

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The CDD Concept Plan submission set which accompanies the staff report for this item is outdated.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

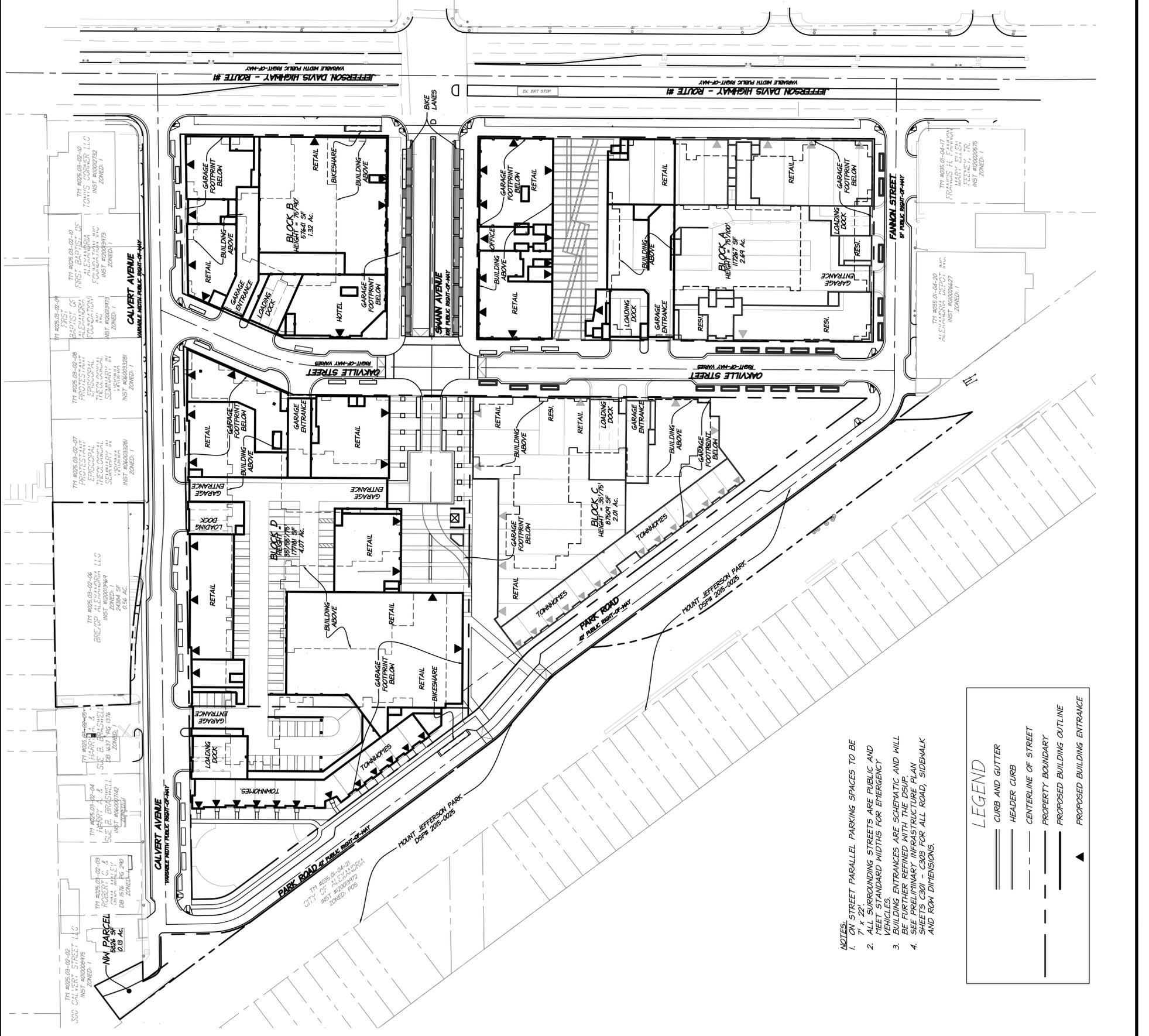
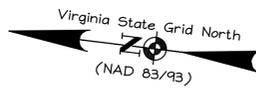
PROJECT NO: 14007.001.00
 SCALE: 1"=60'
 DATE: 07-13-2015
 DESIGN: EG
 DRAWN: C.L.
 CHECKED: K.M.
 SHEET No.

