



OAKVILLE TRIANGLE & ROUTE 1

DOCKET ITEM #6

Master Plan Amendment #2020-00003

CDD Concept Plan #2020-00003

Zoning Text Amendment #2020-00006

Corridor Vision Plan and Urban Design Standards & Guidelines

City of Alexandria, VA

Oakville and Route 1 Corridor Vision Plan



LAND USE



- Transit-oriented, mixed-use
- Balance of residential and commercial uses
- Concentrated retail and maker spaces

CONNECTIVITY



- Metroway
- Pedestrian & cyclist priority
- Shared parking

OPEN SPACE



- Linkage to open space network
- Expanded open spaces and parks
- Neighborhood open spaces

DESIGN



- High-quality design & urban form
- Variety of height
- Enhanced public realm

ACTIVATION



- Activated ground floor
- Community gathering spaces
- Public art

Master Plan Amendments

2015 Approval



Current Request



- To enable redevelopment of Oakville Triangle anchored by Inova Healthplex as a new medical facility use
- In response to changing market/development trends
- Maintains **1M sq. ft. of residential use**

Amendments include:

- Land use, including incorporation of medical care facility and revised retail and residential mix
- Building heights
- Framework streets
- Location of open spaces



Oakville Triangle Development Phasing



2015 Approval



Current Request



Phase 1:

- Street network
- Mount Jefferson Park improvements
- Blocks 4A, 4B, 6, 7, and 0.7 ac open space on Block 5

Phase 2:

- Remainder of Block 5

Framework Streets

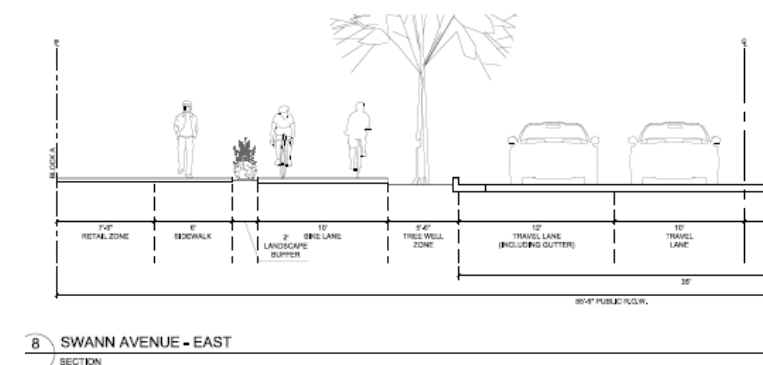
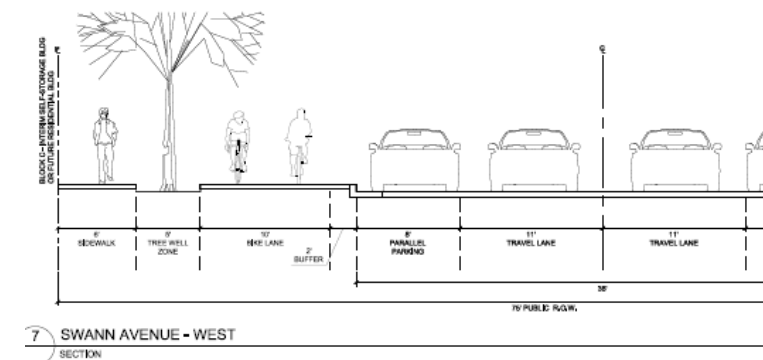
2015 Approval



