



Development Special Use Permit #2021-10015
345 Swann Avenue
Oakville Triangle Block C2 – Publicly Accessible Park

Application	General Data	
Project Name: Oakville Triangle Block C2 - Park Location: 345 Swann Avenue Applicant: Stonebridge Associates Inc.	PC Hearing:	March 1, 2022
	CC Hearing:	March 12, 2022
	If approved, DSP	March 12, 2025
	Plan Acreage:	0.72 acres (31,425 sf)
	Zone:	CDD #24
	Proposed Use:	Publicly Accessible Park
	Gross Floor Area:	None
	Small Area Plan:	Potomac West
	Green Building:	N/A

Purpose of Application Consideration of a request for a Development Special Use Permit with Site Plan to construct a 31,425 square foot publicly accessible privately owned and operated park on Parcel 706 Oakville Triangle.
Special Use Permits and Modifications Requested: 1. A Development Special Use Permit with site plan for a new publicly accessible park per the CDD #24 zoning.
Staff Recommendation: APPROVAL WITH CONDITIONS
Staff Reviewers: Robert Kerns, AICP; Development Division Chief, P&Z robert.kerns@alexandriava.gov Nathan Imm; Principal Planner, P&Z nathan.imm@alexandriava.gov Anna Franco; Urban Planner II, P&Z anna.franco@alexandriava.gov Judy Lo; Acting Principal Planner, RP&CA judy.lo@alexandriava.gov Ana Vicinanza, Urban Planner I, RP&CA ana.vicinanzo@alexadrava.gov
PLANNING COMMISSION ACTION, MARCH 1, 2022: On a motion by Commissioner McMahon, seconded by Commissioner Lyle, the Planning Commission voted to recommend approval of Development Special Use Permit #2021-10015, as submitted. The motion carried on a vote of 6-0-1, with Commissioner Ramirez abstaining.
Reason: The Planning Commission agreed with the staff analysis.

Commissioner McMahon asked for clarifications from staff on several items, including the use of turf grass in public parks, the irrigation system for the park, and recent changes to the design of Mount Jefferson Park. Overall, Commissioner McMahon stated that the Oakville Block C2 park is a nice park design and includes several features that will be enjoyable and meet the needs of the community. She noted that pathway materials may be a sensible solution since a private entity is expected to maintain the park. Commissioner McMahon also noted that there are smart pathway connections between Oakville Block C2 and Mount Jefferson Park and that defined pathways may actually keep park visitors off of landscaping and by doing so, preserve wildlife habitat. She asked staff to consider grasses that would increase benefits to biodiversity.

Chair Macek also asked for clarifications from staff on several items, including the differences of irrigation strategies for public and privately owned park land, if changes to Mount Jefferson Park are being considered at the public hearing, the connection points between the subject property and Mount Jefferson Park, impacts on wildlife, if water features were considered in the park design, who the park was designed to serve, and if there were changes to previous design concepts. Chair Macek stated that he concurs with Commissioner McMahon's comments and noted that incorporating the concerns stated in the public hearing would be helpful, if possible. Overall, Chair Macek stated that the park will be a nice feature for this area of the city.

Speakers:

Devin A. Reese raised concerns about the project, particularly regarding the impact the project will have on the natural character of Mount Jefferson Park and the habitat quality for wildlife.

Amy Slack raised concerns about the amount of integration between the proposed project and Mount Jefferson Park, believing the design of both parks are more reflective of parks seen in urban areas. Ms. Slack would particularly like to see water features in the design of the subject property.

David Fromm asked for a deferral of the Development Special Use Permit so that the design of Oakville Block C2 can be redesigned to revert to a more naturalistic park design. Mr. Fromm stated that the subject property has brought formal city park design into the design of the naturalistic design of Mount Jefferson Park.

Hal Cardwell requested modifications to the proposed design of the subject property to better affect such integration with the natural character of Mount Jefferson Park. Mr. Cardwell requested modifications to paths and pathway materials, landscaping, and berms, and requested water features and minimal lighting for the park.

Matt Mulder stated that the proposed pathways and other design elements of Oakville Block C2 will lead to degradation of the undeveloped nature of Mount Jefferson Park and will displace wildlife. Mr. Mulder requested adjustments to the design of the subject property to

reduce the impact on Mount Jefferson Park.

Duncan Blair, project attorney, spoke in support of the development. Mr. Blair stated that the proposed park design was created with a great deal of public input and considered the passive use of Mount Jefferson Park in its design. He noted that the intent of Oakville Block C2 is to be a room adjacent to Mount Jefferson Park for community use and that the design of Mount Jefferson Park is being unchanged with this proposal. Mr. Blair clarified that the subject property will be maintained by the association of Oakville triangle and will use water for irrigation as minimally as possible.



 **Development Special Use Permit #2021-10015**
345 Swann Avenue

0 30 60 120 Feet

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I. SUMMARY

A. Recommendation & General Project Description

Staff recommends **approval** of the proposed request for development of Oakville Triangle Block C2. The project conforms to the City’s adopted plans, codes, and policies and allows for the development of a new 0.72 acre, publicly accessible park that is integrated with the design of adjacent Mount Jefferson Park. The publicly accessible park implements the Oakville Triangle Small Area Plan vision to provide a park on this property and will provide benefits to the City and surrounding community, including:

- Passive open space including walking paths and an open lawn area
- Integration with Mount Jefferson Park
- A shade structure for community gatherings
- Children’s play areas
- Park benches and informal seating areas

B. General Project Description

The applicant is proposing the construction of a 31,425 square foot publicly accessible park on the Oakville Triangle block known as Block C2 and will be privately constructed, owned, and maintained. The Block C2 park programming, design, and location was developed with the public through the Oakville CDD update and is designed to be integrated with the approved design for Mount Jefferson Park.

II. BACKGROUND

A. Site Context

Block C2 is located within the Potomac West Small Area Plan area and is governed by the Oakville Triangle & Route 1 West Corridor Vision Plan overlay. Block C2 is the western portion of Block C, which has been divided into Block C1 and C2, and is bounded by Swann Avenue to the north,

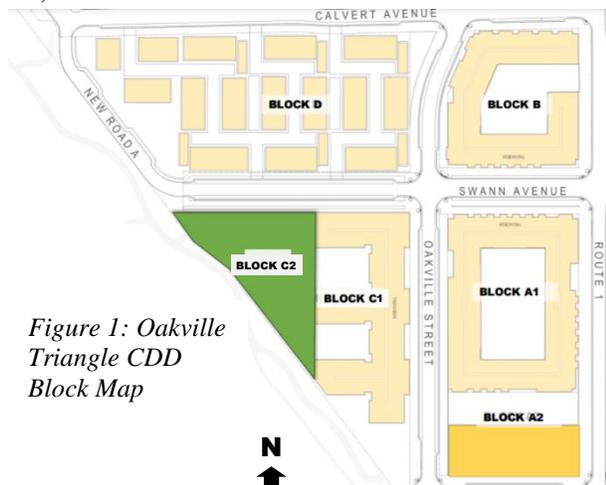


Figure 1: Oakville Triangle CDD Block Map

Mount Jefferson Park to the west, and Block C1 to the east (the eastern portion of this block). The storage facility on Block C1 will remain and be operational until the property redevelops with Phase 2 of the Oakville Master Plan. When Block C1 does redevelop, it will redevelop as a multi-family residential building and will be submitted as a separate application and addressed in a separate staff report.

Block C2 is zoned Coordinated Development District (CDD) #24. A one-story building is currently located on the property and used as

office/commercial warehouse. The site is primarily adjacent to 1- to 2-story structures zoned industrial (Zone I) with operating businesses such as storage and auto repair. Existing buildings are surrounded by wide paved areas for vehicular circulation and parking. Stormwater runoff from the impervious surfaces is not currently treated and there is limited biodiversity currently existing on site. The subject property is adjacent to Mount Jefferson Park, which is a linear park that is City-owned and zoned POS.

III. ZONING

I. TABLE 1: ZONING

Property Address:	345 Swann Avenue (formerly part of 403 and 300 Swann Avenue)	
Total Site Area:	0.72 acres (31,425 sf)	
Existing Zone:	CDD#24	
Proposed Zone:	CDD#24	
Current Use:	Office/Commercial Warehouse	
Proposed Uses:	Publicly Accessible Park	
	Permitted / Required	Proposed / Provided
Gross Floor Area:	0 SF	0 SF
Open Space:	100% (31,425 SF) *	100% (31,425 SF)
Parking:	On-site parking is not required**	On-site parking is not required **

* Oakville CDD requirement for 40% open space is met as a cumulative total among blocks A1, B, C, D, and E.

** On-street parking is provided on Swann Avenue, directly adjacent to the subject property and has been designed with the approved Oakville Infrastructure Plan (see DSUP #2020-00031) to support the surrounding buildings and open space uses.

IV. STAFF ANALYSIS

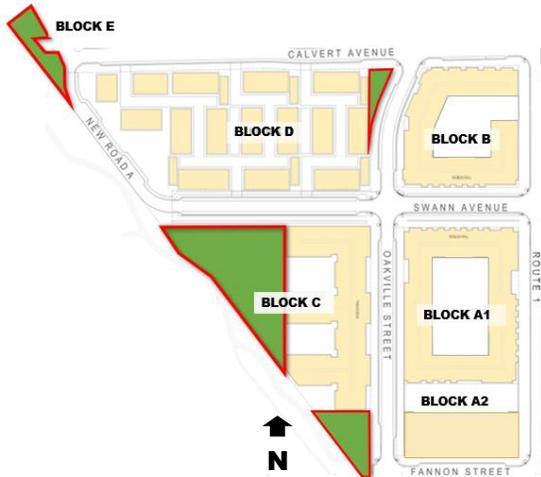
A. *Conformance with the City’s Master Plan*

The Oakville Triangle & Route 1 Corridor Vision Plan establishes a long-term vision for the area, including urban scale blocks defined by a framework of streets with improvements for pedestrians, cyclists, and drivers. It encourages a network of ground level open spaces and transitions in height and density from Route 1 west toward the existing Del Ray and Lynnhaven neighborhoods. The Plan envisions a mix of uses to include residential uses, neighborhood-serving retail as well as an emerging “maker” economy, and medical care facility.

Land Use & Open Space

The location of publicly accessible open spaces within the Oakville Triangle was informed by the network of streets and adjacent building footprints on the associated development blocks. As part of the 2020 Master Plan and CDD Amendments, the Plan was amended to increase the amount of

ground level open space from 15% to 22% through the reconfiguration of blocks with the western extension of Swann Avenue. The reconfiguration provided the opportunity to consolidate two smaller open spaces on Blocks 5 and 6 into a consolidated central open space of approximately 0.72 acres on Block C2 to provide a more useable open space that can accommodate a variety of uses.



This Development Special Use proposal is consistent with the vision of the approved Small Area Plan by providing a centrally located 31,425 square foot public open space. The open space further provides “multiple outdoor ‘rooms’ for multigenerational programming” that is requested in the Plan through an open lawn area, small areas for children’s play, and a shade structure for gathering space. The proposal is also meeting the Plan recommendation to “incorporate the industrial heritage of the site with materials such as wood, stone, weathered metal, etc.” with final materials to be reviewed at Final Site Plan.

Figure 2: On-site Publicly Accessible Open Space (red outline) in Oakville Triangle CDD

Street Connectivity & Typology

The Oakville Triangle Small Area Plan establishes a street hierarchy to identify the character and function of each street and to maintain a high-quality street environment, designating “A” streets as the most prominent, “B” streets as pedestrian and vehicular circulation and “C” streets providing service access. The street hierarchy applicable to Block C2 is reflected in *Figure 3* below.



Figure 3: Street Hierarchy (Oakville Small Area Plan)

Design standards for streets designated with “B” streets include standards for buildings and curb cuts along the street. The proposed site plan boundary does not include the adjacent Swann Avenue right-of-way as street improvements are coordinated with the Oakville Infrastructure Plan Development Special Use Permit (see DSUP #2020-00031), which facilitates the construction of

sitewide infrastructure to support redevelopment within the CDD. Per the Infrastructure Plan, permanent streetscapes improvements will be installed and constructed with each individual Block and the streetscape shown with this DSUP is consistent with the streetscape vision in the Small Area Plan.

Pedestrian & Bike Network

The Oakville Triangle Small Area Plan includes bike routes and dedicated bike facilities along Swann Avenue to connect to Mount Jefferson Park. Block C2 provides walking trails that seamlessly connect to the walking trails and bicycle trails along Swann Avenue and in Mount Jefferson Park. The applicant will also be providing a minimum of eight (8) bicycle parking spaces along the Swann Avenue frontage to support the adjacent bike routes and the prioritization of pedestrians and cyclists envisioned in the Small Area Plan.



Figure 4: Bike & Pedestrian Circulation (Oakville Small Area Plan)

B. Development Special Use Permit Request (DSUP)

The applicant is requesting a Development Special Use Permit (DSUP) rather than a Development Site Plan (DSP) because “open space” uses in CDD #24 require a special use permit as outlined in Zoning Ordinance Section 5-602. There are no modifications associated with this DSUP request.

C. Consistency with City Policies

Public Art Policy

In December 2014, the City Council adopted the Public Art Policy which established a monetary contribution requirement of \$.30 per gross square foot of development, with a maximum contribution of \$75,000 per building. The contribution can be used for public art on the site or to further the City’s public arts efforts in the neighborhood. Since there is no building being proposed, there is no public art contribution required for the subject site. A contribution will be required with the construction of the building on C1 portion of Block C, which will go towards providing public art in the publicly owned Mount Jefferson Park.

Affordable Housing Policy

Affordable Housing contributions are not applicable to this site as it is open space and no building is being constructed on the property. Affordable Housing is being provided for the Oakville Triangle neighborhood with the 65 on-site affordable units being delivered in the multifamily rental buildings in the master development.

Green Building Policy

The Green Building Policy does not apply to the requested Development Special Use Permit (DSUP) as the applicant is not proposing a building on the subject property.

D. Open Space

The total square footage of the 0.72-acre (31,425 square foot) site is considered open space and counts towards the overall open space requirement as outlined in the Oakville Triangle Small Area Plan and Coordinated Development District (CDD) #24 Conceptual Design Plan. The open space design and amenities illustrated in *Figure 5*, as well as in the “Graphics” section of this report, are the result of expansive community feedback through community meetings with the applicant and several Park and Recreation Commission meetings. See the “Community” section of this report for more details.

Open Space Design

The park design is conceptually separated into three areas, including a central open lawn, an Allee along Swann Avenue and pollinator gardens and natural play areas located at the southern portion of the site. The design is intended to support multi-generational features so people of all ages and abilities may enjoy the park.

Open Lawn & Shade Structure

The open lawn is the largest area in the design and is centrally located as a focal point for the park. The lawn area is intended to serve as community event and social gathering space and support activities such as lawn games, outdoor fitness classes, and general lounging. The lawn is generally open and sunny and provides clear sightlines across the park. A mix of deciduous trees are provided in other parts of the park to provide seasonal shade. The concrete path around the perimeter of the park maximizes the open lawn rather than bisects it and seating is provided with a wood-top seat wall along the eastern perimeter of the open lawn.

A permanent shade structure is also located along the perimeter of the open lawn. The structure is about 10 feet in height and will be wired for electrical power and charging stations. The design of the shade structure will be finalized during the Final Site Plan process.