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

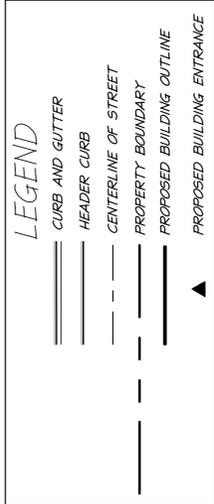
A	B	C	D	E	F	G
BLOCK	GROSS FLOOR AREA (GSF)	FAR / NET FLOOR AREA (NSF)	BUILDING HEIGHT	UNITS PER ACRE	MAX PARKING SPACES PROVIDED	MIN PARKING SPACES REQUIRED ¹
1						
2						
3	RETAIL	45,953	75'			161
4	RESIDENTIAL	306,957	100'			318
5	OFFICE	135,166	100'			271
6	SERVICE/BOH	17,612				
7	SERVICE/BOH	505,688				
8	BLOCK SUBTOTAL GSF	67,529				
9	ABOVE GRADE GARAGE	243,769				
10	BELOW GRADE GARAGE	311,298				
11	BLOCK GARAGE SUBTOTAL GSF	67,529				
12	BLOCK GROSS FLOOR AREA GRAND TOTAL	816,986	573,317	115	660	750
13	RETAIL	35,119				
14	RESIDENTIAL	117,047	75'			123
15	HOTEL	145,296	90'			127
16	SERVICE/BOH	9,718				133
17	SERVICE/BOH	307,180				
18	BLOCK SUBTOTAL GSF	307,180				
19	ABOVE GRADE GARAGE	4,120				
20	BELOW GRADE GARAGE	108,717				
21	BLOCK GARAGE SUBTOTAL GSF	112,837				
22	BLOCK GROSS FLOOR AREA GRAND TOTAL	420,017	311,300	89	280	383
23	RETAIL	30,996				
24	RESIDENTIAL	197,629	75'			109
25	TOWNHOUSES	197,629				196
26	SERVICE/BOH	9,220				28
27	SERVICE/BOH	237,845				
28	BLOCK SUBTOTAL GSF	237,845				
29	ABOVE GRADE GARAGE	2,927				
30	BELOW GRADE GARAGE	142,870				
31	BLOCK GARAGE SUBTOTAL GSF	145,797				
32	BLOCK GROSS FLOOR AREA GRAND TOTAL	383,642	240,772	99	320	333
33	RETAIL	81,625				
34	RESIDENTIAL	496,269	75'			286
35	TOWNHOUSES	496,269				413
36	SERVICE/BOH	30,038				24
37	SERVICE/BOH	519,932				
38	BLOCK SUBTOTAL GSF	519,932				
39	ABOVE GRADE GARAGE	80,441				
40	BELOW GRADE GARAGE	294,003				
41	BLOCK GARAGE SUBTOTAL GSF	374,444				
42	BLOCK GROSS FLOOR AREA GRAND TOTAL	894,376	600,373	101	900	723
43	ON-STREET PARKING					
44	RETAIL GSF SUBTOTAL	193,693				65
45	RESIDENTIAL GSF SUBTOTAL	1,029,902				
46	OFFICE GSF SUBTOTAL	135,166				
47	HOTEL GSF SUBTOTAL	145,296				
48	SERVICE/BOH GSF SUBTOTAL	66,588				
49	ABOVE GRADE GARAGE GSF SUBTOTAL	155,017				
50	BELOW GRADE GARAGE GSF SUBTOTAL	789,359				
51	GROSS FLOOR AREA GRAND TOTAL	2,515,021	1,725,662		2225	2189
52	FAR		3.87			
53	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 TERRACE 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



