

DOCKET ITEM #2
Street Name Case #2021-00001
Redevelopment site between Calvert Avenue and Swann Avenue

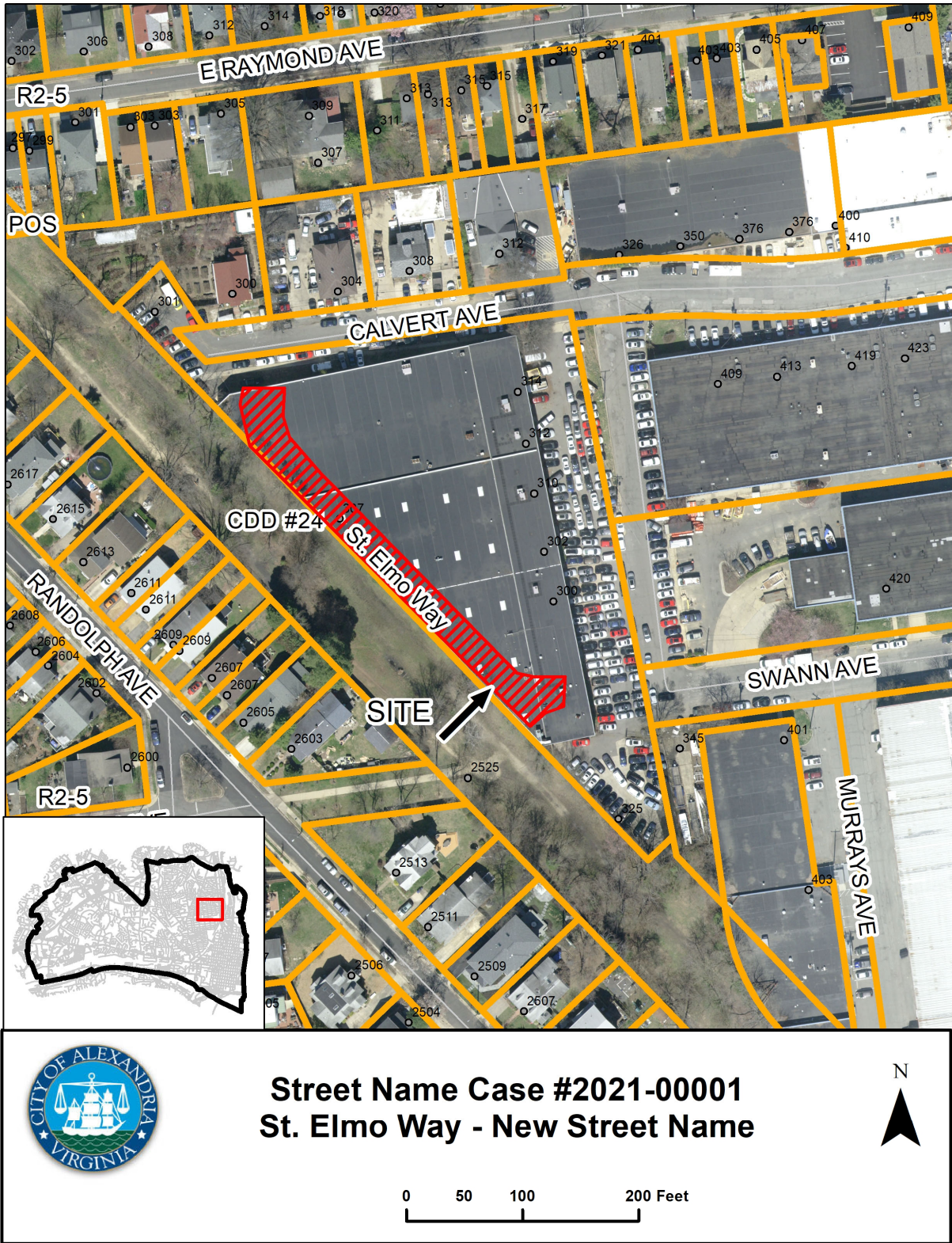
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public Hearing and consideration of a request for a Street Name Case to name a new private street.	Planning Commission Hearing:	December 7, 2021
	Zone:	CDD #24/ Coordinated Development District – Oakville Triangle
Address: Redevelopment site between Calvert Avenue and Swann Avenue	Small Area Plan:	Oakville Triangle/Route One Corridor Vision Plan
Applicant: Oakville Triangle Owner, LLC, represented by Duncan Blair, Attorney		

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov
Ann Horowitz, Principal Planner, Ann.Horowitz@alexandriava.gov
Tony LaColla, Division Chief, Land Use Services, Anthony.LaColla@alexandriava.gov

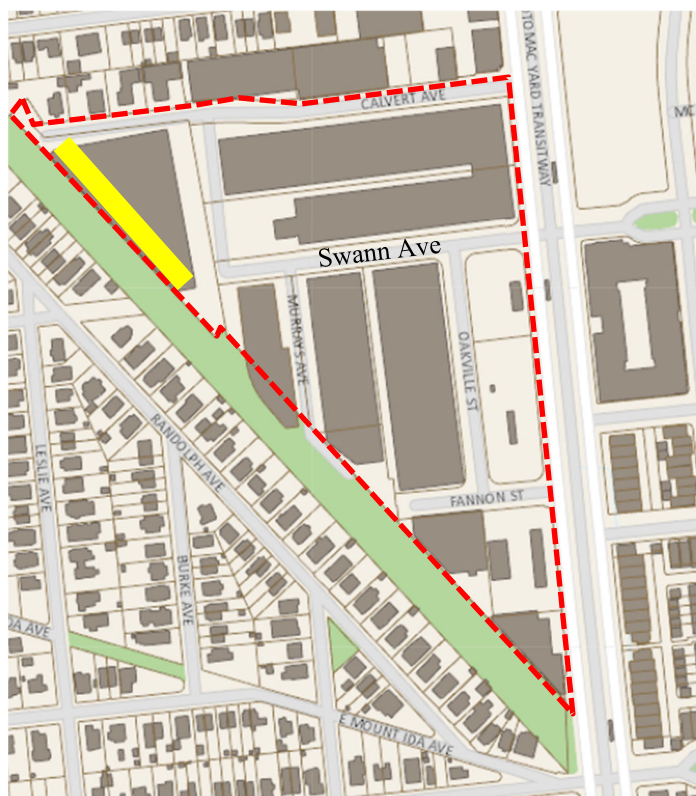


PROJECT LOCATION MAP

I. REPORT SUMMARY

The applicant, Oakville Triangle Owner, LLC, requests approval to name one new private street, St. Elmo Way. Staff recommends approval of the Street Name request.

SITE DESCRIPTION



The new street would be located within the Oakville Triangle development site, which is an approximately 12-acre site found in the Potomac West Small Area Plan and the Oakville Triangle and Route 1 Corridor Vision Plan. The Oakville Triangle development site is roughly formed by Calvert Avenue in the North, Route One on the east and Mount Jefferson Park on the west. Single-family residential buildings are found across Mount Jefferson Park to the west and to the north of the site, while scattered industrial uses can be found to the north. Across Route One, the site is framed with a mix of commercial multi-family buildings and townhomes.

The future street would be found along the western side of the site, parallel to a portion of Mount Jefferson Park, providing a connection between Calvert Avenue in the north and Swann Avenue in the south.

Figure 1: Existing conditions in Oakville Triangle, outlined in red. Approximate location of the proposed new street highlighted in yellow.

BACKGROUND

In December 2020, City Council approved Master Plan Amendment MPA #2020-0003 and CDD Concept Plan Amendment CDD #2020-0003 to facilitate the redevelopment of the Oakville Triangle area. As part of those amendments, revisions to the proposed framework streets were approved, which included adjustments to street widths, extending Swann Avenue to the west, reducing the length of the new road along the park, and dedicating an off-street cycle track on Swann Avenue.