Allee

An Allee is proposed along the Swann Avenue frontage directly adjacent to the sidewalk. The proposed Allee will be planted with native trees and surfaced with a permeable crushed stone. The intent of the Allee is to provide multiple informal seating options and flexible programming to take advantage of the shade in this portion of the park. The Allee is also adjacent to the eastern most park entrance, accessible from Swann Avenue. This entrance will feature a central

signature tree and park benches. Programming of the Allee will be provide by the ownership group and shall be further developed through the Final Site Plan process.

Pollinator Garden & Natural Play Areas

The layout of the concrete and crushed stone pathways at the southern end of the property are designed to meander and connect the natural play areas, pollinator gardens, and trees with three (3) circular shaped designs to form a space for children to explore. There are two (2) defined play areas, each containing unique children’s play structures made from natural materials such as wood. The eastern most play area includes a semi-circular wooden seat wall, to match the seat wall adjacent to the open lawn.



Figure 5: Block C2 Open Space Design

Coordination with Mount Jefferson Park

As previously approved, the design and construction of Mount Jefferson Park improvements (see DSP #2015-00025) will be paid for by the Oakville Triangle site developer, as part of the developer contributions package. Mount Jefferson Park is directly adjacent to the Oakville Triangle site and is located within the city-owned, POS-zoned land. The Development Site Plan improvements span the portion of Mount Jefferson Park from E. Raymond Avenue on the north to Route 1 on the south – the section of the park which is contained within the Plan’s study area, and which is the closest to the Oakville Triangle development. The park design includes improvements to stormwater management and drainage, improvements to the north-south multi-use trails, enhancements to the dog exercise area, various landscape and planting improvements, and interpretive elements that recall the site’s former use as a rail line. The southern portion of Mount Jefferson Park towards Route 1 will also remain as a more natural, undeveloped area with soft trails. Once improved, all land will remain in public ownership as public, ground-level open space. Construction of park

improvements have commenced this winter and are anticipated to be complete fall of 2022.

As shown in *Figure 5*, the design of the Block C2 open space is coordinated with the approved design for the adjacent Mount Jefferson Park to provide contiguous and integrated open space. The design is integrated in several ways, including continuation of the pathway along the perimeter of the open lawn area on Block C2 with the shared bicycle and pedestrian path along the spine of the Mount Jefferson Park. The landscaping and walkways encircling the pollinator gardens and natural play areas on Block C2 are continued in Mount Jefferson Park to complete the design and promote pedestrian circulation. The location of pollinator gardens function as a transition from the naturalized areas of Mount Jefferson Park and are intended to support and complement park biodiversity and wildlife habitat. Further, seating elements like the wood topped seat wall are provided in both Mount Jefferson Park and the park on Block C2. The combined improvements of both spaces will provide a large and enhanced amenity space for the residents of this new development area, in addition to the park's current users.

Maintenance, Programming, and Phasing

Design and construction of the Block C2 park will be funded by the developer. The new park will be privately owned and maintained but be publicly accessible through a public access easement. As the new park will be directly adjacent to Mount Jefferson Park, the Department of Recreation, Parks & Cultural Activities (RP&CA) will work closely with the owners to coordinate maintenance. Per the Oakville CDD (CDD #2020-00003) conditions, the City reserves the right to program a minimum of ten (10) events/year for the City and/or community.

Per the Oakville CDD (CDD #2020-00003), the Oakville Triangle neighborhood is anticipated to develop in two broad phases. The publicly accessible park on Block C2 will be constructed in Phase 1, while the building on Block C1 will be constructed with Phase 2. Per the CDD conditions, the subject property shall be constructed and certified substantially complete by the City prior to the issuance of the final certificate of occupancy for Block A1 or B.

E. Stormwater Management & Environmental Sustainability

Stormwater Management

The demolition of the existing building and the transformation of the property to at-grade open space reduces the overall impervious area on the property from 0.64 acres to 0.27 acres. Apart from the hard surface sidewalks, the proposed materials for the site are composed of pervious materials such as open lawn, plant beds and gravel surfacing, and over improve the stormwater runoff coefficients for the site. The applicant has developed a Stormwater Management Master Plan (SWMMP) meeting the requirements of the Virginia Stormwater Management Program (VSMP) Regulations and the Chesapeake Bay Act in accordance with Article XIII of the Zoning Ordinance for control of stormwater quality.

While water quantity and runoff reduction will be addressed by each individual Development Special Use Permit within the Oakville Triangle Small Area Plan, stormwater quality is addressed through an overall Best Management Practices (BMP) Master Plan for Blocks A1, A2, Block B, and Block C. Stormwater management will be employed across the Oakville neighborhood by incorporating green infrastructure techniques into the public realm streetscape that will provide

stormwater quality treatment as well as through individual buildings with a combination green roof, bioretention planters and other treatment devices.

Environmental Sustainability

With the redevelopment of the site, the applicant will provide a significant amount of on-site remediation through the removal and containment of contaminated soils. In addition, the predominantly impervious site will recapture almost a half-acre of pervious surface area through the provision of ground level open space and use of sustainable paving materials.

Native species and biodiversity will be incorporated into the site per the standards established by the City’s Landscape Design Guidelines. Selection of native plantings will reduce water usage for plant maintenance and pollinator focused plantings in the southern “garden” is intended to attract and support various pollinator species of bird and insects. The applicant is providing canopy coverage that well exceeds the minimum 25% canopy cover as required by the City’s Landscape Guidelines.

Further, the proposed play elements are FSC certified, and sustainability sourced per the manufacturer. There will also be minimal lighting on the site and where used, will be shrouded LED lighting and to reduce light spill over and glare.

V. COMMUNITY

As part of the recent master plan and CDD Amendments for Oakville Triangle, the applicant held a series of virtual meeting to engage the community on the various components for the Oakville Triangle redevelopment.

Table 2: Community Engagement

Date	Meeting Forum
March 26, 2020	Virtual Community Meeting
April 16, 2020	Virtual Community Meeting
May 7, 2020	Virtual Community Meeting
July 9, 2020	Online Survey Posted (for two weeks)
August 4, 2020	Virtual Community Meeting
September 24, 2020	Online Survey Posted
September 24, 2020	Virtual Community Meeting
October 15, 2020	Virtual Parks & Recreation Commission Meeting
November 10, 2020	Virtual Community Meeting
November 19, 2020	Virtual Parks & Recreation Commission Meeting
October 21, 2021	Virtual Parks & Recreation Commission Meeting

From March through May of 2020, the applicant team, in conjunction with Inova Health Systems, held three virtual community meetings to provide an overview of the proposed amendments to facilitate the integration of the Inova Healthplex into the Oakville Triangle site. Meeting topics addressed the change in the land use development program, site access and circulation to accommodate the Healthplex, and transportation impacts. The intent of these meetings was to

inform the community of the proposed amendments to the Small Area Plan and CDD Concept Plan, solicit feedback, and address any community concerns prior to development concept plans for individual buildings being submitted to the City.

In July of 2020, the applicants worked with the City to solicit community feedback to assist in the development of design proposals for the new public open space on Block C2. An online community feedback portal was available for two weeks where the community was able to select design elements, features, and themes that could be considered and used to develop design concepts. Community feedback indicated a desire to connect and integrate the park to Mount Jefferson Park, provide opportunities for seating and solitude, provide larger open areas with smaller rooms, and have a balance of natural planted areas with manicured areas.

The applicants provided project updates in their August virtual meeting presenting the first conceptual building designs, providing updates to the applicant's transportation analysis presenting at a prior meeting, and reported themes received from the community engagement feedback to inform the design concepts for the new public open space.

The virtual community meetings held in September and during the October and November Parks & Recreation Commission meetings were focused specifically on advancing the concept designs for the new public open space on Block C2. On October 15, 2020, the two park concepts were presented to the Park and Recreation Commission and on November 9, 2020 a revised design concept was developed and released to the community for further comment.

At the applicant's virtual community meeting in November, the team provided updated building designs and site renderings for the proposed development of the three buildings on Blocks A1, A2, and B; updates on the central open space designs; updates related to sustainability plans for Oakville Triangle, and updates related to the project review and approval schedule.

On October 21, 2021, the Park and Recreation Commission received the revised Oakville Triangle Park design, provided staff with feedback for consideration into the final design, and provided a written endorsement on the final design to the Planning Commission and City Council for consideration. Please see the PRC endorsement as *Attachment 1*.

VI. CONCLUSION

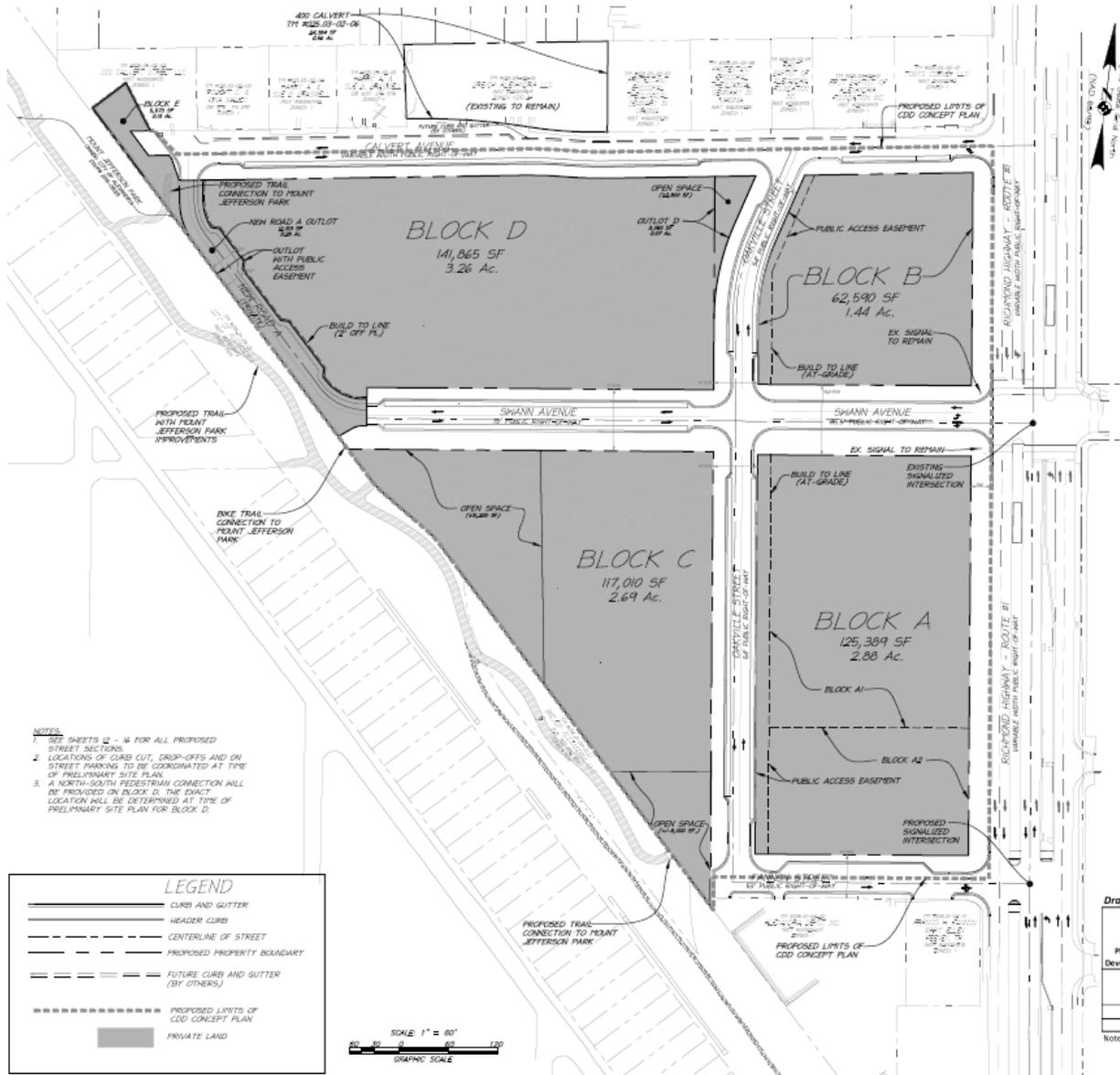
The Planning Commission and Staff recommend approval subject to compliance with all applicable codes, ordinances, and the following staff recommendations.

VII. GRAPHICS

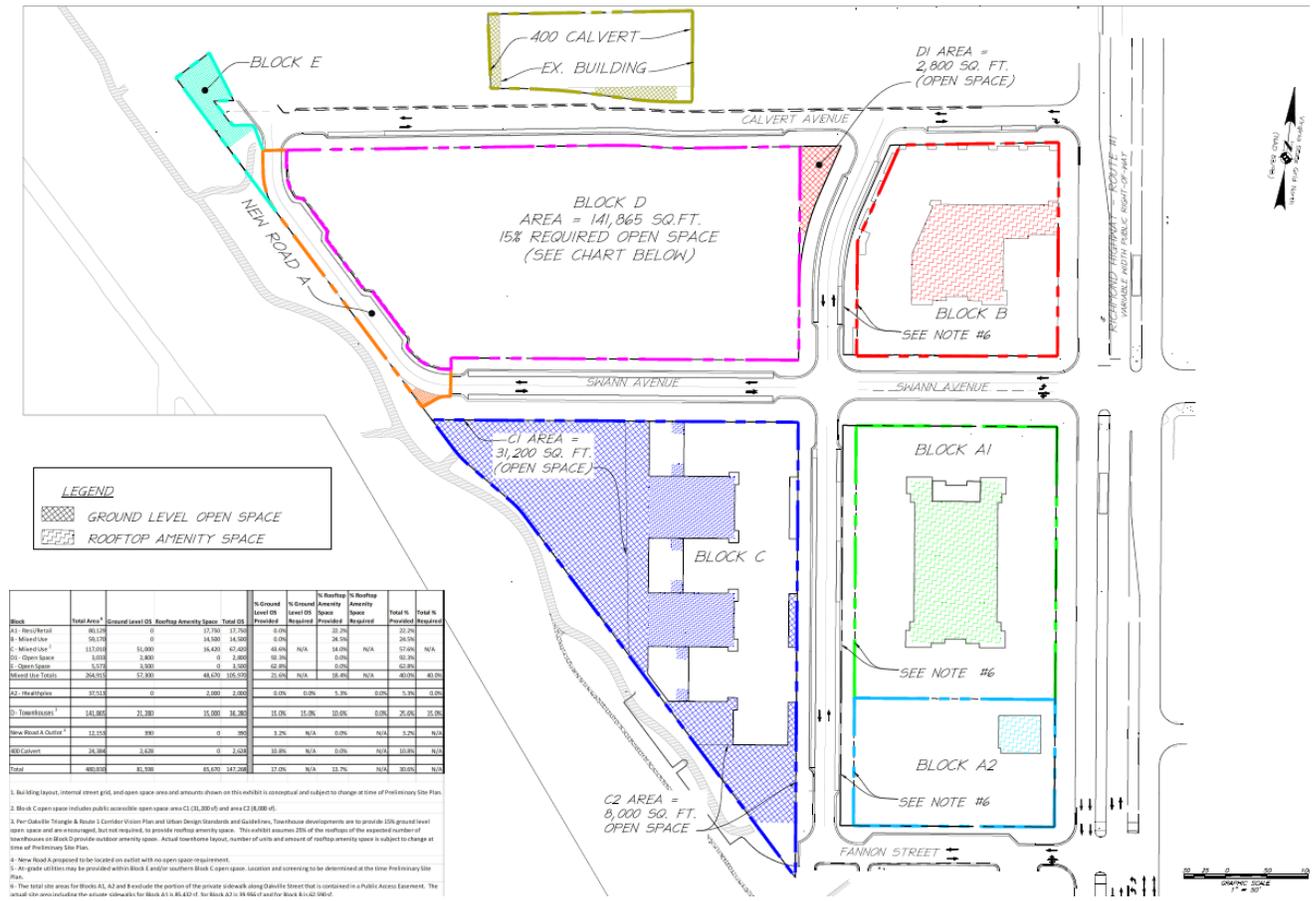
Illustrative Site Plan (dated 11/5/2021)



CDD Concept Plan (dated 9.15.2020, revised 11.03.2020)



CDD Open Space Exhibit



VIII. ATTACHMENTS

1. Park and Recreation Commission Endorsement of Block C2 Updated Design
2. Applicant Presentation to Park and Recreation Commission, October 21, 2021,

STAFF RECOMMENDATIONS

1. The Final Site Plan shall conform substantially with the preliminary plan dated November 5, 2021 and comply with the following conditions of approval.

