

CONCEPTUAL DESIGN PLAN

OAKVILLE

THE CITY OF ALEXANDRIA, VIRGINIA

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY CALVERT AVENUE, TO THE SOUTH BY FANNON STREET; TO THE EAST BY JEFFERSON DAVIS HIGHWAY, AND TO THE WEST BY MT. JEFFERSON PARK TRAIL. THE SITE IS CURRENTLY ZONED INDUSTRIAL AND IT WILL BE PROPOSED TO BE REZONED TO A CDD.

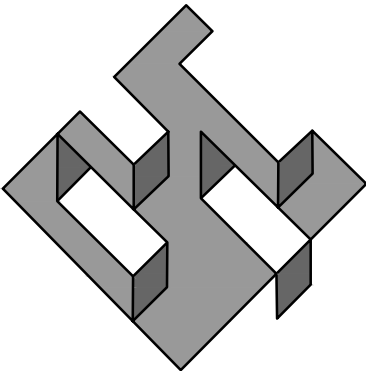
THIS PROJECT CONSISTS OF A MIXED-USE DEVELOPMENT AND ALL ASSOCIATED INFRASTRUCTURE NEEDED TO SUPPORT THE DEVELOPMENT. INCLUDED IN THIS DEVELOPMENT ARE RESIDENTIAL MULTI-FAMILY UNITS, TOWNHOUSES, RETAIL, HOTEL AND OFFICE.

ACCESS TO THE SITE WILL BE FROM JEFFERSON DAVIS HIGHWAY.

THIS CDD WILL BE IN ACCORDANCE TO THE OAKVILLE TRIANGLE AND ROUTE 1 CORRIDOR VISION PLAN AND URBAN DESIGN STANDARDS AND GUIDELINES.

NOTES:

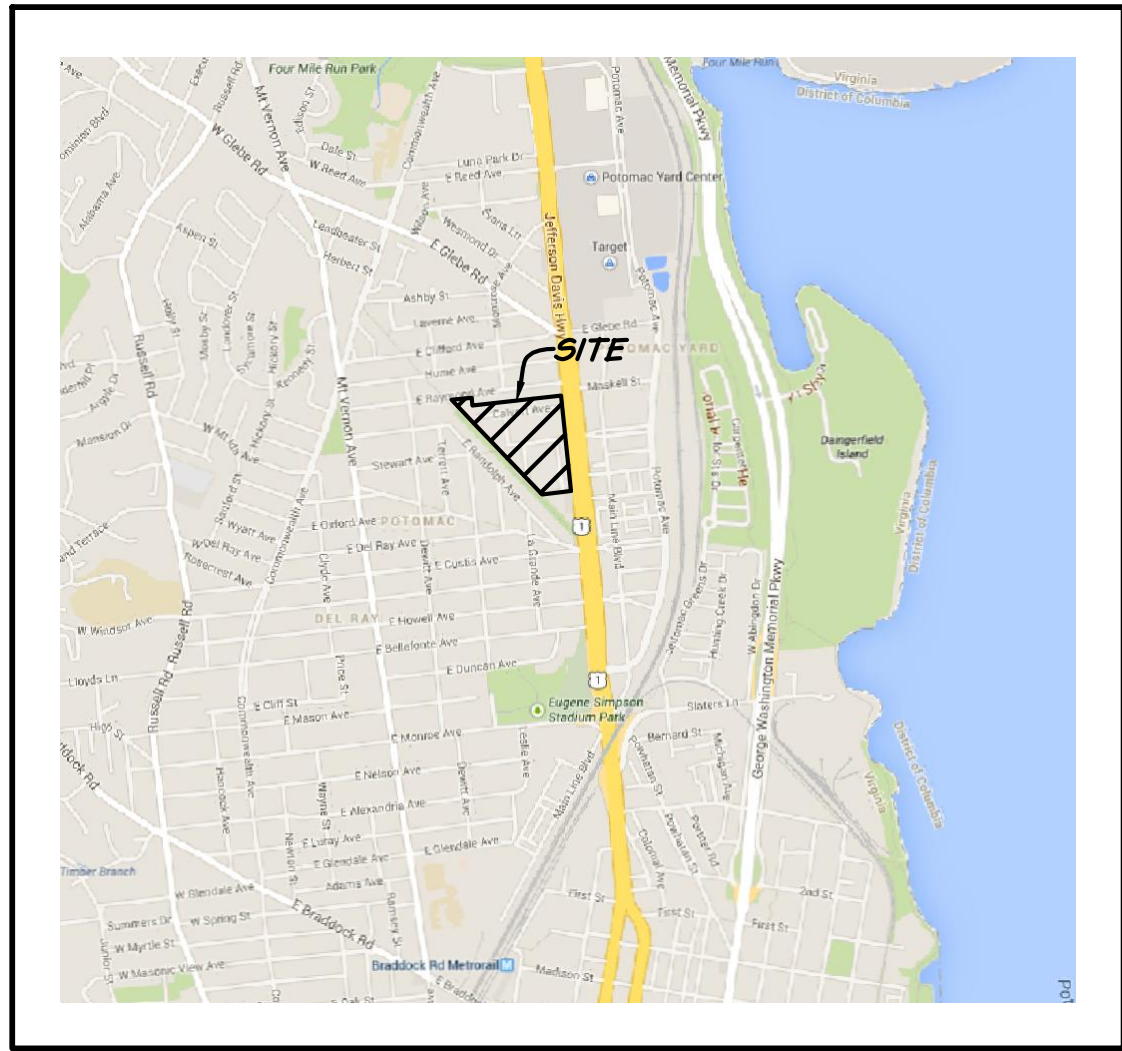
- EXISTING SITE AREA: 12.87 Ac. OR 560,410 SF (EXCLUDES RIGHT-OF-WAY)
PROPOSED SITE AREA: 10.79 Ac. OR 469,808 SF (EXCLUDES RIGHT-OF-WAY)
- SITE ADDRESSES: 400 CALVERT AV, 2610 JEFFERSON DAVIS HIGHWAY, 420 SWANN AV, 300 SWANN AV, 403 SWANN AV, 405 SWANN AV, 400 FANNON ST, 2500 OAKVILLE ST, 2514 JEFFERSON DAVIS HIGHWAY, AND 2412 JEFFERSON DAVIS HIGHWAY
- TAX MAP NUMBERS: 025.03-02-06, 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, AND 025.03-02-20
- TOTAL AREA DISTURBED WITH THIS PROJECT: 15.30 Ac. OR 666,500 SF
- POST-DEVELOPED IMPERVIOUS AREA: 12.21 Ac. OR 531,864 SF (BASED ON INFRASTRUCTURE BMP LIMITS)
- THE DENSITY OF THIS ZONE IS TO BE ESTABLISHED WITH CDD ZONE REFINEMENTS.
PROPOSED FAR IS 3.87. SEE CHART ON SHEET 2 FOR MORE DETAILS.
- MAXIMUM GROSS FLOOR AREA: 1,570,645 SF (EXCLUDES ABOVE AND BELOW GRADE PARKING)
(SEE CHART ON SHEET 2 FOR MORE DETAILS)
- SEE SHEET 2 FOR BUILDING BREAKDOWN BY USE AND PARKING.
- MAXIMUM NUMBER OF UNITS: 1,032 (SEE CHART ON SHEET 2 FOR MORE DETAILS)
- MAXIMUM NUMBER OF PARKING SPACES: 2,225 (SEE CHART ON SHEET 2 FOR MORE DETAILS)
- THERE ARE BOTH PUBLIC AND PRIVATE SPECIAL AMENITIES PROPOSED WITH THIS CDD CONCEPT PLAN. THE PUBLIC AMENITIES INCLUDE: A CENTRAL PIAZZA, FOCAL FEATURE WITHIN THE PIAZZA, ENCLOSED PARKING, LARGE OPENS SPACE, ENHANCED STREETSCAPES, AND, IN COORDINATION WITH THE CITY OF ALEXANDRIA, THE IMPROVEMENTS OF THE ADJACENT MT. JEFFERSON PARK. THE PRIVATE AMENITIES FOR THE RESIDENTS OF OAKVILLE INCLUDE: POOLS, WORK OUT FACILITIES, ROOFTOP COURTYARDS AND SECURE ENCLOSED PARKING.
- THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER. A SITE CHARACTERIZATION REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN DUE TO THE SITE'S INDUSTRIAL HISTORY. A GROUNDWATER CONTAMINATION ANALYSIS AND ASSOCIATED MANAGEMENT PLAN WILL BE PROVIDED WITH SUBSEQUENT PLAN SUBMISSIONS AFTER THE COMPLETION OF THE PHASE II ENVIRONMENTAL REPORT.
- IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 100'.
- THERE WILL BE NO ADVERSE IMPACTS TO ADJACENT AND NEIGHBORING PROPERTIES BY THIS PROPOSED DEVELOPMENT.
- INTERIM OPEN SPACE MAY BE PROVIDED WITH THIS DEVELOPMENT AND TO BE FURTHER COORDINATED WITH THE CITY OF ALEXANDRIA.
- SEE SHEET C101 OF THE INFRASTRUCTURE PLAN FOR THE BREAKDOWN AND CALCULATION OF THE PROPOSED SITE FOR PHASE I.



