



Oakville Triangle Redevelopment

*Development Site Plan #2020-00031, Subdivision #2020-0007, and
Vacation #2020-0005*

*Development Special Use Permit #2020-00028 (Block A1)
Encroachment #2020-0008*

*Transportation Management Plan SUP #2020-0089
Development Special Use Permit #2020-00030 (Block B)
Encroachment #2020-0007*

*Transportation Management Plan SUP #2020-0090
Development Special Use Permit #2020-00031 (Block A2)
Encroachment #2020-0006*

Transportation Management Plan SUP #2020-0079

Multiple Addresses: Richmond Highway, Swann Avenue, Oakville Street,
Fannon Street, and Calvert Avenue

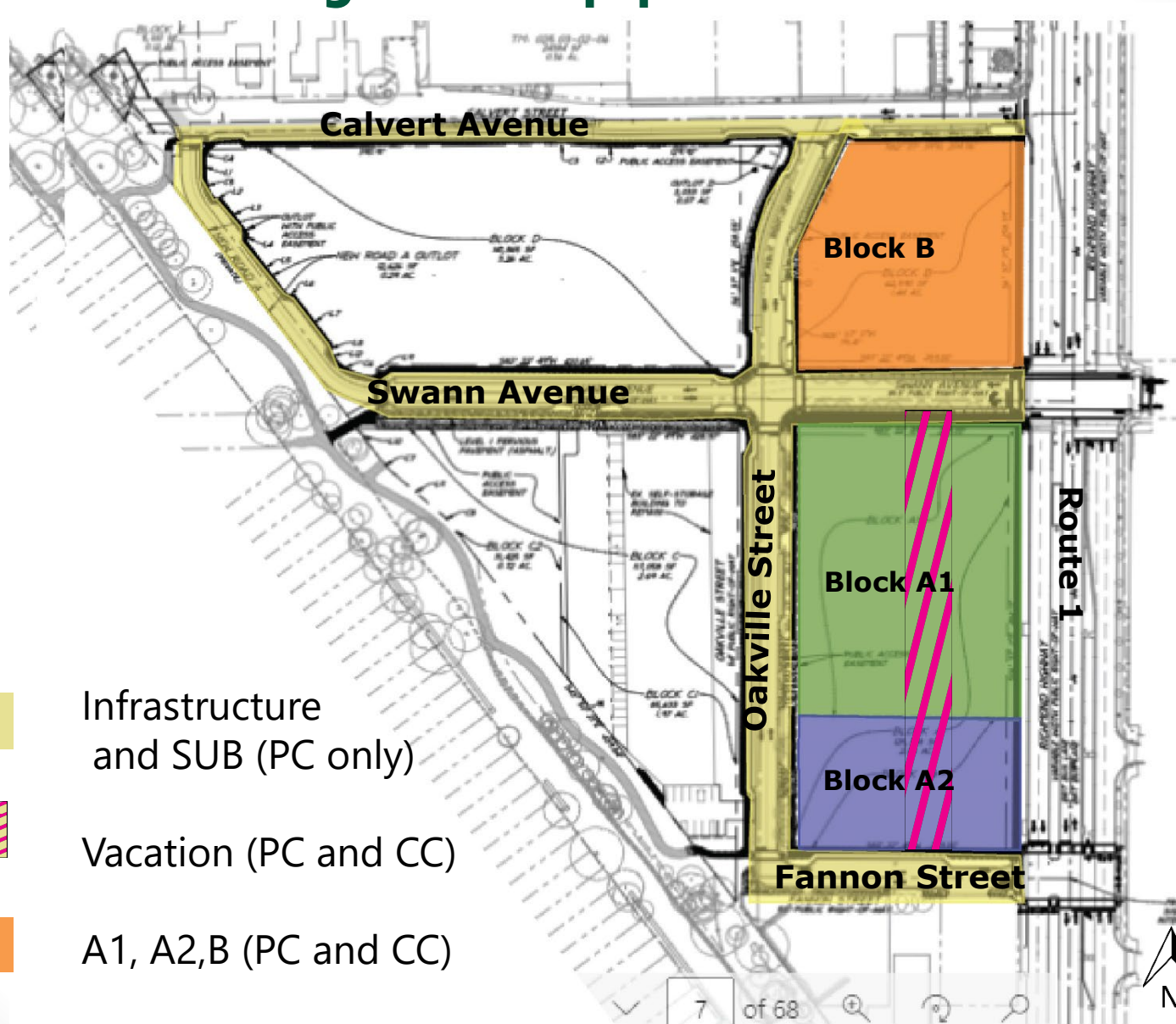
Planning Commission – January 5, 2021

Project Overview

- The requested approvals build upon the approved Master Plan and CDD Concept Plan Amendments in December 2020
- Implements the vision of the Oakville Triangle & Route 1 West Corridor Vision Plan & Urban Design Standards & Guidelines
- Infrastructure Plan, Block A1, and Block B – Stonebridge Associates, Inc.
- Block A2 – Inova Health Services



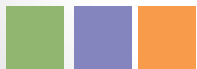
Project Approvals



Infrastructure
and SUB (PC only)



Vacation (PC and CC)

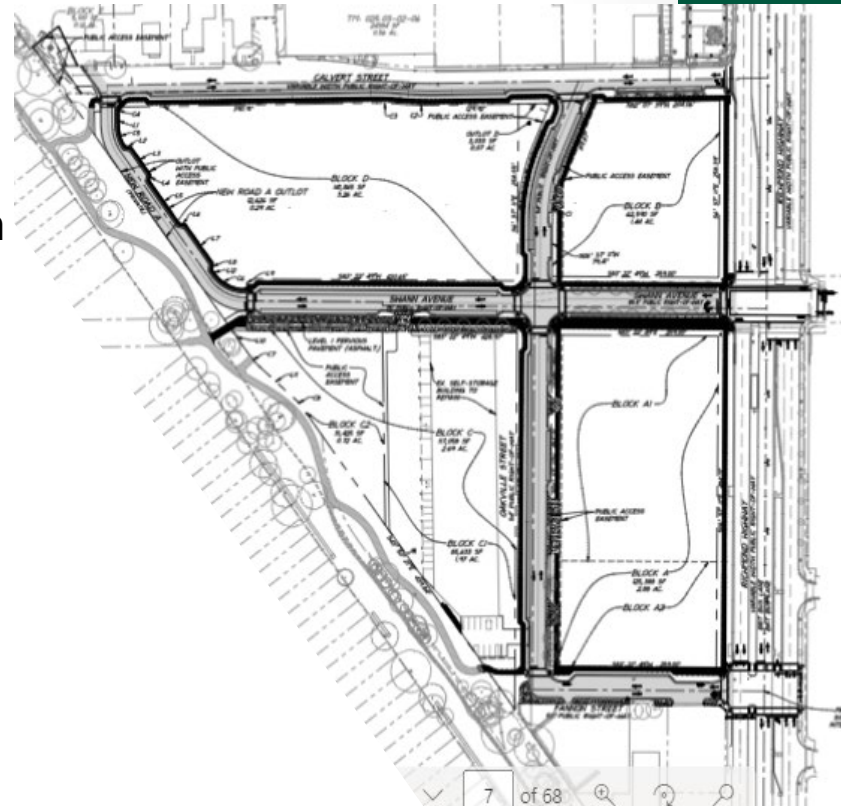


A1, A2, B (PC and CC)