I. SITE PLAN

2. Per § 11-418 of the Zoning Ordinance, the development special use permit shall expire and become null and void, unless the applicant commences substantial construction of the project within 36 months after initial approval (*plus any extension per § 7 of Ordinance Number 5313 related to the COVID-19 emergency*) and the applicant thereafter pursues such construction with due diligence. The applicant shall provide a written status report to Staff 18 months after initial approval to update the City Council on the project status if they have not yet commenced substantial construction. The applicant may petition to extend the validity period after adequate notice and a public hearing. (P&Z)
3. Submit the plat, deed, and all applicable easements with the first Final Site Plan. The applicant must obtain approval of the plat(s) prior to or concurrent with Final Site Plan release. (P&Z) (T&ES) (RP&CA) *
 - a. Provide public easements to the satisfaction of the Directors of P&Z, T&ES and RP&CA. Easements language for the publicly accessible open space shall allow visitors to utilize the space consistent with park and recreation space.
4. Per CDD #2020-00003, Condition #35, ground level open space in Blocks C1 as depicted on Sheet C03.0 in the CDD Concept Plan shall be fully open to the public following the hours and guidelines established by the Department of Recreation, Parks and Cultural Activities. Signage for all ground level open spaces with public access easements shall be posted at each site displaying the hours, guidelines and property contact information and shall be designed through the DSUP process to reflect the public nature of the spaces. Guidelines for use of this spaces by the City and/or public shall be developed and agreed upon prior to issuance of first Certificate of Occupancy for Block A1 or B. For this Development Special Use Permit (DSUP), show the sign locations and design on the Final Site Plan and install the signs prior to the issuance of the first Certificate of Occupancy (P&Z)(RP&CA) *, ***
5. Record the plat and submit a copy of the recorded plat, dedications, and deeds with the first application for a building permit. (P&Z) (T&ES) **
6. Show site utilities compatibly with other site conditions on the site plan to the satisfaction of the Directors of P&Z, T&ES, and RP&CA prior to Final Site Plan release, specifically: (P&Z) (T&ES) (RP&CA)*

- a. Locating above grade service openings and required clearances for items such as transformers, telephone, HVAC units, and cable boxes.
 - b. Minimizing conflicts with plantings, pedestrian areas, and major view sheds.
 - c. Excluding above grade utilities from dedicated open space areas and tree wells.
 - d. Screening all utilities from the public right-of-way.
7. Provide a lighting plan for the proposed bollard lights with the first Final Site Plan to verify that lighting meets City standards. The plan shall be to the satisfaction of the Directors of P&Z and T&ES in consultation with the Chief of Police and Code administration shall include: (P&Z) (T&ES) (Code) *
- a. The location of all existing streetlights and site lights, shading back less relevant information.
 - b. A lighting schedule that identifies each type and number of all fixtures, mounting height, and strength of fixture in Lumens or Watts.
 - c. A photometric plan with lighting calculations encompassing all existing and proposed streetlights and site light fixtures, including any existing streetlights located on the opposite side(s) of all adjacent streets. Photometric calculations must extend from proposed building face(s) to property line and from property line to the opposite side(s) of all adjacent streets and/or 20 feet beyond the property line on all adjacent properties and rights-of-way.
 - d. Manufacturer's specifications and details for all proposed fixtures including site, landscape, pedestrian, sign(s), and security lighting.
 - e. The numeric summary for various areas (i.e., roadway, walkway/sidewalk, alley, and parking lot, etc.) in the proposed development.
 - f. Full cut-off lighting as applicable to prevent light spill onto adjacent properties. Provide a plan distinguishing between the site with all streetlights and other pertinent off-site lighting and the site without streetlights and off-site lighting to demonstrate how the plan complies with light spill regulations.
 - g. Additional lighting to achieve City standards if existing lighting within the City right-of-way adjacent to the site does not meet the minimum standards.
 - h. All site lights designed to meet City of Alexandria photometric standards shall have photovoltaic switches.
 - i. The location of conduit routing between site lighting fixtures to avoid conflicts with street trees.
 - j. Details indicating proposed light pole and footings relative to the adjacent grade and pavement. All light pole foundations shall be concealed from view or light poles shall be direct bury.
8. Provide a georeferenced CAD file in AutoCAD 2018.dwg format that adheres to the National CAD Standards prior to Final Site Plan release. The file shall have

the dimension plan including existing conditions, proposed conditions, and grading elements. (P&Z) (DPI) (GIS) *

A. OPEN SPACE/LANDSCAPING

9. Provide these modifications to the landscape plan and supporting drawings with the Final Site Plan: (P&Z) *
 - a. Per CDD #2020-00003, Condition #106, an outdoor unconditioned community area/gathering space shall be integrated into the design of the Block C open space. At a minimum, the area shall be designed to include a shade element and seating and wired for electrical power. The City reserves the right to program ten (10) events/year for the City and/or community. The final design of the space shall be coordinated with the City to the satisfaction of the Directors of P&Z and RP&CA. (P&Z) (RP&CA)
 - b. Provide 120v power outlet to the shade structure, and a minimum of three (3) USB charging station (s) at seating/gathering areas. (RPCA) ***

10. Install natural play elements for unstructured play shown in the preliminary plans that are in support of the City of Alexandria's Playspace Policy, to the satisfaction of the Directors of P&Z and RP&CA. The natural play area shall meet these requirements: (P&Z) (RP&CA) (Code) *, ***
 - a. Depict the location, scale, massing, and character of the natural play area grade conditions, surfacing, site furnishings, vegetation, and other site features. Provide details of play features consistent with the preliminary plans.
 - b. Natural play areas shall comply with the most recent guidelines, specifications, and recommendations of the Consumer Product Safety Commission (CPSC) Handbook for Public Playground Safety, ASTM Specification for Playground Equipment for Public Use (ASTM F1487) and ASTM Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment (ASTM F1292).
 - c. Natural play areas shall comply with Americans with Disabilities Act 2010 ADA Standards for Accessible Design.
 - d. Natural play spaces and/or elements shall be inspected, maintained and cared for according to landscape standards provided by landscape architect, planner, and/or to relevant CPSC and ASTM standards.
 - e. Natural play areas shall be open to the public and located in areas accessible to the public. The play areas will also be subject to a public access easement.
 - f. Natural play areas shall have appropriate signage posted with hours of operation and other operational information.

11. Provide opportunities for activation within the alley of trees at the north end of the site as discussed with staff. Continue to refine options for backyard games presented to the Parks & Recreation Commission (PRC) including, but not limited to, cornhole, badminton and frisbee. Continue to work with staff to refine options with the Final Site Plan. (RP&CA) (P&Z) *, ***
12. Develop a palette of site furnishings for review and approval by Staff prior to Final Site Plan release. *
 - a. Provide location, and specifications, and details for site furnishings that depict the installation, scale, massing, and character of site furnishings to the satisfaction of the Directors of P&Z, RP&CA, and T&ES.
 - b. Site furnishings may include benches, bicycle racks, trash bins, recycling receptacles, and other associated features. City standard materials are mandatory in all public right-of-way.
 - c. Work with Staff to refine the park elements, site furnishings, and materials so that they reflect the industrial heritage of the site. Site furnishing details shall be submitted with the first Final Site Plan submission.
 - d. Provide material, finishes, architectural details, height, and a 3D rendering of the shade structure. (P&Z) (T&ES)
13. The applicant shall install conduit or indicate other methods to allow for future wi-fi access to the park. (RPCA) ***
14. Provide material, finishes, and architectural details for all retaining, seat, decorative, and screen walls prior to Final Site Plan release. Indicate methods for grade transitions, handrails, directional changes, and above and below-grade conditions. Coordinate with adjacent site and building conditions. Design and construction of all walls shall be to the satisfaction of the Directors of P&Z, T&ES, and Code. (P&Z) (T&ES) (Code) *
15. Provide a Final Project Maintenance Plan for the publicly accessible park for approval by the City prior to final performance bond release. Staff will collaborate with the applicant to develop the Final Project Maintenance Plan. The Maintenance Plan shall guide execution of work, labor, and materials for maintenance of new and established plantings in a vigorous, flourishing growth, and attractive appearance. The Maintenance Plan include scheduling and provision of all labor and materials for: (RP&CA) ****
 - a. Daily, weekly, and seasonal facilities maintenance for all applicable project components including irrigation system, lighting, and active recreation and fitness features.
 - b. Daily, weekly, and seasonal grounds maintenance including litter, debris, solid waste, and recycling removal and general policing of grounds.
 - c. Product warranty and anticipated replacement schedules.

16. Per CDD #2020-00003, Condition #36A, accessible ground level open spaces shall be maintained by the applicant/owner or its successors, subject to the terms and conditions to be agreed upon between the City and Applicant as to use of the property for City events. Where publicly accessible open space abuts Mount Jefferson Park, the owner/successor shall review and coordinate maintenance responsibilities and schedules with the Department of Recreation, Parks and Cultural Activities. (P&Z)(RP&CA)

B. TREE PROTECTION AND PRESERVATION

17. Provide a Tree and Vegetation Protection Plan per the City of Alexandria's Landscape Guidelines for approval prior to Final Site Plan release and implement the plan for the duration of construction. (P&Z) (RP&CA) *

C. ARCHAEOLOGY

18. All Archaeology comments for Oakville have been consolidated under DSP2020-00031, the Infrastructure plan. Please refer to that plan for Archaeology comments that apply to Block 6C.

D. PEDESTRIAN/STREETSCAPE

19. Provide the pedestrian improvements listed below to the satisfaction of the Directors of P&Z and T&ES. Complete all pedestrian improvements prior to the issuance of the first Certificate of Occupancy. (P&Z) (T&ES) ***
 - a. Provide ADA accessibility to all proposed features within the park.
 - b. Construct all sidewalks to City standards. The minimum unobstructed width of newly constructed paths shall five feet.
 - c. All brick sidewalks shall comply with the City's Memos to Industry 05-08 and 01-13.
 - d. All below grade utilities placed within a City sidewalk shall be designed in such a manner as to integrate the overall design of the structure with the adjacent paving materials to minimize any potential visible impacts. *** (P&Z) (T&ES)
20. Final location and approximate dimensions of Capital Bikeshare stations shall be shown on the final site plans. Stations shall be sited to provide adequate space for maneuvering bikes in and out of docks, to allow access by Capital Bikeshare staff or contractors to rebalance bikes, and to provide for solar panels where feasible. * (T&ES)

E. PARKING

21. Show all existing and proposed on-street parking controls and restrictions on the Final Site Plan. The Traffic and Parking Board must approve any on-street parking changes desired after the Signature Set approval. (P&Z) (T&ES) *

- 22. Provide a minimum of 8 bicycle parking spaces consistent Alexandria’s current Bicycle Parking Standards. Bicycle parking standards, acceptable rack types for short- and long-term parking and details for allowable locations are available at:www.alexandriava.gov/bicycleparking. Provide bicycle facilities on the site frontage. (T&ES)
- 23. Provide details on the locations and types of bicycle parking on the Final Site Plan. Install bicycle parking prior to the issuance of the first Certificate of Occupancy. (T&ES) *, ***

F. SUSTAINABILITY

- 24. The applicant may propose additional sustainability strategies to be incorporated administratively to the satisfaction of the Directors of T&ES and P&Z. (P&Z) (T&ES)

II. TRANSPORTATION

A. STREETS/TRAFFIC

- 25. Repair any of the City’s existing public infrastructure that is damaged during construction per the most recent version of the T&ES Design and Construction Standards, or to the satisfaction of Director of T&ES, prior to Performance Bond release. (T&ES) ****
- 26. Conduct a pre-construction walk/survey of the site prior to any land disturbing activities with T&ES Construction & Inspection Staff and Code Administration Staff to document existing conditions prior to Final Site Plan release. (T&ES) (Code) *
- 27. Provide full curb to curb restoration for any asphalt patches larger than 20 percent of the total asphalt surface, measured along the length of the road adjacent to the property frontage and/or extending to the centerline of the street prior to Performance Bond release. (T&ES) ****

III. PUBLIC WORKS

A. UTILITIES

- 28. If a franchise agreement has not been entered into with the City, locate all private utilities outside of the public right-of-way and public utility easements. (T&ES)
- 29. Do not locate transformer and switch gears in the public right-of-way. (T&ES)

B. SOLID WASTE

- 30. Provide \$1,449 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two (2) Victor Stanley Ironsites Series model SD-

42 black receptacle with Dome Lid dedicated to trash collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacles cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

31. Provide \$1,685 per receptacle to the Director of T&ES prior to Final Site Plan release to purchase and install two (2) Victor Stanley Ironsites Series Model SD-42 blue receptacle with Dome Lid, approved dome decals, and approved band dedicated to recycling collection. The receptacle(s) shall be placed in the public right of way to serve open space and park sites. Receptacles shall be generally located along the property frontage and at strategic locations in the vicinity of the site as approved by the Director of T&ES. To the extent that the receptacle cannot be located where accessible for public collection, the applicant may provide a contribution for receptacles to be installed in the vicinity or may agree to private hauling. (T&ES) *

IV. ENVIRONMENTAL

A. STORMWATER MANAGEMENT

32. The City of Alexandria's stormwater management regulations regarding water quality are two-fold: (1) state phosphorus removal requirement and (2) Alexandria Water Quality Volume Default. Complying with the state phosphorus reduction requirement does not relieve the applicant from the Alexandria Water Quality Default requirement. The Alexandria Water Quality Volume Default, as determined by the site's post-development impervious area shall be treated in a Best Management Practice (BMP) facility. (T&ES) *
33. Provide a BMP narrative and complete pre- and post-development drainage maps that include areas outside that contribute surface runoff from beyond project boundaries to include adequate topographic information, locations of existing and proposed storm drainage systems affected by the development, all proposed BMPs and a completed Virginia Runoff Reduction Method (VRMM) worksheet showing project compliance prior to Final Site Plan release. The project must use hydrologic soil group "D" in the spreadsheet unless a soils report from a soil scientist or geotechnical engineer delineates onsite soils otherwise. (T&ES) *