PREPARED BY:

christopher consultants

engineering · surveying · land planning
christopher consultants, ltd.
9900 main street (fourth floor) · fairfax, va 22031-3907
703.273.6820 · fax 703.273.7636



LOCATION MAP

SCALE 1"= 2000'

SHEET INDEX

- COVER SHEET
- CONCEPTUAL DESIGN PLAN
- OPEN SPACE EXHIBIT
- RIGHT-OF-WAY AND SHARED SPACE EXHIBIT
- SMALL AREA PLAN EXHIBIT

Site Area Breakdown			
	Area (Ac.)	Area (sf)	Notes
Existing ConditionsTotal Site Area (excluding ROW)	12.87	560,410	Excluding leased City parcel
Proposed Site Area (excluding ROW)	10.79	469,808	Block A, Block B, Block C, Block D, NW Parcel and TM 025.03-02-06
Phase 1 site area (excluding ROW)	7.40	322,421	Block A1 (1.32 Ac.), Block B, Block D, NW Parcel and TM 025.03-02-06
Phase 2 site area (excluding ROW)	3.38	147,387	Block A2 (1.37 Ac.) and Block C
Note: Approximately 4.54 Ac. (197,761 sf) of ROW will be designed and constructed with Phase 1 of the development. No new ROW work is being proposed with Phase 2 of the development			

ARCHITECT
COOPER CARRY
625 NORTH WASHINGTON STREET
SUITE 200
ALEXANDRIA, VA. 22314
(703) 519-7127

OWNER
BRE/DP
ALEXANDRIA, LLC
PO BOX 460169 C/O RYAN
HOUSTON, TX 77056
(267) 895-1722

APPLICANT
BRE/DP ALEXANDRIA, LLC
STONEBRIDGECARRAS, LLC
7200 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814
(301) 913-9610

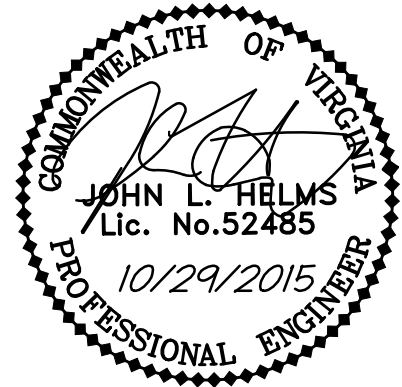
CIVIL ENGINEER
christopher consultants, ltd.
9900 MAIN STREET
FOURTH FLOOR
FAIRFAX, VIRGINIA 22031
(703) 273-6820