In January 2021, City Council approved a Development Site Plan DSP #2020-00031, Vacation VA#2020-0005, and a Subdivision SUB #2020-0007 for the construction of sitewide infrastructure for Oakville Triangle and to subdivide and consolidate the site to create parcels for each block and

the roadways, consistent with the previously approved Master Plan and CDD Concept Plan amendments. The approved subdivision creates Parcel 701, a new private road which provides vehicular and pedestrian connections between Calvert Avenue in the north and the extension of Swann Avenue to the south.

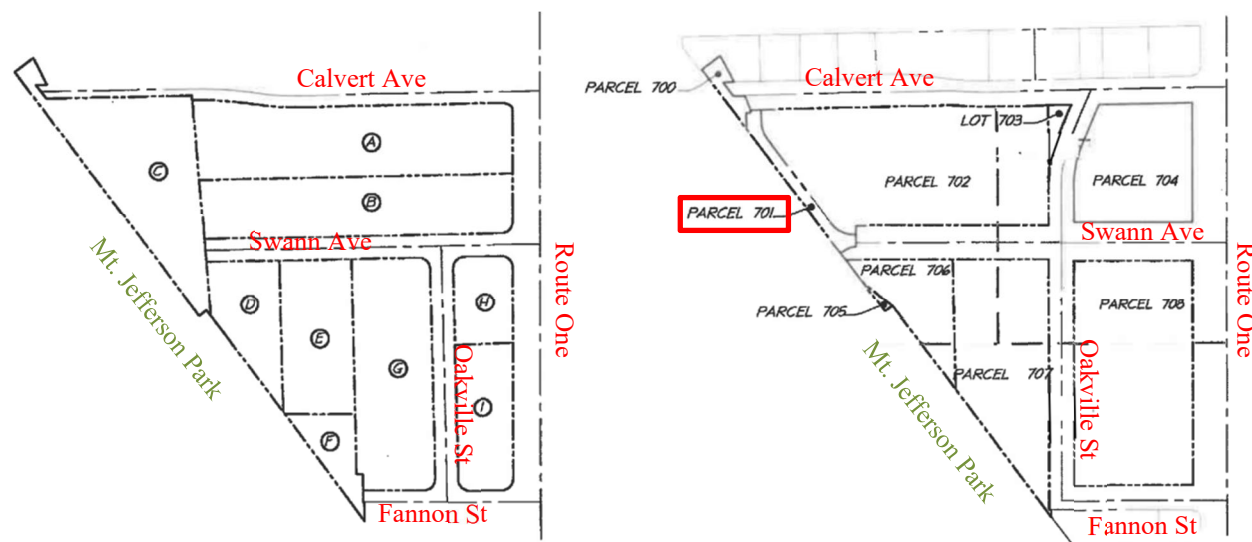


Figure 3: Existing conditions in Oakville Triangle, left. Approved subdivision with new parcels and street network, right. Proposed new private road seen as Parcel 701.

City Council also approved three Development Special Use Permits in January 2021 to permit the construction of two multi-family buildings of 571 units (DSUP #2020-10028 and DSUP #2020-10030) and a 93,000 square foot healthplex (DSUP #2020-10031) for Parcels 704 and 703. In November 2021, Planning Commission and City Council approved a request for the construction of 84 townhomes on Parcel 702 through DSUP #2021-10025.

PROPOSAL

The applicant, Oakville Triangle Owner, LLC, requests approval to name one new private street, St. Elmo Way. The new street would run parallel to Mount Jefferson Park and provide a vehicular connection between Calvert Avenue in the north and Swann Street to the south.

St. Elmo was the name of a historic commuting suburb, located in the area of the city currently known as “Del Ray.” At the end of the nineteenth century, the St. Elmo neighborhood was laid out in a grid of long blocks, which provided housing for workers at the nearby Potomac Yard Railyard and a light railway provide quick access to Washington, D.C. In 1908, the neighborhoods of Del Ray and St. Elmo formed the incorporated Town of Potomac, which was subsequently annexed by the City of Alexandria in 1930.

Per the applicant's application, the northern boundary of the current Oakville Triangle neighborhood, formed by Calvert Avenue, served as the southern end of the historic St. Elmo neighborhood. Original streets, such as Raymond Avenue, laid out in the St. Elmo Deed of Dedication, previously connected the Oakville Triangle area to the historic boundaries of the St. Elmo neighborhood. Over the years, roadways in this portion of the city changed, but the applicant team has selected the name, "St. Elmo Way... to reference the historic connection between Oakville Triangle, the St. Elmo subdivision and the Del Ray community".

Staff has not received any comments from the public regarding the Street Name Case application.

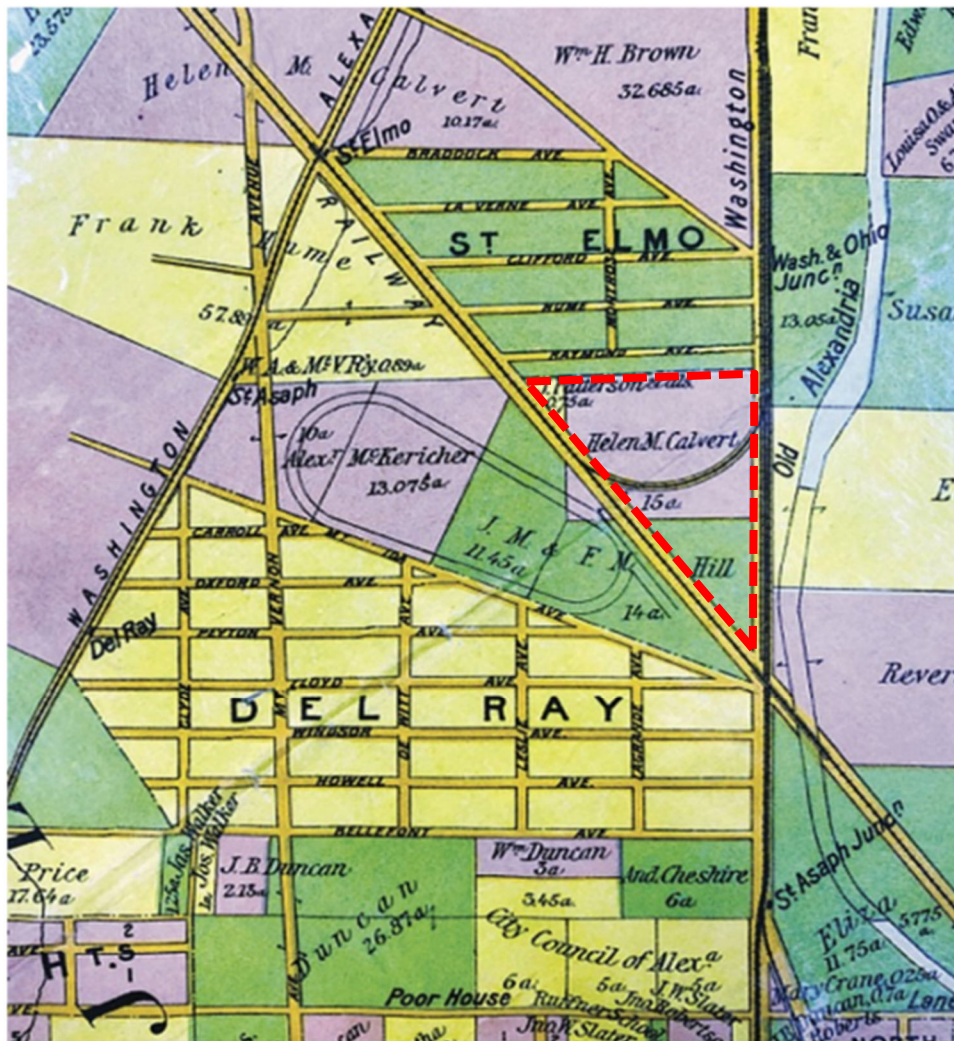


Figure 4: Historic map of the neighborhoods of Del Ray and St. Elmo, circa 1900.¹ Outline of the location of the Oakville Triangle neighborhood seen in red, above.