B. WATERSHED, WETLANDS, & RPAs

34. Use standard city markers to mark all on-site stormwater curb inlets and public curb inlets within 50 feet of the property line to the satisfaction of the Director of T&ES. (T&ES)

35. Provide Environmental Site Assessment Notes that delineate, map, describe, and/or explain these environmental features (if located on site):
 - a. Individual components of the RPA as well as the total geographic extent of the RPA, to include the appropriate buffer, intermittent streams, and associated buffers,
 - b. Highly erodible and highly permeable soils,
 - c. Steep slopes greater than 15 percent in grade,
 - d. Known areas of contamination; springs, seeps, or related features, and
 - e. A listing of all wetlands permits required by law. (T&ES)

C. CONTAMINATED LAND

36. Indicate on the plan whether any soil and groundwater contamination are present. Submit supporting reports for associated environmental investigations or assessments performed to substantiate this determination. (T&ES) *
37. If environmental site assessments or investigations discover the presence of contamination on site, the Final Site Plan shall not be released, and no construction activity shall occur until these items have been submitted and approved by the Director of T&ES: (T&ES) *
 - a. A Site Characterization Report/Extent of Contamination Study detailing the location, applicable contaminants, and the estimated quantity of any contaminated soils and/or groundwater at or in the immediate vicinity of the site.
 - b. A Risk Assessment indicating any risks associated with the contamination.
 - c. A Remediation Plan detailing any contaminated soils and/or groundwater, including plans to remediate utility corridors. Utility corridors in contaminated soil shall be over excavated by two feet and backfilled with “clean” soil. Include description of environmentally sound methods of off-site transport and disposal of contaminated soils and debris (including, but not limited to types of vehicles appropriate for handling specific materials and ensuring vehicle loads are covered).
 - d. A Health and Safety Plan with measures to take during remediation and/or construction activities to minimize the potential risks to workers, the neighborhood, and the environment. Initial Air Monitoring may be required during site activities to demonstrate acceptable levels of volatiles and/or airborne particles. Justify the air monitoring determination in the Health and Safety Plan submitted for review.
 - e. Screen for PCBs as part of the site characterization if any of the past uses are within the identified high risk category sites for potential sources of residual PCBs, which includes these SICs: 26&27 (Paper and Allied Products), 30 (Rubber and Misc. Plastics), 33 (Primary Metal Industries), 34 (Fabricated Metal Products), 37 (Transportation Equipment), 49 (Electrical, Gas, and Sanitary Services), 5093 (Scrap Metal Recycling), and 1221 and 1222 (Bituminous Coal).

38. Should any unanticipated contamination, underground storage tanks, drums or containers be encountered at the site during construction, the applicant must notify T&ES, Office of Environmental Quality immediately. Should unanticipated conditions warrant, stop construction within the affected area until the appropriate environmental reports identified in “a” through “e” above are submitted and approved at the discretion of the Director of T&ES. This shall be included as a note on the Final Site Plan. (T&ES) (Code) *

V. CONSTRUCTION MANAGEMENT

39. Submit a separate construction management plan to the Directors of P&Z, T&ES, and Code Administration prior to Final Site Plan release. The plan shall satisfy these requirements: (P&Z) (T&ES) (Code)
 - a. No streetlights shall be removed without authorization from the City of Alexandria,
 - b. If streetlights are to be removed from the public right-of-way, then temporary lights shall be provided until the installation and commissioning of new lights, *
 - c. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed, *
 - d. Provide a detailed sequence of demolition and construction of improvements in the public right of way along with an overall proposed schedule for demolition and construction, *
 - e. Include an overall proposed schedule for construction, *
 - f. Include a plan for temporary pedestrian circulation, *
 - g. Include the location and size of proposed construction trailers, if any, *
 - h. Include a preliminary Maintenance of Traffic Plan as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials, and *
 - i. Post copies of the plan in the construction trailer and give to each subcontractor before they start work. ***
40. Provide off-street parking for all construction workers without charge and ensure that all workers use this parking. For workers who use Metro, DASH, or another form of mass transit, subsidize a minimum of 50 percent of the fees. Complying with this condition shall be a component of the construction management plan, which shall be submitted prior to Final Site Plan release and approved by the Departments of P&Z and T&ES prior to commencing any construction activities. This plan shall:
 - a. Establish and provide verifiable details and/or agreements on the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit. If off-site parking is required to meet demand, demonstrate

that an agreement has been made with the owner and operator of the parking for use of spaces in their facility, *

- b. Post information on transit schedules and routes, *
 - c. The community liaison must manage parking actively for all construction workers and ensure compliance with the off-street parking requirement, and
 - d. If the off-street construction workers parking plan is found to be violated during construction, a correction notice will be issued to the applicant. If the violation is not corrected within five days, a "stop work order" will be issued, with construction halted until the violation has been corrected. (P&Z) (T&ES) *
41. Include a chapter on maintaining pedestrian access within the Construction Management Plan. Sidewalks adjacent to the site shall remain open during construction. If sidewalks must be closed, pedestrian access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
42. Include a chapter on maintaining bicycle access within the Construction Management Plan. Bicycle facilities adjacent to the site shall remain open during construction. If a bicycle facility must be closed, bicycle access shall be maintained adjacent to the site per Memo to Industry #04-18 throughout the construction of the project. (T&ES) **
43. Include a chapter on the waste control program in the Construction Management Plan. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them, and all sanitary waste at the construction site and prevent offsite migration that may cause adverse impacts to neighboring properties or to the environment to the satisfaction of Directors of T&ES and Code Administration. Dispose of all wastes offsite per all applicable federal, state, and local laws. If program is implemented in coordination with green building certification, include documentation as appropriate per the City's Green Building Policy and conditions therein. (T&ES) (Code)
44. Discuss construction staging activities with T&ES prior to the release of any permits for ground disturbing activities. No major construction staging shall be allowed within the public right-of-way. (T&ES) **
45. Identify a Certified Land Disturber (CLD) in a letter to the Division Chief of Infrastructure Right of Way prior to any land disturbing activities and include the name on the Phase I Erosion and Sediment Control sheets prior to Final Site Plan release. If the CLD changes during the project, that change must be noted in a letter to the Division Chief. (T&ES) *
46. Conduct an in-person or virtual meeting to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction prior to commencing demolition, clearing,

and grading of the site. Notice all adjoining property owners, civic associations, and the Departments of P&Z and T&ES at least 14 calendar days before the meeting. Hold the meeting before any permits are issued. (P&Z) (T&ES) **

47. Hold an in-person or virtual pre-installation/construction meeting to review the scope of landscaping installation procedures and processes with the P&Z project planner prior to starting work. (P&Z) (Code)
48. Identify a community liaison throughout the duration of construction. Provide their name and telephone number, including an emergency contact number, to residents, property managers, and business owners whose property abuts the site, to the satisfaction of the Directors of P&Z and T&ES. Install a temporary informational sign prior to Final Site Plan release with the community liaison's name and contact information. Display the sign until construction finishes. (P&Z) (T&ES) *, ***
49. Temporary construction and/or on-site sales trailer(s) are permitted and subject to the approval of the Directors of P&Z and Code Administration. Remove the trailer(s) prior to the issuance of the final Certificate of Occupancy. (P&Z) (Code) ***
50. Submit an as-built development site plan survey, pursuant to the requirements outlined in the initial as-built submission for occupancy portion of the as-built development site plan survey checklist to the T&ES Site Plan Coordinator prior to applying for a Certificate of Occupancy permit. The as-built development site plan survey shall be prepared and sealed by a registered architect, engineer, or surveyor. Include a note stating that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z) (T&ES) ***
51. If outstanding performance, completion, or other bonds for the benefit of the City are in effect for the property at such time as it may be conveyed or sold to a party other than the applicant, a substitute bond and associated documents must be provided by that party or, in the alternative, an assignment or other documentation from the bonding company indicating that the existing bond remains in effect despite the change in ownership may be provided. The bond(s) shall be maintained until such time that all requirements are met, and the bond(s) released by the City. (T&ES) ****
52. Contractors shall not cause or permit vehicles to idle for more than 10 minutes when parked. (T&ES)

CITY DEPARTMENT CODE COMMENTS

Legend: C - Code Requirement R - Recommendation S - Suggestion F - Finding

A. Planning and Zoning (P&Z)

- C - 1 Submit as-built documents for all landscape and irrigation installations with the as-built plan and request for Performance Bond release. Refer to City of Alexandria Landscape Guidelines. (P&Z) (T&ES) ****
- C - 2 Identify all trees to remove and protect/preserve in the tree conservation and protection plans prior to Final Site Plan release. Detail construction methods to reduce disturbance within driplines. Schedule an on-site inspection of existing conditions with the City Arborist and Natural Resources Division Staff prior to preparing the Tree Conservation and Protection Plan. *
- C - 3 The landscape elements of this development are subject to Performance and Maintenance bonds, based on criteria established by the City and available through T&ES. Performance and Maintenance Bond release are subject to inspections by City Staff per City Code requirements. A final inspection for landscaping must occur three years after completion. (P&Z) (T&ES) ****

B. Code Administration (Building Code)

- F - 1. The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. A preconstruction conference is recommended for large projects. Contact the Code Administration Office, Plan Review Supervisor at (703) 746-4200 with any questions.
- C - 1 New construction must comply with the current Uniform Statewide Building Code (USBC) in effect when applying for building permit(s).
- C - 2 Facilities shall be accessible for persons with disabilities per the current Virginia Uniform Statewide Building Code in effect when applying for building permit(s).

C. Federal Environmental Reviews:

- F - 1. Any project that is defined as a federal undertaking, in accordance with the National Historic Preservation Act of 1966 requires a § 106 review or other National Environmental Policy Act (NEPA) review. Projects that require federal review, approval or permitting, or projects that include federal funding are generally considered a federal undertaking. Coordinate with the Virginia Department of Historic Resources or the appropriate federal or state agency to determine the requirements and process and consult with City Staff.
 - a. Information on the § 106 process is at www.achp.gov or www.dhr.virginia.gov/environmental-review/
 - b. Information on the NEPA process is at www.epa.gov

D. Archaeology

- F - 1. The property known as the Oakville Triangle is located on acreage that once belonged to the Swann family in the nineteenth century. William T. Swann and his wife Frances

Alexander Swann established a small plantation which they called Oakville (reputedly a reference to the mature oak trees that dotted the plantation) in the early nineteenth century, prior to William's death in 1823. Frances died at Oakville in 1856 and the property passed to her son Thomas Swann and his wife Helen Chapman Swann. Not long after the Civil War, the Swanns relocated to a new home at Mount Auburn (overlooking what is now the 3000 block of Mount Vernon Avenue), but retained ownership of the 15 acre Oakville property. Remnants of the plantation continued to stand into the 1920s, even after a railroad spur was built across the property around 1900.

- F - 2. According to historic maps and aerial photographs, the core area of Oakville plantation was located between Calvert Ave. and Swann Ave. where warehouse facilities now stand. Given the likelihood that the current buildings were built on slab foundations, subsurface archaeological evidence of Oakville may be preserved on the property.
- F - 3. If this project is a federal undertaking or involves the use of any federal funding, the applicant shall comply with federal preservation laws, in particular Section 106 of the National Historic Preservation Act of 1966. The applicant will coordinate with the Virginia Department of Historic Resources and the federal agency involved in the project, as well as with Alexandria Archaeology.
- C - 1 All archaeological preservation measures shall comply with § 11-411 of the Zoning Ordinance.

E. Transportation & Environmental Services (T&ES)

- F - 1. Prepare the Final Site Plan per the Memorandum to Industry 02-09 dated December 3, 2009, Design Guidelines for Site Plan Preparation, which is available at: <http://alexandriava.gov/uploadedFiles/tes/info/Memo%20to%20Industry%20No.%2002-09%20December%203,%202009.pdf> (T&ES) *
- F - 2. Show and label the sanitary and storm sewer and water line in plan and profile in the first Final Site Plan, cross referencing sheets if plan and profile cannot be on the same sheet. Provide existing and proposed grade elevations plus the rim and invert elevations of all the existing and proposed sanitary and storm sewer at manholes, and water line piping at gate wells on the respective profiles. Use distinctive stationing for various sanitary and storm sewers (if applicable or required by the plan), and water line in plan and use the corresponding stationing in respective profiles. (T&ES) *
- F - 3. Provide a dimension plan with all proposed features, the final property lines, and associated property line annotation. When possible, show all annotation pertaining to the final property line configuration on the site layout sheet (also referred to as the site plan sheet). (T&ES) *
- F - 4. Construct all storm sewers to the City of Alexandria standards and specifications. The minimum diameter for storm sewers is 18-inches in the public right-of-way and the minimum size storm sewer catch basin lead is 15-inches Acceptable pipe materials are Reinforced Concrete Pipe (RCP) ASTM C-76 Class IV. Alternatively, the Director of

T&ES may approve AWWA C-151 (ANSI A21.51) Class 52. For roof drainage system, Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26 and ASTM 1785-76 Schedule 40 pipes are acceptable. The minimum and maximum velocities are 2.0 fps and 15 fps, respectively. The storm sewers immediately upstream of the first manhole in the public right-of-way shall be owned and maintained privately (i.e., all storm drains not shown within an easement or in a public right-of-way shall be owned and maintained privately). (T&ES) *, ****

- F - 5. Construct all sanitary sewers to the City of Alexandria standards and specifications. The minimum diameter of sanitary sewers is 10-inches in the public right-of-way and sanitary lateral 6-inches for all commercial and institutional developments; however, a 4-inch sanitary lateral is acceptable for single family residences. Acceptable pipe materials are Polyvinyl Chloride (PVC) ASTM D-3034-77 SDR 26, ASTM 1785-76 Schedule 40, Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52, or reinforced concrete pipe ASTM C-76 Class IV (For 12-inches or larger diameters); Class III may be acceptable on private properties. Minimum and maximum velocities are 2.5 fps and 10 fps, respectively. Laterals shall be connected to the sanitary sewer through a manufactured “Y” or “T” or approved sewer saddle. Where the laterals are being connected to existing Terracotta pipes, replace the section of main and provide manufactured “Y” or “T”, or else install a manhole. (T&ES) *, ****
- F - 6. Provide a horizontal separation of 10-feet (edge to edge) between a storm or sanitary sewer and a water line. However, if this horizontal separation cannot be achieved, then install the sewer and water main in separate trenches and set the bottom of the water main at least 18-inches above of the top of the sewer. If both the horizontal and vertical separations cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 for the sewer pipe material and pressure test it in place without leakage prior to install. (T&ES) *, ****
- F - 7. Provide at least 18-inches of vertical separation for sanitary sewer and 12-inches for storm sewer when a water main over crosses or under crosses a sanitary/storm sewer. However, if this cannot be achieved, then construct both the water main and the sanitary/storm sewer using Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 with joints that are equivalent to water main standards for a distance of 10-feet on each side of the point of crossing. Center a section of water main pipe at the point of crossing and pressure test the pipes in place without leakage prior to installation. Provide adequate structural support for sewers crossing over the water main (i.e., concrete pier support and/or concrete encasement) to prevent damage to the water main. Encase in concrete sanitary sewers under creeks and storm sewer pipe crossings with less than 6-inch clearance. (T&ES) *, ****
- F - 8. No water main pipe shall pass through or touch any part of sanitary/storm sewer manhole. Place manholes at least 10-feet horizontally from the water main whenever possible. When local conditions prohibit this horizontal separation, ensure that the manhole is watertight and tested in place. (T&ES) *, ****
- F - 9. Maintain at least 12-inches of separation or clearance from water main, sanitary, or storm sewers when crossing underground telephone, cable TV, gas, and electrical duct banks. If

this separation cannot be achieved, then use Ductile Iron Pipe (DIP) AWWA C-151 (ANSI A21.51) Class 52 material for the sewer pipe for a distance of 10-feet on each side of the point of crossing and pressure test it in place without leakage prior to installation. Provide adequate structural support for sanitary/storm sewers and water main crossing over the utilities (i.e., pier support and/or concrete encasement) to prevent damage to the utilities. (T&ES) *, ****

