



# **Oakville Triangle/Route 1 Plan**

**Rezoning 2015-0004**

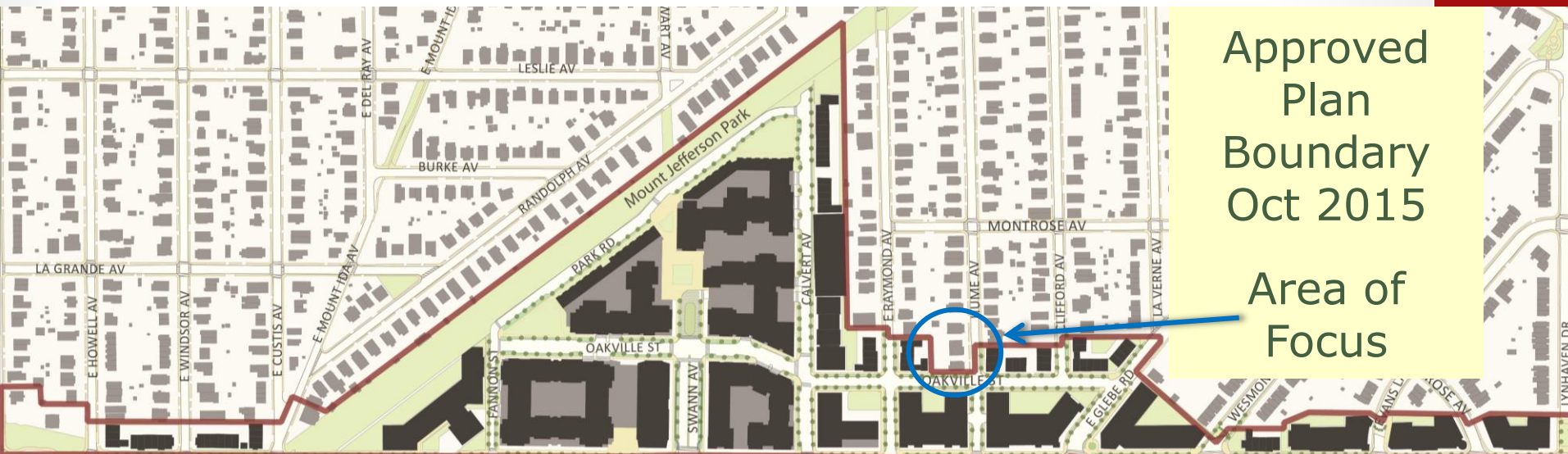
**Text Amendment 2015-0006**

**Master Plan Amendment 2015-0007**

City Council

January 23, 2016

# MPA – Boundary Change



Approved  
Plan  
Boundary  
Oct 2015

Area of  
Focus

Request to include 413 &  
415 E. Hume Ave.



# MPA – Boundary Change

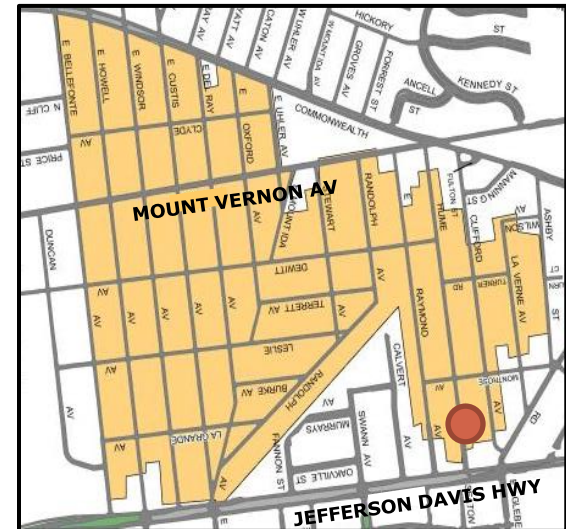


## 413-415 E. Hume Ave

- Currently zoned R-2-5
- Town of Potomac National Register (no BAR)
- Constructed c.1915 - 1920



415 and 413 E. Hume Avenue



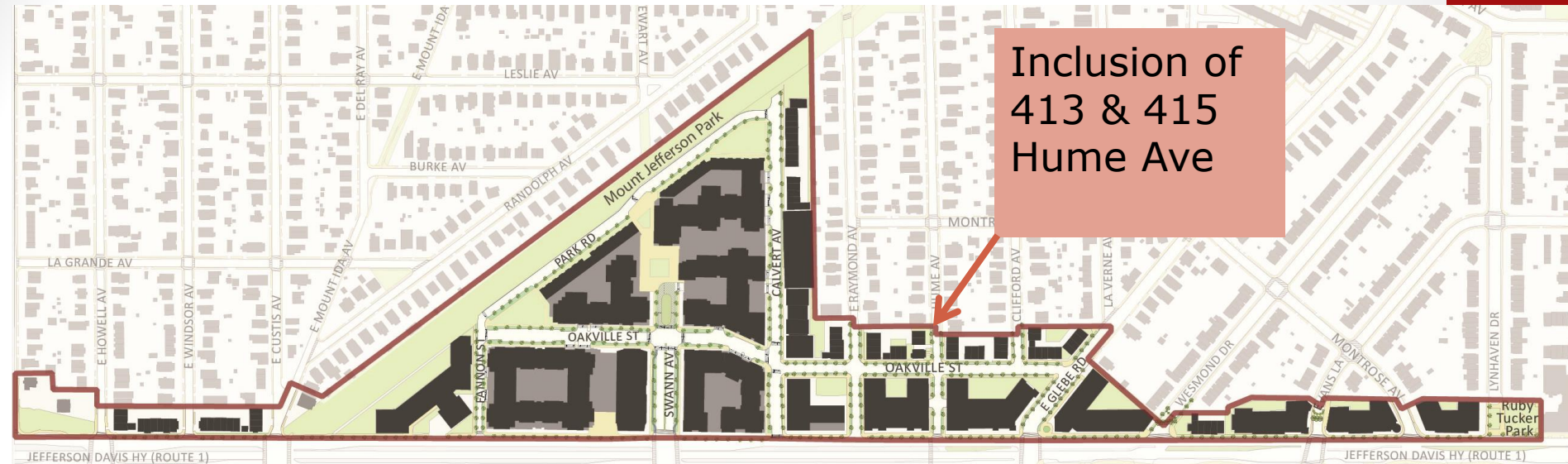
Town of Potomac National Register  
Historic District