¹ Part of 1900 Howell & Taylor, Strum, and Graham Map of Jefferson District of Alexandria County, Virginia.

CODE OF ORDINANCES

New street names are regulated in Section 5-2-64 in the Code of Ordinances. This section of the City Code identifies two specific points that dictate the naming convention of the proposed streets:

1. Section 5-2-64(a) states that new streets that run “in a generally eastward direction” shall be designated as avenues. New streets that run “in a generally north-south direction” shall be streets. And for those streets in a diagonal direction, the Planning Commission shall, “designate the direction to be applied” for the street.
2. Section 5-2-64(a)(1) states that streets located to the east of Quaker Lane shall be in harmony with existing developments when possible.

As the proposed road is in an approximate diagonal direction, the Planning Commission would have the ability to accept “St. Elmo Way” as the applicant’s proposed street name. Staff finds the proposed name is in harmony with the existing roads around the proposed road.

II. CITY STAFF REVIEW

Staff supports the applicant’s request to name the new street St. Elmo Way. The proposed street name would comply with the City Code requirements for a new street name. The addition of St. Elmo Way to the Oakville Triangle neighborhood has not elicited concern from the reviewing City Departments: GIS, Fire and Police. The proposed name does not sound like or is similar in spelling to other street names in the City of Alexandria or neighboring jurisdictions, ensuring that emergency services and the United States Postal Service would not confuse the alley with another street or alley in the city.

STAFF: Tony LaColla, AICP, Division Chief, Land Use Services
Ann Horowitz, Principal Planner
Sara Brandt-Vorel, Urban Planner III

III. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

GIS:
GIS recommends the street name.

Transportation & Environmental Services:
No comments regarding the proposed name.

Fire:

No issue with the proposed name.

Police Department:

No comments received.



APPLICATION

NEW STREET NAME:

LOCATION:

Parcel 701 Oakville Triangle

Tax Parcel 25.03 02 26 (formerly part of 25.03 02 14)

APPLICANT'S NAME:

Oakville Triangle Owner, LLC, a Virginia limited liability company

ADDRESS:

7200 Wisconsin Ave., Suite 700, Bethesda, Maryland 20184

REASON FOR REQUEST FOR NEW STREET NAME:

The Applicant is requesting that new private

to be constructed on Parcel 701 Oakville Triangle be named "St. Elmo Way."

Duncan W. Blair, Attorney

Print Name of Applicant or Agent
524 King Street

Mailing/Street Address
Alexandria, Virginia 22314

City and State Zip Code

Signature

703 836-1000 703 549-3335 dblair@landcarroll.com

Telephone # Fax #
5/2/21 updated 9/16/21

Date

For New Street Names: These items are not public hearing items and therefore are not required to be noticed by newspaper, posting, or letters to adjoining owners. However, it is the policy of P&Z to advertise in the newspaper and post the site, but not to mail out notices.

New Street Names are heard by PC only.

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____ Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

Fee Paid: \$ _____ ACTION - CITY COUNCIL: _____

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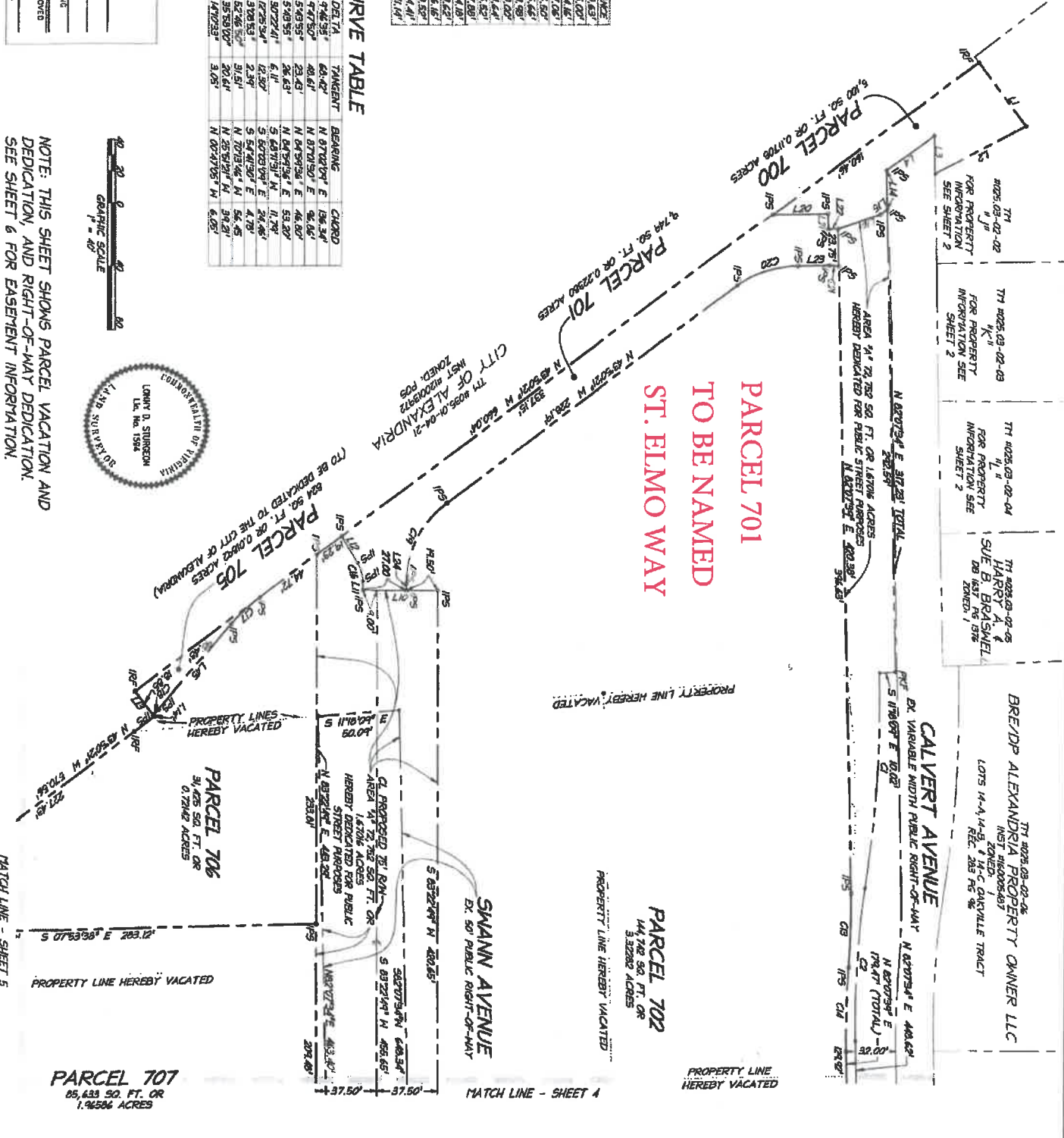
CURVE TABLE

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NOTE: THIS SHEET SHOWS PARCEL VACATION AND DEDICATION, AND RIGHT-OF-WAY DEDICATION. SEE SHEET 6 FOR EASEMENT INFORMATION.