- F - 10. Design any rip rap per the requirements of Virginia Erosion and Sediment Control Handbook, Latest Edition. (T&ES) *, ****
- F - 11. Provide the dimensions of parking spaces, aisle widths, etc. within the parking garage on the Final Site Plan. Exclude column widths from the dimensions. (T&ES) *, ****
- F - 12. Show the drainage divide areas on the grading plan or on a sheet that includes topography and structures where each sub-area drains. (T&ES) *
- F - 13. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan to clearly show the drainage patterns. (T&ES) *
- F - 14. Show all existing and proposed public and private utilities and easements on the Final Site Plan with a narrative. (T&ES) *
- F - 15. Provide a Maintenance of Traffic Plan with the Construction Management Plan prior to Final Site Plan release that replicates the existing vehicular, pedestrian, and bicycle routes as closely as practical. Maintain pedestrian and bike access adjacent to the site per Memo to Industry #04-18. (T&ES) *
- F - 16. Include these notes on all Maintenance of Traffic Plan Sheets (MOT): (T&ES)
 - a. Include the statement: “FOR INFORMATION ONLY” on all MOT Sheets. *
 - b. No sidewalks can remain closed for the duration of the project. Temporary sidewalk closures are subject to separate approval from T&ES at the time of permit application.
 - c. Contractor shall apply for all necessary permits for uses of the City right-of-way and shall submit MOT Plans with the T&ES Application for final approval at that time.
- F - 17. Add complete streets tabulation to the cover sheet with the Final Site Plan submission. (T&ES) *
- F - 18. Parking for the residential and commercial uses shall match the Zoning Ordinance requirements in effect at approval by the City Council and/or Planning Commission. (P&Z) (T&ES) *
- F - 19. Maintain a separation of 150 feet between the beginning of street corner radius and any driveway apron radius on arterial and collector roadways, with a minimum of 100 feet permitted, subject to the approval of the Director of T&ES. (T&ES) *
- F - 20. Maintain a minimum separation of 30 feet on residential streets between the beginning of the street corner radius and any driveway apron radius. (T&ES) *

- C - 1 Complete a drainage study and adequate outfall analysis for the total drainage area to the receiving sewer that serves the site, per Article XI of the Zoning Ordinance. If the existing storm system is inadequate, design and build on-site or off-site improvements to discharge to an adequate outfall, even if post development stormwater flow from the site is less than pre-development flow. Demonstrate that a non-erosive stormwater outfall is present to the satisfaction of the Director of T&ES. (T&ES) *
- C - 2 Comply with the stormwater quality requirements and provide channel and flood protection per the Article XIII of the Zoning Ordinance. Meet the peak flow requirements of the Zoning Ordinance if the development proposes combined uncontrolled and controlled stormwater outfall. If the project site is within the Braddock-West watershed or a known flooding area, provide an additional 10 percent storage of the pre-development flows in the watershed to meet detention requirements. (T&ES) *
- C - 3 Design stormwater facilities that require analysis of pressure hydraulic systems, including but not limited to the design of flow control structures and stormwater flow conveyance systems according to Article XIII of the Zoning Ordinance, § 13-114(F), as signed and sealed by a professional engineer registered in Virginia. Include the adequate outfall, inlet, and hydraulic grade line analyses to the satisfaction of the Director of T&ES. Provide the references and/or sources used to complete these analyses. (T&ES) *
- C - 4 Provide additional improvements to adjust lighting levels if the site does not comply with § 13-1-3 of the City Code, to the satisfaction of the Director of T&ES to comply with the Code. (T&ES) *
- C - 5 The location of customer utility services and installing transmission, distribution, and main lines in the public rights-of-way by any public service company shall be governed by franchise agreement with the City per Title 5, Ch. 3, § 5-3-2 and § 5-3-3, respectively. The transformers, switch gears, and boxes shall be outside of the public right-of-way. (T&ES)
 - a. All new customer utility services, extensions of existing customer utility services, and existing overhead customer utility services supplied by any existing overhead facilities must be installed underground below the surface of the ground unless exempted by City Code § 5-3-2, to the satisfaction of the Director of T&ES. *, ****
 - b. Install all new installation or relocation of poles, towers, wires, lines, cables, conduits, pipes, mains, and appurtenances used or intended to transmit or distribute any service (electric current, telephone, telegraph, cable television, traffic control, fire alarm, police communication, gas, water, steam, or petroleum) whether or not on streets, alleys, or other public places of the City must be installed underground or below the surface of bridges and elevated highways unless exempted by City Code § 5-3-3, to the satisfaction of the Director of T&ES. *, ****
- C - 6 Discharge flow from downspouts, foundation drains, and sump pumps to the storm sewer per the requirements of Memorandum to Industry 05-14. Pipe discharges from downspouts and sump pump to the storm sewer outfall, where applicable after treating for water quality per Article XIII of the Zoning Ordinance. (T&ES) *, ****

- C - 7 Provide a total turning radius of 25-feet and show turning movements of standard vehicles in the parking lot per the latest AASHTO vehicular guidance per the requirements of Title 4, Ch. 2, Article B, § 4-2-21, Appendix A, § A 106(6), Figure A 106.1 Minimum Standards for Emergency Vehicle Access to the satisfaction of the Directors of T&ES, Office of Building, and Fire Code Administration. (T&ES) *
- C - 8 Provide storage space for both trash and recycling materials containers as outlined in the City's "Solid Waste and Recyclable Materials Storage Space Guidelines" to the satisfaction of the Director of Transportation & Environmental Services. Show the turning movements of the collection trucks, minimizing the need to reverse to perform trash or recycling collection. The City's storage space guidelines are at: <https://www.alexandriava.gov/ResourceRecovery> or by contacting the City's Resource Recovery Division at (703) 746-4410 or commercialrecycling@alexandriava.gov. (T&ES) *
- C - 9 Submit a Recycling Implementation Plan to the Solid Waste Division, as outlined in Article H of Title 5 prior to Final Site Plan release. The form is available at: <https://www.alexandriava.gov/ResourceRecovery> or contact the Resource Recovery Division at (703) 746-4410 or CommercialRecycling@alexandriava.gov. (T&ES) *
- C - 10 Satisfy the City's Minimum Standards for Private Streets and Alleys prior to Final Site Plan Release. (T&ES) *
- C - 11 Post the bond for the public improvements before Final Site Plan release. (T&ES) *
- C - 12 Provide plans and profiles of utilities and roads in public easements and/or public right-of-way for review and approval prior to Final Site Plan release. (T&ES) *
- C - 13 Provide a phased erosion and sediment control plan consistent with the grading and construction plan prior to Final Site Plan release. (T&ES) *
- C - 14 Provide as-built sewer data with the final as-built process per the Memorandum to Industry, dated July 20, 2005 prior to release of the Performance Bond. Prepare initial site survey work and plans using Virginia State Plane (North Zone) coordinates based on NAD 83 and NAVD 88. Reference the control points/benchmarks used to establish these coordinates. (T&ES) ****
- C - 15 Design the thickness of sub-base, base, and wearing course using "California Method" as set forth on page 3-76 of the second edition of a book entitled, "Data Book for Civil Engineers, Volume One, Design" written by Elwyn E. Seelye. Determine the values of California Bearing Ratios used in the design by field and/or laboratory tests. Using an alternate pavement section for Emergency Vehicle Easements to support H-20 loading designed using California Bearing Ratio determined through geotechnical investigation and using VDOT method (Vaswani Method) and standard material specifications is acceptable to the satisfaction of the Director of T&ES. (T&ES) *, ****
- C - 16 Provide all pedestrian, traffic, and wayfinding signage per the Manual of Uniform Traffic Control Devices, latest edition to the satisfaction of the Director of T&ES. (T&ES) *

- C - 17 No overhangs (decks, bays, columns, post, or other obstructions) shall protrude into public rights-of-ways, public easements, and the pedestrian or vehicular travel ways unless otherwise permitted by the City Code or additional City approvals are obtained. (T&ES) *
- C - 18 Design all driveway entrances, curbing, etc. in or abutting public right-of-way per City standards. (T&ES) *
- C - 19 All sanitary laterals and/or sewers not shown in the easements shall be owned and maintained privately. (T&ES)
- C - 20 Comply with the City of Alexandria’s Noise Control Code, Title 11, Ch. 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C - 21 Comply with the Alexandria Noise Control Code Title 11, Ch. 5, § 11-5-4(b)(15), which permits construction activities to occur during these hours: (T&ES)
 - i. Monday Through Friday from 7 AM to 6 PM
 - ii. Saturdays from 9 AM to 6 PM
 - iii. No construction activities allowed on Sundays and holidays
 - a. § 11-5-4(b)(19) further restricts pile driving to these hours:
 - i. Monday through Friday from 9 AM to 6 PM
 - ii. Saturdays from 10 AM to 4 PM
 - iii. No pile driving is allowed Sundays and holidays
 - b. § 11-5-109 restricts excavating work in the right-of-way to:
 - i. Monday through Saturday 7 AM to 5 PM
 - ii. No excavation in the right-of-way allowed on Sundays, New Year’s Day, Independence Day, Thanksgiving, and Christmas.
- C - 22 Comply with the stormwater pollutant load reduction, treatment of the Alexandria Water Quality Volume Default, and stormwater quantity management per Article XIII of the Zoning Ordinance. (T&ES) *
- C - 23 Comply with the City of Alexandria, Erosion, and Sediment Control Code, Title 5, Ch. 4. (T&ES) *
- C - 24 Obtain all necessary permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, and/or Virginia Marine Resources for all project construction and mitigation work prior to Final Site Plan release. This condition includes the state requirement for a state General VPDES Permit for Discharges of Stormwater from Construction Activities (general permit) and associated Stormwater Pollution Prevention Plan for land disturbing activities equal to or greater than one acre. Refer to the Memo to Industry 08-14: <http://alexandriava.gov/tes/info/default.aspx?id=3522>. (T&ES) *

- C - 25 Provide a Stormwater Pollution Prevention Plan (SWPPP) Book with the Final Site Plan. The project's stormwater management (SWM) plan and the erosion and sediment control (E&SC) plan must be approved prior to the SWPPP being deemed approved and processed to receive coverage under the VPDES Construction General Permit. Upon approval, provide an electronic copy of the SWPPP Book with the Signature Set submission and a copy of the coverage letter must be added to the plan sheet containing the stormwater management calculations. Include an electronic copy of the SWPPP Binder Book in the released site plans and include a hardcopy of the SWPPP Binder Book with the on-site construction drawings. Separate parcel owners must seek separate VPDES Construction General Permit Coverage unless a blanket entity incorporated in Virginia has control of the entire project. (T&ES) *

F. AlexRenew Comments

- C - 1 Contractor shall ensure all discharges are in accordance with City of Alexandria Code Title 5, Chapter 6, Article B.
- C - 2 Dewatering and other construction related discharge limits to the sewer system are regulated by AlexRenew Pretreatment. Contractor is required to contact AlexRenew's Pretreatment Coordinator at 703-721-3500 x2020.

G. Information Technology

- R - 1. Development cases should not use any addresses in their case name as existing site addresses may change during development. (GIS)

H. Fire Department

- C - 1 Show the location of Fire Department Connections (FDC) prior to Final Site Plan release. (P&Z) (Code) *
- R - 1. Consider letting the Alexandria Fire Department use buildings that will be razed for training exercises. The Fire Department will formulate conditions of use between the parties and provide a hold harmless agreement to the owner or their representative.

I. Police Department

- R - 1. Plant shrubbery that achieves a natural growth height of no more than 2.5 to 3 feet with a maximum height of 3 feet when it matures to avoid obstructing the view of patrolling law enforcement officers.
- R - 2. Choose benches middle armrests to deter unwanted sleeping and skateboarding.

Asterisks denote:

- * Condition must be fulfilled prior to release of the Final Site Plan
- ** Condition must be fulfilled prior to release of the building permit
- *** Condition must be fulfilled prior to issuance of the Certificate of Occupancy

*** Condition must be fulfilled prior to release of the bond



Park & Recreation Commission

Department of Recreation, Parks & Cultural
Activities 1108 Jefferson Street
Alexandria, Virginia 22314

February 9, 2022

Honorable Mayor and members of City Council
Alexandria Planning Commission Members

RE: DSUP# 2021-10015—Oakville Block C Park

On October 21, 2021, the Park and Recreation Commission unanimously endorsed the design of the “Block C” open space located in the Oakville Triangle redevelopment. The applicant had presented earlier designs to the Commission on October 15 and November 19 of 2020. The current design is an improvement from previous iterations, and addresses community feedback to integrate the open space with the existing Mount Jefferson Park, and to also provide a balance of open lawn, planting areas, and gathering areas in the design. The shade structure, natural play area and flexible spaces, such as the Allee and open lawn, will provide outdoor space for new residents and the neighborhood. This new open space will also add to the variety park spaces currently found along the Mount Jefferson Linear Park, which extends from Commonwealth Avenue to Route 1.

While this current proposal is limited to the “Block C” open space, the Commission, at previous meetings, also expressed support for an accessible trail extension from Fannon Street to Route 1 as recommended in the Oakville vision plan. We understand that there are existing site constraints such as topography, drainage, and buildings that preclude trail implementation until Block 3 is redeveloped. However, for the record, we are expressing support for this trail extension. We look forward to reviewing the trail plans in the future when the appropriate time comes.