## Yield Study Scenarios – Block 12

- 1) Develop TH & retain 1 existing house = 10 TH units + existing building
- 2) Develop all TH (retention not feasible) = 13 TH Units
- 3) Properties are included in Plan area and rezoned to CDD, they may remain as is



# MPA – Boundary Change



- Revise boundary on illustrative plan/base map
- Revise land use map (residential - townhouse)
- Revise heights map - max 45'
- Include recommendation that future development should explore retention of at least one existing building

# MPA – Additional Implementation Information

- Development Summary table with maximum development levels for each block
- Land Use Definitions
- Table with phasing and funding of Plan area improvements required to mitigate future development

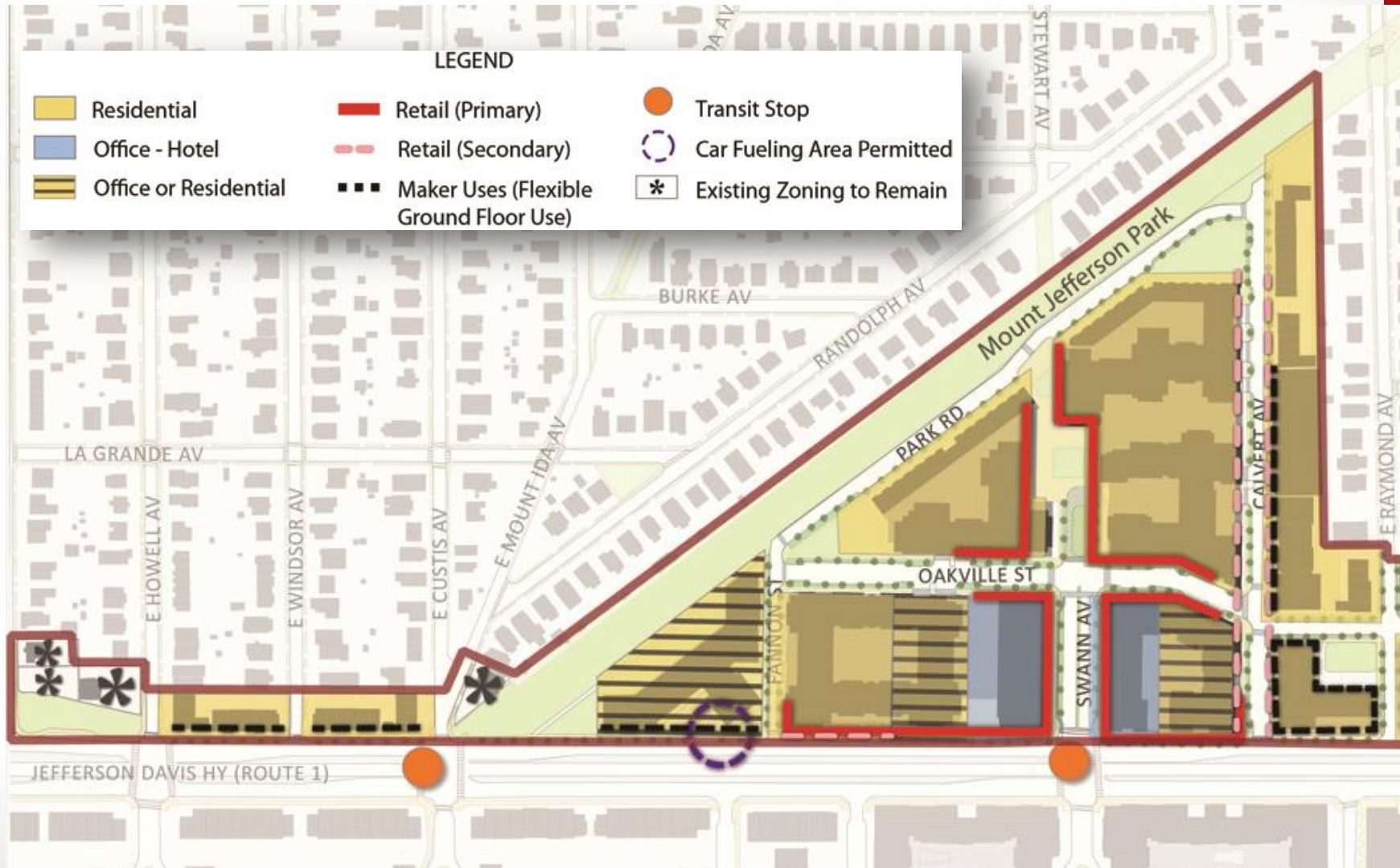
## The seal of the City of Alexandria, Virginia, is a circular emblem. It features a white sailing ship on a blue sea, balanced on a pair of white scales of justice. The ship is positioned on the left pan of the scales. The background of the seal is blue. The words "CITY OF ALEXANDRIA" are written in white capital letters along the top arc, and "VIRGINIA" is written along the bottom arc. Two small white stars separate the top and bottom text on the left and right sides.

