

***Encroachment #2021-00005
2412 and 2514 Richmond Highway
and 2500 Oakville Street
Inova Healthplex Encroachment***

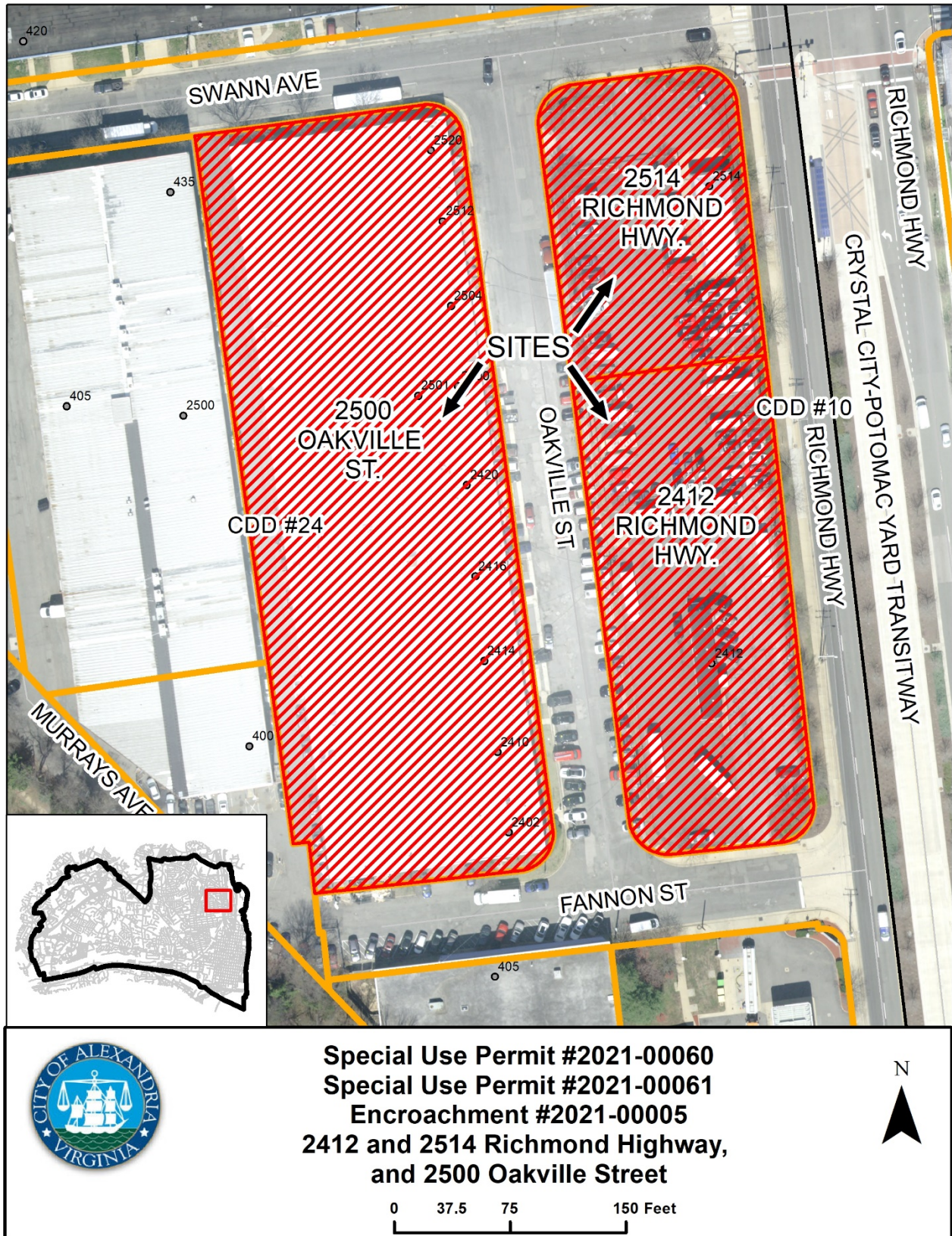
Application	General Data	
Request: Public hearing and consideration of a request for an encroachment adjacent to 2412 and 2514 Richmond Highway and 2500 Oakville Street into the public right-of-way for two free-standing signs.	Planning Commission Hearing:	September 9, 2021
	City Council Hearing:	September 18, 2021
Address: 2412 and 2514 Richmond Highway and 2500 Oakville Street	Zone:	CDD/Coordinated Development District #24
Applicant: INOVA Health Care Services	Small Area Plan:	Oakville Triangle/Route 1 Corridor

Staff Recommendation: *APPROVAL* subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov

PLANNING COMMISSION ACTION, SEPTEMBER 9, 2021:

On a motion by Commissioner Lyle, and seconded by Commissioner Koenig, the Planning Commission voted to recommend approval of ENC#2021-00005. The motion carried on a vote of 5-0, with Chairman Macek abstaining from the vote.



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Inova Health Care Services, requests approval for an encroachment into the public right-of-way at 2412 and 2514 Richmond Highway and 2500 Oakville Street to allow for two free-standing signs for the future Healthplex.

SITE DESCRIPTION

The subject property, Parcel 708, is one lot of record with 484 feet of frontage on Richmond Highway and the future Oakville Street, a depth of 258 feet along Swann Avenue and Fannon Street, and a lot area of 125,146 square feet, or approximately 2.87 acres. Parcel 708 will be divided through a land condominium into a northern parcel, known as A1 which will be a multi-family building, and a southern parcel, known as A2 will be the Inova Healthplex. The two uses will share an underground garage which will span the full lot area.

The Inova Healthplex (A2) will have 154 feet of frontage along Richmond Highway on the east and Oakville Street on the west, and 259 feet of frontage along Fannon Street to the South. The northern border will be formed by the adjacent multi-family building. The primary building entrance for the Healthplex will be from Fannon Street in the south, while ambulance access and vehicular access to the underground parking garage will be from the west, along Oakville Street.

Current uses on site include surface parking, auto services, and warehouse uses. The site is primarily surrounded by one- to two-story structures with an underlying Industrial Zone and a CDD/Coordinated Development District #24 overlay, with operating businesses such as a gas station, storage, and auto repair. Existing buildings are surrounded by wide paved areas for vehicular circulation and parking. The site is slated to begin demolition and construction within the next few months. After redevelopment, the Healthplex will be surrounded primarily by multi-family uses with a self-storage use to the immediate west and a gas station to the south.

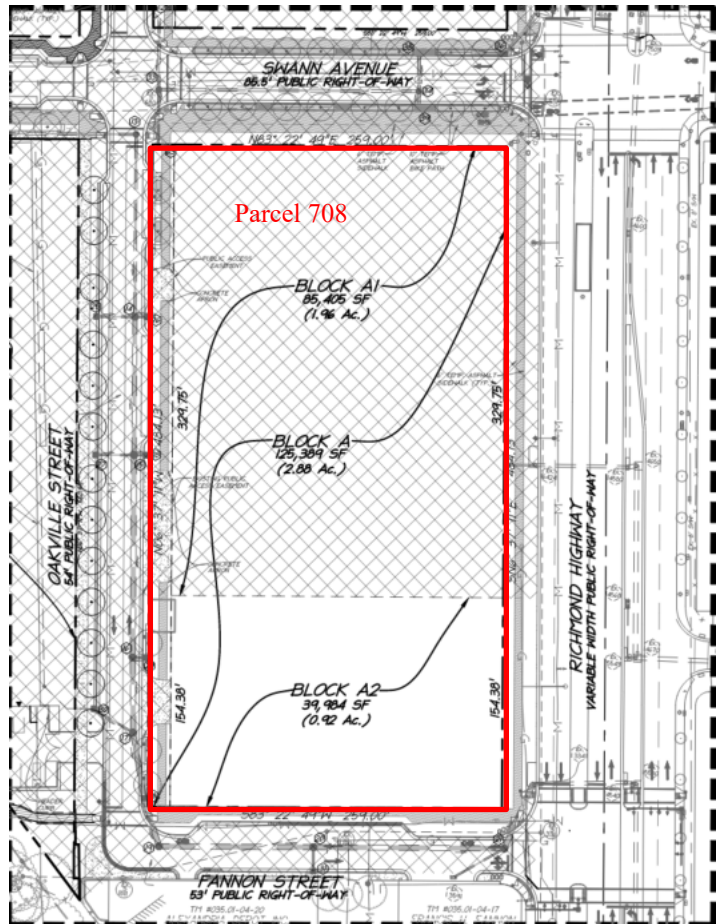


Figure 1: Parcel 708, known as Block A in the Oakville Triangle Small Area Plan. Portion A1 in the north, shown with the crosshatch. Portion A2 in the south.

BACKGROUND

In December 2020, City Council approved Master Plan Amendment #2020-0003, CDD Concept Plan Amendment #2020-0003 and Zoning Text Amendment #ZA2020-0006 to facilitate the location of the Inova Healthplex within the Oakville Triangle Small Area Plan area. Amendments to the Master Plan included changes to the mix and of permitted uses, to include medical care facilities, updates to building heights, an amendment to the framework streets and an amendment to the location of open spaces. The CDD Concept Plan was updated to reflect applicable changes from the Master Plan. The Zoning Text Amendment added medical care facilities as a permitted use in CDD #24.

In January 2021, City Council approved a Development Site Plan DSP #2020-00031, Subdivision #2020-0007 and Vacation #2020-0005 which allowed for the construction of sitewide infrastructure, roads, and sidewalks in Oakville Triangle, along with the necessary subdivisions and consolidations to create parcels for each block, consistent with the Master Plan Amendment. Vacation #2020-0005 vacated a portion of public right-of-way on Oakville Street to create the roadway.