TRAFFIC ENGINEER
KIMLEY HORN &
ASSOCIATES, INC.
11400 COMMERCE PARK DRIVE
RESTON, VA 20191
(703) 674-1300

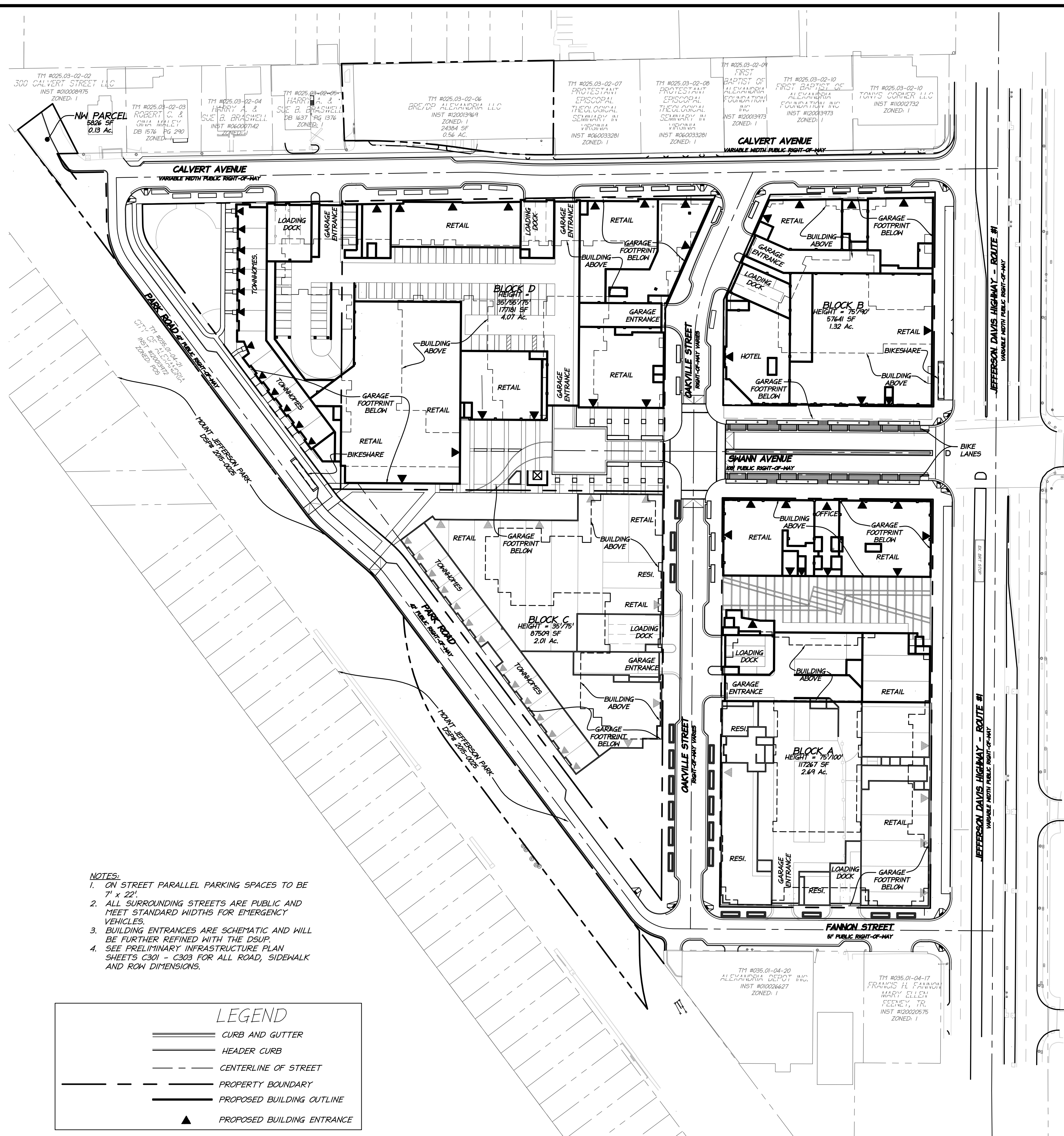
LANDSCAPE ARCHITECT
LANDDESIGN
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
(703) 549-7784

ATTORNEY
LAND, CARROLL,
& BLAIR, PC.
524 KING STREET
ALEXANDRIA, VA 22314
(703) 836-1000

PROFESSIONAL SEAL
AND SIGNATURE

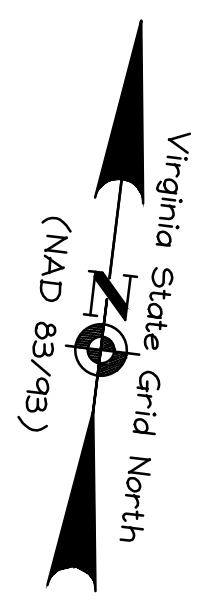


DATE	REVISION
8-17-15	COMPLETENESS COMMENTS
9-15-15	COMPLETENESS COMMENTS #2
10-7-15	COMPLETENESS COMMENTS #3
10-29-15	COMPLETENESS COMMENTS #4



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

LEGEND	
	CURB AND GUTTER
	HEADER CURB
	CENTERLINE OF STREET
	PROPERTY BOUNDARY
	PROPOSED BUILDING OUTLINE
	PROPOSED BUILDING ENTRANCE