Current Request



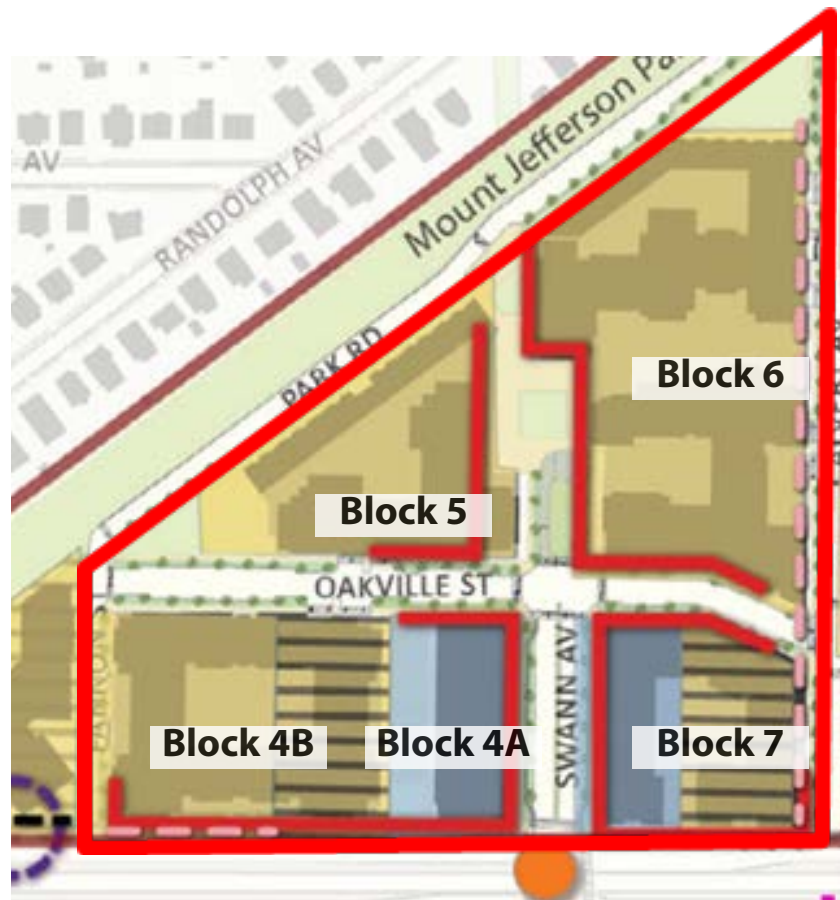
- Extension of Swann Ave. west
- Removal of Park Road from Swann Ave. to Fannon St. results in direct connection to Mount Jefferson Park
- Dedicated off-street cycle track on Swann Ave. connecting Mount Jefferson Park to Potomac Yard
- Maintains blocks sizes consistent with intent of the Plan



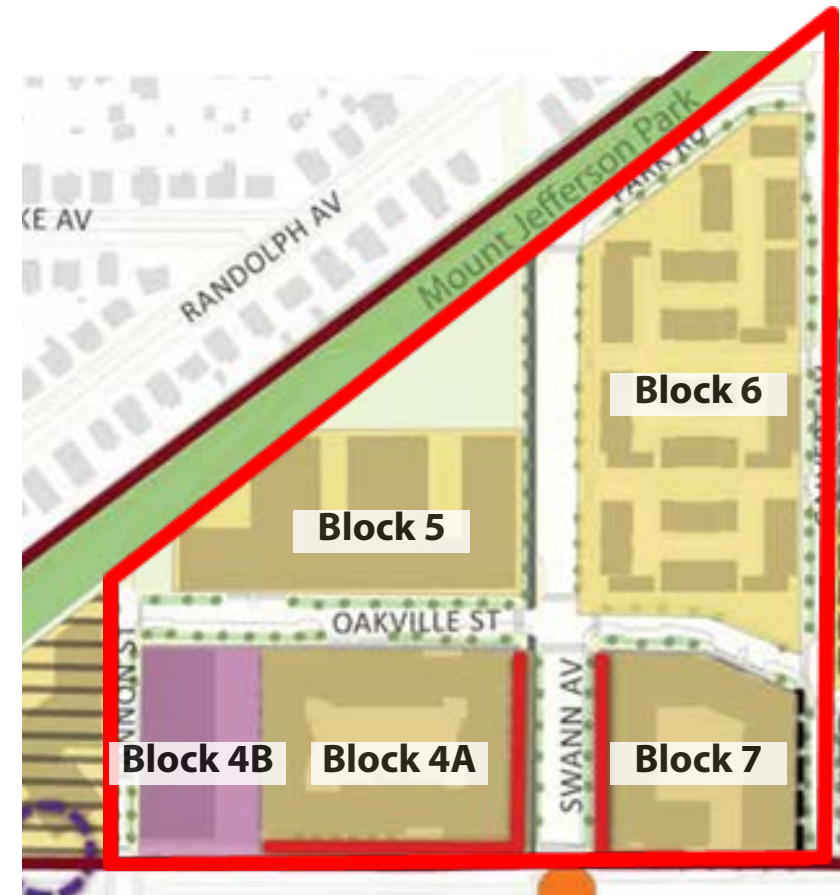
Land Uses



2015 Approval



Current Request



- Change in mix of uses to enable near term redevelopment and incorporation of Inova Healthplex on Block 4B
- Residential use type on Block 6 changed from multifamily to townhouse
- Concentrated ground floor retail and street activation along Route 1 and Swann Ave.
- Maintains maker-space ready first floor on Block 7
- Hotel and office not precluded