# MPA – Definition of Uses

- Community Facilities
- Primary Retail
- Secondary Retail
- Maker Space



# Land Uses





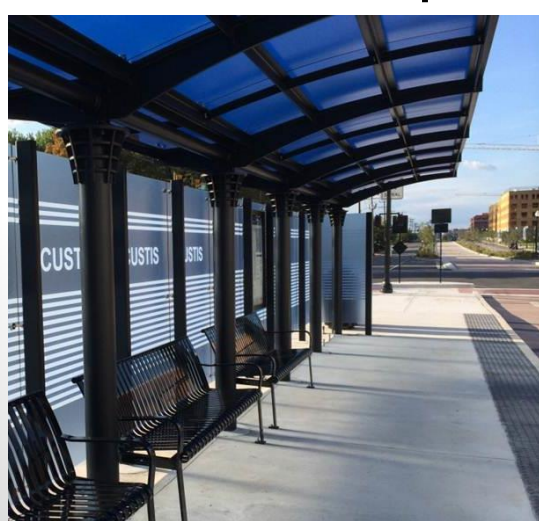
# Land Uses



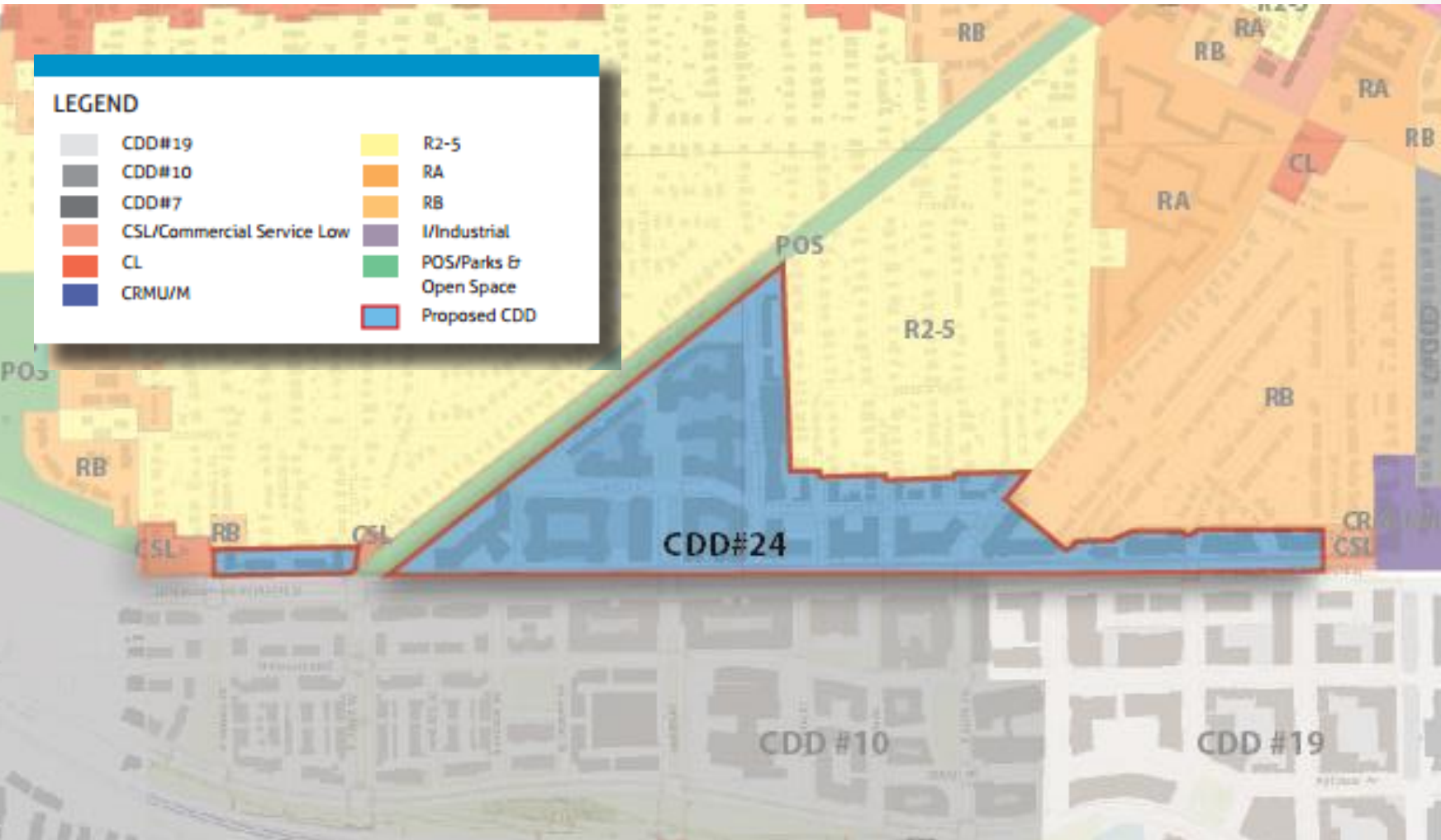
# MPA - Implementation

## Funding and Phasing Tables:

- Transportation: Ph. 1, 2, 3; SF Thresholds
- Open Space: Mount Jefferson Park tied to Oakville; other sites as redevelopment occurs
- Housing – 65 units with Oakville Triangle
- Streetscape Improvements – with redevelopment