City Council also approved two Development Special Use Permits in January 2021 to permit the construction of the structures on Parcel 708. Development Special Use Permit #2020-10028 permitted the construction of an approximately 419,000 square foot multi-family building with 324 residential units and two levels of underground parking, known as A1. In conjunction with the approvals for the A1 building, City Council approved Development Special Use Permit #2020-10031 to construct an approximately 93,000 square foot Healthplex which would be built upon the parking garage podium of DSUP #2020-10028 (A1 Building)

PROPOSAL

The applicant requests approval of two encroachments into the public right-of-way to provide signage for the Inova Healthplex building. Both encroachments are proposed for the intersection of Richmond Highway and Fannon Street and would provide locations for pedestrian and vehicular signage (Figures 2-4).

- Encroachment “A” is for an area of 24 square feet, with a length of four feet along Richmond Highway and six feet along Fannon Street.
- Encroachment “B” is for an area of nine square feet, with a length of three feet along Richmond Highway and three feet along Fannon Street.

If the encroachments are approved, both signs would be installed in an area of grass between the curb along Fannon Street to the south and the sidewalk to the north.

The sign designs are featured in a companion Special Use Permit request (SUP #2021-00061) for a waiver of sign requirements per Section 9-103(D) for City Council to review at its September 2021 hearing.

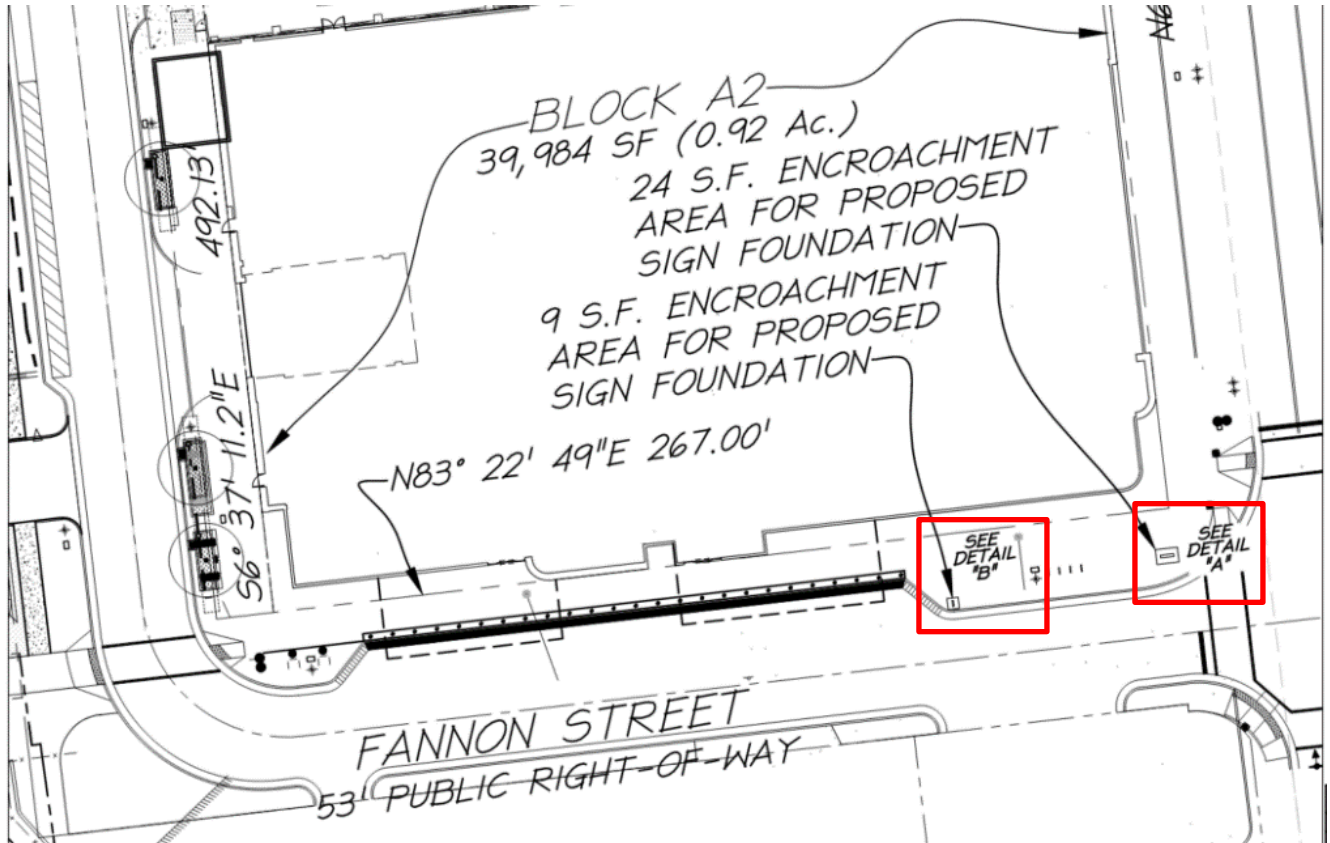


Figure 2: Plat showing areas of Encroachment outlined in red.

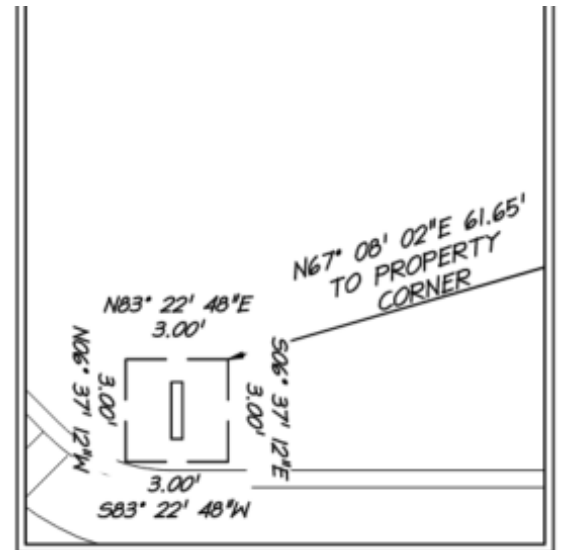
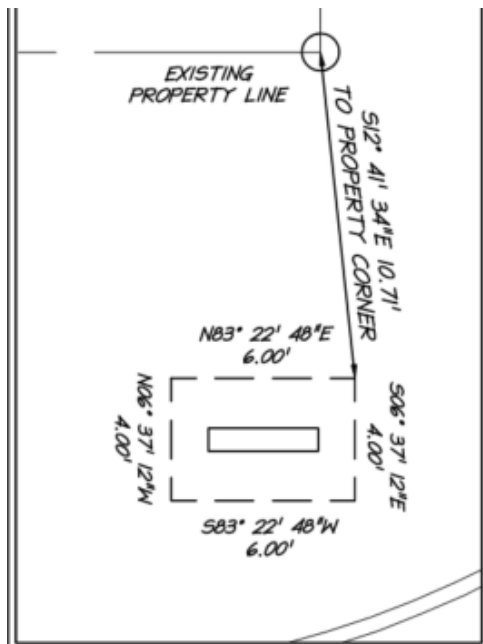


Figure 4: Enlargement of Detail B, showing encroachment area of approximately 9 square feet with potential sign within the area of encroachment.

ZONING/MASTER PLAN DESIGNATION

The subject property is in CDD #24/Coordinated Development District #24. The Healthplex use is consistent with the Oakville Triangle/Route 1 Corridor Small Area Plan.

VALUE OF ENCROACHMENT

Section 3-2-85 of the City Code defines the annual charge for commercial encroachments to be the equivalent of what would be the real estate tax upon the land being encroached if it were owned by the owner of the encroaching property. The Department of Real Estate Assessments has valued the land rights area in question of \$109.20 per square-foot, a combined encroachment area of 33 square feet (24 square feet + 9 square feet), and the 2021 tax rate of \$1.11/\$100 of assessed value, for an annual encroachment fee of **\$40.00**. (See attached Memorandum, dated August 17, 2021).

II. STAFF ANALYSIS

Staff supports the applicant's request for encroachments into the public right-of-way to install signage for the forthcoming Healthplex use. The proposed areas of encroachment allow the installation of signage that will enhance wayfinding information for residents, visitors and emergency services and will not negatively impact the community. Additionally, the areas of encroachment have been reviewed by City Departments to ensure the location of the easements does not negatively impact visibility or impede proposed utilities or easements.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amounts listed below, with a company authorized to transact business in the Commonwealth of Virginia which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)

- a. Bodily injury: \$1,000,000 each occurrence and \$1,000,000 aggregate.
- b. Property damage: \$1,000,000 each occurrence and \$1,000,000 aggregate.
- c. Submit the insurance certificate to:

City of Alexandria
T&ES
ATTN: Lalit Sharma
301 King Street, Room 4130
Alexandria, VA 22314

2. Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)
3. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)
4. The applicant is responsible for replacement and repairs to adjacent public right-of-way, including any areas damaged during construction. (T&ES)
5. The applicant shall bear all cost associated with the removal of any infrastructure installed within the encroachment. (T&ES)

STAFF: Anthony LaColla, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Sara Brandt-Vorel, Urban Planner, Planning and Zoning.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services:

R-1 The applicant (and his/her successors, if any) must obtain and maintain a policy of general liability insurance in the amounts listed below, with a company authorized to transact business in the Commonwealth of Virginia which will indemnify the applicant (and his/her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (T&ES)

- a. Bodily injury: \$1,000,000 each occurrence and \$1,000,000 aggregate.
- b. Property damage: \$1,000,000 each occurrence and \$1,000,000 aggregate.
- c. Submit the insurance certificate to:

City of Alexandria
T&ES
ATTN: Lalit Sharma
301 King Street, Room 4130
Alexandria, VA 22314

R-2 Neither the City nor any Private utility company will be held responsible for damage to the private improvements in the public right-of-way during repair, maintenance or replacement of any utilities that may be located within the area of the proposed encroachment. (T&ES)

R-3 In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure that encroached into the public right-of-way, within 60 days, upon notification by the City. (T&ES)

R-4 The applicant is responsible for replacement and repairs to adjacent public right-of-way, including any areas damaged during construction. (T&ES)

R-5 The applicant shall bear all cost associated with the removal of any infrastructure installed within the encroachment. (T&ES)

Fire Department:

No comments or concerns.