Sincerely,



Gina Baum, Chair
Alexandria Park & Recreation Commission

cc: Park & Recreation Commission Members
James Spengler, Director, Recreation, Parks & Cultural Activities (RPCA)
Jack Browand, Deputy Director, RPCA, Staff Liaison
Bethany Znidarsic, Acting Division Chief, RPCA
Judy Lo, Acting Principal Planner, RPCA
Karl Moritz, Director, Planning & Zoning

OAKVILLE BLOCK C PARK

• 10.21.2021 •

PREVIOUS CONCEPT 11/19/2020



PROPOSED CONCEPT





ALLEE



- NATIVE TREES
- PERMEABLE SURFACES
- MAIN WHITE OAK
- MULTIPLE SEATING OPTIONS
- FLEXIBLE PROGRAM

LAWN AREA



- COMMUNITY EVENT SPACE
- LAWN GAMES
- OUTDOOR FITNESS CLASSES
- SOCIAL GATHERING
- LOUNGE SPOTS

POLLINATOR GARDENS + NATURAL PLAY AREA



- NATIVE PLANTINGS
- NATURAL PLAY STRUCTURES
- EXPLORATION GARDEN
- POLLINATOR AND WILDLIFE HABITAT CREATION



Seasonal foliage



Crushed stone



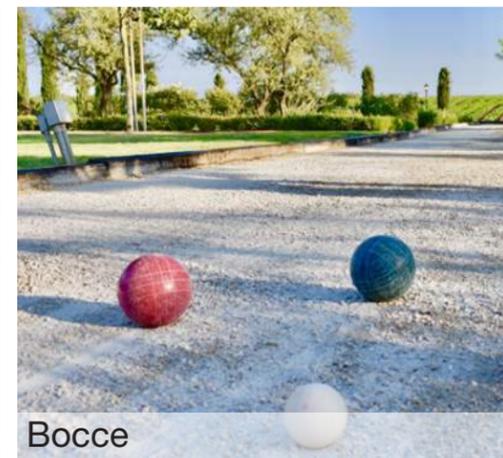
Formally spaced trees



Bistro seating



Study spot



Bocce



Bench seating



Picnic tables



Food trucks





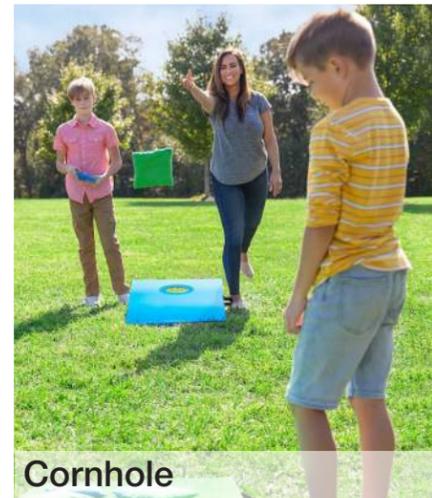
Outdoor fitness classes



Picnics



Ornamental Planting



Cornhole



Badminton



Community gathering space



Frisbee



Custom Seating



Volleyball



Movie Night



Buffer Planting



Farmers market



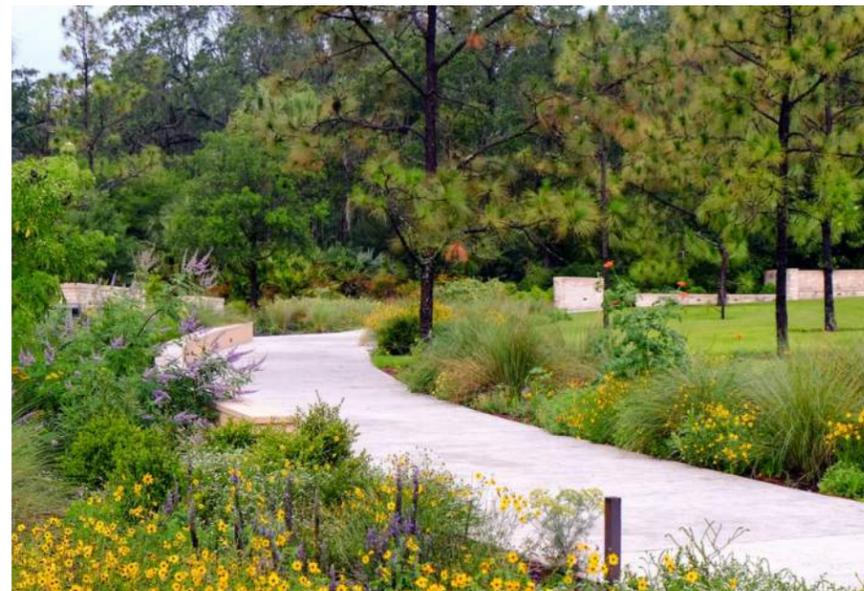
Natural play structures



Pollinator plantings



Curiosity + learning



Native shrubs, grasses, perennials + trees



Custom pergola



Biodiversity



Sustainable materials



PREVIOUS CONCEPT 11/19/2020



PROPOSED CONCEPT





APPLICATION

DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN

DSUP # DSUP **Project Name:** Block "C2" Oakville

PROPERTY LOCATION: 403 and 300 Swann Ave., Alexandria, Virginia

TAX MAP REFERENCE: 25.03 02 14 & 15 **ZONE:** CDD 24

APPLICANT: Stonebridge Associates Inc.

Name: _____

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

PROPERTY OWNER: BRE/DP Alexandria Properties Owner, LLC

Name: _____

Address: C/O Blackstone Real Estate Partners, 345 Park Ave., NY, NY, 10154

SUMMARY OF PROPOSAL Request for approval of a Development Special Use permit with Site Plan to constructing a 31,425 Sq. Ft. publicly accessible privately owned and maintained open space area.

MODIFICATIONS REQUESTED None

SUP's REQUESTED DSUP with Site Plan.

THE UNDERSIGNED hereby applies for Development Site Plan with Special Use Permit approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his/her knowledge and belief.

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

Telephone # _____ Fax # _____

d Blair@landcarroll.com

Email address _____

3/31/2021

Date _____

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid and Date: _____

Received Plans for Completeness: _____

Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

ALL APPLICANTS MUST COMPLETE THIS FORM.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is: (check one)

- The Owner Contract Purchaser Lessee or Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than three percent.

The applicant is Stonebridge Associates, Inc. Douglas Firstenburg owns 100 % of the ownership interest in Stonebridge Associates, Inc.

If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- Yes.** Provide proof of current City business license.
 No. The agent shall obtain a business license prior to filing application, if required by the City Code.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Stonebridge Associates, Inc.	7200 Wisconsin Ave, Suite 700 Bethesda, MD.20184	100% See Additional Information
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

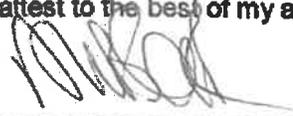
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Stonebridge Associates, Inc.	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020

Stonebridge Associates, Inc., By Duncan Blair, Attorney



Date

Printed Name

Signature

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BRE/DP Alexandria LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020 BRE/DP Alexandria LLC By Duncan Blair, Attorney

Date Printed Name Signature

March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP

RESPONSES 2 AND 3.

QUESTION 1 OWNERS:

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

- 2. Narrative description.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 6-9. (Attach additional sheets if necessary.)

The Applicant is requesting approval of a Development Special Use Permit to construct a 31,425 square foot publicly accessible, privately owned and maintained open space area.

3. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

Not Applicable.

4. How many employees, staff and other personnel do you expect?

Specify time period (i.e. day, hour, or shift).

Not Applicable

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
Not Applicable			

6. Describe any potential noise emanating from the proposed use:

A. Describe the noise levels anticipated from all mechanical equipment and patrons.
It is not anticipated that noise levels will exceed permitted levels under the City of Alexandria's Noise Ordinance.

B. How will the noise from patrons be controlled?
Not Applicable.

7. Describe any potential odors emanating from the proposed use and plans to control them:

It is not anticipated that offensive odors will emanate from the use of the property as open space.

8. Provide information regarding trash and litter generated by the use:

- A. What type of trash and garbage will be generated by the use?
The type of trash and garbage will be that generally generated by the use of the area as open space.
- B. How much trash and garbage will be generated by the use?
The volumn of trash and garbage will be that generally generated by open space users of open spaces uses of comparable size.
- C. How often will trash be collected?
The collection schedule will be established by the Project's management based on the actual need for the services.
- D. How will you prevent littering on the property, streets and nearby properties?
It is not anticipated that the use of the property that the use will generate littering. The Project's management will maintain the property.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of material designated as hazardous and generally recognized as appropriate for maintaining landscaping use will be stored, used and disposed of in accordance with applicable regulations.

10. Will any organic compounds (for example: paint, ink, lacquer thinner, or cleaning or degreasing solvent) be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Small quantities of organic compounds generally recognized as appropriate for maintaining landscaping will be stored, used and disposed of in accordance with applicable regulations.

11. What methods are proposed to ensure the safety of residents, employees and patrons?

It is not anticipated that extraordinary security measures will be required to ensure the safety of residents, employees and patrons.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine or mixed drinks?

Yes. No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance? No Parking is required for the privately owned open space amenity space.

B. How many parking spaces of each type are provided for the proposed use:
_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces
_____ Other

- C. Where is required parking located? (check one) **on-site** **off-site**

If the required parking will be located off-site, where will it be located?

Not Applicable

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the **Parking Reduction Supplemental Application**.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? Not Applicable
- B. How many loading spaces are available for the use? None.
- C. Where are off-street loading facilities located? Not Applicable.
- D. During what hours of the day do you expect loading/unloading operations to occur?
Not Applicable.
- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Not Applicable.

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

See Development Site Plan and Infrastructure Plan for proposed public improvements.



2020 City of Alexandria Business License

Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

License Number: 110827-2020
Account Number: 110827
Tax Period: 2020
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

LAND, CARROLL & BLAIR PC
524 KING ST
Alexandria, VA 22314-3104

License Classification(s):
Professional Occupations/Businesses
9-071-007
Attorney-At-Law

January 17, 2020

Dear Taxpayer:

This is your 2020 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



License Number: 110827-2020
Account Number: 110827
Tax Period: 2020
Business Name: Land, Carroll & Blair PC
Trade Name: Land, Carroll & Blair PC
Business Location: 524 KING ST
Alexandria, VA 22314

This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

Land, Carroll & Blair PC
524 KING ST
Alexandria, VA 22314

License Classification(s): Professional Occupations/Businesses
9-071-007
Attorney-At-Law

[EXTERNAL]Oakville Triangle Block C Special Use Permit #2021-10015

Devin Reese <devinareese@gmail.com>

Wed 2/16/2022 9:51 PM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (5 MB)

Block C Neighbor Concerns 1 Mar Planning Commission mtg.pdf;

You don't often get email from devinareese@gmail.com. [Learn why this is important](#)

Hello Alexandria Planning Commission,

Please see attached collective inputs from community members pertaining to the March 1st docket item: Hearing on Oakville Triangle Block C Special Use Permit #2021-10015

thanks,

Devin

(Alexandria resident)

Devin A. Reese (Ph.D.)

[Writers Work Portfolio](#)

[Linked-In](#)

[Contently](#)

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DO NOT CLICK any links or download attachments unless the contents are from a trusted source.**

Citizen Questions and Concerns - Oakville Triangle Block C Special Use Permit #2021-10015

Based on 4 citizen meetings (Jan 19, Jan 26, Feb 6, Feb 15).

Dear Planning Commission for the City of Alexandria,

2-15-22

We are a group of affected citizens living in the vicinity of Oakville Triangle. Below, please see our collective concerns/questions about the development of Parcel 706 (**Block C**) in relation to impacts on Mount Jefferson Park. We have been in conversations with the City about our concerns and plan to attend the upcoming [Public Hearing](#) on Development Special Use Permit #2021-00125.

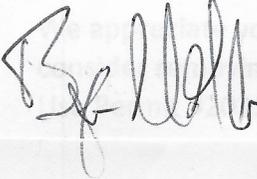
Questions/Concerns:

Our concerns relate generally to ensuring wildlife habitat and quality of life for Alexandria residents living adjacent to and/or using Mt. Jefferson Park. We would like to see Block C compensating for, rather than compounding, the negative impacts to wildlife and residents from the impending changes to Mt. Jefferson Park by helping support and maintain wildlife habitats.

We request that you consider a deferral of the decision on Special Use Permit #2021-00125 until the following concerns are addressed:

- Because Park Road no longer runs along its western edge, could **Block C** house the semipermeable paved trail that is planned for Mt. Jefferson Park? Earlier meetings regarding Mt. Jefferson improvements included requests to route the trail further from homes and provide a substantial vegetative buffer. With tall, high-density buildings in the Oakville Triangle development, buffering with berms and plants has gained renewed importance.
- A related concern is the increased number of paved entry points from the Oakville Triangle development to Mt. Jefferson Park in the plan. The extent of incursion into Mt. Jefferson Park (e.g., two impervious entry paths in close proximity planned from **Block C**) seems contrary to wildlife values repeatedly recognized in community meetings. Could the amount of Park left wild extend further E and N, again with new constructed trails in Block C instead of the Park?
- We're concerned that the planned **Block C** includes mostly turf grass not suitable for wildlife. The current plans compared to what the community had seen from 11/19/20, include fewer plantings and more hard surfaces. Besides the small butterfly garden, could Block C offer wildlife habitat to alleviate impacts to Mt. Jefferson Park? It seems like an opportunity to create a natural meadow, wetland, or other native patch to attract birds, maintain local climate, and provide refuge for Mt. Jefferson Park animals and plants.
- The temporary fencing erected already in the Park may be limiting movements of wildlife that depend on this corridor. Could construction on the W side of **Block C** (and inside the Park) wait until after the sensitive spring reproduction period for denning red foxes and other species (e.g., hawks)? There have been no wildlife surveys to our knowledge to flag key assets that should be protected during planned changes to Mt Jefferson Park and its interface with Block C.
- Could **Block C** proposed lighting and associated light shielding be implemented to reduce light spillover into Mt Jefferson Park with potential negative impacts on residents and nocturnal wildlife, such as bats?

We appreciate your attention to the above questions, concerns, and suggestions. We ask that you defer the decision on Special Use Permit #2021-00125 until the above concerns are addressed.

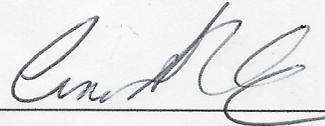
 BRYAN McMAHON 2310 E. Randolph Ave

Angie Seward Angie Seward 2402A E Randolph Ave

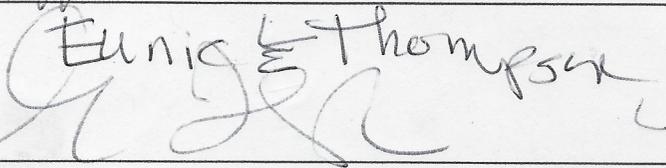
Cameron Seward Cameron Seward 2402A E Randolph Avenue

alan k. friedman 2404 E RANDOLPH AVE

Lauren D. Ann 2404 E RANDOLPH AVE

 2409 E Randolph Ave

 2501 E Randolph Ave

 Eunice Thompson 2402 E, Randolph Ave
Eunice.TThompson@b2@gmail.com

Teresa Callahan 2407 E. Randolph Ave
Alexandria, VA 22301

Ben Steinberg 257 Evans Lane
Alexandria, VA 22305

f

Citizen Questions and Concerns - Oakville Triangle Block C Special Use Permit #2021-10015
Based on 3 citizen meetings (Jan 19, Jan 26, Feb 6).

Dinah Wiley DINAH WILEY 2405 E. Randolph

Foster Wiley 2405 E. Randolph

McIn Matthew E. Mulder 2403 E. Randolph Ave.

Bernadette Bernadette Fernandez 2403 E. Randolph Ave.

Tal Kopan Tal Kopan 2310 E Randolph Ave

P. Andross PAMELA ANDROSS 2310A E RANDOLPH AVE

James Fitzgerald JAMES F. FITZGERALD 2505 E. RANDOLPH ²²³⁰¹

Lynn Ardorick Lynn Ardorick 2613 E Randolph

Claudia Silaghi Claudia Silaghi 2615 E Randolph

Andrei Popovici Andrei Popovici 2615 E. Randolph Ave.