# Proposed Zoning CDD #24





| CDD # | CDD Name                               | Without a CDD SUP  | With a CDD Special Use Permit  |   |  |
|-------|--|--|--|---|--|
|       |  |  | Maximum Development  | Maximum Height  | Uses   |
| 24    | Oakville Triangle and Route 1 Corridor | The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23 of the approved <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u> | <p>The development controls for each block including gross Floor area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the <u>Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, land uses, screening of parking, retail design, signage, open space and associated elements shall comply with the <u>Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</u></p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s).</p> | <p>Heights and height transitions shall be as depicted in the approved <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> | <p>1) Mixed-use development to include hotel, office, residential, home for the elderly, nursing home, parks and open spaces as defined in the zoning ordinance.</p> <p>2) Primary retail, secondary retail, and maker uses as defined in the <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>3) Community Facilities as defined in the <u>Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> |



# Plan Community Benefits

- Oakville Triangle developer contributions \$11.4M
  - 65 on-site affordable housing units
  - Improvements to Mount Jefferson Park
  - Funding for Phase 1 improvements to Glebe Rd/Rt. 1 intersection.
- Net new tax revenue for City
  - \$92.6M through 2035
- 20% of net new tax revenue for Plan Area
  - \$18.5M for community identified improvements (transportation infrastructure, streetscape, utility undergrounding, open space)

# Tax District Analysis



| Fiscal Year (FY) | Total Real Estate Tax Revenue with Existing Zoning | Total Real Estate Tax Revenue with Proposed Zoning | Net New Tax Revenue  | Base Case Designation (20% Net New Taxes) | Tier 2 Calculation based on Re-zoned value (\$0.10) | Tier 2 Calculation based on value of total planned area (\$0.10) | Real Estate Taxes Allocated to General Fund |
|------------------|--|--|----------------------|---|---|--|---|
| FY 2016          | \$ 934,417   | \$ 934,417   | \$ -                 |   |   |  | \$ 934,417                                  |
| FY 2017          | \$ 962,450   | \$ 962,450   | \$ -                 |   |   |  | \$ 962,450                                  |
| FY 2018          | \$ 991,323   | \$ 991,323   | \$ -                 |   |   |  | \$ 991,323                                  |
| FY 2019          | \$ 1,021,063                                       | \$ 1,021,063                                       | \$ -                 |   |   |  | \$ 1,021,063                                |
| FY 2020          | \$ 1,051,695                                       | \$ 1,291,949                                       | \$ 240,255           | \$ 51,159                                 | \$ 28,257   | \$ 75,080  | \$ 1,240,790                                |
| FY 2021          | \$ 1,083,245                                       | \$ 1,570,963                                       | \$ 487,717           | \$ 106,962                                | \$ 57,362   | \$ 152,412   | \$ 1,464,001                                |
| FY 2022          | \$ 1,115,743                                       | \$ 1,618,092                                       | \$ 502,349           | \$ 116,388                                | \$ 59,083   | \$ 156,984   | \$ 1,501,704                                |
| FY 2023          | \$ 1,149,215                                       | \$ 1,666,634                                       | \$ 517,419           | \$ 126,096                                | \$ 60,856   | \$ 161,694   | \$ 1,540,538                                |
| FY 2024          | \$ 1,183,692                                       | \$ 1,716,633                                       | \$ 532,942           | \$ 136,096                                | \$ 62,681   | \$ 166,545   | \$ 1,580,537                                |
| FY 2025          | \$ 1,219,202                                       | \$ 5,184,886                                       | \$ 3,965,684         | \$ 829,747                                | \$ 445,226  | \$ 503,029   | \$ 4,355,139                                |
| FY 2026          | \$ 1,255,778                                       | \$ 8,757,187                                       | \$ 7,501,408         | \$ 1,544,207                              | \$ 839,247  | \$ 849,607   | \$ 7,212,980                                |
| FY 2027          | \$ 1,293,452                                       | \$ 9,019,902                                       | \$ 7,726,450         | \$ 1,596,750                              | \$ 864,425  | \$ 875,095   | \$ 7,423,152                                |
| FY 2028          | \$ 1,332,255                                       | \$ 9,290,499                                       | \$ 7,958,244         | \$ 1,650,869                              | \$ 890,357  | \$ 901,348   | \$ 7,639,630                                |
| FY 2029          | \$ 1,372,223                                       | \$ 9,569,214                                       | \$ 8,196,991         | \$ 1,706,612                              | \$ 917,068  | \$ 928,388   | \$ 7,862,602                                |
| FY 2030          | \$ 1,413,390                                       | \$ 9,856,291                                       | \$ 8,442,901         | \$ 1,764,028                              | \$ 944,580  | \$ 956,240   | \$ 8,092,263                                |
| FY 2031          | \$ 1,455,791                                       | \$ 10,151,979                                      | \$ 8,696,188         | \$ 1,823,165                              | \$ 972,918  | \$ 984,927   | \$ 8,328,814                                |
| FY 2032          | \$ 1,499,465                                       | \$ 10,456,539                                      | \$ 8,957,074         | \$ 1,884,077                              | \$ 1,002,105  | \$ 1,014,475   | \$ 8,572,461                                |
| FY 2033          | \$ 1,544,449                                       | \$ 10,770,235                                      | \$ 9,225,786         | \$ 1,946,817                              | \$ 1,032,168  | \$ 1,044,909   | \$ 8,823,418                                |
| FY 2034          | \$ 1,590,782                                       | \$ 11,093,342                                      | \$ 9,502,559         | \$ 2,011,438                              | \$ 1,063,133  | \$ 1,076,257   | \$ 9,081,904                                |
| FY 2035          | \$ 1,638,506                                       | \$ 11,734,896                                      | \$ 10,096,390        | \$ 2,139,749                              | \$ 1,131,840  | \$ 1,138,499   | \$ 9,595,147                                |
| <b>TOTAL</b>     | <b>25,108,135</b>                                  | <b>117,658,492</b>                                 | <b>\$ 92,550,357</b> | <b>19,434,161</b>                         | <b>10,371,308</b>                                   | <b>10,985,488</b>  | <b>98,224,331</b>                           |