Police Department:

No comments received.

Parks and Recreation:

No comments.

Geographic Information Services:
No comments.

Code Administration:
No comments.

Real Estate Assessments:
See attached Memorandum, dated August 17, 2021.

City of Alexandria, Virginia

MEMORANDUM

DATE: AUGUST 17, 2021

TO: KARL MORITZ, DIRECTOR
DEPARTMENT OF PLANNING AND ZONING

FROM: WILLIAM BRYAN PAGE SRA, RM, REAL ESTATE ASSESSOR
OFFICE OF REAL ESTATE ASSESSMENTS

SUBJECT: SIGNAGE ENCROACHMENTS OF 24 SQUARE FEET AND 9 SQUARE
FEET AT THE INTERSECTION OF RICHMOND HIGHWAY AND FANNON
STREET, ALEXANDRIA, VIRGINIA 22301

PROJECT: ENCROACHMENT #2021-00005

Per your request, we have reviewed the two proposed signage encroachments at the northwest corner of Richmond Highway and Fannon Street in the City of Alexandria. Both will be part of a proposed 115,000 square-foot Inova Healthplex as part of the 13.5-acre Oakville Triangle redevelopment. In addition to the healthplex facility, other land uses will include 65,000 square feet of retail, 1.6 million square feet of multi-family and 454,000 square feet of residential single-family. Site and infrastructure development has started with the healthplex scheduled to be delivered in late 2023 or early 2024. The entire development is zoned CDD#24.

The encroachments are essentially two poured concrete foundations of 24 square feet and 9 square feet designed to support vertical signage for the healthplex. Neither should pose as an obstacle that would impede pedestrian or vehicular traffic.

The value of the encroachment is determined by the application of **Section 3-2-85** of the City Municipal Code which defines the annual charge for a commercial encroachment to be the equivalent of the annual real estate tax upon the land being encroached if it were owned by the owner or owners of the encroaching property. Based on a 2021 land value rate of \$109.20 per square-foot, a combined encroachment area of 33 square feet (24 square feet + 9 square feet), and the 2021 tax rate of \$1.11/\$100 of assessed value, the indicated annual fee for the encroachment is **\$40.00**.

Forty Dollars

This analysis does not constitute a fully documented real property appraisal report and should not be purported as such. The analysis is based on the current 2021 per square-foot assessed values of similarly zoned parcels in the immediate area of the subject property and complies with City policies and guidelines.

Attachments:

Metes and Bounds Descriptions of Encroachment Areas “A” and “B” (dated July 8, 2021)
Parcel 708, Oakville (dated June 16, 2021)
Oakville Block A2 Final Site Plan (dated April 1, 2021)

cc: Sara Brandt-Vorel, Urban Planner
Patrick Silva, Urban Planner – Land Use Services

Description of Sign Encroachment Area "A"
In The Right of Way Of Fannon Street
City of Alexandria, Virginia
July 8, 2021

Beginning at a point, said point being the southeast corner to Parcel 708, Oakville Triangle, as shown on a Plat recently recorded in Instrument #210016263; said point also being at the intersection of the western right of way line of Richmond Highway, Route 1 and the northern right of way line of Fannon Street;

Thence departing from said southeast corner to Parcel 708 and running through the right of way of Fannon Street, S12°41'34"E a distance of 10.71 feet to a point in the right of way of Fannon Street, said point being the TRUE POINT OF BEGINNING:

Thence from said TRUE POINT OF BEGINNING and continuing thru the right of way of Fannon Street the following 4 courses:

- (1.) S06°37'12"E a distance of 4.00 feet;
- (2.) S83°22'49"W a distance of 6.00 feet;
- (3.) N06°37'12"W a distance of 4.00 feet;
- (4.) N83°22'48"E a distance of 6.00 feet to the TRUE POINT OF BEGINNING

Containing 24 square feet or 0.00055 acres.

Description of Sign Encroachment Area "B"
In The Right of Way Of Fannon Street
City of Alexandria, Virginia
July 8, 2021

Beginning at a point, said point being the southeast corner to Parcel 708, Oakville Triangle as shown on a Plat recently recorded in Instrument #210016263; said point also being at the intersection of the western right of way line of Richmond Highway, Route 1 and the northern right of way line of Fannon Street;

Thence departing from said point southeast corner to Parcel 708 and running through the right of way of Fannon Street, S67°08'02"W a distance of 61.65 feet to a point in the right of way of Fannon Street, said point being the TRUE POINT OF BEGINNING:

Thence from said TRUE POINT OF BEGINNING and continuing thru the right of way of Fannon Street the following 4 courses:

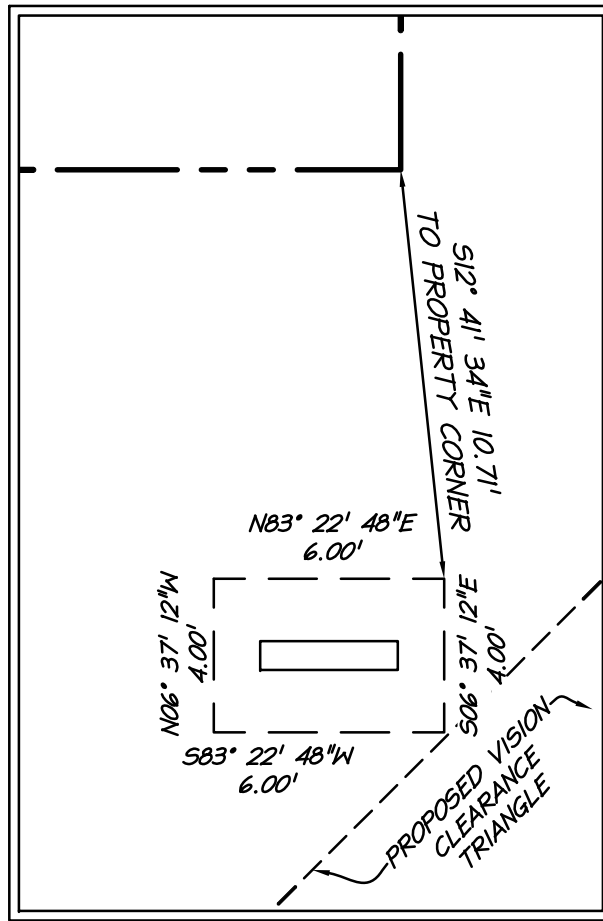
- (1.) S06°37'12"E a distance of 3.00 feet;
- (2.) S83°22'49"W a distance of 3.00 feet;
- (3.) N06°37'12"W a distance of 3.00 feet;
- (4.) N83°22'48"E a distance of 3.00 feet to the TRUE POINT OF BEGINNING

Containing 9 square feet or 0.00021 acres.

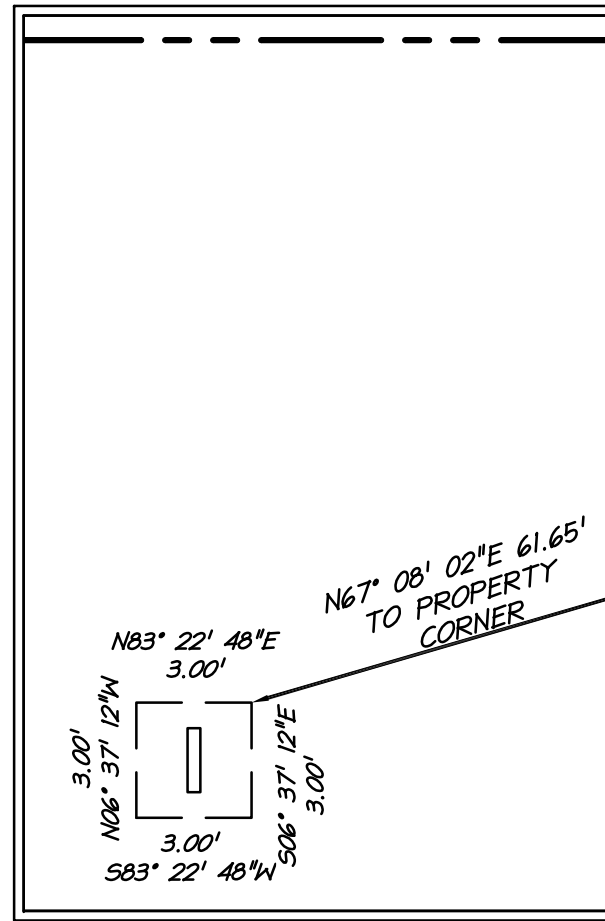
GENERAL NOTES

1. THE PROPERTY SHOWN IS A PORTION OF THE PROPERTY IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #025.03-02-33 AND IS ZONED CDD#24.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BRE/DP ALEXANDRIA, LLC, ACQUIRED BY THEM AT INSTRUMENT #160005487
3. PARCEL 708 IS AS SHOWN ON A SUBDIVISION PLAT PREPARED BY THIS FIRM RECORDED IN INSTRUMENT #210016263 AND INSTRUMENT #210017567.
4. NO TITLE REPORT HAS BEEN FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT SHOWN.
5. THE EXHIBIT IS SHOWING PROPOSED ENCROACHMENTS AS PROVIDED BY ENNEAD/BALLINGER ARCHITECTS. NO STRUCTURES HAVE BEEN CONSTRUCTED AS OF THE DATE OF THIS DRAWING.