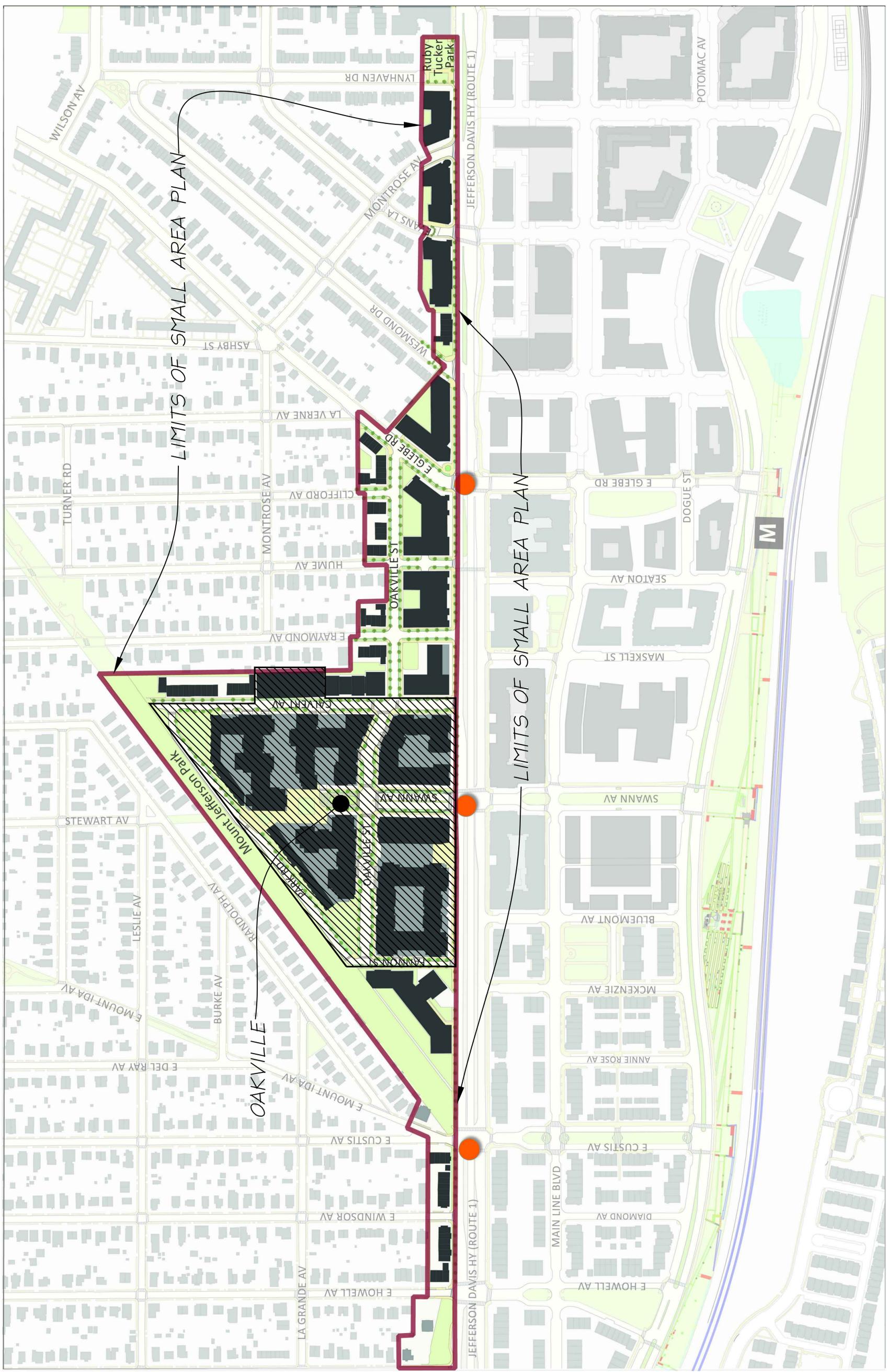
NOTE: OPEN SPACE PLAN PROVIDED BY LANDESDSIGN



SMALL AREA PLAN
 EXHIBIT

THE CITY OF ALEXANDRIA, VIRGINIA
 OAKVILLE
 CDD PLAN

PROJECT NO: 14007.001.00
 SCALE: N.T.S.
 DATE: 07-13-2015
 DESIGN: EG
 DRAWN: EG
 CHECKED: KPM
 SHEET NO.



FOR INFORMATIONAL PURPOSES ONLY