Infrastructure Site Plan - DSP2020-0031

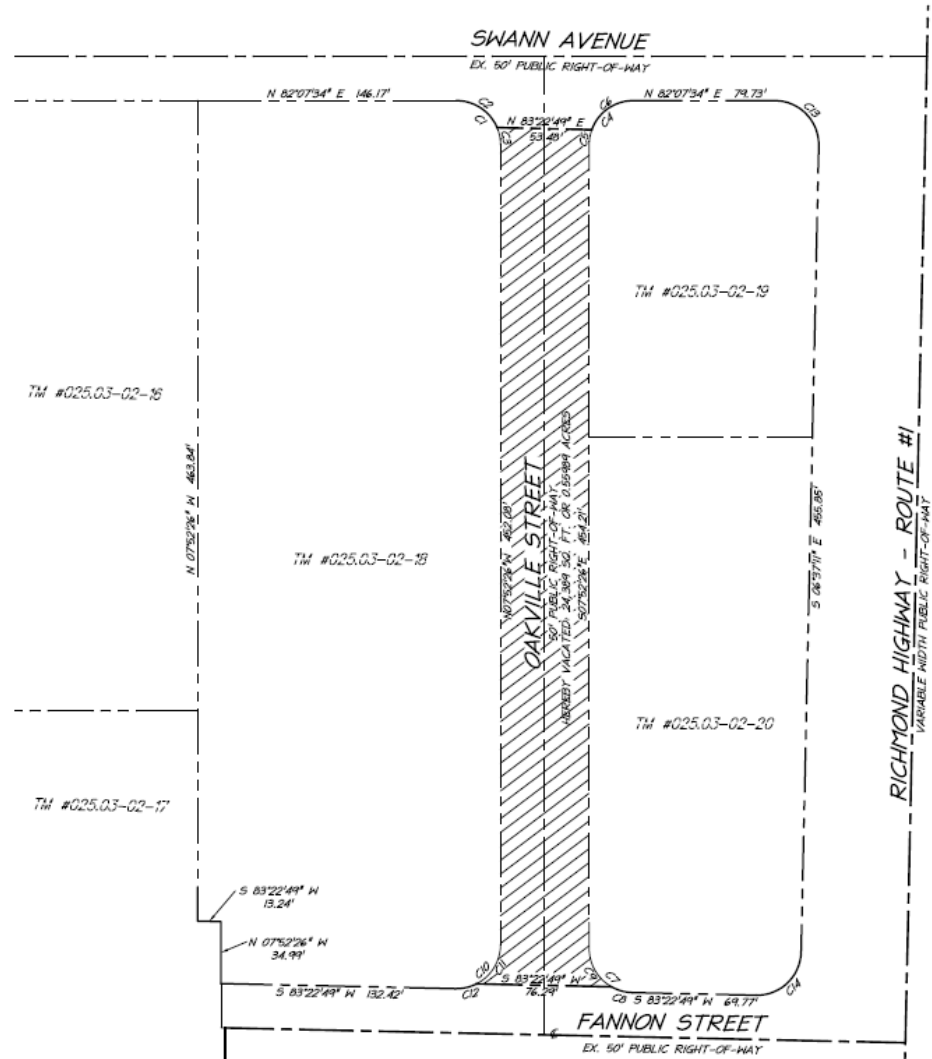
Approvals with the request include:

- Development Site Plan with Subdivision
- Vacation
 - Implements the street network and development blocks of the approved Plan and CDD Concept Plan
 - Constructs the streets and temporary streetscapes for all development blocks within the site
 - Facilitates undergrounding of sitewide utilities
 - Subdivides and consolidates parcels and dedicates 91,932 new ROW across the site
 - Vacation and relocation of 24,389 sf of right-of-way for Oakville Street



Infrastructure Site Plan – VAC2020-0005

- Supports the subdivision request and implements the street network and development blocks of the approved Plan and CDD Concept Plan
- Vacation and relocation of 24,389 sf of right-of-way for Oakville Street



Block A1 – DSUP2020-10028

Block B – DSUP2020-10030

- Construction of two multifamily residential buildings with ground floor retail
- Maker space ready units on Block B
- 48 Affordable Units provided
 - 37 studio (Block A1)
 - 9 studio, 2 – 2BR (Block B)
- Public Art Contributions
- Compliance with City 2019 Green Building Policy