LEGEND

Residential	Retail (Primary)	Transit Stop
Office/ Medical Care Facility	Retail (Secondary)	Car Fueling Area Permitted
Office or Residential	Maker Uses (Flexible Ground Floor Use)	Existing Zoning to Remain

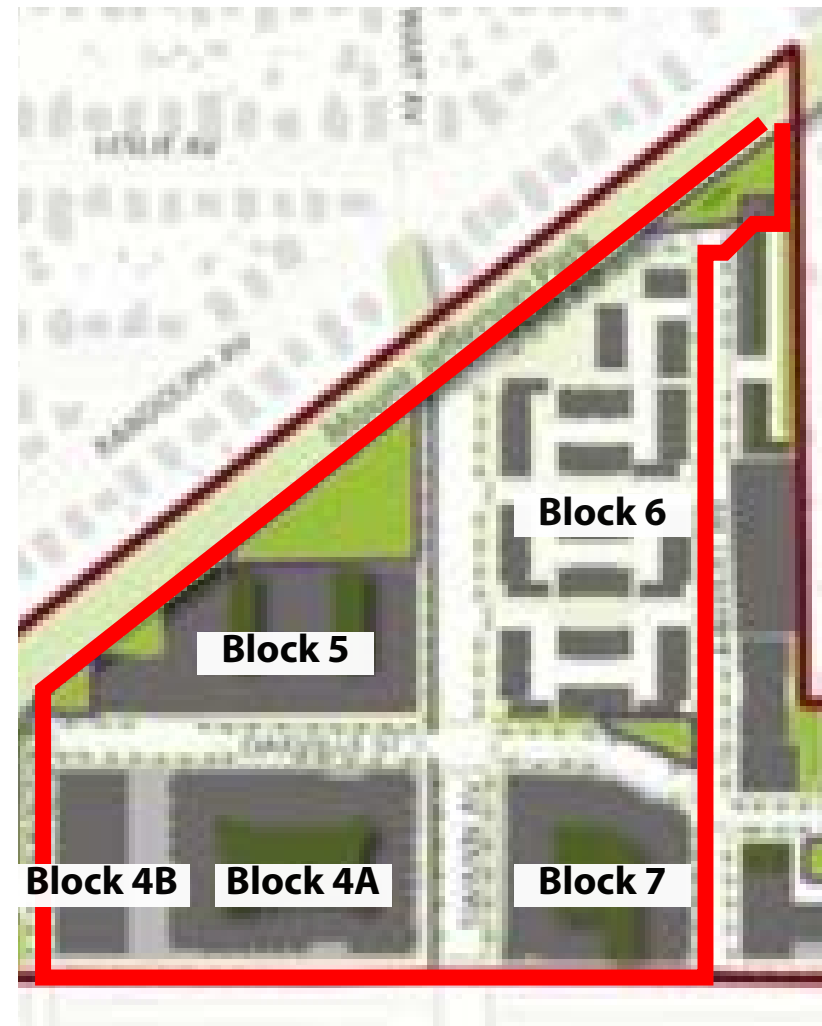
Open Space



2015 Approval



Current Request



- Proposed street network provides opportunity for consolidated publicly accessible open space, specifically on Block 5 with 0.7 AC park
- Townhouse (Block 6) - 15% ground level open space
- Mixed-use (Blocks 4, 5, 7) - 40% total open space
 - Increase from 15% to 20% ground level open space
 - Remainder above ground amenity space