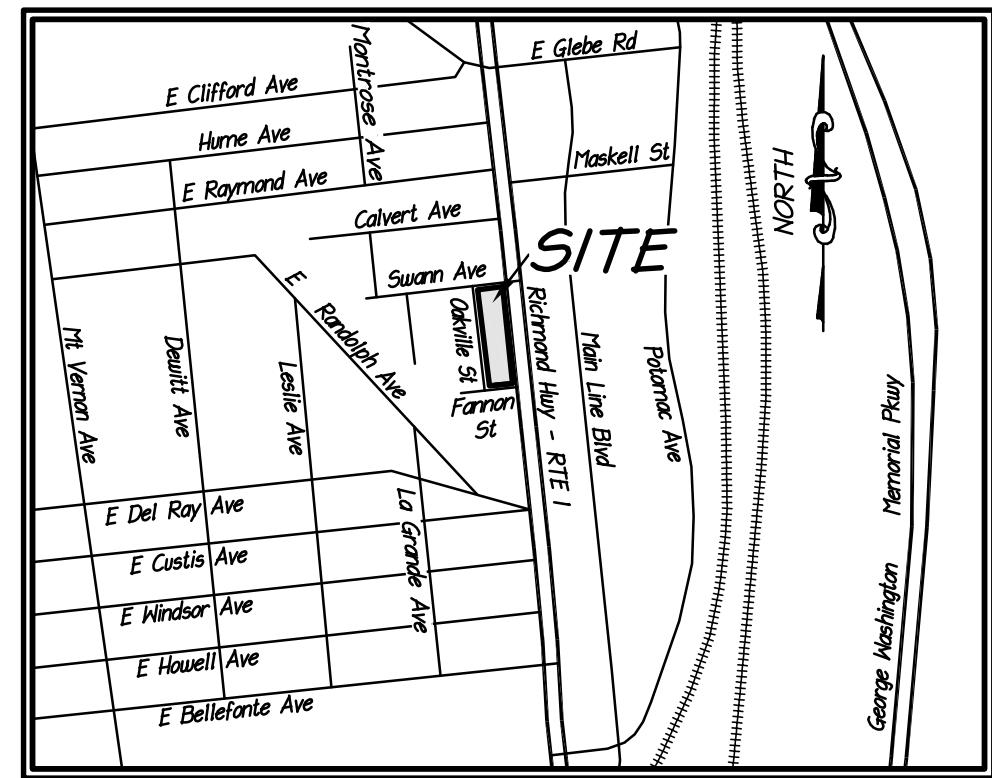
DETAIL "A"
SCALE: 1"=5'



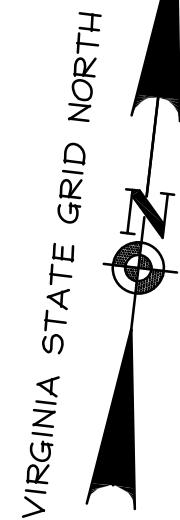
DETAIL "B"
SCALE: 1"=5'



DETAIL "B"
SCALE: 1"=5'



VICINITY MAP
SCALE: 1" = 1000'



OAKVILLE STREET
EX .54.5' PUBLIC RIGHT-OF-WAY

N 06°37'11" W 484.13'

TAX MAP #025.03-02-33
2501 OAKVILLE STREET
PARCEL 708
OAKVILLE
INST #210016263
INST #210017567

S 83°22'49" W 258.50'

9 S.F. ENCROACHMENT AREA FOR
PROPOSED SIGN FOUNDATION

SEE DETAIL "B"

PROPERTY CORNER

SEE DETAIL "A"

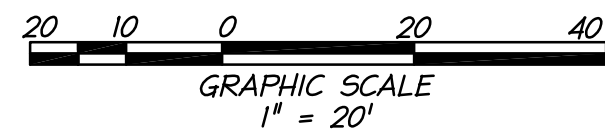
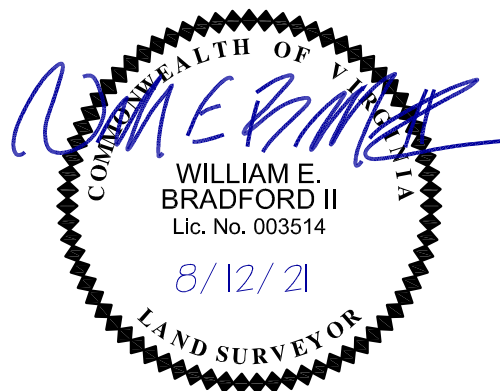
24 S.F. ENCROACHMENT
AREA FOR PROPOSED SIGN
FOUNDATION

PROPOSED VISION
CLEARANCE TRIANGLE

FANNON STREET
EX. 50' PUBLIC RIGHT-OF-WAY

RICHMOND HIGHWAY - ROUTE #1

EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



Rev#	DATE	REVISION
1	08/11/21	CITY COMMENTS

EXHIBIT SHOWING
ENCROACHMENTS FOR PROPOSED MONUMENT SIGNS
ONTO PUBLIC RIGHT OF WAY NEAR
PARCEL 708 - OAKVILLE
CITY OF ALEXANDRIA, VIRGINIA

PROJ: 88024.172.04

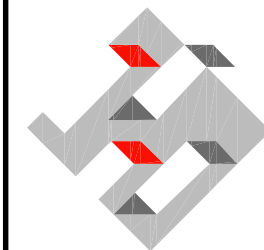
SCALE: 1" = 20'

DATE: 06/16/21

DRAWN: LDS/WEB
CHECKED: WEB

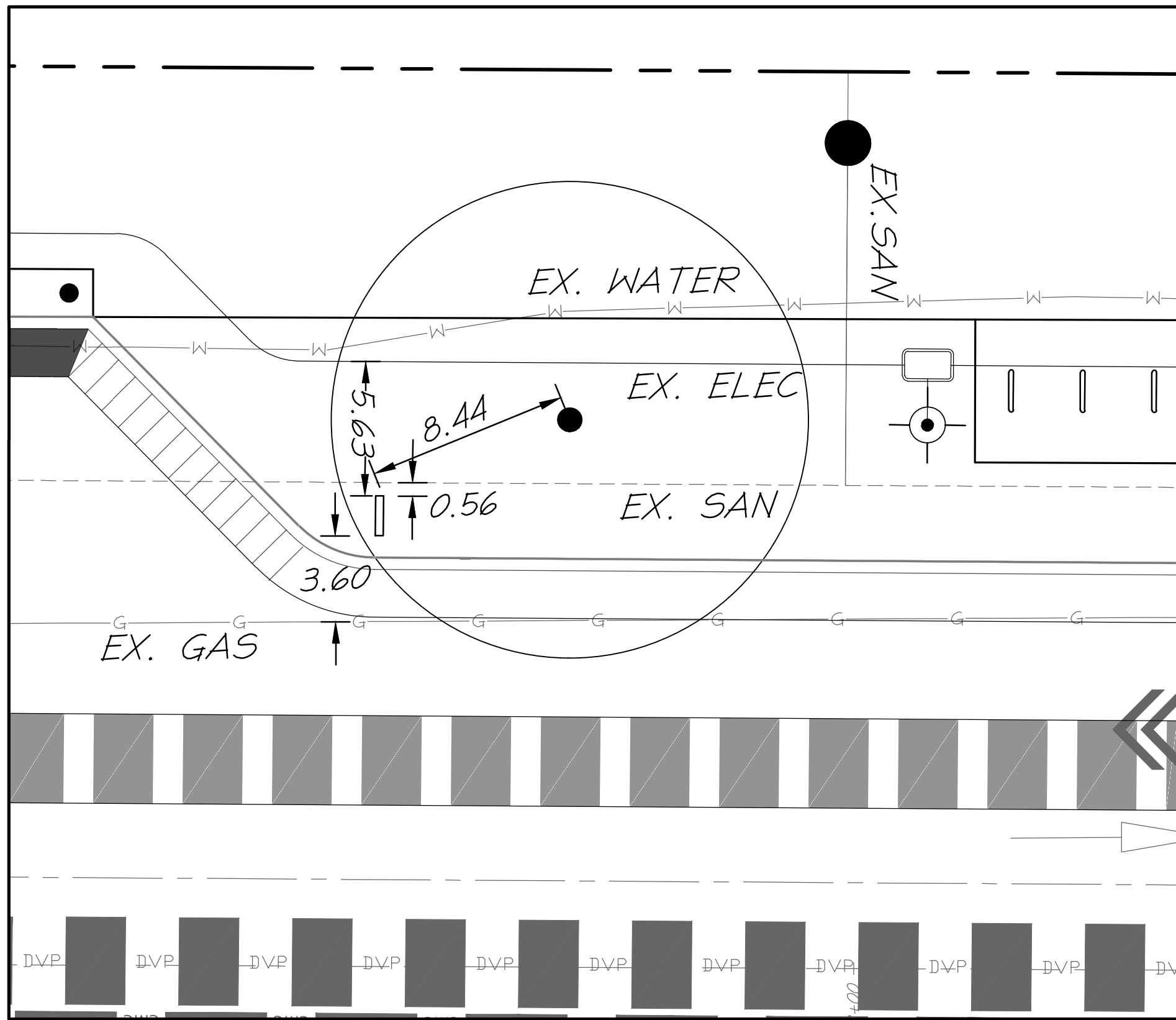
SHEET NO.