Citizen Questions and Concerns - Oakville Triangle Block C Special Use Permit #2021-10015

Based on 3 citizen meetings (Jan 19, Jan 26, Feb 6).

Devin A. Reese 2401 E. Randolph

Profing - 101A JUNG

2311 E. Randolph

Paul M. Fromm Paul Fromm 2307 E. Randolph Ave

Amy Slack AMY SLACK 2307 E. Randolph Ave

May F. Gilkovic May F Gilkovic

Patrick J. Bran Patrick J. Bran

Kerschroder
Carla

Esther J. McCh 2311 E. Randolph Ave

Preston R. Pease Jr.

PRESTON R. PEASE JR.

H E Cardwell

[EXTERNAL]Oakville Development SUP2021-00125

Dinah Wiley <dinahwiley@gmail.com>

Fri 2/18/2022 10:55 AM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Devin Reese <devinareese@gmail.com>; Judy Lo <Judy.Lo@alexandriava.gov>

 1 attachments (9 KB)

Wiley letter re SUP2021-00125_18Feb2022.docx;

To: Planning Commission, cc Devin Reese and Judy Lo

We are residents who live adjacent to Mt. Jefferson greenway.

For your preparation for a March 1 meeting on Block C development/parcel 706, attached please find our letter summarizing experiences and requests regarding park development behind our backyard.

Thank you for your consideration,

Dinah and Foster Wiley

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February 18, 2022

RE: Development Special Use Permit 2021-00125

Dear Planning Commission members,

I write regarding the plans for developing Block C/ parcel 706 and its effect on Mt. Jefferson Park which abuts our back yard.

We have lived at 2405 East Randolph Avenue since 1977. Since arriving here, we have seen the city take over the property, develop the much-needed drainage system, and open up the greenway to a wider public. We've lived through many problems such as criminal activity that spilled into our yard as police gave chase from Route 1, rats, storm damage, jogger accidents necessitating calling 911, noisy radios from car-fixers working back there at odd hours hours, loud cell phone conversations of walkers disturbing the peace of our backyard garden, and proliferation of invasive plants.

As to the latter, there are two weed trees in the greenway at each corner of our back yard, now huge and fully grown, which we have at times asked the city to remove, to no avail. We've considered paying for their removal ourselves, but private businesses decline the work without authorization from the city. We have paid out-of-pocket for the removal of large and dangerous limbs hanging over our landscaped yard. No matter what happens to the park, we request once again that those trees be removed ASAP.

The area behind our house is also overcome with thorny bushes, English ivy, wisteria and other invasives and non-natives. We request that the city develop a plan for safe and sure removal of non-native invasives. In the past I've planted live Christmas trees and Eastern red cedar and Virginia fringe trees there to grow a privacy screen. (One mature white pine is now dead from storm damage and should also be removed before it falls on someone walking the path.) And in past years I annually removed invasive plant growth, and we have participated in neighborhood initiatives to mulch the path and help maintain it.

Over the 45 years we've lived at 2405, we have participated in many public city meetings planning for development of Potomac Yards and Mt. Jefferson greenway (formerly "the W&OD right-of-way"). For years I joked that the city starts a new plan every five years. In every iteration, neighbors have asked for the wildness of the area, including its creatures, to be preserved to the maximum extent possible. My husband and I are now elderly and for the most part have stopped participating in community input, and defer to younger neighbors. Still, our priorities, and those of our neighbors, remain in favor of preservation of the wildness and wildlife, with minimalist city work to preserve safety (maintaining the path, limiting access

points), and to preserve peace and quiet for those of us who live along the greenway and are affected by everything the city does there.

What my family has thoroughly enjoyed about living adjacent to the greenway is 1) having a wild place to take a walk, regardless of how narrow it is, and 2) since the East side of Route 1 has been developed, having an increased number and variety of wildlife eking out a living there. Whereas many years ago we had lots of bats, and they're unfortunately gone, in recent years we've enjoyed possum, foxes, Cooper's hawks and ospreys, rabbits, raccoons, squirrels and many many species of birds. They all come into the yard, and are a great and welcome treasure. So we request that the city prioritize the protection of their habitats. It's clear to see from the plans of Block C that habitat for the animals has not been a priority of the planners, despite years of meetings when residents like us have spoken in favor of their protection.

In the past we and other neighbors have also objected to any plans for lighting in the park and we request that no lights be installed. Night lights would encourage the public to visit the park after dark and this is a security concern for us, as well as a concern about loud noise which creates a major nuisance.

Thank you for your public service and your attention to these requests.
Sincerely,

Dinah and Foster Wiley

[EXTERNAL]Full support for Mt Jefferson Park Plans

Paul Hunter <paul.hunter@craefte.com>

Fri 2/18/2022 5:29 PM

To: PlanComm <PlanComm@alexandriava.gov>

You don't often get email from paul.hunter@craefte.com. [Learn why this is important](#)

Our house backs onto the Oakville Triangle project and we have been a part of the planning process for close to 7 years (or more). **We appreciate all the public outreach and communication that your team, Stonebridge and the City of Alexandria has provided to date.**

We are very happy with the current plans, especially Mt Jefferson Park where we will be able to walk in all seasons and want to say thank you for allowing us to provide input over the years. We are very excited to see that the project has finally started, and look forward to seeing the finished product in a few years. Our daughter will finally have a place to play and run that is close to our house.

We do not support making any further changes to the plans and will not be attending the site walk.

Thanks again for everything you and the City have done to make our quality of life better.

Paul and Gena

2509 E Randolph Ave

Alexandria V 22301

Paul Hunter

703-447-7423

hunterprusa@protonmail.com

Paul Hunter

703-447-7423

paul.hunter@craefte.com

www.craefte.com

Sent from ProtonMail for iOS

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Dear Alexandria Planning Commission

2/23/22

This letter pertains to the Oakville Triangle Block C Special Use Permit #2021-10015 to be reviewed during the Public Hearing on March 1st. I signed a group letter but would also like to submit my own.

We are residents of E. Randolph Ave. with Mount Jefferson Park running directly behind our house. After a January (2022) public meeting offered by the City and Oakville Triangle staff, we became concerned about the plans for the Oakville Development Block C and its impacts on Mt. Jefferson Park.

Mt. Jefferson Park has a natural character that has become increasingly rare in this rapidly urbanizing region. While many city “parks” are geared towards recreation (with features like tennis courts, playgrounds, water features, and bike trails), this park has been a haven for Virginia wildlife more comparable to something like Monticello Park, albeit much smaller. Despite its size, Mt. Jefferson Park has fox pups, hawks, bats, possums, monarch and white sulfur butterflies, and other native species.

The Oakville Development will inevitably compromise habitat quality for this wildlife, since it includes more entrances into the Park, increased foot traffic, bicycle traffic, reduced vegetation, a section of adjacent new road where a building had previously provided a barrier, and eventually both noise and light pollution from new, higher buildings.

Given those impacts, we are disappointed to see that Block C, which we understood was intended as an extension of Mt. Jefferson Park, does not make habitat quality a priority in these proposed plans. Instead, Block C appears to have a majority of nonnative turf grass field and paved trail area with little habitat for wildlife other than the small butterfly garden. We view this as a substantial missed opportunity to make Block C something with deeper long-term value to the City. There are other recreational spaces near the Oakville Triangle development, such as on Hume Street and Potomac Avenue. But wild spaces are really scarce.

We'd like to ask that the Planning Commission deny or delay the decision on the Block C Special Use Permit #2021-10015 until more deliberate intention is invested in the value of the space for buffering the ongoing impacts to wildlife along this urbanizing corridor. As an example of what's possible, consider how the 4-Mile-Run Stream area has been managed to improve and sustain wildlife habitat, now providing a popular place for a diverse mix of people to walk and enjoy the sights and sounds of nature: ospreys hunting, redwing blackbirds calling, fragrant native streamside vegetation.

And, of course, keeping more areas natural is not just an aesthetic choice or a gift to wildlife; it's a choice to maintain the complex vegetation that regulates local climate, purifies air and water, and otherwise creates a healthy ecosystem around human homes. The future residents of the Oakville Triangle residences might sooner hear songbirds in summer calling around a Block C restored meadow or constructed wetland than kick a ball on yet another hot field.

Thank you,

Devin Reese
2401 E. Randolph Ave.
Alexandria, VA 22301

[EXTERNAL]Oakville Triangle Block C - Special Use Permit #2021-10015

melleniekrunion@yahoo.com <melleniekrunion@yahoo.com>

Thu 2/24/2022 9:48 AM

To: PlanComm <PlanComm@alexandriava.gov>

 1 attachments (258 KB)

Oakville Triangle Block C Special Use Permit.pdf;

You don't often get email from melleniekrunion@yahoo.com. [Learn why this is important](#)

I would appreciate your review and consideration of the attached letter.

Thank you,

Mellenie Runion



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Dear Planning Commission:

My concern for the Mount Jefferson Trail is the environment: biodiversity, habitat, and carbon sequestration through the soil. Judy Lo explained the outline of the current approved plans at the North end on Monday, February 21 during a walk through.

As you review plans for Block C, please keep in mind this area is essentially the only cover for wild animals in this neighborhood. I am asking you to consider:

- Limiting the number of paved entrances. Maintain existing logs to block access points other than designated and limited paved entrances. After the Stewart Street point was opened a few years ago, more dog owners used the trail at that location, often allowing their dogs off leash to chase ducks, fox, and opossum. While the North end is a dog run, the middle and South section was once a secluded area for wildlife. The more access you provide, the less of a habitat it can serve.
- Limiting any lighting that may shine or bounce into this area from Block C. Light pollution is not helpful for wildlife.
- Respect the residents' desires to maintain a natural habitat in this area.

Red foxes are struggling to find cover during the prime season for mating and birthing as continuous demolition is happening in Oakville and multiple houses in the neighborhood are being torn down/renovated. Please consider the natural environment when reviewing new plans for Block C.

Sincerely,



Mellenie Runion

Resident at: 111 E. Randolph Avenue since 1996 / Served on: Community Services Board, DRBA Board, WEBA Board, Landlord & Tenant Commission, Beautification Commission



Fox looking for food



Mount Jefferson Trail, Summer 2021

[EXTERNAL] March 1, 2022: Docket # 7: DSUP2021-10015

SlackenFromm <alsdmf@earthlink.net>

Fri 2/25/2022 12:19 PM

To: PlanComm <PlanComm@alexandriava.gov>

[You don't often get email from alsdmf@earthlink.net. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification.>]

Attached is our letter to Planning Commission Hearing on March 1, 2022

David Fromm

Amy Slack

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Mr. Carl Moritz
Director of Planning and Zoning

DSUP #2021-10015
345 Swann Avenue
Oakville Triangle Block C - Publicly Accessible Park

Planning Commission Hearing of March 1, 2022
Docket item # 7

Mr. Mortiz,

We acknowledge this hearing is about a new park but, it is impossible to discuss the new park in Block C without a discussion of its direct relationship with Mt. Jefferson Park.

Land Use & Open Space

Under this heading, the Staff report describes the public open space has been reconfigured on Block C; the multi-generational 'rooms' such as the open lawn area, small areas for children's play, and a shaded gathering place; and the use of "wood, stone, weathered metal, etc." materials "to incorporate the industrial heritage of the site".

Absent from the proposed plan is an homage to the most essential of life's elements: water. Water could and should be included, too.

Historically uncontrolled stormwater runoff from the Oakville properties, that made portions of Mt. Jefferson Park unusable at times, will now be controlled through the use of integrated storm drains, thereby increasing the year-round usable space. Yet those areas where storm water had accumulated throughout Mt. Jefferson Park provided natural habitats for desirable plants, insects and the variety of animals that currently abound. Introducing controlled water features would restore this source of water.

Water, and particularly moving water, delights children of all ages, Water encourages unique play activities. We recall our delight of a gravity-fed artificial rill in Denmark and the numerous fountains, jets, and pond features of Longwood Gardens, one of America's top gardens located in near by Pennsylvania. www.longwoodgardens.org

The presence of water cools the air; running water brings joy and tranquility to humans. Quiet pools of water attract desirable pollinator insects such as butterflies as much as nectar bearing plants. Moving water attracts birds and discourages undesirable insects such as mosquitoes.

We ask that water is added to the proposed plan.

Pedestrian & Bike Network

The community understood that access into Mt. Jefferson Park from Oakville would occur at three street locations: Calvert, Swann, and Fannon. The Block C Park plan proposes to increase entry points; from the original pedestrian & bike connection at Swann to a total of four points along the edge of Mt. Jefferson Park: the original ped/bike at Swann Avenue, a previously proposed second connection from the sidewalk along Swann Avenue and the Block C Park Lawn northern edge, a new connection from the proposed Block C Park Lawn southern edge, and a new connection from the 'small area'.

February 25, 2022

This final connection and an encroachment onto Mt. Jefferson Park by a proposed hardscape path designed to enclose a planting bed, which we find most disconcerting.

We ask these two elements, in addition to a second and similar hardscape encroachment to the north, be removed from the approved plan.

Coordination with Mt. Jefferson Park

As often happens with major development projects, modifications to development in Oakville have changed its original concepts.

One such conceptual change is Park Road.

Park Road had been a defining boundary between the formality of development in Oakville and the natural landscape of Mt. Jefferson Park. By eliminating Park Road, the developer was able to consolidate open space and proposes an open space contiguous with Mt. Jefferson Park. This change has driven the landscape design of both parks.

The proposed Block C Park design encroaches onto the Mt. Jefferson Park, physically and visually. It violates the approved concept design espoused in the 2015 Mt. Jefferson Park Improvement Plan.¹ Specifically, the secluded and forested nature of this portion of Mt Jefferson Park as a “natural urban retreat” is lost should the Block C Park plan be adopted as proposed.

The documents publicly available make it exceedingly difficult to compare the proposed plan for Block C Park directly against the designs for Mt. Jefferson Park. Nowhere are the two plans shown side by side with the same level of detail. This being the case, I offer the attached illustration for consideration - it illustrates the contiguous areas.

The formal landscape design conceits of Block C Park have been applied heavily onto Mt. Jefferson Park design. And while these conceits are appropriate for Block C Park, the highly structured displays of ornament trees, as shown in the upper left of the illustration, are not.

One final comment

This is not landscaping worthy of the ages. In the time it will take for the Oaks, Black Gums and Tulip trees to mature, their health will be compromised by the close planting space. Trees which matures at 30 to 50 feet or more in height requires planting at no less than 20 to 50 feet on center. Given the City’s commitment to trees and cost to the developer, it seems a great shame to perpetuate disposable environments.