# Recommendation

Staff Recommends Approval of:  
Master Plan Amendment 2015-0007  
Rezoning 2015-0004  
Text Amendment 2015-0006

# Reference Slides



# Options: 413/415 E Hume Ave

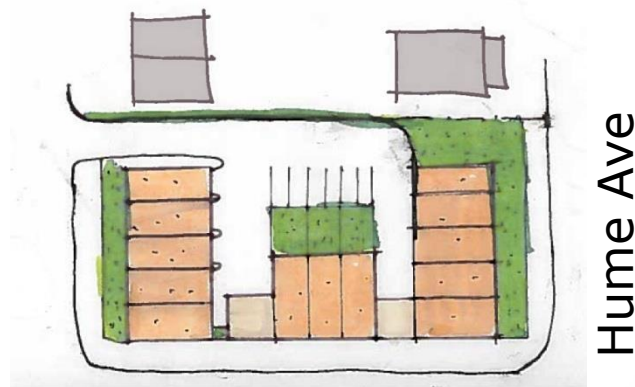
1) Explore retaining at least one existing building with redevelopment; 10 TH units + one existing building = 11 Units

2) If retention not feasible = 13 TH Units

Note: Even if properties are included in Plan area and rezoned to CDD, they may remain as is

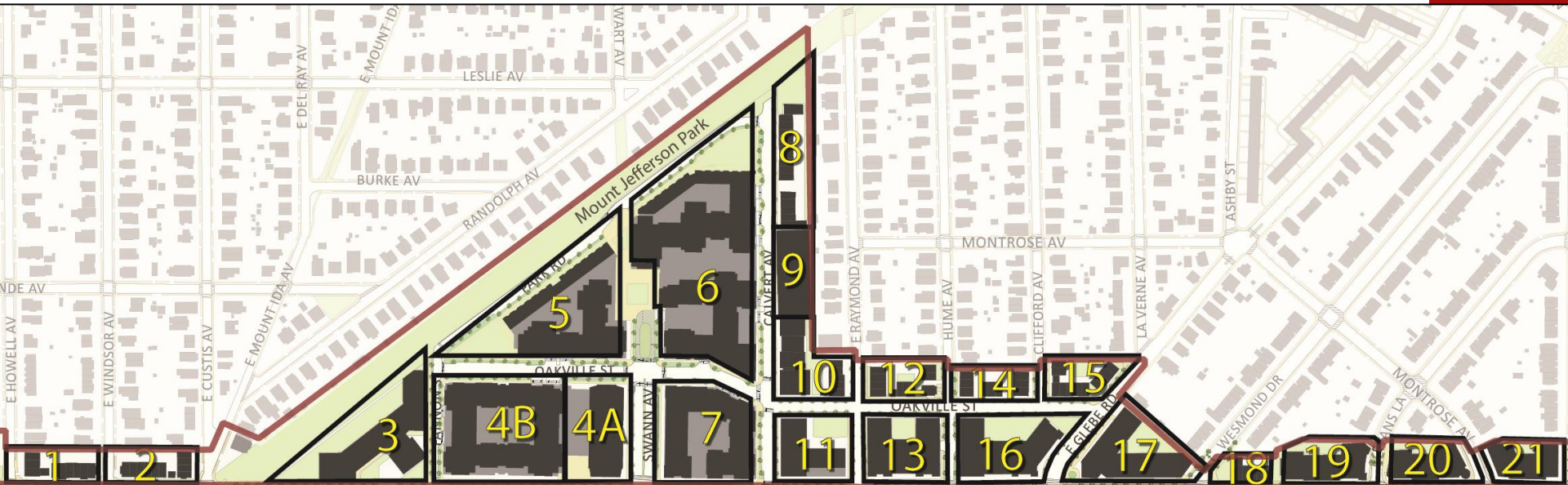


Opt 1



Opt 2

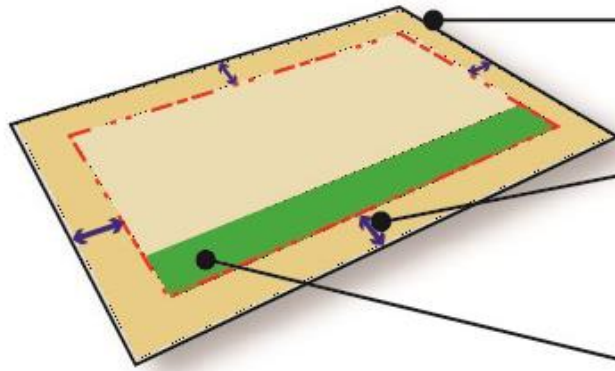
# Plan Area Blocks Referenced in Development Table