/ OF /

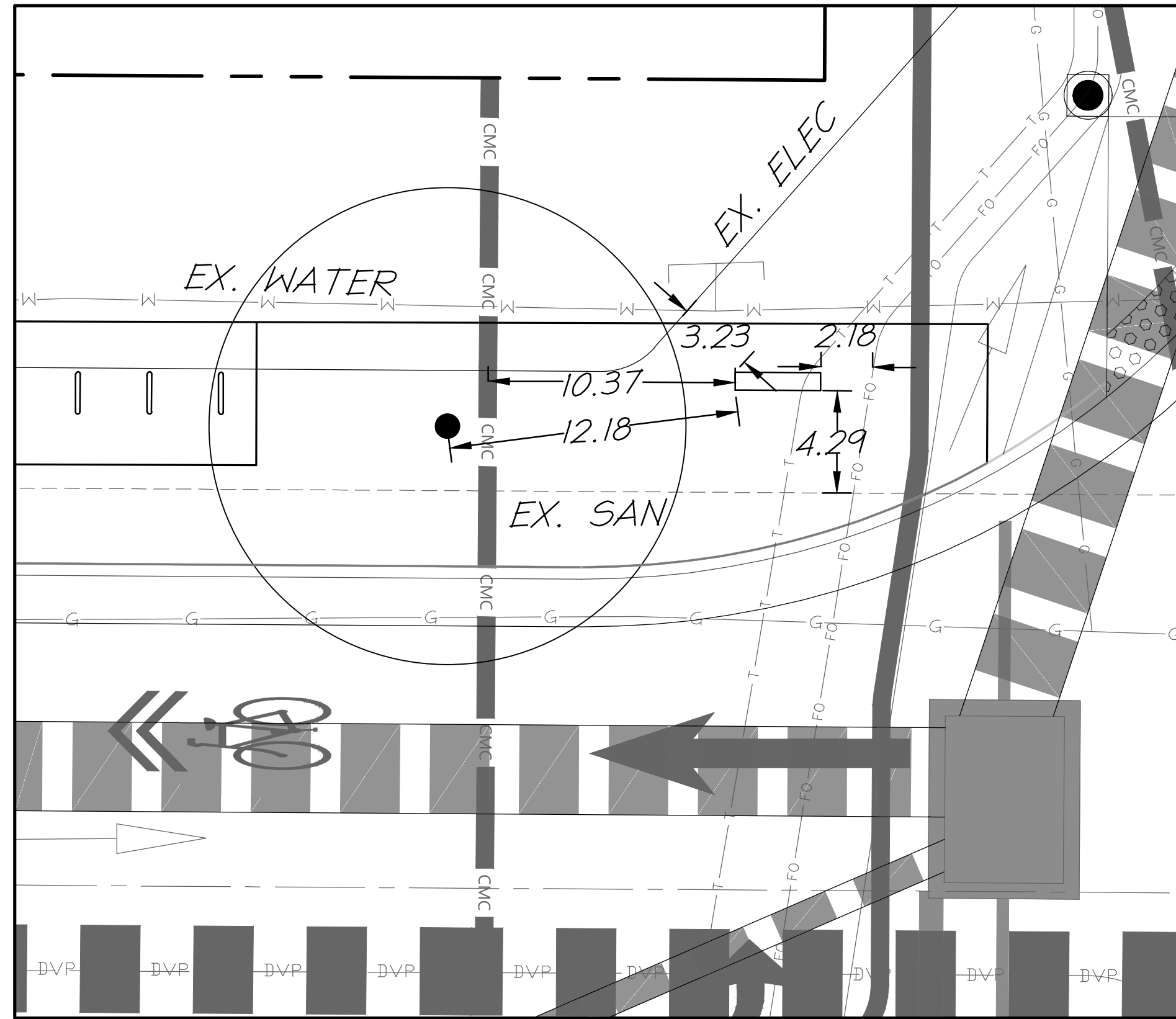


christopher
consultants

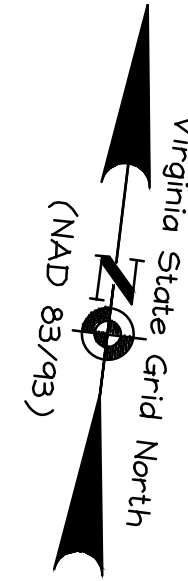
9417 innovation drive • manassas, va 20110
phone 703.393.9887 • fax 703.393.9076



DETAIL "A"
SCALE: 1"=5'

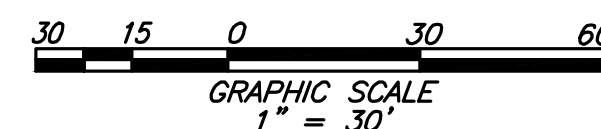
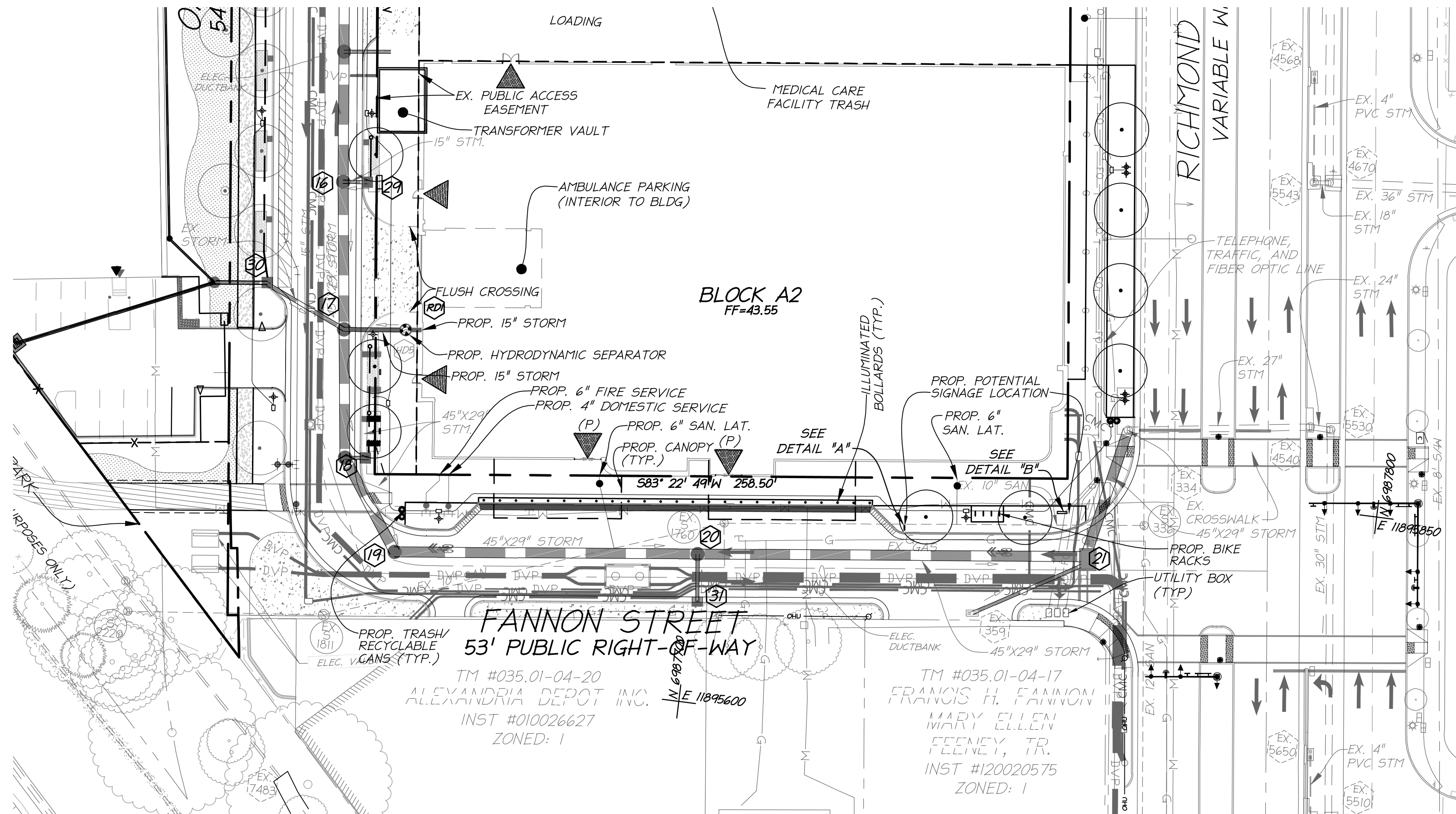


DETAIL "B"
SCALE: 1"=5'



LEGEND

- # DENOTES NUMBER OF STANDARD PARKING SPACES
- BUILDING PROJECTION ABOVE
- === CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- ▼ PROPOSED BUILDING ENTRANCE
- (P)▼ PROPOSED BUILDING ENTRANCE (PRIMARY)
- LIMITS OF DISTURBANCE
- EX. LIGHT



ESI
PEER REVIEW

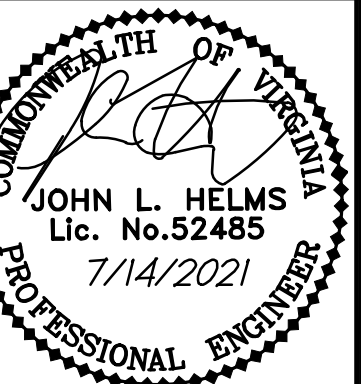
APPROVED	
DEVELOPMENT SITE PLAN NO. 2020-10031	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED	DATE
INSTRUMENT NO.	DEED BOOK NO. PAGE NO.

PROJECT NO: H007.010.00
SCALE: 1"=30'
DATE: 04-01-2021
DESIGN: EG
DRAWN: JS
CHECKED: K1W
SHEET No.

C401
110604

SITE PLAN

OAKVILLE BLOCK A2
FINAL SITE PLAN
CITY OF ALEXANDRIA, VIRGINIA



DATE	REVISION
04-01-21	ESI SUBMISSION
04-07-21	FINAL SITE PLAN #1
07-14-21	FINAL SITE PLAN #2



APPLICATION

ENCROACHMENT

PROPERTY LOCATION: 2412 and 2514 Richmond Highway and 2500 Oakville Street

TAX MAP REFERENCE: 025.03-02-18, -19, and -20 **ZONE:** CDD #24

APPLICANT

Name: Inova Health Care Services

Address: 8095 Innovation Park Drive, Building 7D, Fairfax, VA 22031

PROPERTY OWNER

Name: BRE/DP Alexandria Property Owner, LLC

Address: C/O Equity Management Office, LLC, PO Box A 3879, Chicago, Illinois 60690-3879

PROPOSED USE: Medical care facility; Encroachment for signs

INSURANCE CARRIER (copy attached) INOVACAP, LLC **POLICY #** CLE-006627833-01

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application.

- ☒ THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- ☒ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- ☒ THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

MC Puskar

Signature

703-528-4700

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

July 1, 2021

Date

INOVA Health Care Services
C/O Inova Realty
8095 Innovation Park Drive, Building 7D
Fairfax, Virginia 22031

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Special Use Permit Applications and Any Associated
Applications
2412 and 2514 Richmond Highway, and 2500 Oakville Street
Tax Map ID: Tax Map ID: 025.03-02-18, -19, and -20 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of Special Use Permit applications and any related requests to permit a Coordinated Sign Plan for the Property and increased height for a mechanical penthouse.