- Publicly Accessible Open Space
- Above Grade Open Space

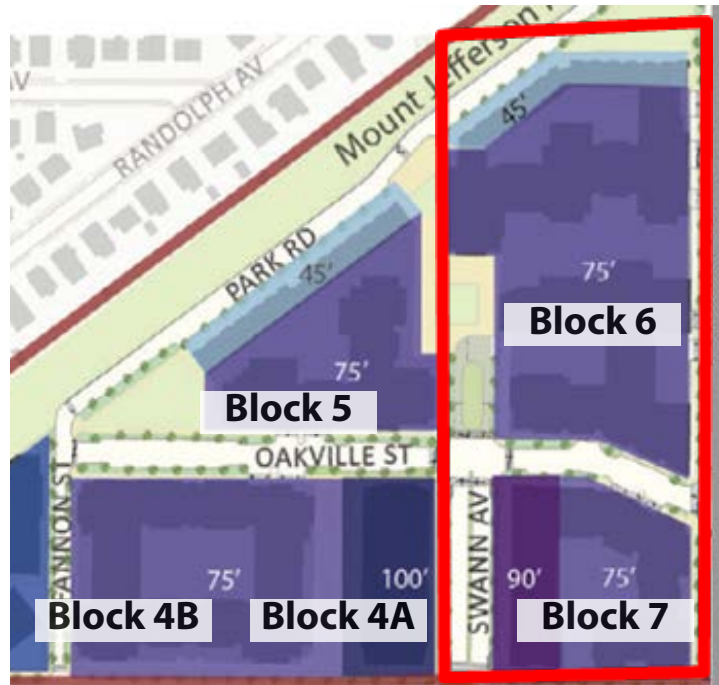
Building Heights



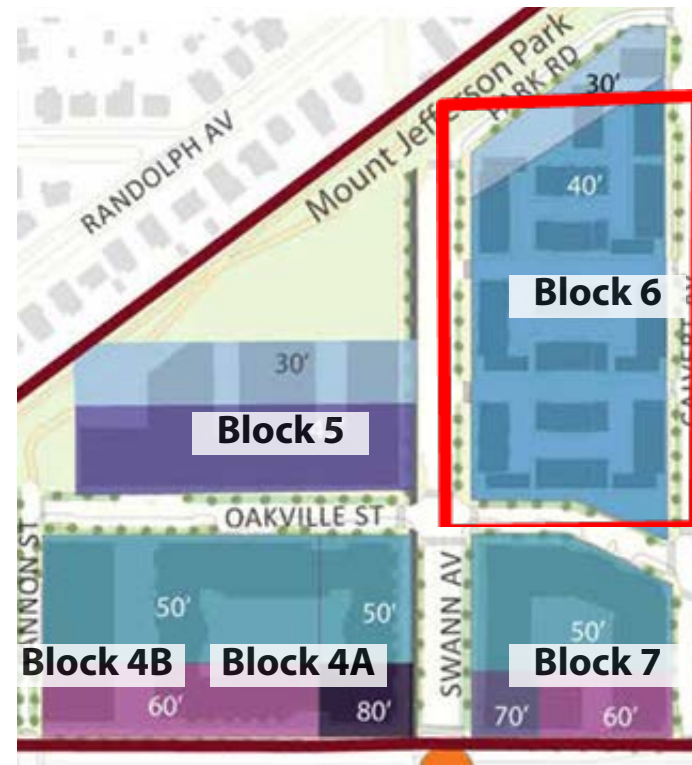
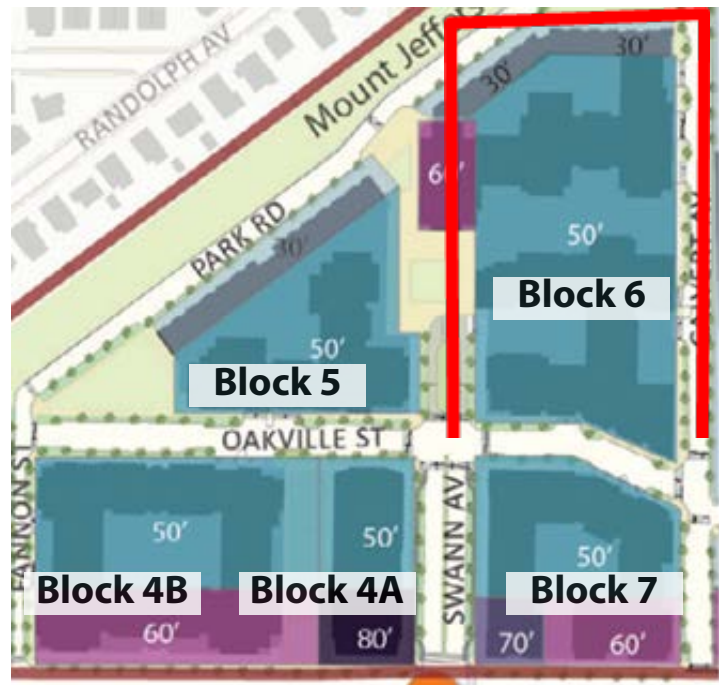
2015 Approval

Current Request

Maximum Building Heights



Minimum Building Heights



- Reinforce gateway at Swann Avenue:
 - Block 7: increase building heights from 90-100 feet on the southern portion and up to 75-85 feet on the northern portion
- Appropriate townhouse heights:
 - Block 6: decrease maximum building height from 75' to 55'
 - Block 6: decrease the minimum building height from 60'-50' to 40'
- Maintains height transitions to existing residential