# Determining Max Development Table

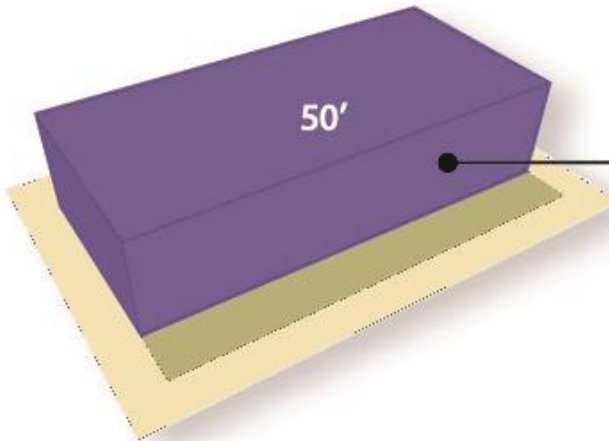


1



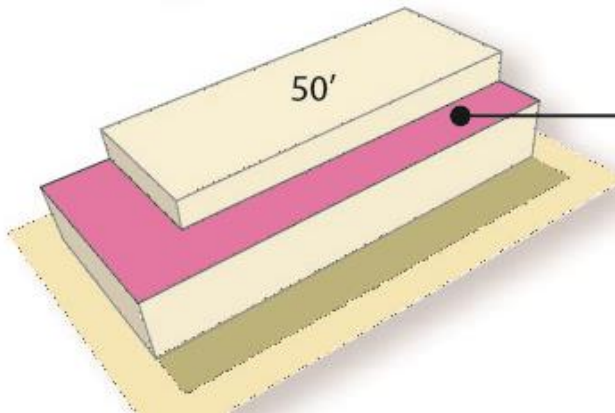
- (A) Identify site boundary.
- (B) Incorporate property lines and ROW dimensions to determine total site development footprint (lot area).
- (C) Apply applicable open space requirements.

2



Apply maximum building height per Design Guidelines and Standards.

3



Apply required building height transitions and shoulders per Design Guidelines and Standards.

Note: Graphic is for illustrative purposes only.

# Plan Building Heights

## LEGEND

|   |     |   |               |
|---|-----|---|---------------|
|  | 45' |  | 75'           |
|  | 50' |  | 90'           |
|  | 55' |  | 100'          |
|  | 65' |  | Transit Stops |





# Plan Building Heights



# Development Summary Table

## Notes and regulations

### **For the Purposes of the CDD Area:**

1. Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the centerline of party walls. Elevator and stair bulkheads, multi- story atriums and similar volumetric construction, not involving floor space are excluded. Below grade parking structure is excluded. See notes k and l below for blocks 4-7.
2. The floor area defined for each block within CDD #24 is a maximum floor area subject to compliance with the Oakville Triangle & Route 1 Corridor Vision Plan, the CDD requirements, and applicable requirements of the Zoning Ordinance.
3. Community facilities, public buildings and associated accessory uses may be provided on any block and shall not be deducted from the maximum permitted gross floor area; however the uses shall be subject to height requirements, the Oakville Triangle & Route 1 Corridor Vision Plan and other applicable elements as part of the DSUP process.
4. For lots identified in the Oakville Triangle & Route 1 Corridor Vision Plan with maker spaces on all four street-facing facades, if not feasible to provide maker spaces on all four sides, a minimum of 3 street-facing facades shall be used to provide maker spaces.
5. The mix of office and residential uses shall be consistent with the intent of the Oakville Triangle & Route 1 Corridor Vision Plan.
6. Any conversions between residential units and commercial floor area shall occur at the ratio defined in row 11. below
7. Not Used
8. For lots identified in the Oakville Triangle & Route 1 Corridor Vision Plan as appropriate for a gas/charging station, development associated with those uses may be exempted from GFA with SUP approval to a maximum of 6,000 sf
9. Bonus density achievable through section 7-700 shall not be applicable in CDD #24
10. The locations for uses shall be pursuant to the Land Use Map in the Oakville Triangle & Route 1 Corridor Vision Plan
11. Conversion rate from GFA SF to dwelling unit = 940 SF
12. Residential sq.ft may be used as office. To be determined during DSUP process.



## Development Summary Table

### Notes and regulations, continued

#### Block / Lot Specific:

- a. Based on heights in the approved Oakville Triangle & Route 1 Corridor Vision Plan, October 2015. If greater heights are allowed, maximums may be increased to the approval of PC & CC.
- b. A portion or all of residential gross floor area may be used for office. If approved by the City Council through a DSUP submission.
- c. If maker retail space is not feasible, as fully demonstrated through a market study, the sq. ft. may be converted to retail use (preferable), or alternatively to residential through the DSUP process, in which case the a conversion ratio shall be per row 11. above
- d. **Block 9:** as part of the CDD, no additional development is assigned to this block. Uses within this block shall be limited to Maker Spaces pursuant to CDD #24  
**Block 12:** Staff recommends retention and integration of at least one of the existing structures into redevelopment of Block 12. Should the retention of 415 Hume Avenue not prove feasible, the larger development total assumed for Option 2 for Block 12 is included in the CDD #24 Development Table.
- e. Maker space retail may be provided on this block.
- g, h, i Not used
- k. Service/BOH areas are not listed in this chart and may be calculated above the max. GFA in the Development Summary Table (above)
- l. Above grade structured parking areas are not listed in this chart and may be calculated above the max. GFA in the Development Summary Table (above)
- m. Development (sf) based on Preliminary CDD Concept Plan CDD2014-0002 submission 10/29/15
- n. Includes Block 4A and Block 4B
- o. Not Used
- p. Room numbers shall be commensurate with the approved CDD Concept Plan CDD2014-0002 (max. 189 rooms)
- q. Townhouses shall be liner units per the approved CDD Concept Plan CDD2014-0002
- r. As per all blocks, required retail identified in the plan at ground floor locations is required. Non-ground floor retail may be converted to an alternate use through the DSUP process

# Uses - Community Facilities

- Facilities owned and/or operated by the City, and accessory uses
  - library, cultural center, recreation center, meeting spaces, or similar uses consistent with the intent of the Plan to create an urban pedestrian-oriented mixed-use community.
- The floor area of each building(s) and/or use will not be deducted from the approved square footage within the approved CDD Concept Plan.



# Uses – Primary Retail

Intent: Experiential/destination shopping and dining engage pedestrians and activate the street front.

## Allowed Uses:

- Restaurants
- Retail shopping establishments (excluding uses detailed below)

Additional Uses: Other uses consistent with intent may be allowed at Director discretion, including private academic or commercial schools (art, technical, trade instruction), experiential in nature.

