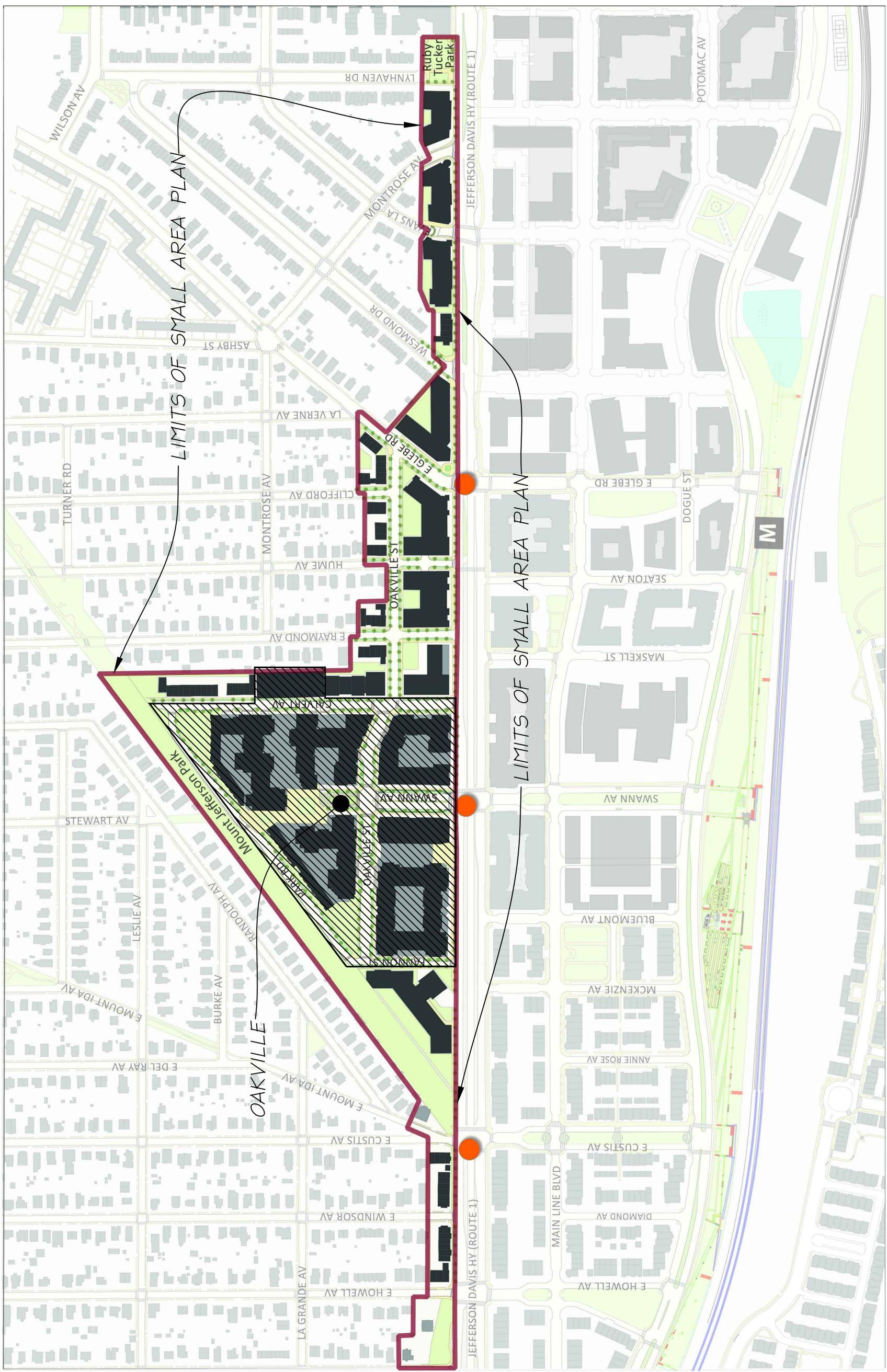
Notes:

- Ground level and roof top numbers represent ranges and are not meant to be exact.
- All open space quantities are subject to change based upon final architecture and site plan considerations at the time of DSJP submittal.
- Open quantity for blocks A-D to match minimums as outlined above.

- BLOCK A LEVEL: 13,41,000 SF
 GROUND LEVEL: 1,000 SF
 ROOF TOP: 24,51,000 SF
- BLOCK B LEVEL: 0 SF
 GROUND LEVEL: 0 SF
 ROOF TOP: 16,51,000 SF
- BLOCK C LEVEL: 25,25,000 SF
 GROUND LEVEL: 19,25,000 SF
 ROOF TOP: 19,25,000 SF
- BLOCK D LEVEL: 37,38,000 SF
 GROUND LEVEL: 46,34,000 SF
 ROOF TOP: 46,34,000 SF



NOTE: OPEN SPACE PLAN PROVIDED BY LANDESDSIGN



FOR INFORMATIONAL PURPOSES ONLY

Oakville Triangle and Route 1 Special Tax District Objection

MPA2015-0007

Additional Materials

Nadine Boland <nadine@thebolands.net>

Thu 12/31/2015 10:09 AM

To: PlanComm <PlanComm@alexandriava.gov>;

Cc: Ken Boland <ken@thebolands.net>;

Dear Chair Mary Lyman and Members of the Alexandria Planning Commission,

I am a resident, business owner and commercial property owner in the City of Alexandria. I am writing today to urge you not to approve the establishment of a special tax district for the Oakville Triangle and Route 1 Corridor Vision Plan.

It is unethical to subject existing property owners a new tax just because their properties fall under a new rezoning plan or for that matter, because their properties are in any particular location. What ever happened to the concept of "One Alexandria" that was intended to convey that all residents and businesses are together, treated equally in the eyes of our City government?

Please vote no to this suggestion at the January 7, 2016 meeting.

Best regards,
Nadine Drury Boland
419 E Alexandria Ave
Alexandria, VA 22301