PLAT SHOWING
 CONSOLIDATION, AND SUBDIVISION INTO
 PARCELS 700 THRU 708
 STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
 CITY OF ALEXANDRIA, VIRGINIA

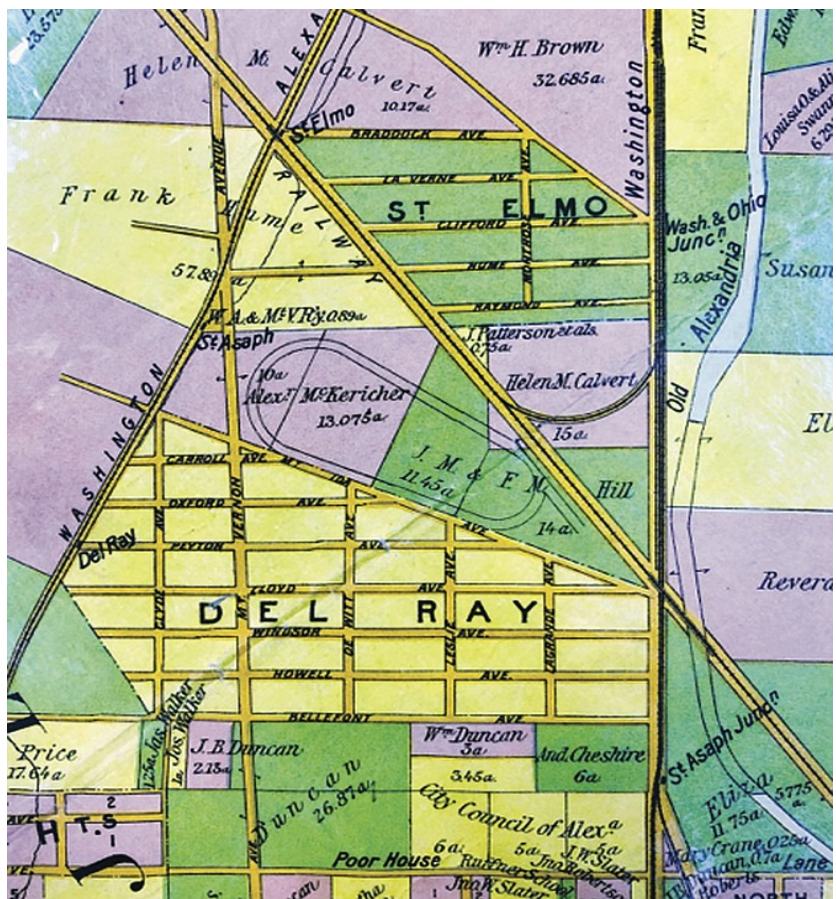
christopher consultants
 9417 innovation drive • manassas, va 20110
 phone 703.393.9887 fax 703.393.9076

PROJECT NO. 100-01-00
 SCALE: 1"=40'
 DATE: 04/24/11
 DRAWN: REC, LBS
 CHECKED: LBS
 SHEET NO. 3 OF 8

Street Naming Application
Oakville Triangle – Parcel 701 Oakville Triangle
Stonebridge Associates, Inc.

The Oakville Triangle Property is bounded on the north by the Historic Subdivision of St. Elmo that is one of the subdivision that is part of the larger Del Ray Community. Raymond Avenue is the one of the original streets laid out in the St Elmo Deed of Dedication. Prior to the establishment and dedication of Calvert Street and Swan Avenue in the 1920's there existed private access road connecting the interior parcels of what is now Oakville Triangle to Raymond Avenue that formed an important connection between Oakville Triangle and St. Elmo Subdivision. Over the ensuing years those connections were closed as the Oakville Triangle Street grid of Calvert Ave., Swan Ave. and Oakville were dedicated as public streets.

Stonebridge Associates, Inc. choose the name St. Elmo Way for the street referred to in the approval of a CDD Concept Plan as "New Road A" to reference the historic connection between Oakville Triangle and St. Elmo subdivision and the Del Ray Community.



GENERAL NOTES

1. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS CITY OF ALEXANDRIA TAX MAP NUMBERS 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, 025.03-02-20, ARE ALL ZONED CDD 124.
2. THE PROPERTIES ARE CURRENTLY OWNED BY BRE/DP ALEXANDRIA PROPERTY OWNER LLC AS ACQUIRED IN INSTRUMENT #60025487 AMONG THE THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA. THE OWNER'S ADDRESS - C/O BLACKSTONE REAL ESTATE PARTNERS - 15 345 PARK AVE NEW YORK, NEW YORK 10154.
3. DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
4. THIS PLAT IS BASED UPON A FIELD SURVEY PERFORMED BY THIS FIRM BETWEEN JANUARY 25, 2014 AND MARCH 13, 2014.
5. HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) - VIRGINIA STATE GRID NORTH ZONE AS ESTABLISHED FROM A CURRENT GPS FIELD SURVEY.
6. THE PROPERTY SHOWN HEREON IS LOCATED ON THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) 14058A, 03/28/99, EFFECTIVE DATE JUNE 16, 2001. BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. THIS PLAT IS A CONSOLIDATION AND SUBDIVISION OF: LOTS 501 AND 502, A RESUBDIVISION OF BLOCK 1, OAKVILLE TRACT AS RECORDED IN DB. 326 AT PG. 142; PARCELS 1 THRU 4, A SUBDIVISION OF PARCEL "A" OAKVILLE TRACT AND LOT 603 PROPERTY OF FRANK H. AND CHESTER N. FANNON AS RECORDED IN DB. 298 AT PG. 161; PARCELS 600 THRU 604, A SUBDIVISION OF PARCEL 500 OF THE OAKVILLE TRACT AS RECORDED IN DB. 251 AT PG. 117; AND LOT 600 AS SHOWN ON THE CONSOLIDATION AND RESUBDIVISION OF THE LANDS OF AES INVESTMENT CO., MID-ATLANTIC INVESTMENT CO., & DONNA SMITH AS RECORDED IN DB. 101 AT PG. 769.
8. OAKVILLE STREET AS RECORDED IN DEED BOOK 298 AT PAGE 161 HAS BEEN VACATED BY CITY ORDINANCE NO. 5329.
9. AS REQUIRED BY SECTION 2 OF ORDINANCE 5329, THE DEED OF VACATION BETWEEN THE CITY OF ALEXANDRIA AND BRE/DP OWNERS, LLC CONVEYING THE VACATED PORTIONS OF OAKVILLE STREET CONTAINS THE FOLLOWING LANGUAGE: THIS CONVEYANCE IS MADE SUBJECT TO ANY EASEMENTS, RESERVATIONS, RESTRICTIVE COVENANTS OR RIGHTS OF WAY OF RECORD, SPECIFICALLY INCLUDING, BUT NOT LIMITED TO RESERVATIONS FOR ANY AND ALL PUBLIC UTILITIES LOCATED WITHIN, UNDER OR ABOVE THE VACATED PARCEL FOR SO LONG AS SUCH PUBLIC UTILITIES ARE REQUIRED FOR A PUBLIC PURPOSE OR ARE REMOVED FROM THE VACATED PARCEL. IN EITHER EVENT, THE RESERVATION OF AN EASEMENT SHALL AUTOMATICALLY TERMINATE.