## Excluded Uses:

- Retail shopping establishments shall not include Appliances, Auto parts without service or installation on premises, Drugstores, lawn and garden supplies, Variety Goods
- Personal service establishments



# Uses – Secondary Retail

Intent: Neighborhood-serving and personal services retail environment, where frequent shopping, repair, or service needs can be met.

## Allowed Uses:

- Retail
- Personal service uses (excluding uses detailed below)
- Amusement enterprises
- Restaurants



Additional Uses: Other uses consistent with intent may be allowed at Director discretion.

## Excluded Uses:

- Retail shopping establishments shall not include appliance stores and auto parts stores
- Personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops



# Uses – Maker Space

Intent: Personal service, production, manufacturing, arts and creative uses, shared work spaces.

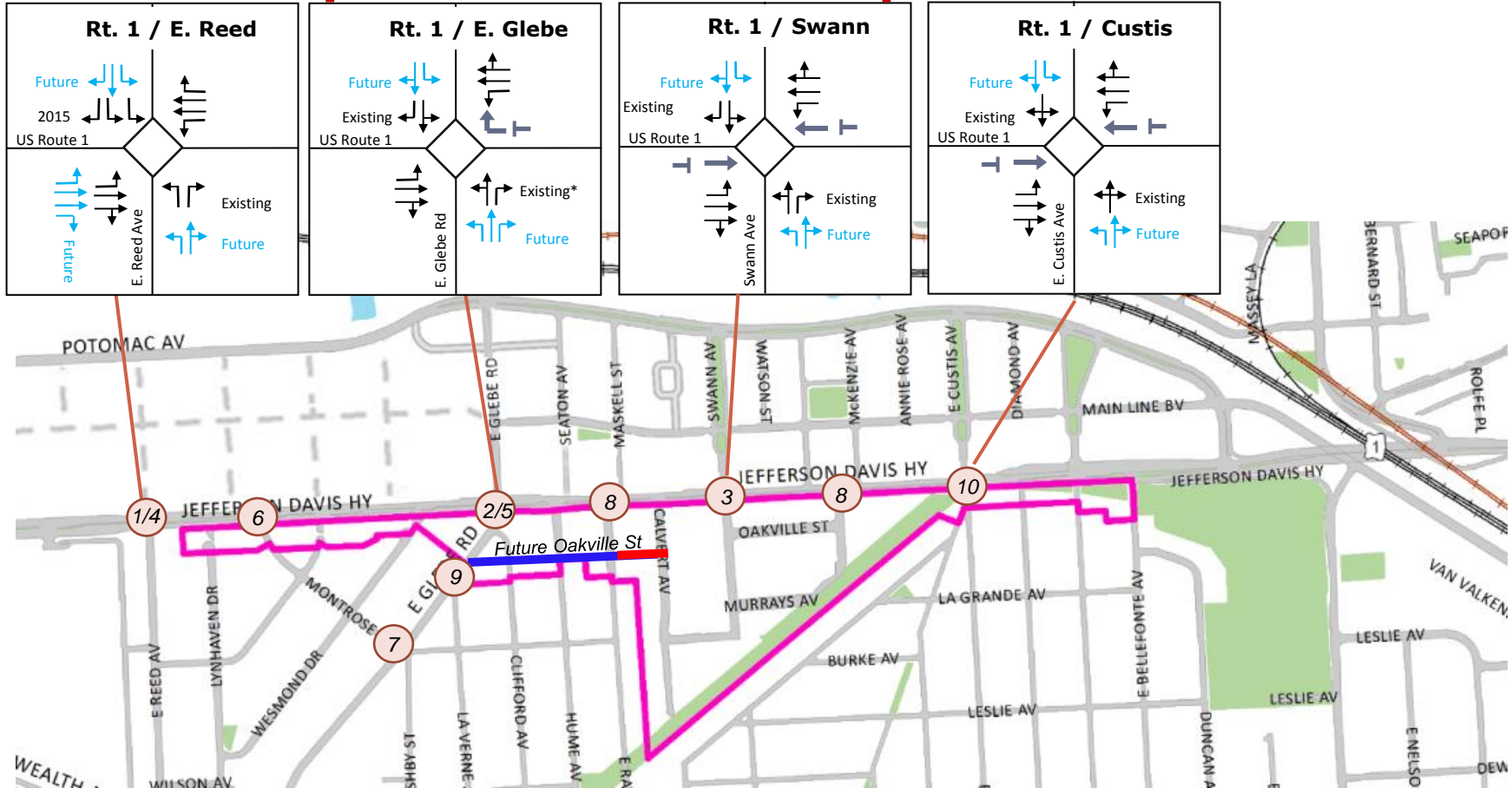
Allowed Uses: Light assembly, service, crafts; Manufacturing; Auto repair, light; Auto service station; Catering operations; Personal Service Uses; Neighborhood-Serving Uses, including pet supply, grooming, and training (no overnight)

Additional Uses: Other uses consistent with intent may be allowed at Director discretion, subject to future review and maximum of 20% for each building where maker use permitted. (may be waived/modified by City Council as part of a DSUP).

Excluded Uses: Retail shopping establishments shall not include appliance and auto parts stores; Personal service uses shall not include appliance repair/rental, contractors' offices, laundromats, and pawnshops



# Transportation Improvements



## Phase 1 – Operational prior to 800,000 Sq. Ft. (Net without parking)

- 1 – Signal modifications at Route 1 and E. Reed Ave
- 2 – Signal modifications at Route 1 and E. Glebe Road
- 3 – Lane modifications at Route 1 and Swann Ave.