Very truly yours,

INOVA Health Care Services

B., 

Its: Senior Vice President

Date: 6/14/2021

BRE/DP Alexandria Property Owner LLC
345 Park Avenue
New York, New York 10154

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Special Use Permit Applications, Encroachment, and Any
Associated Applications
2412 and 2514 Richmond Highway, and 2500 Oakville Street
Tax Map ID: 025.03-02-18, -19, and -20 (the "Property")

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner LLC, as the owner of the above-referenced Property, hereby consents to the filing of Special Use Permit applications, an Encroachment, and any related requests to permit an encroachment for signs, waiver of sign requirements, and increased height for a mechanical penthouse.

Very truly yours,

BRE/DP Alexandria Property Owner LLC

By: Jeff Jamashiroya
Its: Principal/Representative

Date: 6/28/2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Inova Health Care Services*	8095 Innovation Park Drive, Building 7D, Fairfax, VA 22031	100%
2.		
3. *a non-profit corporation; the sole member is Inova Health System Foundation		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/14/2021

H. Thomas McDuffie



Date

Printed Name

Signature

October 22, 2020

Inova Health System Foundation appoints the board of Inova Health Care Services

Inova Health System Foundation is a non-stock, non-provit corporation.

Inova Heath Care Services

Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul

Jennifer W. Siciliano

H. Patrick Walters

H. Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Riddy

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

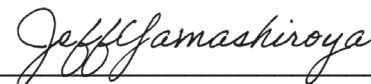
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020
Revised 6/18/21

Date

BRE/DP Alexandria Property Owner LLC
By Jeffrey Yamashiroya

Printed Name



Signature

July 8, 2021

Oakville Triangle

Special Use Permit and Encroachment Applications

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP
RESPONSES 2 AND 3.

QUESTION 1 OWNERS:

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/28/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** is **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER INOVACAP, LLC 76 St. Paul Street Burlington, VT 05401		CONTACT NAME PHONE FAX E-MAIL ADDRESS	
INSURED Inova Health System Foundation 8110 Glebe Road Falls Church, VA 22042		INSURER(S) AFFORDING COVERAGE NAIC #	
CN102168950-Inova-GL-20-21		INSURER A: InovaCap, LLC - Cell A	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CLE-006627833-01 **REVISION NUMBER:** 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR	WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	X		ICAP-001-20	01/01/2020	01/01/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPOP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> SCHEDULED <input type="checkbox"/> AUTOS <input type="checkbox"/> NON-OWNED <input type="checkbox"/> AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AGGREGATE \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/NUMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 RE: Project Name: Oatville Block A-2

City of Alexandria is included as Additional Insured as respects General Liability coverage where required by written contract.

CERTIFICATE HOLDER City of Alexandria 301 King Street Alexandria, VA 22314	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE John Gaul
--	--

© 1988-2016 ACORD CORPORATION. All rights reserved.

Description of Sign Encroachment Area "A"
In The Right of Way Of Fannon Street
City of Alexandria, Virginia
July 8, 2021

Beginning at a point, said point being the southeast corner to Parcel 708, Oakville Triangle, as shown on a Plat recently recorded in Instrument #210016263; said point also being at the intersection of the western right of way line of Richmond Highway, Route 1 and the northern right of way line of Fannon Street;

Thence departing from said southeast corner to Parcel 708 and running through the right of way of Fannon Street, S12°41'34"E a distance of 10.71 feet to a point in the right of way of Fannon Street, said point being the TRUE POINT OF BEGINNING:

Thence from said TRUE POINT OF BEGINNING and continuing thru the right of way of Fannon Street the following 4 courses:

- (1.) S06°37'12"E a distance of 4.00 feet;
- (2.) S83°22'49"W a distance of 6.00 feet;
- (3.) N06°37'12"W a distance of 4.00 feet;
- (4.) N83°22'48"E a distance of 6.00 feet to the TRUE POINT OF BEGINNING

Containing 24 square feet or 0.00055 acres.

Description of Sign Encroachment Area "B"
In The Right of Way Of Fannon Street
City of Alexandria, Virginia
July 8, 2021

Beginning at a point, said point being the southeast corner to Parcel 708, Oakville Triangle as shown on a Plat recently recorded in Instrument #210016263; said point also being at the intersection of the western right of way line of Richmond Highway, Route 1 and the northern right of way line of Fannon Street;

Thence departing from said point southeast corner to Parcel 708 and running through the right of way of Fannon Street, S67°08'02"W a distance of 61.65 feet to a point in the right of way of Fannon Street, said point being the TRUE POINT OF BEGINNING:

Thence from said TRUE POINT OF BEGINNING and continuing thru the right of way of Fannon Street the following 4 courses:

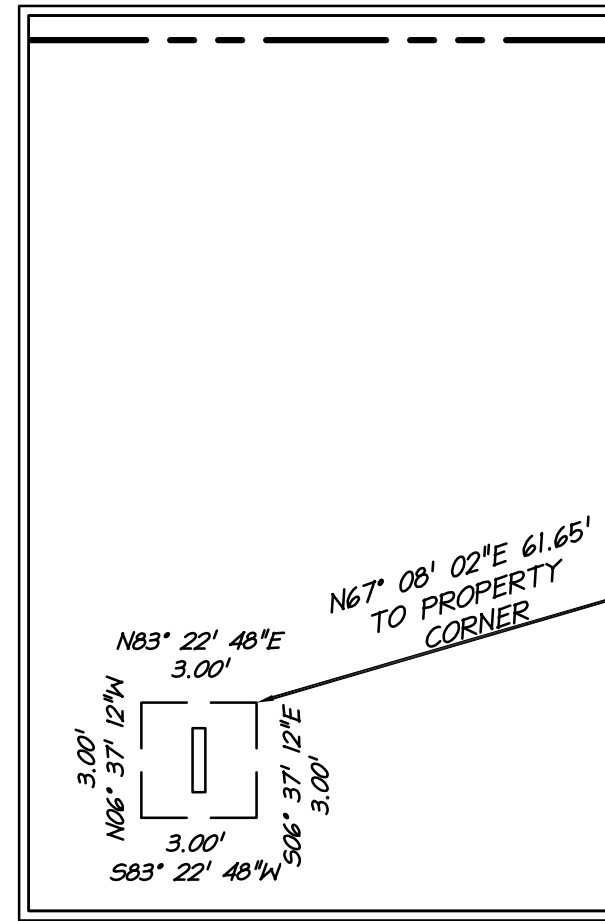
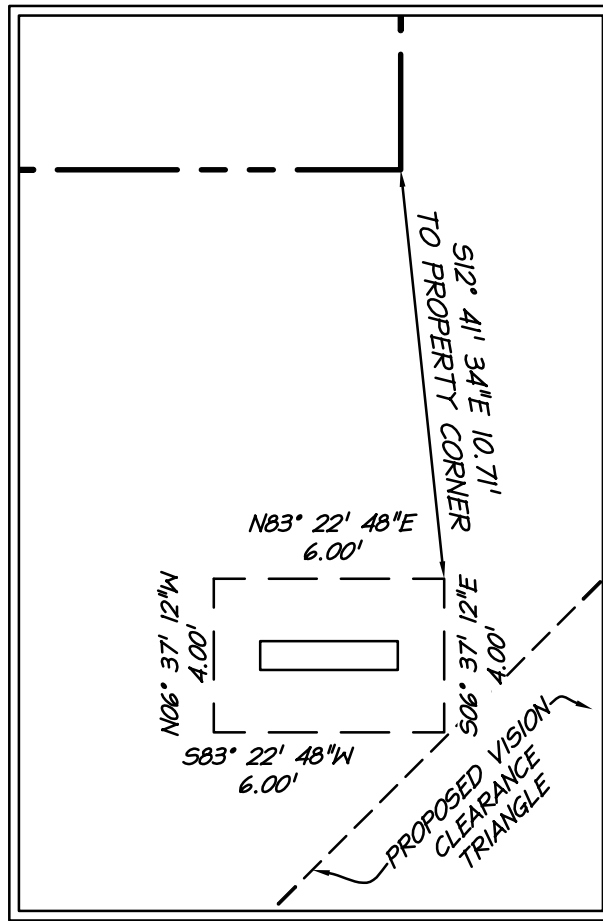
- (1.) S06°37'12"E a distance of 3.00 feet;
- (2.) S83°22'49"W a distance of 3.00 feet;
- (3.) N06°37'12"W a distance of 3.00 feet;
- (4.) N83°22'48"E a distance of 3.00 feet to the TRUE POINT OF BEGINNING

Containing 9 square feet or 0.00021 acres.

