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December 30, 2020

ELECTRONIC MAIL PLANNING AND ZONING

Mr. Nathan Macek, Chairman
and Member of the Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: January 5, 2020 - Planning Commission Public Hearing Docket Items #9 and #11
Oakville Triangle.

Dear Chairman Macek and Members of the Commission:

I am writing you on behalf of our client Stonebridge Associates Inc. to request that the Planning Commission amend the following Staff Recommendations:

A. DEVELOPMENT SITE PLAN #2020-00031
Revised Condition 30 b

30.b. Access and parking shall be maintained to the self-storage building located on Block C throughout construction and until Block C is redeveloped for residential use in accordance with the CDD. The Infrastructure Final Site Plan shall include twenty-eight (28) parking spaces for customers and employees of the self-storage building located on the west and south side of the building and other miscellaneous site improvements necessary to support the self-storage use as generally depicted Exhibit A.

City Staff has agreed to the requested amendment.

B. DEVELOPMENT SPECIAL USE PERMIT #2020-0028
BLOCK A-I

1. Requested amendment to condition 38. The Applicant is requesting that Condition 38 be modified as follows:

38. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.

The Applicant and City Staff are in discussions on the requested amendment.

2. **Requested amendment to condition 136. The Applicant is requesting that Condition 136 be modified as follows:**

136. To ensure a comprehensive and coordinated approach for the retail leasing ~~and make spaces for the site as depicted in the approved CDD Concept Plan,~~ retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately ~~managed owned and~~ managed. ~~The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan ~~CDP~~. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

City Staff has agreed to the requested amendment.

C. DEVELOPMENT SPECIAL USE PERMIT #2020-0030
BLOCK B.

1. **Requested amendment to condition 39. The Applicant is requesting that Condition 39 be modified as follows:**

39. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API.~~ Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.

City Staff has agreed to the requested amendment.

2. **Requested amendment to condition 136 b. The Applicant is requesting that Condition 136 b. pertaining to a size limitation on day care uses be modified as follows:**

136 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

The Applicant and City Staff are in discussions on the requested amendment. At this point in time, P&Z has not agreed to the amendment.

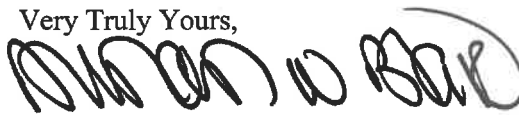
- 3 **Requested amendment to condition 134. The Applicant is requesting that Condition 136 be modified as follows:**

134. To ensure a comprehensive and coordinated approach for the retail leasing ~~and maker spaces for the site as depicted in the approved CDD Concept Plan~~, retail uses shall be operated through a coordinated marketing/merchant²s association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately ~~managed owned and~~ managed. ~~The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan ~~CDDP~~. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