OWNER'S CONSENT AND DEDICATION

THE PARCELS SHOWN ON THIS PLAT ENTITLED "PLAT SHOWING CONSOLIDATION AND SUBDIVISION INTO PARCELS 701 THRU 708, STREET DEDICATION, AND VACATION AND DEDICATION OF EASEMENTS - OAKVILLE TRIANGLE" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY

GIVEN UNDER MY HAND THIS 26 DAY OF April, 2021

BRE/DP ALEXANDRIA PROPERTY OWNER LLC

BY: NAME Rob Harper
TITLE: Sr. Managing Director

MY COMMISSION EXPIRES: Feb. 2, 2023

REGISTRATION NUMBER

THIS 26th DAY OF April, 2021

AREA TABULATION:
BEFORE SUBDIVISION

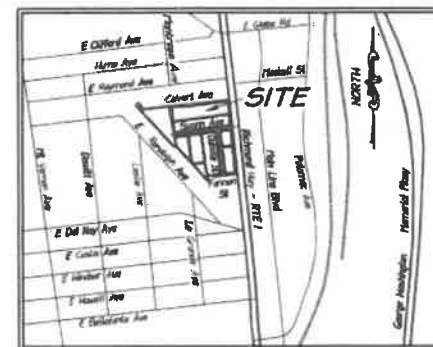
TAX MAP 0025.03-02-02	107,420	SQ. FT.	OR	2.46663	ACRES
TAX MAP 0025.03-02-03	66,998	SQ. FT.	OR	1.94720	ACRES
TAX MAP 0025.03-02-04	92,255	SQ. FT.	OR	2.07197	ACRES
TAX MAP 0025.03-02-05	34,339	SQ. FT.	OR	0.78832	ACRES
TAX MAP 0025.03-02-06	54,046	SQ. FT.	OR	1.24070	ACRES
TAX MAP 0025.03-02-17	15,540	SQ. FT.	OR	0.35675	ACRES
TAX MAP 0025.03-02-18	64,967	SQ. FT.	OR	1.95057	ACRES
TAX MAP 0025.03-02-19	24,004	SQ. FT.	OR	0.55289	ACRES
TAX MAP 0025.03-02-20	38,379	SQ. FT.	OR	0.88406	ACRES
TOTAL	536,027	SQ. FT.	OR	12.30549	ACRES

+ FORMER OAKVILLE STREET	24,389 SQ. FT. OR 0.55909 ACRES
TOTAL OAKVILLE DEVELOPMENT	540,416 SQ. FT. OR 12.06530 ACRES

AREA TABULATION:
AFTER SUBDIVISION

PARCEL 700	5,100	SQ. FT.	OR	0.11708	ACRES
PARCEL 701	9,749	SQ. FT.	OR	0.22340	ACRES
PARCEL 702	144,742	SQ. FT.	OR	3.32202	ACRES
PARCEL 703	3,083	SQ. FT.	OR	0.06163	ACRES
PARCEL 704	62,450	SQ. FT.	OR	1.43384	ACRES
PARCEL 705	824	SQ. FT.	OR	0.01892	ACRES
PARCEL 706	31,425	SQ. FT.	OR	0.72442	ACRES
PARCEL 707	85,633	SQ. FT.	OR	1.95556	ACRES
PARCEL 708	125,146	SQ. FT.	OR	2.87276	ACRES
TOTAL OAKVILLE TRIANGLE PARCELS	464,100	SQ. FT.	OR	10.74633	ACRES

STREET DEDICATION (3 AREAS)	
AREA "A"	72,752 SQ. FT. OR 1.67016 ACRES
AREA "B"	10,174 SQ. FT. OR 0.23356 ACRES
AREA "C"	1,380 SQ. FT. OR 0.03193 ACRES
TOTAL DEDICATION	84,306 SQ. FT. OR 2.11905 ACRES
TOTAL OAKVILLE TRIANGLE PARCELS	
	463,180 SQ. FT. OR 10.74633 ACRES
TOTAL DEDICATION	84,306 SQ. FT. OR 2.11905 ACRES
TOTAL OAKVILLE TRIANGLE	560,416 SQ. FT. OR 12.86530 ACRES



VICINITY MAP
SCALE: 1" = 1000'

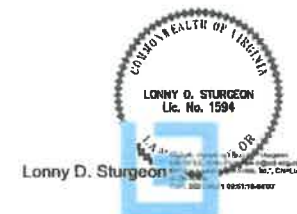
REFERENCED SITE PLAN: DSP#2020-0003

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN
DATE IRC OR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED
DATE DIRECTOR & S

SURVEYOR'S CERTIFICATE

I, LONNY D. STURGEON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS PLAT IS CORRECT, THE BEST OF MY KNOWLEDGE, AND BELIEF, THAT THIS SUBDIVISION PLAT OF THE PROPERTY CONVEYED TO BRE/DF ALEXANDRIA PROPERTY OWNER LLC AT INSTRUMENT #60005487 AND THAT PORTION OF OAKVILLE STREET VACATED AT INSTRUMENT #_____, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND THIS CONSOLIDATION AND SUBDIVISION IS WITHIN THOSE BOUNDARIES; AND THAT REQUIRED MONUMENTS WILL BE INSTALLED AT A LATER DATE, BUT BEFORE COMPLETION OF THE PROJECT.



Rev#	DATE	REVISION
1	03/23/21	CITY COMMENTS

christopher
consultants

9417 innovation drive •
phone 703.393.9887 fax 703.393.9076

FLAT SHOWING
CONSOLIDATION, AND SUBDIVISION INTO
PARCELS 700 THRU 708
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA
(SEE NOTE 7)

PR34 14227.01.02

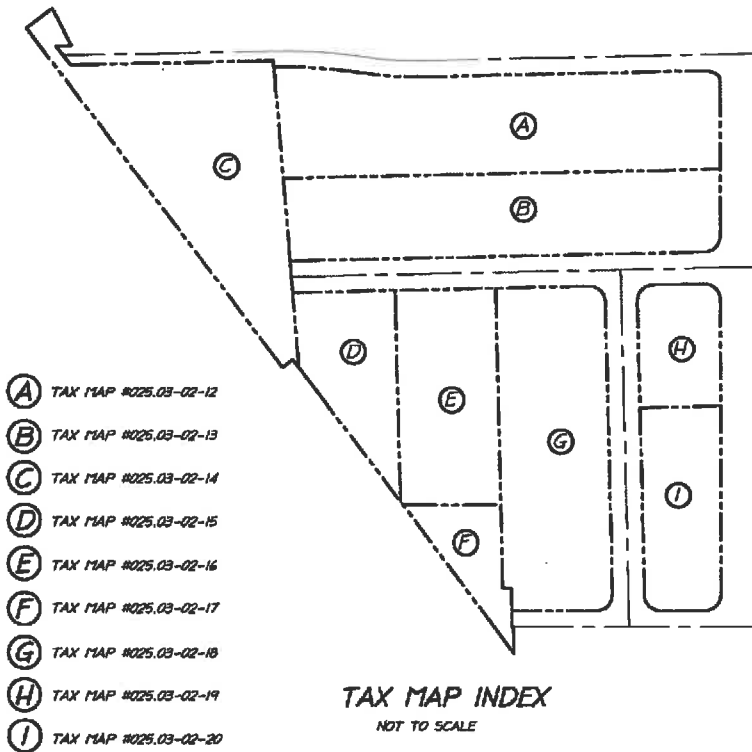
SCALE: N/A

REV:
DRAWN: FGS, LDS
CHECKED: LDS

SHEET NO. 2

1 of 8

106915

**ADJOINER INFORMATION**

"J"
T11 025.03-02-02
WEST MANAGEMENT LLC
INSTR. # 16000504
ZONED I
BEING LOT 801-A A RESUBDIVISION OF
LOT 700 OF RESUBDIVISION OF THE LAND
OF DONNA SMITH AND MOHAMED
OUGACHE AND PARCEL TWO, PART OF
THE FORMER HELEN CALVERT PROPERTY,
ALSO KNOWN AS 300 CALVERT AVENUE
ALEXANDRIA VIRGINIA AS RECORDED IN
DB 13% PG 690

ADJOINER INFORMATION

"K"
T11 025.03-02-03
ROBERT C. AND GINA MALEY
DB 15% PG 290
ZONED I
PART OF PARCELS 2 & 3 - PART OF
PROPERTY OF SUSAN P.A. CALVERT AS
RECORDED IN DB 150 PG 441 IN
ARLINGTON COUNTY

ADJOINER INFORMATION

"L"
T11 025.03-02-04
GORSKI COMMERCIAL LLC
INSTR. # 150012645
ZONED I
PART OF PARCELS 2 & 3 - PART OF
PROPERTY OF SUSAN P.A. CALVERT AS
RECORDED IN DB 150 PG 441 IN
ARLINGTON COUNTY

ADJOINER INFORMATION

"M"
T11 035.01-04-17
MOUNT VERNON PETROLEUM
REALTY LLC
INSTR. # 180001871
ZONED I
CONSOLIDATION OF THE LAND OF FRANCIS
H. FANNON, III AND MARY ELLEN FEENEY
AS RECORDED IN DB 79% PG 12

PARCEL 700

PARCEL 701

PARCEL 706

PARCEL 705

PARCEL 707

APPROVED	
CITY PLANNING COMMISSION	
ALEXANDRIA, VA	
CHAIRMAN	
DATE	DIRECTOR OF PLANNING
PUBLIC IMPROVEMENT BOND(S) APPROVED	
DATE	# C.S.