	A	B	C	D	E	F	G
	BLOCK	GROSS FLOOR AREA (GSF) ¹	FAR / NET FLOOR AREA (NSF)	BUILDING HEIGHT	UNITS PER ACRE	MAX PARKING SPACES PROVIDED	MIN PARKING SPACES REQUIRED ⁴
1	A						
2	RETAIL	45,953	45,953				161
3	RESIDENTIAL	306,957	306,957	75'			318
4	OFFICE	135,166	135,166	100'			271
5	SERVICE/BOH ²	17,612	17,612				
6	BLOCK SUBTOTAL GSF	505,688	505,688				
7	ABOVE GRADE GARAGE	67,529	67,529				
8	BELOW GRADE GARAGE	243,769	-				
9	BLOCK GARAGE SUBTOTAL GSF	311,298	67,529				
10	BLOCK GROSS FLOOR AREA GRAND TOTAL	816,986	573,217		115	660	750
11	B						
12	RETAIL	35,119	35,119				123
13	RESIDENTIAL	117,047	117,047	75'			127
14	HOTEL	145,296	145,296	90'			133
15	SERVICE/BOH ²	9,718	9,718				
16	BLOCK SUBTOTAL GSF	307,180	307,180				
17	ABOVE GRADE GARAGE	4,120	4,120				
18	BELOW GRADE GARAGE	108,717	-				
19	BLOCK GARAGE SUBTOTAL GSF	112,837	4,120				
20	BLOCK GROSS FLOOR AREA GRAND TOTAL	420,017	311,300		89	280	383
21	C						
22	RETAIL	30,996	30,996				109
23	RESIDENTIAL	197,629	197,629	75'			196
24	TOWNHOUSES	*SF INCLUDED ABOVE					28
25	SERVICE/BOH ²	9,220	9,220				
26	BLOCK SUBTOTAL GSF	237,845	237,845				
27	ABOVE GRADE GARAGE	2,927	2,927				
28	BELOW GRADE GARAGE	142,870	-				
29	BLOCK GARAGE SUBTOTAL GSF	145,797	2,927				
30	BLOCK GROSS FLOOR AREA GRAND TOTAL	383,642	240,772		99	320	333
31	D						
32	RETAIL	81,625	81,625				286
33	RESIDENTIAL	408,269	408,269	75'			413
34	TOWNHOUSES	*SF INCLUDED ABOVE					24
35	SERVICE/BOH ²	30,038	30,038				
36	BLOCK SUBTOTAL GSF	519,932	519,932				
37	ABOVE GRADE GARAGE	80,441	80,441				
38	BELOW GRADE GARAGE	294,003	-				
39	BLOCK GARAGE SUBTOTAL GSF	374,444	80,441				
40	BLOCK GROSS FLOOR AREA GRAND TOTAL	894,376	600,373		101	900	723
41	ON-STREET PARKING					65	
42	RETAIL GSF SUBTOTAL	193,693	193,693				
43	RESIDENTIAL GSF SUBTOTAL	1,029,902	1,029,902				
44	OFFICE GSF SUBTOTAL	135,166	135,166				
45	HOTEL GSF SUBTOTAL	145,296	145,296				
46	SERVICE/BOH SUBTOTAL	66,588	66,588				
47	ABOVE GRADE GARAGE SUBTOTAL	155,017	155,017				
48	BELOW GRADE GARAGE GSF SUBTOTAL	789,359	-				
49	GROSS FLOOR AREA GRAND TOTAL	2,515,021	1,725,662			2225	2189
50	FAR		3.87				
51	SITE AREA ³	445,424					

ALL FIGURES ARE SUBJECT TO REFINEMENT DURING INDIVIDUAL BLOCK DSUP SUBMISSIONS

¹ Gross Floor Area for each use includes use-specific ancillary spaces such as: below grade bicycle parking, below grade stairs and mechanical space. This accounts for 24,077 SF of the Gross Floor Area Total.

² Service/BOH accounts for transformer space, loading docks and associated storage space, and garage exhaust/mechanical space. This accounts for 66,588 SF of the Gross Floor Area Grand Total. Of that, 31,310 SF is located in the below grade garage.

³ Below Grade Parking on Block B and Block D assumes parking in the ROW

⁴ See shared parking table for ratios. Final minimum parking required to be determined at the DSUP submission for each block. For purposes of parking tabulation for this submission it is assumed that the market rate multifamily units will consist of 33% 2BR units and 67% 1BR units.

⁵ Site area does not include TM 025.03-02-06 (24,384 SF or .56 acres).

Other Notes:

Retail and Restaurant is combined

Residential includes multi-family and townhouse SF

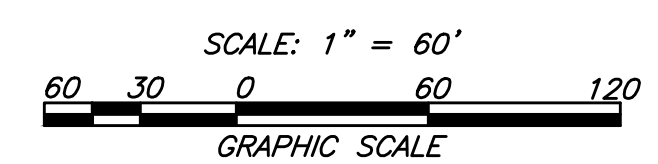
These calculations reflect changes made to the plan through work with Alexandria Planning and Zoning staff since the Concept II submission on April 8, 2015.

Block A accounts for Phase 1 and Phase 2 portions of the block.

See C101 of the Infrastructure Plan for Phase 1

Block D, constructed in Phase 1, will provide parking for a portion of the retail located on Blocks A, B, and C.

