

Oakville Block A-1 Office Building

DSUP2015-00026

PROJECT DESCRIPTION

An applicant proposes through a Development Special Use Permit (DSUP) to with:

- > Construct a seven-story office building with ground floor retail
 - Two floors of underground parking
 - Approximately 14,000 SF open space plaza
 - Distinctive architectural gateway features

Building A-1 is bounded by Jefferson Davis Highway and the Potomac Yard development to the east, Swann Avenue to the north, Oakville Street to the west, and vacant land to the south. This project is the first development proposal within the recently approved Oakville Triangle Coordinated Development District.

KEY ISSUES

Key issues that have been addressed by City Staff and the Applicant include:

- > Architectural Design
 - Staff worked with the applicant to ensure that the design of the building was meeting the intent of the newly approved Oakville Triangle design guidelines.
- > Design of the Gateway Feature
 - Staff worked with the applicant to redesign the original gateway element to include two all-glass features angled over Route 1 — creating a dynamic presence for the entrance to the Oakville Triangle development.
- > Building Height
 - Staff worked with the applicant to ensure that the building height meets design guidelines. The applicant will be requesting a Special Use Permit to increase the height of the penthouse from 15' to 18' feet to screen mechanical and elevator equipment.



Perspective From Jefferson Davis Highway



Swann Avenue Elevation

Oakville Block A Office Building

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Oakville Triangle

Site Address: Oakville Block A-1		Lot Area: 1.3 acres (57,389 SF)
Current Zone: Coordinated Development District #24		Current Use(s): self-storage facility Proposed Use(s): office building w/ ground floor retail
	Permitted/Required	Proposed
Maximum SF	<i>All of Block A (1 & 2)</i> 135,200 SF (office) 307,000 (residential) 46,000 SF (retail)	Only Block A-1 135,200 SF (office) 18,982 (retail)
Parking	334 (office and retail)	*270
Open Space	70,471 SF (Overall CDD area)	14,162 SF (25% of site) Pedestrian Plaza on south side of building
Height	100 (Block A-1) (additional height permitted for penthouse and the gateway elements)	100 feet
*Note	<i>Staff continues to work with the applicant on the number of parking spaces to be provided at the site.</i>	
Requested Zoning Modifications:		
1. Modification of to the Penthouse Height		
2. Encroachment for Gateway elements		

PROJECT TIMELINE

- > **Summer 2016:** Preliminary Plan Submittal
- > **July—September, 2016:** Community Meetings
- > **October 2016:** Project is presented to Planning Commission and City Council (tentative).

CONTACT INFORMATION

Project Planner

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