SHEET 3 & 6

PARCEL 702

SHEET 4 & 7

PARCEL 704

SHEET 5 & 8

SHEET INDEX

NOT TO SCALE

SHEETS 3, 4 & 5 SHOW
EXISTING PARCEL LINES
DELETED, NEW PARCEL LINES
DEFINED AND PUBLIC RIGHT
OF WAY DEDICATION

SHEETS 6, 7 & 8 SHOW
EXISTING EASEMENTS,
EXISTING EASEMENTS
HEREBY VACATED AND
EXISTING EASEMENTS TO BE
VACATED AND/OR
QUITCLAIMED BY SEPARATE
DOCUMENT AND NEW
EASEMENTS HEREBY
GRANTED



christopher
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9417 innovation drive



FLAT SHOWING
CONSOLIDATION, AND SUBDIVISION INTO
PARCELS 700 THRU 708
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA (SEE NOTE 7.)

PROJ. 14007.01.00

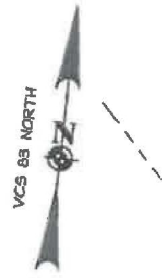
SCALE: N/A

DATE: 01/14/21
REV:DRAWN: FGS, LDS
CHECKED: LDS

SHEET NO.

2 of 8

106915



Parcel to be associated
with Street Name Case

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°04'30" E	50.63'
L2	S 34°01'54" E	65.00'
L3	S 82°07'34" W	24.16'
L4	S 43°50'21" E	37.06'
L10	S 03°37'08" E	46.50'
L11	S 83°22'52" W	5.66'
L12	S 53°00'11" W	19.98'
L13	S 46°04'39" W	20.00'
L14	N 82°07'34" E	24.64'
L15	S 44°28'08" E	5.62'
L16	S 26°02'22" E	27.88'
L20	N 07°07'21" W	34.18'
L21	N 82°07'34" E	9.62'
L22	N 07°52'21" W	6.16'
L23	N 07°52'21" W	19.52'
L24	S 83°22'49" W	4.41'
L45	N 56°15'56" W	71.14'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	136.51'	9°46'55"	60.42'	N 87°02'09" E	136.34'
C2	567.14'	96.98'	9°47'50"	48.61'	N 87°01'30" E	96.86'
C13	468.00'	46.82'	5°49'55"	23.43'	N 84°59'36" E	46.80'
C14	532.00'	53.22'	5°49'55"	26.63'	N 84°59'36" E	53.20'
C16	22.50'	11.93'	30°22'41"	6.11'	S 68°11'31" N	11.74'
C17	113.00'	24.51'	12°25'34"	12.30'	S 60°03'09" E	24.46'
C18	87.00'	4.78'	3°08'53"	2.39'	S 54°41'30" E	4.78'
C19	63.50'	58.50'	52°46'50"	31.51'	N 70°13'46" W	56.45'
C20	63.50'	39.86'	35°50'00"	20.61'	N 25°51'21" W	39.21'
C21	24.50'	6.06'	14°10'33"	3.05'	N 00°47'05" W	6.05'

APPROVED

CITY PLANNING COMMISSION
ALEXANDRIA, VA

DATE

PUBLIC IMPROVEMENT BOND(S) APPROVED



NOTE: THIS SHEET SHOWS PARCEL VACATION AND
DEDICATION, AND RIGHT-OF-WAY DEDICATION.
SEE SHEET 6 FOR EASEMENT INFORMATION.



CALVERT AVENUE
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
N 82°07'34" E 317.23' TOTAL
S 17°18'09" E 10.02'
N 82°07'34" E 440.62'
N 82°07'34" E 179.47' (TOTAL)
S 17°18'09" E 10.02'

PARCEL 702
144,742 SQ. FT. OR
3.32282 ACRES

PROPERTY LINE HEREBY VACATED

SWANN AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

PARCEL 706
31,425 SQ. FT. OR
0.72142 ACRES

PARCEL 707
85,439 SQ. FT. OR
1.96506 ACRES

FLAT SHOWING
CONSOLIDATION, AND SUBDIVISION INTO
PARCELS 700 THRU 709
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA

PROJ: M007.011.00

SCALE: 1"=40'

DATE: 01/14/21
REV:

DRAWN: PGS, LDS
CHECKED: LDS

SHEET NO.

3 of 8



**christopher
consultants**

phone 703.393.9887
fax 703.393.8076



PARCEL 706
31,425 SQ. FT. OR
0.7242 ACRES

PARCEL 707
85,633 SQ. FT. OR
1.9698 ACRES

PARCEL 708
25,146 SQ. FT. OR
0.5792 ACRES

MATCH LINE - SHEET 3

MATCH LINE - SHEET 4

PROPERTY LINE HEREBY VACATED
CITY OF ALEXANDRIA
INST #0009972
ZONED: P25

PROPERTY LINE HEREBY VACATED

OAKVILLE STREET

64.5' PUBLIC RIGHT-OF-WAY
663.13' CL INTX. TO INTX.
N 05°37'11" W 484.13'

PROPERTY LINE HEREBY VACATED

PROPERTY LINE HEREBY VACATED

AREA 12' 9,380 SQ. FT. OR 0.21534 ACRES
HEREBY DEDICATED FOR PUBLIC STREET
PURPOSES

APPROX. 6' RICHMOND HIGHWAY - ROUTE #1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
6' EXISTING R/W
INSTR. #00035375

SEE DETAIL

AREA 'A' 72,752 SQ. FT. OR 1.67016 ACRES
HEREBY DEDICATED FOR PUBLIC STREET
PURPOSES

FANNON STREET
EX. 50' PUBLIC RIGHT-OF-WAY

AREA 'C' 9,380 SQ. FT. OR 0.21534 ACRES
HEREBY DEDICATED FOR PUBLIC STREET
PURPOSES

TT1 #035.01-04-20
405-F LLC
INST #170014829
ZONED: 1
LOT 802 RESUBDIVISION OF LOT 702
PROPERTY OF PEPSI-COLA METROPOLITAN
BOTTLING CO. INC.
AS RECORDED IN DB. 571 PG 407

TT1 #035.01-04-17
"1"11
FOR PROPERTY
INFORMATION
SEE SHEET 2

LINE TABLE

LINE	BEARING	DISTANCE
L6	N 07°52'26" W	25.01'
L7	S 83°22'49" W	2.36'
L8	S 83°22'49" W	4.02'
L9	S 07°52'26" E	15.68'
L53	S 27°16'02" W	26.51'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
CB	25.00'	39.21'	90°00'00"	25.00'	S 38°22'49" W	35.36'
C9	25.00'	12.37'	28°20'18"	6.31'	N 82°27'02" W	12.24'
C10	25.00'	12.36'	28°20'00"	6.31'	N 89°12'31" E	12.24'

NOTE: THIS SHEET SHOWS PARCEL VACATION AND
DEDICATION, AND RIGHT-OF-WAY DEDICATION.
SEE SHEET 8 FOR EASEMENT INFORMATION.



APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

CHAIRMAN

DATE: _____

PUBLIC IMPROVEMENT BOND(S) APPLICABLE

DATE: _____

PLAT SHOWING

CONSOLIDATION, AND SUBDIVISION INTO

PARCELS 706 THRU 708

STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS

OAKVILLE TRIANGLE

CITY OF ALEXANDRIA, VIRGINIA

SEE NOTE 7.

PROJ: 14007.01.00

SCALE: 1"=40'

DATE: 01/14/21
REV:DRAWN: PES, LDS
CHECKED: LDS

SHEET NO.

5 of 8

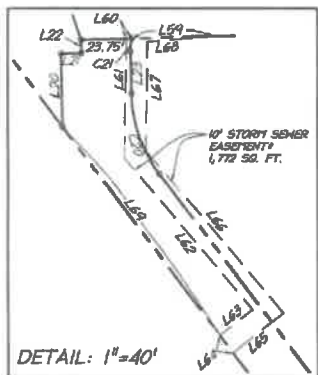
106915



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Alex 703.393.9076

10



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°30' E	50.63'
L2	S 34°15' E	45.00'
L3	S 82°07' E	24.16'
L4	S 45°50' E	37.06'
L10	S 06°37'08" E	46.50'
L13	S 46°39' E	19.94'
L23	N 07°52' E	19.52'
L24	S 85°22' E	4.41'
L25	S 37°56' E	7.43'
L26	N 07°52' E	10.18'
L27	S 43°50' E	39.74'
L28	S 88°50' E	9.90'
L29	S 45°50' E	126.10'
L30	N 85°22' E	11.17'
L35	S 06°37'08" E	44.50'

LINE TABLE

LINE	BEARING	DISTANCE
L46	S 72°54'41" W	42.33'
L47	N 43°50'21" E	11.20'
L48	N 72°54'41" E	43.28'
L49	S 83°22'44" E	58.00'
L59	S 82°07'34" W	38.54'
L60	S 82°07'34" W	2.53'
L61	S 05°36'36" E	55.58'
L62	S 46°55'17" E	92.64'
L63	S 46°04'15" W	19.23'
L64	S 43°50'22" E	10.00'
L65	N 46°04'15" E	29.78'
L66	N 46°55'47" W	99.42'
L67	N 05°35'36" W	50.40'
L68	N 78°49'01" E	31.18'
L69	S 43°50'22" E	121.62'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C1	800.00'	136.51'	9°46'35"	69.42'	N 87°02'09" E	136.34'
C2	567.14'	98.48'	9°47'50"	49.61'	N 87°03'30" E	98.46'
C11	57.00'	35.78'	35°58'00"	10.50'	S 25°51'21" E	35.20'
C19	63.50'	50.50'	52°46'50"	31.51'	N 70°13'46" E	56.45'
C20	63.50'	39.06'	35°58'00"	20.61'	N 25°51'21" W	39.21'
C21	24.50'	3.04'	14°10'33"	3.05'	N 00°47'05" W	6.05'
C22	42.50'	39.15'	52°46'50"	21.08'	S 70°13'46" E	37.78'
C28	3.00'	2.40'	45°46'36"	1.27'	S 15°15'11" W	2.34'

* DENOTES EASEMENT HEREBY GRANTED



NOTE: THIS SHEET SHOWS EASEMENTS BEING GRANTED,
VACATED OR TO BE QUIT CLAIMED BY SEPARATE DOCUMENT.
SEE SHEET 3 FOR PARCEL AND RIGHT-OF-WAY DEDICATION
INFORMATION.



TM #0225,03-02-06
 BRE/DP ALEXANDRIA PROPERTY OWNER LLC
 INST #160005437
 ZONED: 1
 LOTS 14-A, 14-B, & 14-C OAKVILLE TRACT
 REC. 203 PG 96

CALVERT AVENUE

EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY N 87°07'34" E 448.62'

APPROX. LOC. EX. CAL OF ELECTRIC ESMT —
(DB 250 PG 79)
(TO BE QUITCLAIMED BY SEPARATE DOCUMENT)

PARCEL 702
144,742 SQ. FT. OR
3.32287 ACRES

SWANN AVENUE
EX. 50' PUBLIC RIGHT-OF-WAY

PARCEL 706
31,425 SQ. FT. OR
0.72142 ACRES

PARCEL 707
85,633 SQ. FT. OR
1.95506 ACRES

PROJ: 14007.011.00
SCALE: 1"=40'
DATE: 01/14/21
REV:
DRAWN: PGS, LDS
CHECKED: LDS
SHEET NO.

christopher
consultants

FLAT SHOWING
CONSOLIDATION, AND SUBDIVISION INTO
PARCELS 700 THRU 708
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA
SEE NOTE 7

59/5

TT1 #025.03-02-24
410 420 CALVERT ACQUISITION
LLC
INST #160017949
ZONED: I

CONSOLIDATION OF LOTS 1,2,3,4
SUBDIVISION OF PORTION OF OAKVILLE
RECORDED INSTR# 160017949

TT1 #025.03-02-09
FIRST
BAPTIST OF
ALEXANDRIA
FOUNDATION
INC
INST #120003973
ZONED: I

TT1 #025.03-02-10
FIRST BAPTIST OF
ALEXANDRIA
FOUNDATION INC
INST #120003973
ZONED: I

TT1 #025.01-04-22
TONY'S CORNER LLC
INST #140007508
ZONED: I

CALVERT AVENUE

PROPOSED EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PARCEL 703
3,033 SQ. FT. OR
0.06963 ACRES

PARCEL 702
144,742 SQ. FT. OR
3.32282 ACRES

PARCEL 704
62,458 SQ. FT. OR 1.43384 ACRES

OAKVILLE STREET
54.5' PUBLIC RIGHT-OF-WAY

OAKVILLE STREET
54.5' PUBLIC RIGHT-OF-WAY

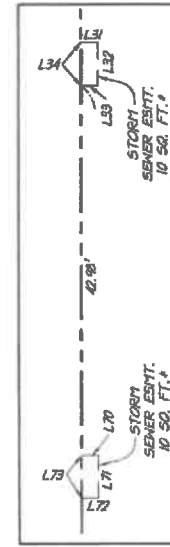
SWANN AVENUE

EX. 50' PUBLIC RIGHT-OF-WAY

RICHMOND HIGHWAY - ROUTE #1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

APPROX. &

EXISTING BAY
INSTR. #060233375



DETAIL: 1"=10'

* DENOTES EASEMENTS HEREBY GRANTED



LINE TABLE

LINE	BEARING	DISTANCE
L3	S 07°52'26" E	2.01'
L31	N 83°22'49" E	2.00'
L32	S 06°37'11" E	5.00'
L33	S 83°22'49" W	2.00'
L34	N 06°37'11" W	5.00'
L36	S 82°07'34" W	24.80'
L37	S 74°05'17" E	31.01'
L38	N 16°52'44" E	10.00'
L39	N 16°52'44" E	3.77'
L40	S 16°52'44" W	128.16'
L41	S 06°37'11" E	136.47'
L42	N 74°05'17" W	8.49'
L54	S 16°52'44" W	28.58'
L65	S 73°07'16" E	4.50'
L66	S 16°52'44" E	10.00'
L67	N 73°07'16" W	4.50'
L68	N 16°52'44" E	10.00'
L70	N 83°22'49" E	2.00'
L71	S 06°37'11" E	5.00'
L72	S 83°22'49" W	2.00'
L73	N 06°37'11" W	5.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
C3	18.00'	19.10'	60°47'51"	10.56'	S 67°33'05" E	18.22'
C4	25.00'	38.70'	88°40'18"	24.43'	S 37°42'15" W	34.95'
C5	25.00'	39.20'	90°00'54"	25.00'	N 52°52'28" W	35.36'
C6	25.00'	39.27'	90°00'00"	25.00'	S 37°07'34" W	35.36'
C7	25.00'	39.82'	91°15'15"	25.55'	S 62°14'49" E	35.74'
C12	231.00'	94.74'	23°24'55"	49.04'	N 25°07'46" E	94.08'

NOTE: THIS SHEET SHOWS EASEMENTS BEING GRANTED, VACATED OR TO BE QUIT CLAIMED BY SEPARATE DOCUMENT. SEE SHEET 4 FOR PARCEL AND RIGHT-OF-WAY DEDICATION INFORMATION.