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



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christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22030
phone 703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
JOHN L. HELMS
Lic. No. 52485
10/29/2015
PROFESSIONAL ENGINEER

CONCEPTUAL DESIGN
PLAN

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
SCALE: 1"=60'
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DESIGN: EG
DRAWN: C.J.L.
CHECKED: K.Y.W.
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2 OF 5
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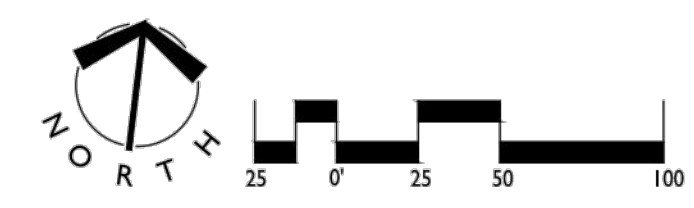
OPEN SPACE CALCULATION
TOTAL SITE AREA: 469,809 SF / 10.785 AC (EXCLUDES PUBLIC R.O.W.)
REQUESTED TOTAL OPEN SPACE: 187,924 SF / 4.31 AC (40%)
REQUESTED OPEN SPACE - GROUND LEVEL: 70,471 SF / 1.62 AC (15% Min.)

- SYMBOL**
- GROUND LEVEL OPEN SPACE (15% Min.) +/- 70,471 sf.
 - ROOF TOP OPEN SPACE +/- 117,453 sf.
 - AREA TO BE RE-PURPOSED TO MT. JEFFERSON PARK DSUP2015-0023 +/- 21,814 SF

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

- ANTICIPATED OPEN SPACE PER BLOCK**
Notes:
- Ground level and roof top numbers represent ranges and are preliminary estimates only.
 - All open space quantities are subject to change based upon final architecture and site plan considerations at the time of DSUP submittal.
 - Total quantity for blocks A-D to match minimums as outlined above.

- BLOCK A**
GROUND LEVEL: 12-14,000 SF
ROOF TOP: 24-30,000 SF
- BLOCK B**
GROUND LEVEL: 0 SF
ROOF TOP: 15-21,000 SF
- BLOCK C**
GROUND LEVEL: 22-25,000SF
ROOF TOP: 19-25,000 SF
- BLOCK D**
GROUND LEVEL: 37-39,000 SF
ROOF TOP: 48-54,000 SF



NOTE: OPEN SPACE PLAN PROVIDED BY LANDDESIGN

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22030
phone 703.273.6620 · fax 703.273.7636