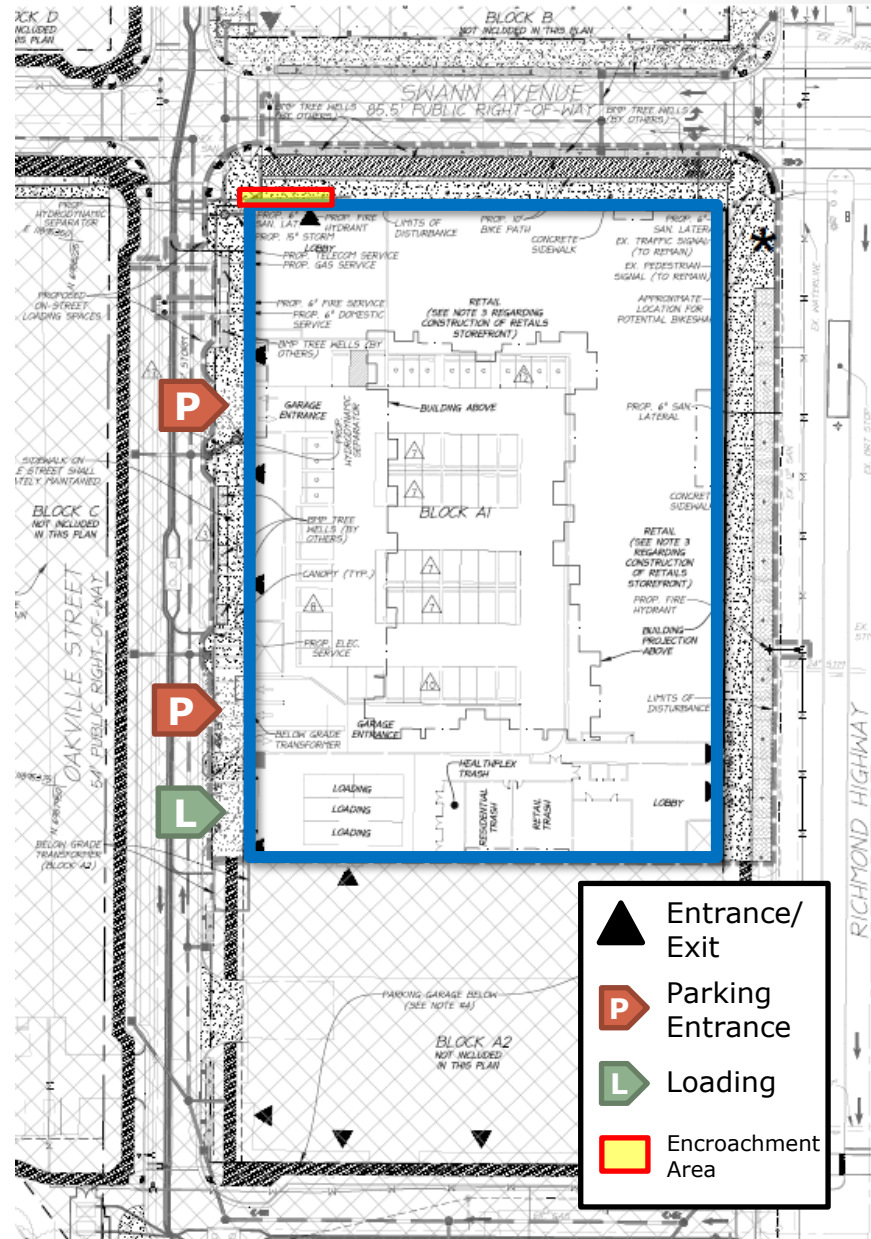


	GFA	Units	Retail	Rooftop Open Space	Building Height
Block A1	419,000	324	40,000	19,000	75'- 85'
Block B	296,000	253	15,000	14,500	73'- 85'
Total	715,000	577	55,000	33,500	

Block A1 – DSUP2020-10028

Approvals requested include:

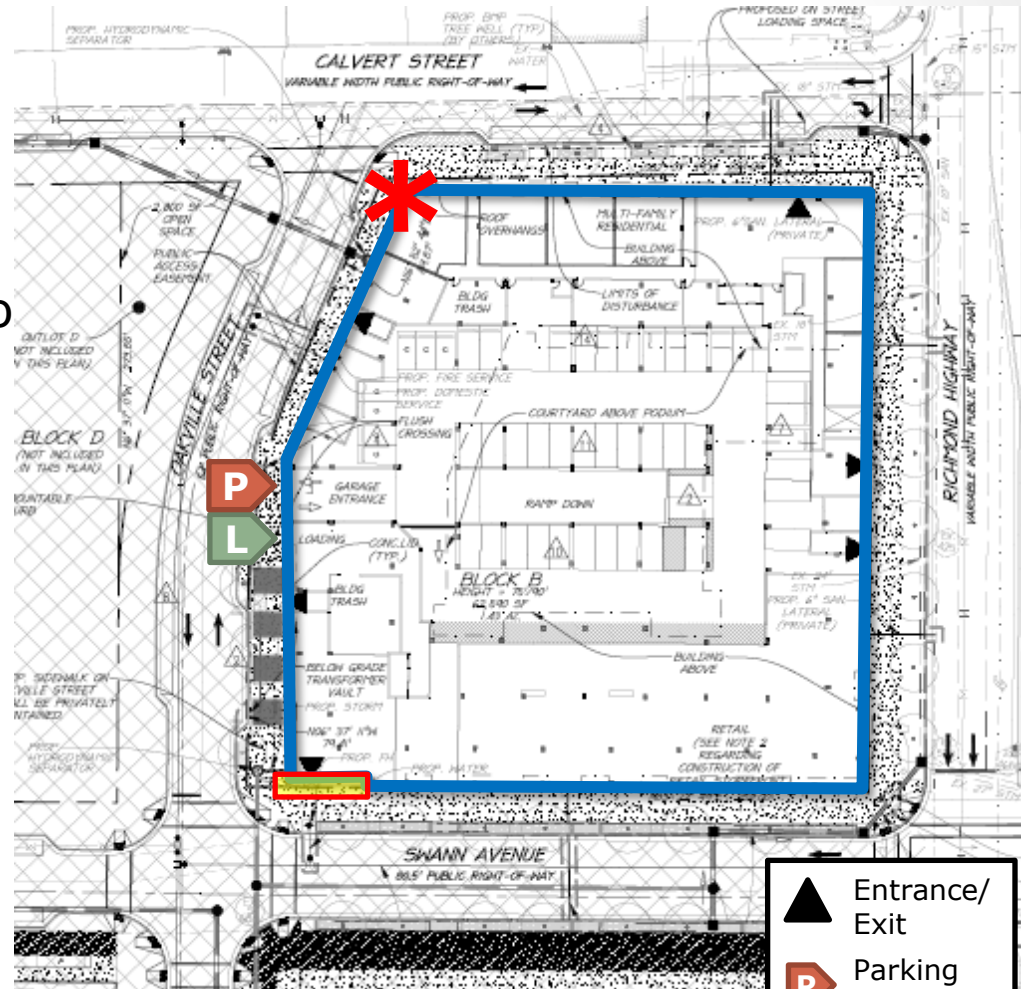
- DSUP with modification requests for:
 - Height to setback ratio
 - Landscape Guidelines
 - Tree canopy coverage
- Encroachment for canopy
- Transportation Management Plan SUP



Block B – DSUP2020-10030

Approvals requested include:

- DSUP with modification requests for:
 - Height to setback ratio
 - Vision clearance
- Encroachment for canopy
- Transportation Management Plan SUP