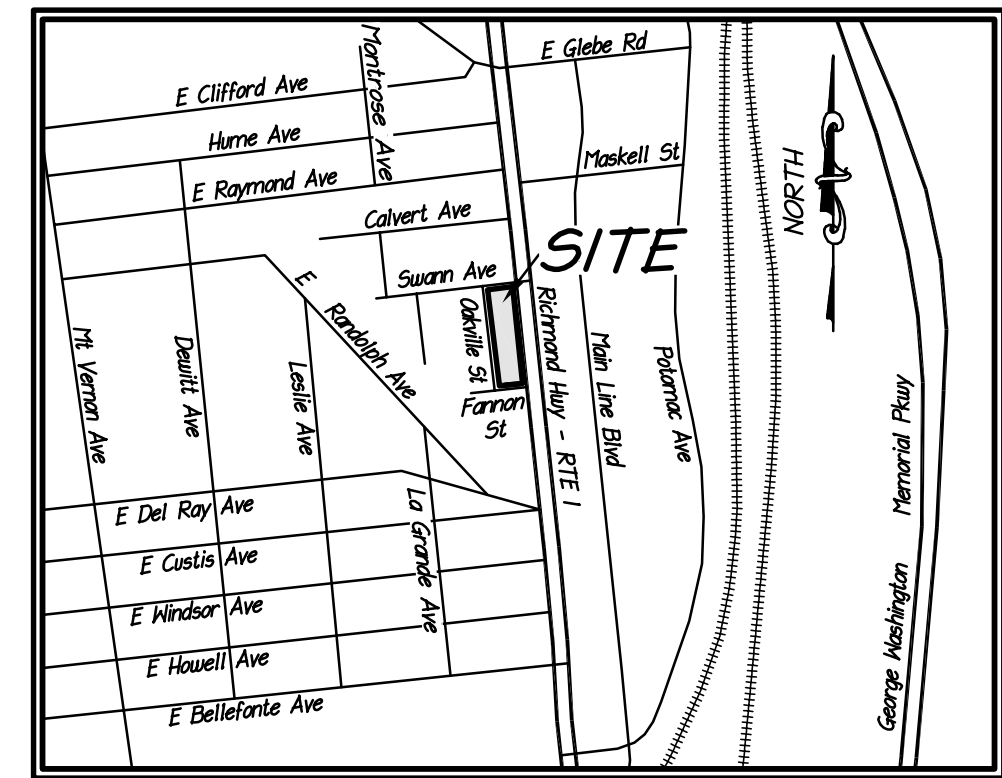
GENERAL NOTES

1. THE PROPERTY SHOWN IS A PORTION OF THE PROPERTY IDENTIFIED ON THE CITY OF ALEXANDRIA, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS TAX MAP #025.03-02-33 AND IS ZONED CDD#24.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF BRE/DP ALEXANDRIA, LLC, ACQUIRED BY THEM AT INSTRUMENT #160005487
3. PARCEL 708 IS AS SHOWN ON A SUBDIVISION PLAT PREPARED BY THIS FIRM RECORDED IN INSTRUMENT #210016263 AND INSTRUMENT #210017567.
4. NO TITLE REPORT HAS BEEN FURNISHED. ALL UNDERLYING EASEMENTS ARE NOT SHOWN.
5. THE EXHIBIT IS SHOWING PROPOSED ENCROACHMENTS AS PROVIDED BY ENNEAD/BALLINGER ARCHITECTS. NO STRUCTURES HAVE BEEN CONSTRUCTED AS OF THE DATE OF THIS DRAWING.

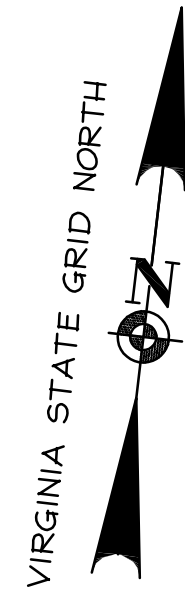
DETAIL "A"
SCALE: 1"=5'



DETAIL "B"
SCALE: 1"=5'



VICINITY MAP
SCALE: 1" = 1000'



OAKVILLE STREET

EX .54.5' PUBLIC RIGHT-OF-WAY

N 06°37'11" W 484.13'

TAX MAP #025.03-02-33
2501 OAKVILLE STREET
PARCEL 708
OAKVILLE
INST #210016263
INST #210017567

S 83°22'49" W 258.50'

9 S.F. ENCROACHMENT AREA FOR
PROPOSED SIGN FOUNDATION

SEE DETAIL "B"

PROPERTY CORNER

SEE DETAIL "A"

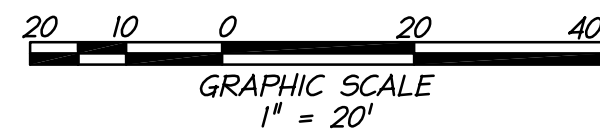
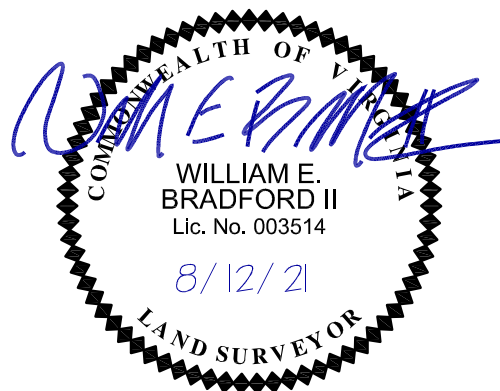
24 S.F. ENCROACHMENT
AREA FOR PROPOSED SIGN
FOUNDATION

PROPOSED VISION
CLEARANCE TRIANGLE

FANNON STREET
EX. 50' PUBLIC RIGHT-OF-WAY

RICHMOND HIGHWAY - ROUTE #1

EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



Rev#	DATE	REVISION
1	08/11/21	CITY COMMENTS

EXHIBIT SHOWING
ENCROACHMENTS FOR PROPOSED MONUMENT SIGNS

ONTO PUBLIC RIGHT OF WAY NEAR
PARCEL 708 - OAKVILLE

CITY OF ALEXANDRIA, VIRGINIA

PROJ: 88024.172.04

SCALE: 1" = 20'

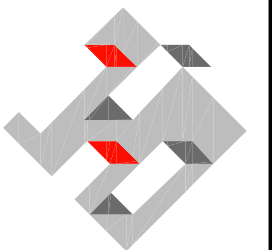
DATE: 06/16/21

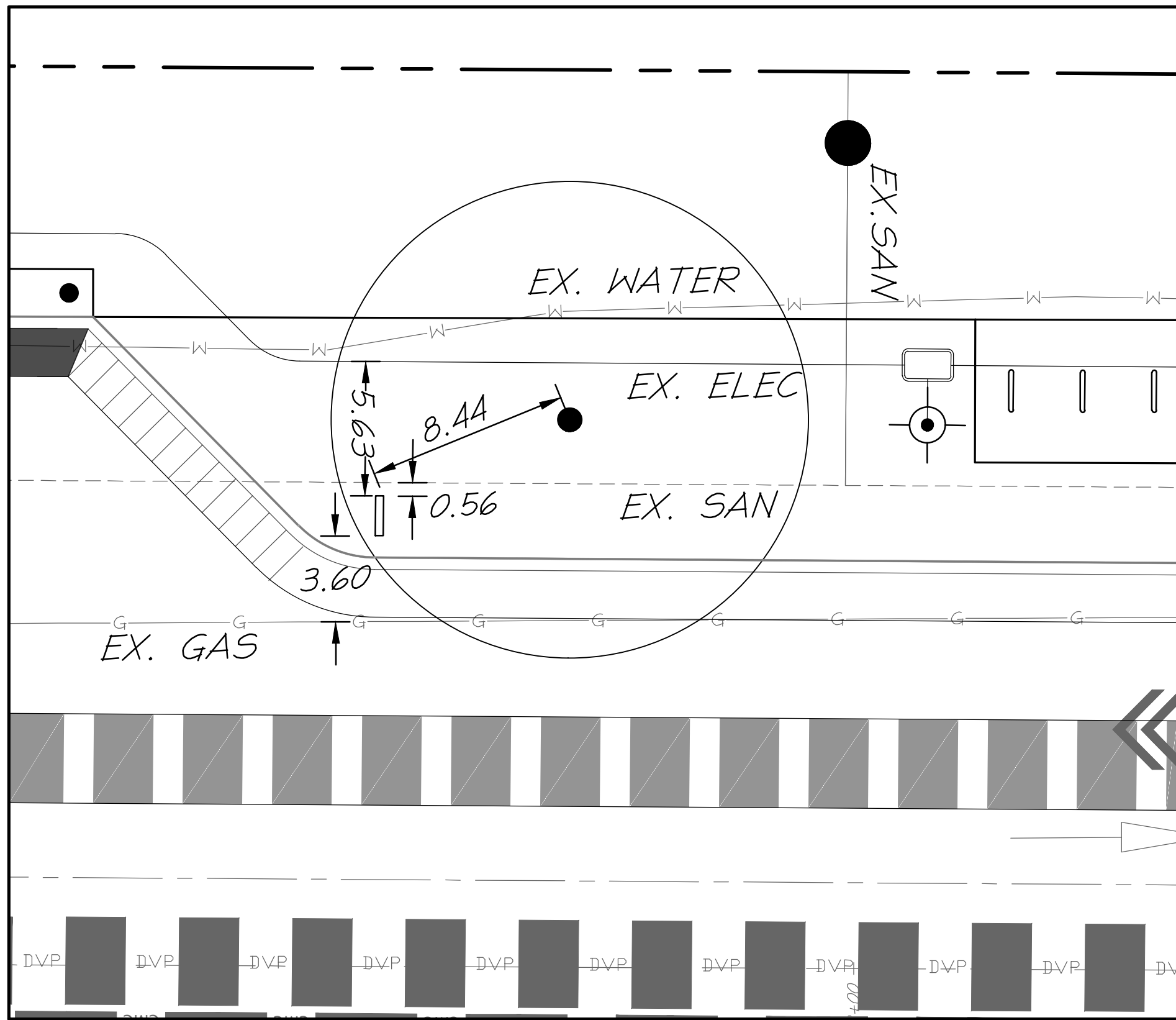
DRAWN: LDS/WEB
CHECKED: WEB

SHEET NO.