Total Maximum Development



District #	Block #	Applicable notes (see notes page below)	Residential				Office	Hotel	Retail and Maker		Maximum Total (sq. ft.)
			1a		1b		2	3	4	5	
			Multifamily Residential (max. GFA)	Multifamily Residential (max. units)	Townhouse (max. GFA) Includes garages. See Note 1	Townhouse (max. units)	Office, Medical Care Facility (max. GFA)	Max. GFA	Retail (Primary/ Secondary) (max. GFA)	Retail (Maker Space Required (max. GFA) See Note c	
1	1	f	0	0	24,800	10	0	0	0	-	24,800
	2	f	0	0	24,800	10	0	0	0	-	24,800
2	3	a b f	140,500	149	0	0	0	0	0	9,500	150,000
	4	b k l m n	310,000 307,000	330 326	0	0	115,000 135,200	0	40,000 46,000	0	465,000 488,200
	5	k l m q	200,000 162,600	240 172	0	14	0	0	0	31,000	200,000 228,700
	6	k l m q r	0	377,400 399	250,000 31,000	90 14	0	0	0	81,700	250,000 490,100
	7	b k l m p	270,000 117,100	260 125	0	0	0	145,300	25,000 35,200	0	295,000 297,600
3	8		0	0	44,900	18	0	0	0	0	44,900
	9	d	0	0	0	0	0	0	0	21,500	21,500
	10		66,800	71	14,800	5	0	0	0	6,200	87,800
	11		75,600	80	0	0	0	0	0	19,200	94,800
	12		0	0	30,100	13	0	0	0	0	30,100
	13		80,000	85	0	0	0	0	0	27,900	107,900
	14		0	0	21,800	9	0	0	0	0	21,800
	15		0	0	28,000	11	0	0	0	0	28,000
	16	b	134,900	143	0	0	0	0	0	29,800	164,700
4	17	b	120,000	127	0	0	0	0	0	6,100	126,100
	18	f	0	0	14,800	5	0	0	0	-	14,800
	19		79,700	85	0	0	0	0	0	8,600	88,300
	20		68,200	72	0	0	0	0	0	5,900	74,100
	21		61,700	65	0	0	0	0	0	5,600	67,300
CDD Total			1,607,400 1,791,500	1,707 1,900	454,000 270,100	171 109	115,000 135,200	145,300	65,000 193,900	140,300	2,381,700 2,676,300

- Decrease maximum development from 2.67M sq. ft. to 2.38M sq. ft. (excludes below grade parking structures)
- Residential density from 1,030,200 sq. ft. to 1,030,000 sq. ft.
- Retail from 193,900 sq. ft. to 65,000 sq. ft.
- Office density from 135,200 sq. ft. to 115,000 sq. ft. with the medical care facility use (Inova Healthplex) utilizing office density
- Hotel use removed from development program
- All density are analyzed for traffic, sewer, stormwater, public facilities, and infrastructure.

- Through site redevelopment the following will occur:
 - Provision of on-site stormwater management
 - Incorporation of Green Infrastructure within the public realm
 - Soil contamination and site remediation
 - Recapture of over an acre of pervious area
 - Pursue LEED-ND or comparable neighborhood certification
 - Compliance with the City's Green Building Policy
 - Provision of solar ready multifamily mixed-use buildings

Zoning Text Amendment



- Amendment to Section 5-602(A) of the Zoning Ordinance in the CDD #24 Zoning Table, to amend the “Uses” section to include medical care facilities as an allowable use and to expand the number uses

CDD Number	CDD Name	Without a CDD Special Use Permit	With a CDD Special Use Permit		
			Maximum Development	Masimum 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 Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.	<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 Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</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 Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</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>	Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines, <u>as may be amended.</u>	<p>1) <u>Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club, health professional office; home professional office; medical care facility, park and community recreation buildings; outdoor dining; valet parking; hotel, restaurant, business and professional office, residential multifamily dwelling; townhouse dwelling; home for the elderly; nursing home; parks and open spaces; private school (commercial); private school (academic); personal service public schools; special utility.</u></p> <p>2) <u>Retail shopping establishment and personal service; light assembly, service and crafts; and maker uses as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>3) <u>Community Facilities as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>4) <u>Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented uses are allowed.</u></p>

Staff Recommendation

- Approval of Master Plan Amendment
- Approval of CDD Concept Plan
- Approval of Zoning Text Amendment