	Entrance/Exit
	Parking Entrance
	Loading
	Vision Clearance
	Encroachment Area

Block A2 – DSUP#2020-10031

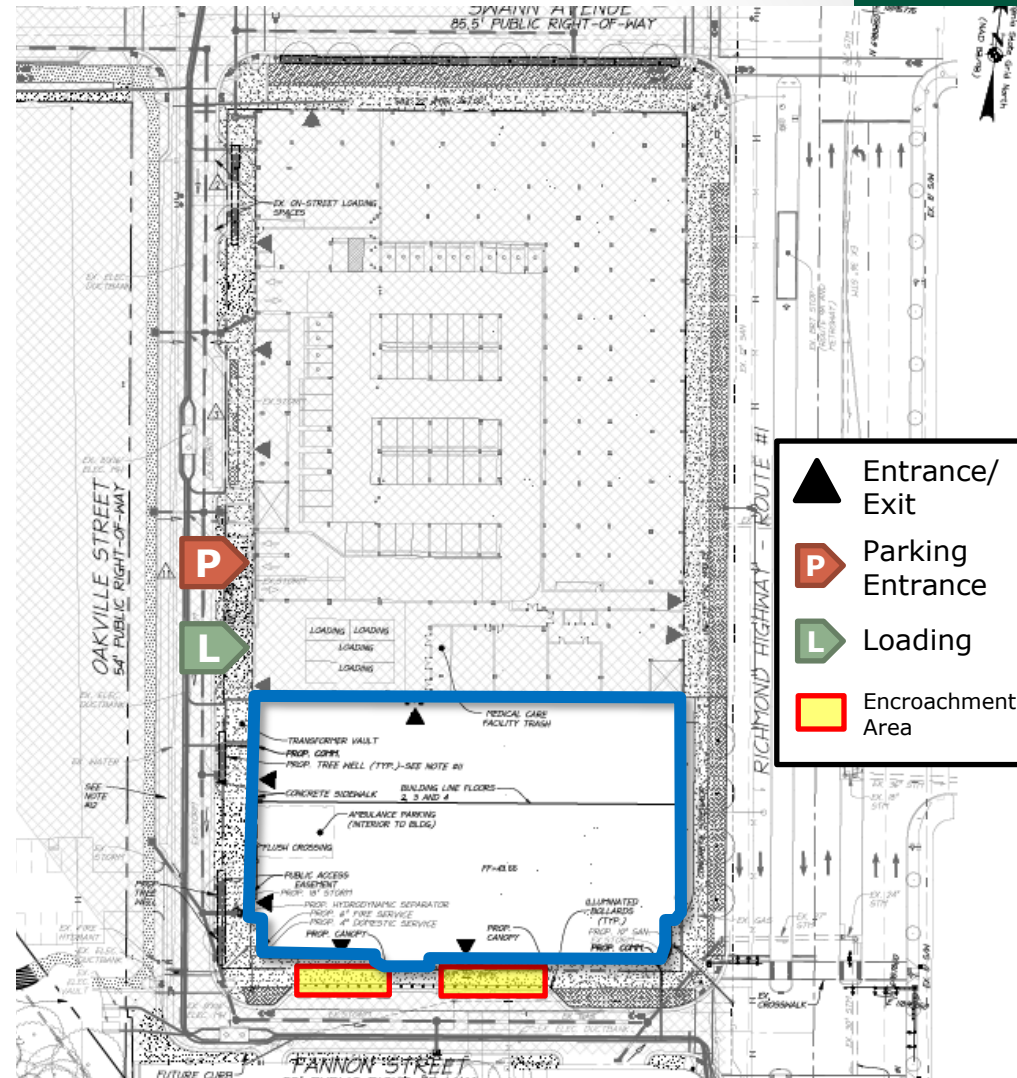
- 93,012 sq. ft. of Medical Care Facility use
 - Includes emergency services, medical professional offices, radiology and imaging, and multi-specialty outpatient services
- Provides safe and efficient access and patient drop-off along Fannon Street
- Facilitates pedestrian and transportation improvements at Fannon Street & Route 1
- Compliance with City 2019 Green Building Policy
- New civic use providing medical services to the growing region



Block A2 – DSUP#2020-10031

Approvals with the request include:

- DSUP with modification requests:
 - Height to setback ratio
 - Tree Canopy Coverage
- Special use requests
 - Illuminated sign above 35 feet
 - Parking reduction
- Transportation Management Plan SUP
- Encroachment for canopies



Project Benefits

The following public benefits will be provided with these approvals:

- Mount Jefferson Park Improvements
- 48/65 on-site affordable units at 60% AMI for 35 years
- Swann Avenue off-street bicycle lanes
- Lane modification improvements at Swann Avenue and Route 1
- New signalized pedestrian crossing and intersection improvements at Fannon Street and Route 1 (Block A2)
- \$350,000 contribution to E. Glebe Rd & Route 1 improvements
- Enhanced streetscapes and undergrounding of utilities on Route 1
- Sitewide stormwater management
- Public Art Contributions



Community Engagement

Date	Meeting Forum
March 26, 2020	Virtual Community Meeting
April 16, 2020	Virtual Community Meeting
May 7, 2020	Virtual Community Meeting
August 4, 2020	Virtual Community Meeting
September 24, 2020	Virtual Community Meeting
October 15, 2020	Virtual Parks & Recreation Commission Meeting
November 5, 2020	Virtual Alexandria Affordable Housing Advisory Committee
November 10, 2020	Virtual Community Meeting
November 19, 2020	Virtual Parks & Recreation Commission Meeting

Conclusion

- City Staff recommends **approval** subject to compliance with all applicable codes and the recommended conditions.