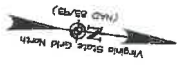
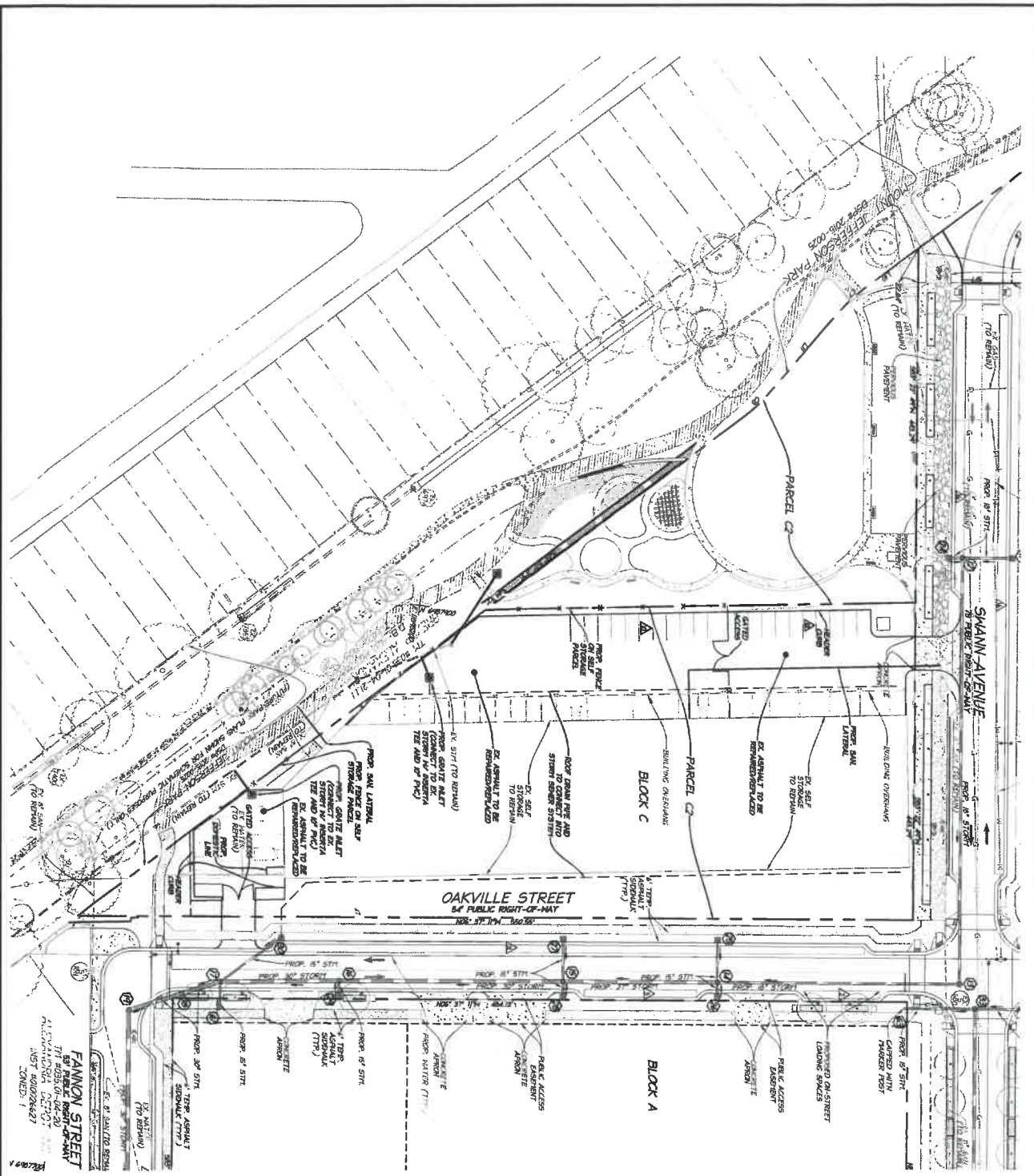
City Staff has agreed to the requested amendment.

If you have any questions concerning this issue, please do not hesitate the call.

Very Truly Yours,



Duncan W. Blair, Esquire
LAND, CARROLL & BLAIR, P.C.



- NOTES**
1. EXISTING UTILITIES, PARKING AND OTHER IMPROVEMENTS ON PARCEL C2 SHALL BE RECONSTRUCTED AND CONSTRUCTED WITH THE INFRASTRUCTURE FINAL SITE PLAN.
 2. IMPROVEMENTS SUCH AS FENCE, GATES, UTILITIES AND SIGNAGE AND SIGNAGE ON THE INFRASTRUCTURE FINAL ENGINEERING DESIGN.
 3. IMPROVEMENTS TO THE EXISTING BUILDING LOCATED ON PARCEL C2 INCLUDING FACILITY UPGRADES AND CONSTRUCTION OF COMMERCIALLY IDENTIFIABLE MANAGEMENT OFFICE, SHALL BE RECONSTRUCTED AND CONSTRUCTED WITH THE INFRASTRUCTURE FINAL SITE PLAN AND IN ACCORDANCE WITH CDPM2020-0003.



**OAKVILLE INFRASTRUCTURE
PRELIMINARY SITE PLAN**
CITY OF ALEXANDRIA, VIRGINIA

**PARCEL C2
IMPROVEMENT EXHIBIT
(DSP #2020-00031)**

DRAFT



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December 24, 2020

ELECTRONIC MAIL PLANNING AND ZONING

Mr. Nathan Macek, Chairman
and Member of the Planning Commission
Alexandria City Hall
301 King Street
Alexandria, VA 22314

Re: January 5, 2020 - Planning Commission Public Hearing Docket Items #9 and #11
Oakville Triangle.