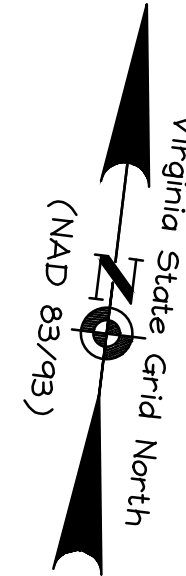
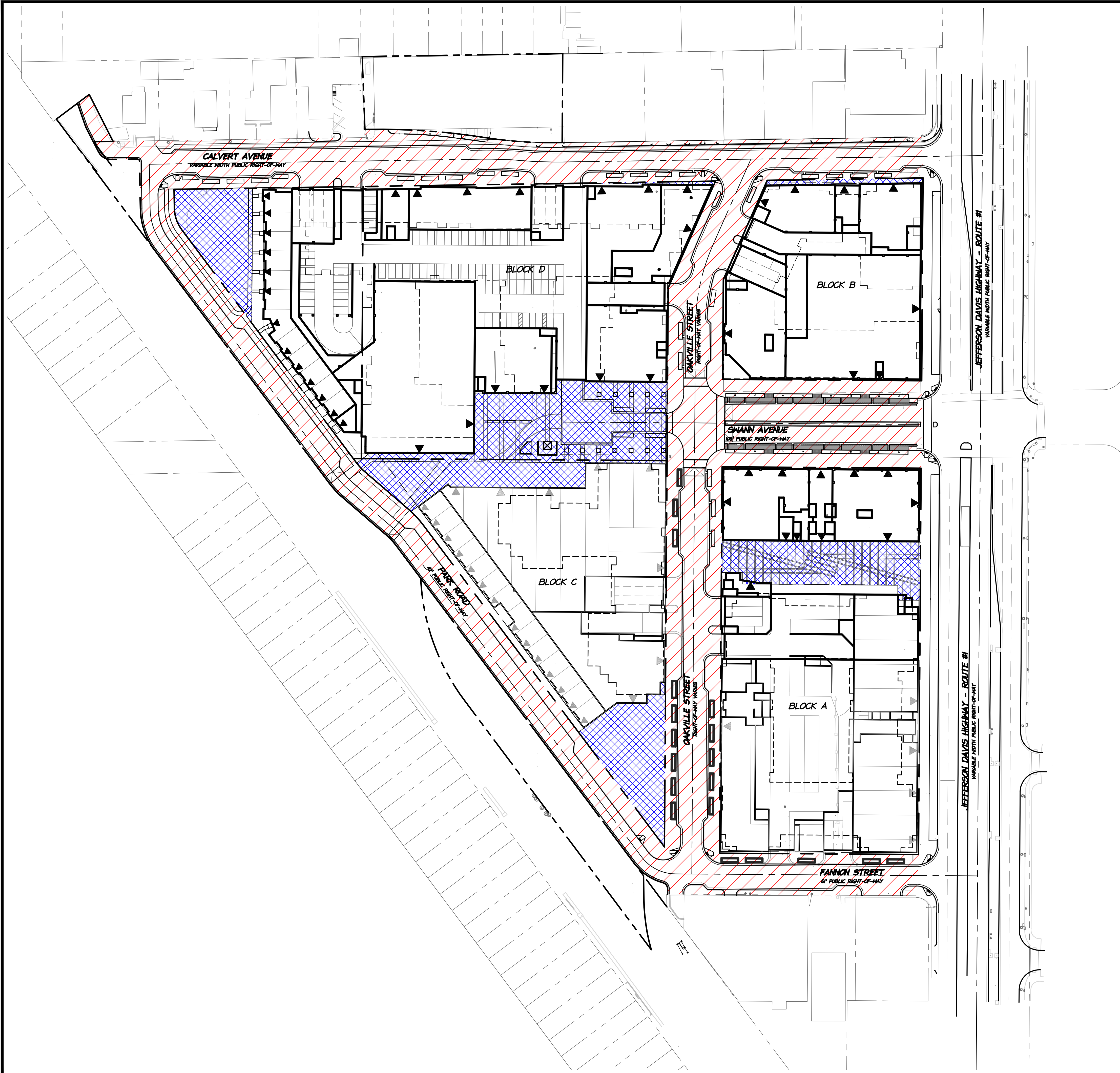
OPEN SPACE PLAN

OAKVILLE
CDD PLAN

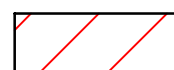
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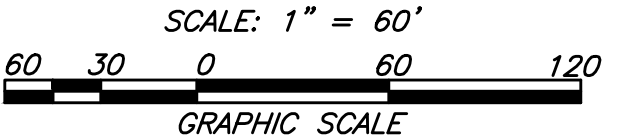
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LEGEND

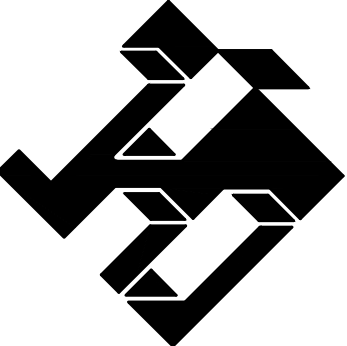
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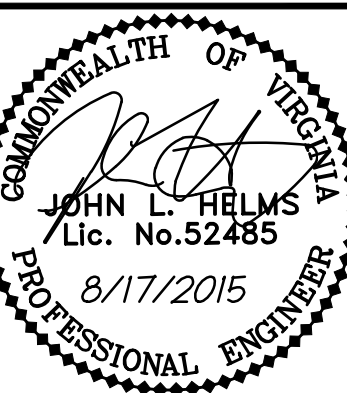
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DATE	REVISION
8-17-15	COMPLETENESS COMMENTS

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · Fairfax, VA 22030
phone 703.273.6820 · fax 703.273.7636