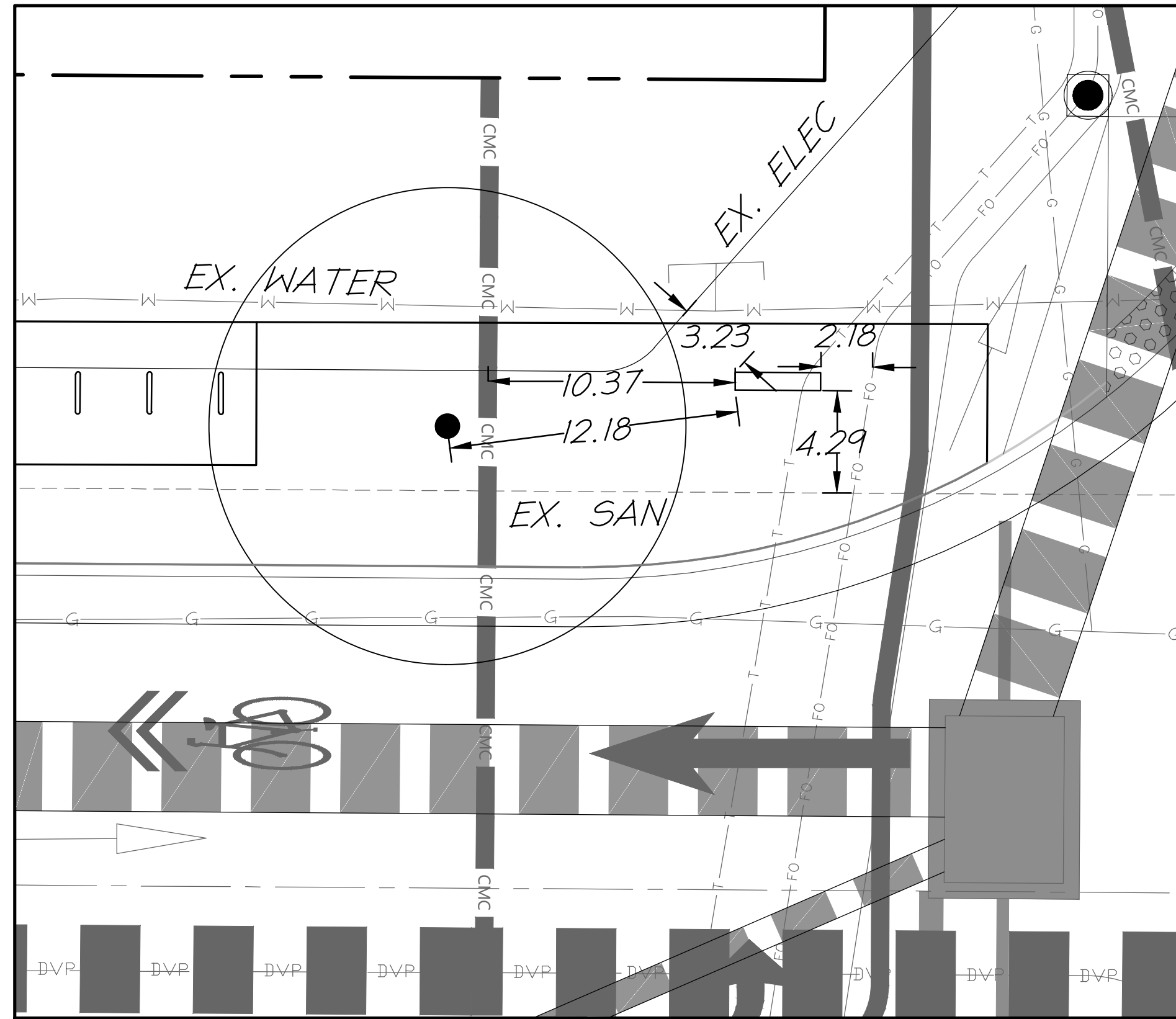
/ OF /

christopher
consultants
9417 innovation drive • manassas, va 20110
phone 703.393.9887 • fax 703.393.9076

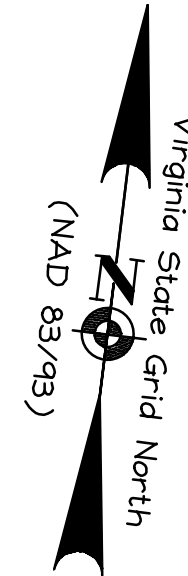




DETAIL "A"
SCALE: 1"=5'

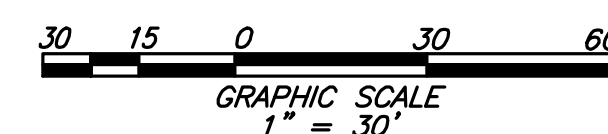
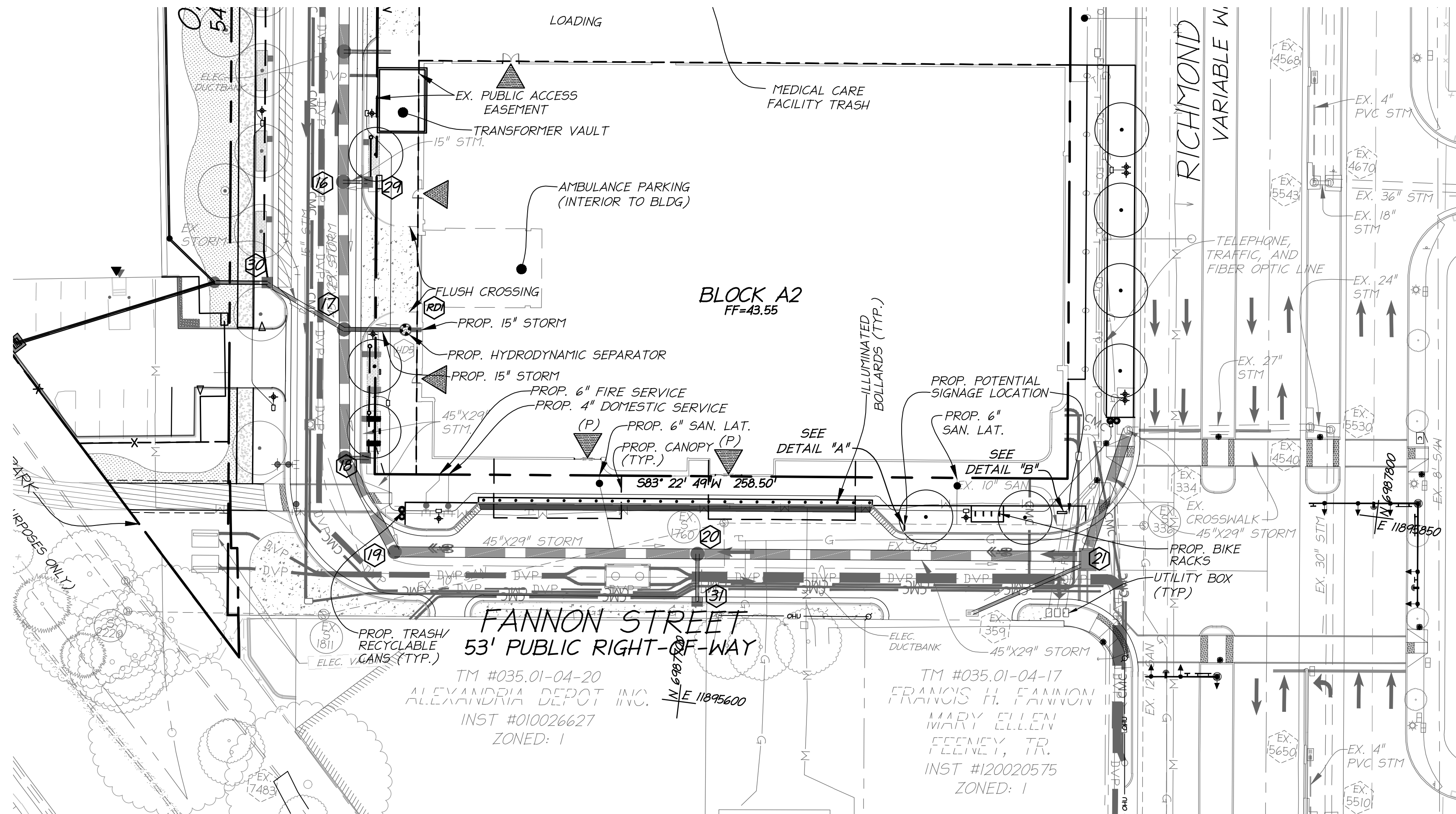


DETAIL "B"
SCALE: 1"=5'



LEGEND

- # DENOTES NUMBER OF STANDARD PARKING SPACES
- BUILDING PROJECTION ABOVE
- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- PROPOSED BUILDING OUTLINE
- ▼ PROPOSED BUILDING ENTRANCE
- (P) ▼ PROPOSED BUILDING ENTRANCE (PRIMARY)
- LIMITS OF DISTURBANCE
- EX. LIGHT



ESI
PEER REVIEW

APPROVED	
DEVELOPMENT SITE PLAN NO. 2020-10031	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR	DATE
DEPT. OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN No. _____	
DIRECTOR	DATE
CHAIRMAN, PLANNING COMMISSION	
DATE RECORDED _____	
INSTRUMENT NO.	DEED BOOK NO.
PAGE NO.	

PROJECT NO: H007.010.00

SCALE: 1"=30'

DATE: 04-01-2021

DESIGN: EG
DRAWN: JS
CHECKED: K1W

SHEET No.

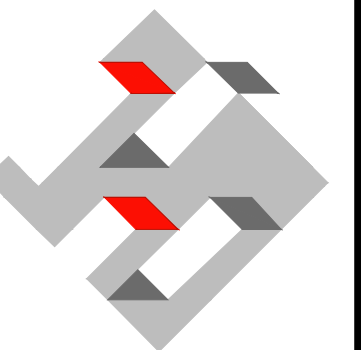
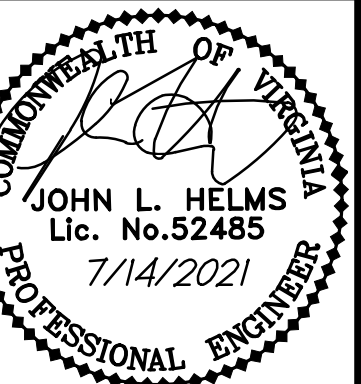
C401

110604

SITE PLAN

OAKVILLE BLOCK A2
FINAL SITE PLAN

CITY OF ALEXANDRIA, VIRGINIA



christopher
consultants

9900 main street (suite 400) • Fairfax, VA 22031
phone 703.273.6820 • fax 703.273.6820