Dear Chairman Macek and Members of the Commission:

I am writing you on behalf of our client Stonebridge Associates Inc. to request that the Planning Commission amend the following Staff Recommendations:

A. DEVELOPMENT SITE PLAN #2020-00031
Revised Condition 30 b

30. Access to/from buildings that will remain operational and currently has access from streets proposed for construction shall remain accessible during all phases of construction. Alternative egress and ingress plans shall be review and approved with the TES right of way permit process. (T&ES)
- a. Access shall be maintained to buildings located north of Calvert Street throughout construction.
 - b. Access and parking shall be maintained to the self-storage building located on Block C throughout construction and until Block C is redeveloped for residential use in accordance with the CDD. The Infrastructure Final Site Plan shall include twenty-eight (28) parking spaces for the self-storage building located on the west and south side of the building and other miscellaneous site improvements necessary to support the self-storage use.
 - c. Access shall be maintained to buildings located south of Fannon Street throughout construction.

B. DEVELOPMENT SPECIAL USE PERMIT #2020-0028
BLOCK A-I

1. Requested amendment to condition 38. The Applicant is requesting that Condition 38 be modified as follows:

38. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator before releasing such information. Parking garage shall utilize a smart parking system that provides an open API. Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.~~

2. Requested amendment to condition 138 b. The Applicant is requesting that Condition 138 b. pertaining to a size limitation on day care uses be modified as follows:

138 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

3. Requested amendment to condition 136. The Applicant is requesting that Condition 136 be modified as follows:

136. ~~To ensure a comprehensive and coordinated approach for the retail leasing and make spaces for the site as depicted in the approved CDD Concept Plan, retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold and/or operated by the Applicant, the required retail spaces depicted in the approved CDD Concept Plan shall be separately managed-owned and managed. The required retail shall be separate ownership and management of from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan CDP. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)~~

C. DEVELOPMENT SPECIAL USE PERMIT #2020-0030
BLOCK B.

1. Requested amendment to condition 39. The Applicant is requesting that Condition 39 be modified as follows:

39. ~~The parking garage shall utilize a system that provides an open API (Application Programming Interface) for the City and its agents to access parking occupancy and turnover data and direct parkers to available public parking spaces. The City will notify the parking operator~~

~~before releasing such information. Parking garage shall utilize a smart parking system that provides an open API. Parking garage shall have publicly accessible cellular service (or equivalent) and allow for the installation of equipment necessary for major cellular providers to be able to provide service in the garages.~~

2. **Requested amendment to condition 136 b. The Applicant is requesting that Condition 136 b. pertaining to a size limitation on day care uses be modified as follows:**

136 b. Day care use must not occupy more than ~~1/3~~ 15,000 square feet of retail square footage.

3 **Requested amendment to condition 134. The Applicant is requesting that Condition 136 be modified as follows:**

134. To ensure a comprehensive and coordinated approach for the retail leasing ~~and make spaces for the site as depicted in the approved CDD Concept Plan~~, retail uses shall be operated through a coordinated marketing/merchant's association, which shall be funded by the retail tenants and the property owner(s). If all or portion of the residential units are sold as condominium units or if the building(s) is sold ~~and/or operated~~ by the Applicant, the ~~required~~ retail spaces ~~depicted in the approved CDD Concept Plan~~ shall be separately ~~managed owned and managed. The required retail shall be separate ownership and management of~~ from the remainder of uses in the project. The Applicant shall be responsible for the initial lease up of the retail spaces depicted in the approved concept plan for a period of thirty-six (36) months after the initial certificate of occupancy permit for the approved CDD Concept Plan CDP. The Applicant shall be responsible for selecting and controlling the location and mix of retail spaces depicted on the approved CDD Concept Plan. An alternative approach to ensure adequate management and operation of the retail spaces may be permitted by the Director of P&Z, if it is consistent with intent as defined above. (P&Z)

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