ROW AND SHARED
SPACE EXHIBIT

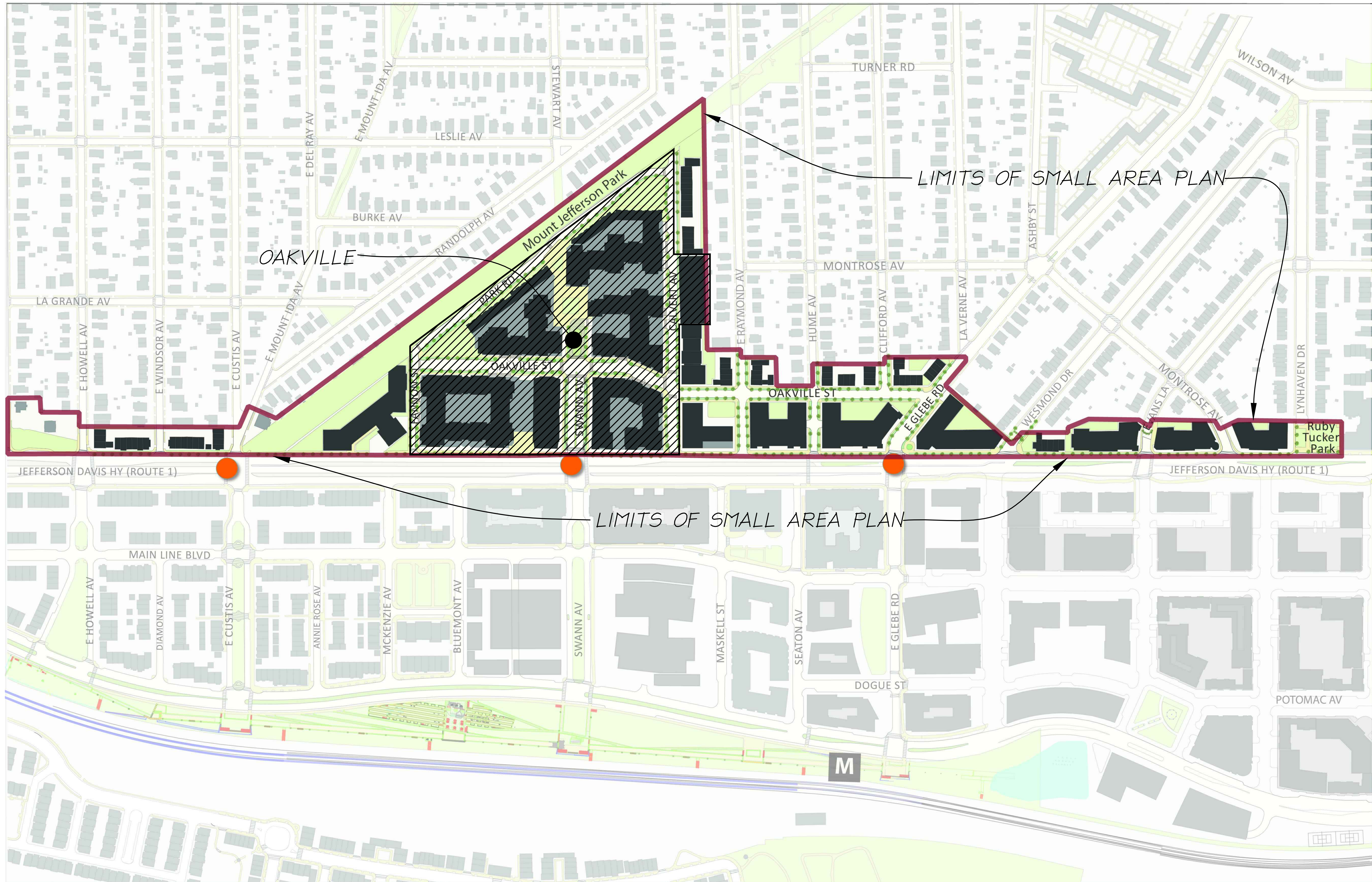
OAKVILLE
CDD PLAN

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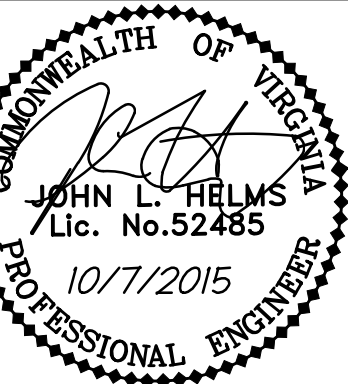
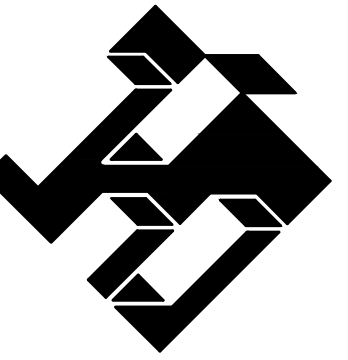
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FOR INFORMATIONAL PURPOSES ONLY



**SMALL AREA PLAN
EXHIBIT**

**OAKVILLE
CDD PLAN**
THE CITY OF ALEXANDRIA, VIRGINIA

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