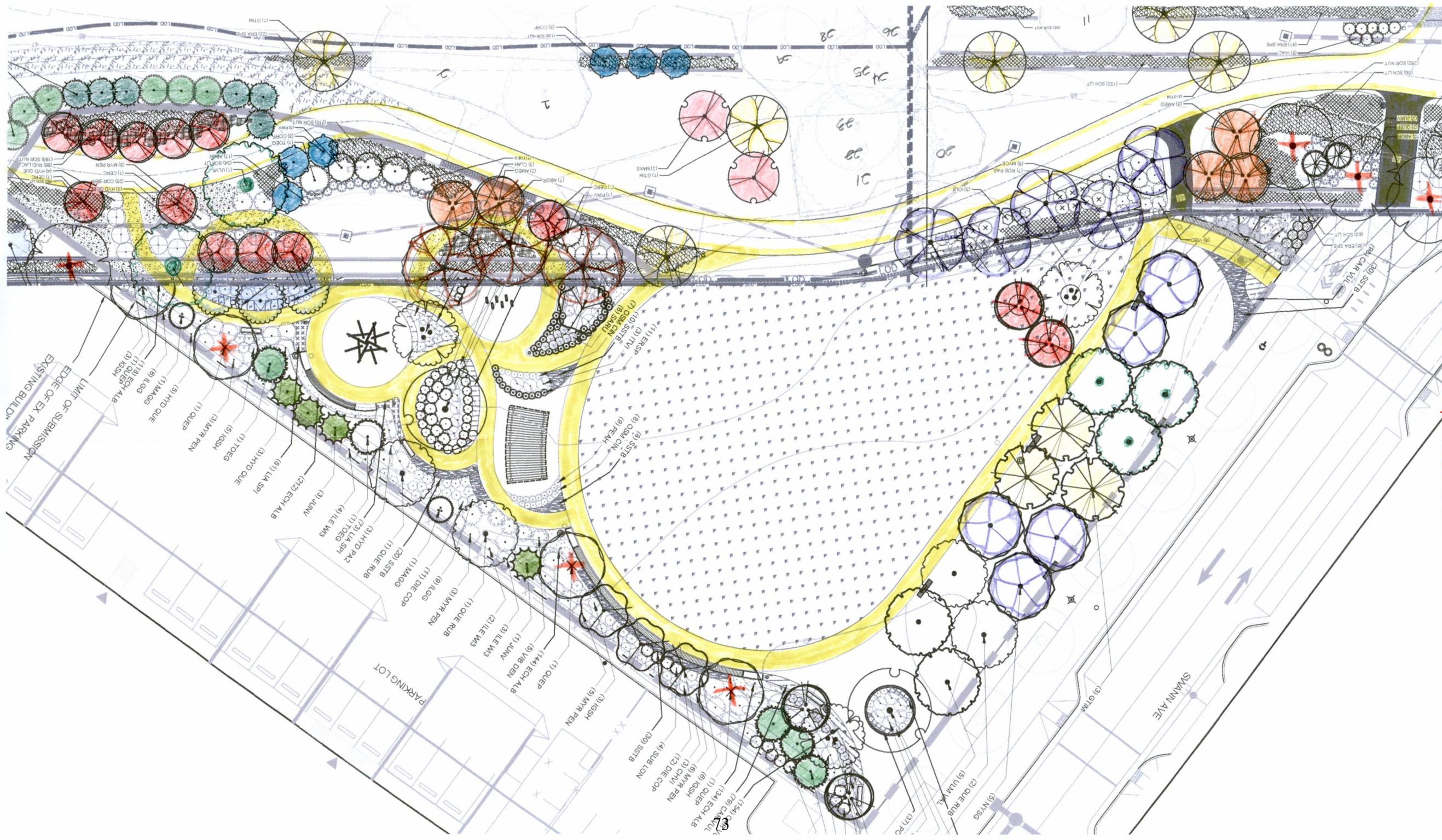
This is not to belie the incredible aMt. of work LandDesign and City staff have generated. There are many components of Block C Park of which we agree with and look forward to implementation of.

Sincerely,

Amy Slack
David Fromm
2307 E. Randolph Ave
alsdmf@earthlink.net

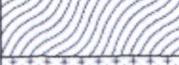
Attachment: Block_C_Park_adjoining_WOD.pdf

¹ DSP#2015-0025, PC public hearing of Jan 7, 2016; Reaffirmed in 2018.



TREES	CODE	BOTANICAL NAME	COMMON NAME
	AMEG	Amelanchier x grandiflora 'Autumn Brilliance' 2-1322/10	Autumn Brilliance Serviceberry Multi-stem 15-25' fruits multi-season
	CARP	Carpinus caroliniana 1231/7	American Hornbeam 20-30'
	CEL OCC	Celtis occidentalis 3/3	Common Hackberry 40-60' fruits
	CERC	Cercis canadensis 15311/11	Eastern Redbud
	CORF	Cornus florida 2332/10	Eastern Dogwood
	GTIM	Gleditsia triacanthos 'Imperial' 231111/10	Imperial Honeylocust
	JUNV	Juniperus virginiana 2323/10	Eastern Red Cedar 2x2x2 fruits shelter
	LIRT	Liriodendron tulipifera 231/6	Tulip Tree
	MAXS	Magnolia x soulangiana 423/9	Saucer Magnolia
	NYSS	Nyssa sylvatica 532/10	Sour Gum 30-50' fruits multi-season
	PINV	Pinus virginiana 3333/12	Virginia Pine
	QUEP	Quercus phellos 431/8	Willow Oak 60' fruits
	TOEG	Thuja occidentalis 'Emerald Green' 1.131133/3	Emerald Green Arborvitae
	ULVF	Ulmus americana 'Valley Forge' 32/5	American Elm

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	ABGR	Abelia x grandiflora	Glossy Abelia
	CLAH	Clethra alnifolia 'Hummingbird'	Summersweet
	HYD QUE	Hydrangea quercifolia	Oakleaf Hydrangea
	IGLB	Ilex glabra	Inkberry
	MYCE	Myrica cerifera	Southern Wax Myrtle
	MYR PEN	Myrica pensylvanica	Northern Bayberry
	ROS PAS	Rosa carolina	Carolina Rose
	SAM ELD	Sambucus canadensis	Elderberry
	VIAC	Viburnum acerifolium	Mapleleaf Viburnum
	VIBD	Viburnum dentatum	Arrowwood Viburnum

SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME
	COR SER	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
	ERA SPE	Eragrostis spectabilis	Purple Love Grass
	RUD LAC	Rudbeckia laciniata	Cutleaf Coneflower
	SCH LIT	Schizachyrium scoparium	Little Bluestem Grass
	SOR NUT	Sorghastrum nutans	Indian Grass
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	ATSB	Andropogon ternarius	Splitbeard Bluestem
	RUHF	Rudbeckia hirta fulgida	Black-Eyed Susan
	SSLB	Schizachyrium scoparium	Little Bluestem

Dear Planning Commission – Thank you for letting me address you all tonight and thank you for your service to our City. I would also like to thank Judy Lo from the City for working with us over the last few weeks and (with Rod Simmons) walking the area with us last week.

As a neighbor of the Oakville Triangle, I speak with regard to DSUP 2021-00125 and specifically to aspects of the “integration” of the proposed Block C Park with adjoining Mt Jefferson Park. My request is to make modifications to the proposed designs to better effect such “integration” with the “natural” character of Mt Jefferson Park, especially along its southern portion.

Specifically:

Concrete path – Could the currently envisioned path around the perimeter of Block C be modified to be permeable like the path within Mt Jefferson park to which it will connect? And could the internal Block C paths be reduced to allow for more native vegetation?

Lawn area – could the lawn area be comprised of native grasses to provide meadow habitat and food sources for wildlife and hence better integrate with the natural intent of Mt Jefferson Park?

Southern corner of Block C - The proposed concept plan shows two semi-circular paths going from Block C into Mt Jefferson park. Adding such entrances and paths seems counter to the long-standing Mt Jefferson Park plans. Could the desired “transition” from the more landscaped Block C to the natural areas take place within Block C and not within Mount Jefferson Park?

Berm – the approved plan for Mt Jefferson Park called for a berm alongside the park edge. The berm was to provide a visual and physical barrier to enhance the natural nature of Mt Jefferson Park. This feature seems to have vanished in current plans – could it be restored?

Water –The “improvements” to the Mt Jefferson Park drainage will reduce water sources for wildlife. Could Block C incorporate a water feature (perhaps even a small wetland) that could contribute both to human enjoyment in Block C and to wildlife maintenance in the more “natural” adjoining Mt Jefferson Park?

Lights – If lighting is needed in Block C, it should be implemented as planned: “minimal... shrouded LED lighting ... to reduce light spill over” to Mt Jefferson Park. I would hope that this would apply to any planned Oakville development that might spill light into the Park.

Again, thank you for your time and your willingness to listen to my suggestions and concerns even at this advanced stage of the process.

Hal Cardwell

[EXTERNAL]SUP #2021-10015 Letter for Planning Commission Hearing (3/1/22)

Lauren Cranman <lcranman@gmail.com>

Sun 2/27/2022 4:39 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Alan Friedman <alankfriedman@yahoo.com>

You don't often get email from lcranman@gmail.com. [Learn why this is important](#)

Hello,

Please find a letter attached regarding the hearing for the Oakville Triangle Block C.

Thank you,

Lauren D. Cranman and Alan K. Friedman

--

Lauren Cranman

703.307.8992

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2404 E. Randolph Ave.
Alexandria, VA 22301
February 27, 2022

Re: Oakville Triangle Block C Special Use Permit #2021-10015

Dear City of Alexandria Planning Commission Members:

We have lived at 2404 E. Randolph Avenue since December 2017, though not strangers to Del Ray as Lauren lived on E. Glendale Avenue before then starting in 2003. We love Del Ray's small-town feel, sense of community, and commitment to a positive lifestyle. We were thrilled to discover the Mt. Jefferson trail soon after we moved into the neighborhood. What an incredible respite from the concrete, cars, and traffic from the "real world"! Plus, it provided our non-human neighbors a safe place to call home as development in the area encroaches on their habitats.

While we understand that the March 1 meeting is in regard to Block C and not Mt. Jefferson Park, we feel that it is critical to note how these two areas relate. Both humans and animals who use the park appreciate its natural state and the peace it provides. We urge you to incorporate natural components into the Block C area such as: excluding turf, limiting paved pathways/entrances into the park from Block C, limiting any lighting that may come from Block C into the park, and including natural buffers between Block C and the park.

We appreciate the commission taking the neighbors' concerns into account as final decisions are being made for this area. We are committed to ensuring that our wildlife neighbors (e.g. many varieties of birds, foxes, ducks, opossum, and more) continue to have a safe place to grow and thrive amidst the continuing development of the area.

Thank you for your attention and time,

Lauren D. Cranman and Alan K. Friedman

[EXTERNAL]Letter Regarding Special Use Permit #2021-10015, Docket 7- March 1, Planning Commission Meeting

Matthew Mulder <matthewemulder@gmail.com>

Sun 2/27/2022 7:15 PM

To: PlanComm <PlanComm@alexandriava.gov>

Cc: Bernadette Fernandez <jazz_scene@hotmail.com>

 1 attachments (47 KB)

Planning-Commission3-1-2022-Letter-reSUP#2021-10015-BMF-MEM.pdf;

You don't often get email from matthewemulder@gmail.com. [Learn why this is important](#)

Planning Commission Meeting on March 1, 2022 February 27, 2022

Docket #7

Special Use Permit #2021-10015

Dear Planning Commission,

We are writing to express our concern with the potential adverse impact of the proposed design for "Triangle Block C2 - Park." The proposed design, as illustrated and described in DSUP2021-10015 Staff Report, infringes on Mt. Jefferson Park. The proposed pathways and other design elements will lead to degradation of the undeveloped nature of Mt. Jefferson by displacing existing wildlife and the flora which make up their habitat. The proposed design includes additional access points into Mt. Jefferson which will further disrupt wildlife and their habitat long after construction of Block C2 has been completed. The community's concern about development intrusion was underscored by the attendance of twenty (20) Del Ray residents during a walk of the site on the morning of the recent holiday (President's Day, February 21, 2022). During the site walk, the residents expressed their multiple concerns to staff from the City and a representative from Stonebridge.

We ask the Planning Commission to delay the decision on Special Use Permit #2021-10015 until the proposed Block C2 design (1) removes walkways, access points, and other features that intrude on Mt. Jefferson Park and (2) incorporates plans for minimizing the impact of the development on the native wildlife.

In the Staff Report that accompanied Development Site Plan #2018-0026, the extension of the Mount Jefferson Park Improvements plan that was approved by the Planning Commission on October 3, 2019, the value of the park was described thusly: **park users have come to appreciate the secluded and forested nature of the site** (DSP #2018-0026 Staff Report, p. 5; emphasis added). We ask the Planning Commission to support the community's appreciation of this natural resource by disallowing encroachment by development.

Sincerely,
Bernadette Fernandez
Matthew Mulder
2403 E. Randolph Ave.

Planning Commission Meeting on March 1, 2022
Docket #7
Special Use Permit #2021-10015

February 27, 2022

Dear Planning Commission,

We are writing to express our concern with the potential adverse impact of the proposed design for "Triangle Block C2 - Park." The proposed design, as illustrated and described in DSUP2021-10015 Staff Report, infringes on Mt. Jefferson Park. The proposed pathways and other design elements will lead to degradation of the undeveloped nature of Mt. Jefferson by displacing **existing** wildlife and the flora which make up their habitat. The proposed design includes additional access points into Mt. Jefferson which will further disrupt wildlife and their habitat long after construction of Block C2 has been completed. The community's concern about development intrusion was underscored by the attendance of twenty (20) Del Ray residents during a walk of the site on the morning of the recent holiday (President's Day, February 21, 2022). During the site walk, the residents expressed their multiple concerns to staff from the City and a representative from Stonebridge.

We ask the Planning Commission to delay the decision on Special Use Permit #2021-10015 until the proposed Block C2 design (1) removes walkways, access points, and other features that intrude on Mt. Jefferson Park and (2) incorporates plans for minimizing the impact of the development on the native wildlife.

In the Staff Report that accompanied Development Site Plan #2018-0026, the extension of the Mount Jefferson Park Improvements plan that was approved by the Planning Commission on October 3, 2019, the value of the park was described thusly: **park users have come to appreciate the secluded and forested nature of the site** (DSP #2018-0026 Staff Report, p. 5; emphasis added). We ask the Planning Commission to support the community's appreciation of this natural resource by disallowing encroachment by development.

Sincerely,
Bernadette Fernandez
Matthew Mulder
2403 E. Randolph Ave.

Dear Planning Commission,

Thank you for letting me speak tonight. My name is Matt Mulder. My wife and I own a home on East Randolph Avenue. Our property which backs up to Mt. Jefferson Park, and we would like to express our concerns regarding DSUP #2021-10015 and the current plans for the proposed "Triangle Block C2 - Park" development and its integration with Mt. Jefferson Park.

Particularly, we have concerns about the way the new park will infringe on Mt. Jefferson Park. The proposed pathways and other design elements will lead to the degradation of the undeveloped nature of Mt. Jefferson and will displace the existing native wildlife and the flora which provides their habitat. The proposed design includes additional access points into Mt. Jefferson which will further disrupt wildlife and their habitat long after construction of Block C2 has been completed.

We are particularly concerned about the amount of hardscaping (both pervious and impervious) and the number of park entrances that this plan is adding to Mt. Jefferson Park despite not being a formal part of the Park. In general, it seems like the development of Block C has altered the hardscaping and landscaping plan for Mt. Jefferson without consideration of the nature of the rest of the Park.

We ask that you reconsider the proposed plans for "Triangle Block C2 - Park" and request that the plans are adjusted to reduce the impact on Mt. Jefferson Park and that, when approved, the project construction takes the larger natural areas into consideration.