APPROVED
CITY PLANNING COMMISSION
ALEXANDRIA, VA

PUBLIC IMPROVEMENT BOND(S) APPROVED

DATE:



PROJ: 14007.01.00

SCALE: 1"=40'

DATE: 01/14/21
REV:

DRAWN: PGS, LDS
CHECKED: LDS

SHEET NO.

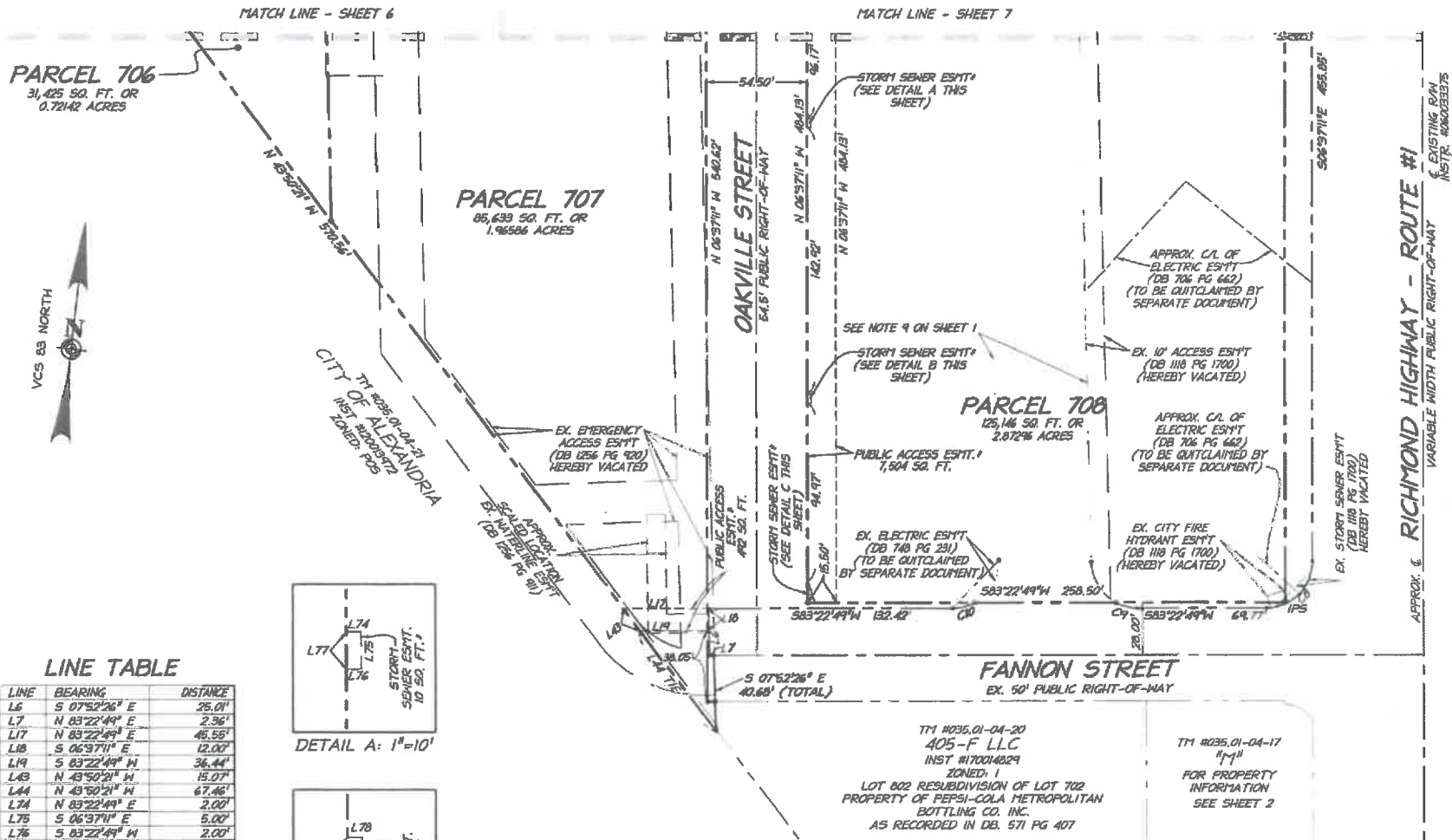
7 of 8

106915

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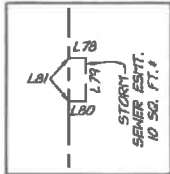
FLAT SHOWING
CONSOLIDATION AND SUBDIVISION INTO
PARCELS 702 THRU 708
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA
(SEE NOTE 7.)



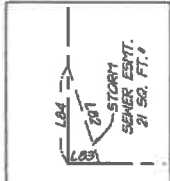
LINE TABLE

LINE	BEARING	DISTANCE
L6	S 07°52'26" E	25.01'
L7	N 83°22'49" E	2.36'
L17	N 83°22'49" E	46.55'
L18	S 06°37'11" E	12.00'
L19	S 83°22'49" W	36.44'
L43	N 43°50'21" W	15.07'
L44	N 43°50'21" W	67.46'
L74	N 83°22'49" E	2.00'
L75	S 06°37'11" E	5.00'
L76	S 83°22'49" W	2.00'
L77	N 06°37'11" W	5.00'
L78	N 83°22'49" E	2.00'
L79	S 06°37'11" E	5.00'
L80	S 83°22'49" W	2.00'
L81	N 06°37'11" W	5.00'
L82	S 24°15'47" E	12.06'
L83	S 83°22'49" W	3.66'
L84	N 06°37'11" W	11.49'

DETAIL A: 1"=10'



DETAIL B: 1"=10'



DETAIL C: 1"=10'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
CB	25.00'	39.27'	90°00'00"	25.00'	S 38°22'49" W	35.36'
C9	25.00'	12.37'	28°20'18"	6.31'	N 82°27'02" W	12.24'
C10	25.00'	12.36'	28°20'00"	6.31'	N 69°12'31" E	12.24'

NOTE: THIS SHEET SHOWS EASEMENTS BEING GRANTED, VACATED OR TO BE QUIT CLAIMED BY SEPARATE DOCUMENT SEE SHEET 5 FOR PARCEL AND RIGHT-OF-WAY DEDICATION INFORMATION.

* DENOTES EASEMENTS HEREBY GRANTED



PLAT SHOWING
CONSOLIDATION, AND SUBDIVISION INTO
PARCELS 700 THRU 708
STREET DEDICATION AND THE VACATION AND DEDICATION OF EASEMENTS
OAKVILLE TRIANGLE
CITY OF ALEXANDRIA, VIRGINIA (SEE NOTE 7)



fax 703.393.9076

PROJ: 14007.01.00
SCALE: 1"=40'
DATE: 01/14/21
REV:
DRAWN: PGS, LPS
CHECKED: LPS
SHEET NO.

8 of 8