## Phase 2 – Operational prior to 1.6 Million Sq. Ft. (Net without parking)

- 4 – Intersection improvements at Route 1 / E. Reed
- 5 - Intersection improvements at Route 1 / E. Glebe (Phase 1)
- 6 – New signal at Route 1 and Montrose
- 7 – Improvements on Montrose and at Montrose/Ashby/E. Glebe
- 8 – Pedestrian crossing across Route 1 (at Fannon St. or Raymond Ave)

## Phase 3 – Operational prior to 2 million Sq. Ft. (Net without parking)

- 9 – Improvements at Route 1 / E. Glebe (Phase 2)
- 10 – Lane modifications at Route 1 / E. Custis Ave



# Phasing/Triggers – Transportation



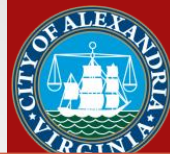
| Phase | Description   | Responsibility/<br>Funding               | Required Timing  |
|-------|---|--|--|
| 1     | Construction of lane modifications eastbound Swann at Route 1   | Developer of Oakville Triangle           | Operational prior to issuance of first CO for development within the Oakville Triangle CDP area  |
| 1     | Initial work on Phase 1 at Route 1/E. Glebe. (eastbound right turn modified to allow overlap right turns)                               | Developer of Oakville Triangle \$200,000 | Prior to release of the final site plan for the first block within the Oakville Triangle CDP area.   |
| 1     | Route 1 / E. Reed signal modifications  | Developer contribs and /or increm. tax   | Prior to 800,000 sf of development (net of parking)  |
| 2     | Phase 1 improvements at Route 1/E. Glebe.: Signal phasing and construction from Route 1 to new N-S road                                 | Developer of Oakville Triangle \$1.4M    | Earlier of: (1) 1 yr after issuance of final CO for completion of Phase I or (2) prior to first final site plan submission for 4 <sup>th</sup> block in project. |
| 2     | Route 1/E. Reed: Westbound lanes modifications  | Developer contribs and /or increm. tax   | Prior to issuance of CO at 1.6 million sf (Net without parking)  |
| 2     | New signal at Montrose/ Route 1   | Developer contribs and /or increm. tax   | Prior to issuance of CO at 1.6 million sf (Net without parking)  |
| 2     | Improvements: Montrose and at intersection of Montrose at E Glebe/Ashby   | Developer contribs and /or increm. tax   | Prior to issuance of CO at 1.6 million sf (Net without parking)  |
| 2     | New Route 1 ped crossing/signal between E Custis and E Glebe.   | Developer contribs and /or increm. tax   | Prior to issuance of CO at 1.6 million sf (Net without parking)  |
| 3     | Route 1 / E. Glebe Intersection improvements (Phase 2 from new N-S Rd to LaVerne) or comparable – in consultation with property owners. | Developer contribs and /or increm. tax   | Prior to issuance of CO at 2 million sf (Net without parking)  |
| 3     | Modification of lane configuration at Rte 1/Custis  | Developer contribs and /or increm. tax   | Prior to issuance of CO at 2 million sf (Net without parking)  |

# Phasing/Triggers: Affordable Housing and Streetscape















| Description   | Responsibility  | Timing   |
|---|---|--|
| <b>Affordable Housing:</b>  |   |  |
| All redevelopment to comply with AH contribution policy & HMP objectives, including onsite affordable housing units with re-zonings.  | Developer contributions   | Phased throughout development                                  |
| Stonebridge to provide 65 units of affordable housing within Oakville, approximate value \$7.8M.  | Developer of Oakville Triangle  | Phased throughout development of Oakville Triangle             |
| <b>Streetscape and Undergrounding</b>   |   |  |
| Route 1 Frontage: All blocks to complete improvements consistent with Plan as part of the redevelopment. Cost for undergrounding utilities for some smaller/shallow blocks (could be provided through tax increment fund. | Standard Development Conditions, Developer contributions and/or incremental tax | Phased throughout development                                  |
| Oakville Triangle: Route 1 Frontage and all utilities for the site will be located below grade  | Developer of Oakville Triangle  | As part of the construction of the first building on the site. |

# Phasing/Triggers – Open Space



| Description  | Responsibility                                 | Timing  |
|--|--|---|
| Sufficient/consolidated high quality open space to be provided based on the planned development. On-site open space required for Oakville site consistent with Plan. | Developer of Oakville Triangle                 | With redevelopment of each block.   |
| MJP: Construction of/funding for MJP Improvements will be completed by developer in conjunction with redevelopment of Oakville site.                                 | Developer of Oakville Triangle                 | Timing for initiation and completion specified in CDP for Oakville Triangle Site. Improvements shall be completed/accepted by City prior to first CO for any building in CDP, or within a max 24 months of permit to demolish any building in or adjacent to Park (whichever is earlier). |
| MJP: Improvements to southern section will be designed/provided with redevelopment of Block 3 parcels; requirements to be outlined in the related DSUP.              | Developer of Block 3                           | With redevelopment of the block.  |
| On-site open space required for the Oakville site consistent with the Plan.  | Developer contributions                        | With redevelopment of each block.   |
| Expansion of Ruby Tucker Park  | Developer contributions and/or incremental tax | In conjunction with redevelopment of property at intersection of Rte 1/Lynhaven Drive, adjacent to park. If park can be expanded without negatively impacting the adjacent property, expansion can occur sooner.  |

# Proposed Zoning CDD #24

| LEGEND  |                            |
|---|----------------------------|
|  | CDD#19                     |
|  | CDD#10                     |
|  | CDD#7                      |
|  | CSL/Commercial Service Low |
|  | CL                         |
|  | CRMU/M                     |
|  | R2-5                       |
|  | RA                         |
|  | RB                         |
|  | I/Industrial               |
|  | POS/Parks & Open Space     |
|  | Proposed CDD               |





