

# CONCEPTUAL DESIGN PLAN AMENDMENT

# OAKVILLE

## THE CITY OF ALEXANDRIA, VIRGINIA

**NARRATIVE DESCRIPTION OF DEVELOPMENT**

THIS SITE IS BORDERED TO THE NORTH BY CALVERT AVENUE; TO THE SOUTH BY FANNON STREET; TO THE EAST BY RICHMOND HIGHWAY; AND TO THE WEST BY MT. JEFFERSON PARK TRAIL. THE SITE IS CURRENTLY ZONED CDD24.

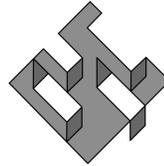
THIS PROJECT CONSISTS OF A MIXED-USE DEVELOPMENT AND ALL ASSOCIATED INFRASTRUCTURE NEEDED TO SUPPORT THE DEVELOPMENT. THE PROJECT WILL BE PHASED AND SUBJECT TO APPLICABLE DSUP APPROVALS. INCLUDED IN THIS DEVELOPMENT ARE RESIDENTIAL MULTI-FAMILY UNITS, TOWNHOUSES, RETAIL, HEALTHPLEX AND SINGLE FAMILY DWELLING.

ACCESS TO THE SITE WILL BE FROM RICHMOND HIGHWAY.

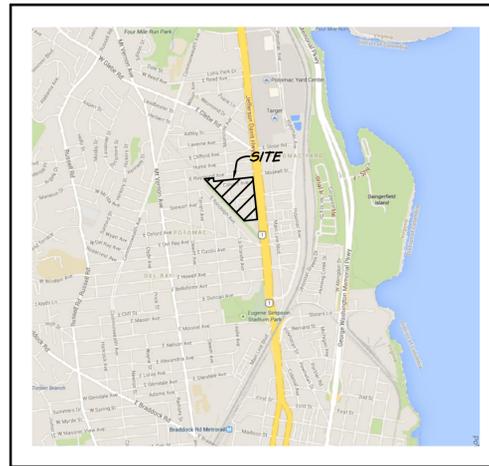
THIS CDD WILL BE IN ACCORDANCE WITH THE OAKVILLE TRIANGLE AND ROUTE 1 CORRIDOR VISION PLAN AND URBAN DESIGN STANDARDS AND GUIDELINES.

**NOTES:**

1. EXISTING SITE AREA: 12.31 Ac. OR 536,027 SF (EXCLUDES RIGHT-OF-WAY AND CITY LEASED PARCEL)  
PROPOSED SITE AREA: 11.52 Ac. OR 501,632 SF (EXCLUDES RIGHT-OF-WAY)
2. SITE ADDRESSES: 2610 RICHMOND HIGHWAY, 420 SWANN AV, 300 SWANN AV, 403 SWANN AV, 405 SWANN AV, 400 FANNON ST, 2600 OAKVILLE ST, 2614 RICHMOND HIGHWAY, AND 2412 RICHMOND HIGHWAY
3. TAX MAP NUMBERS: 025.03-02-12, 025.03-02-13, 025.03-02-14, 025.03-02-15, 025.03-02-16, 025.03-02-17, 025.03-02-18, 025.03-02-19, AND 025.03-02-20
4. TOTAL AREA DISTURBED WITH THIS PROJECT: +/-15.29 Ac. OR +/-665,823 SF
5. MAXIMUM GROSS FLOOR AREA: 1,365,000 SF (EXCLUDES BELOW GRADE PARKING)  
(SEE CHART ON SHEET 2 FOR MORE DETAILS)
6. SEE SHEET 2 FOR BUILDING BREAKDOWN BY USE AND PARKING.
7. THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE AREAS ONSITE CONTAINING CONTAMINATED SOILS OR CONTAMINATED GROUNDWATER. A SITE CHARACTERIZATION REPORT WILL BE PROVIDED WITH THE FINAL SITE PLAN.
9. IN ACCORDANCE WITH THE CITY OF ALEXANDRIA'S MARINE CLAY AREAS MAP DATED NOVEMBER 1976, THERE ARE NO AREAS OF MARINE CLAY LOCATED IN THE VICINITY OF THIS SITE.
10. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 100'. REFER TO SHEET 4 FOR BUILDING HEIGHT MAP.
11. THERE WILL BE NO ADVERSE IMPACTS TO ADJACENT AND NEIGHBORING PROPERTIES BY THIS PROPOSED DEVELOPMENT.



PREPARED BY:  
**christopher consultants**  
engineering · surveying · land planning  
christopher consultants, ltd.  
9900 main street (fourth floor) · Fairfax, VA 22031-3907  
703.273.6820 · fax 703.273.7636



**LOCATION MAP**

SCALE 1"= 2000'

**SHEET INDEX**

- 1 COVER SHEET
- 2 CONCEPTUAL DESIGN PLAN
- 3 CONCEPTUAL DESIGN PLAN (INTERIM CONDITION)
- 4 BUILDING HEIGHT MAP
- 5 STREET SECTIONS
- 6 STREET SECTIONS
- 7 STREET SECTIONS

Site Area Breakdown			
	Area (Ac.)	Area (sf)	Notes
Existing Conditions Total Site Area (excluding ROW)	12.31	536,027	Excluding leased city parcel TM #035.01-04-21.11
Proposed Site Area (excluding ROW)	11.72	510,342	Block A, Block B, Block C, Block D and NW parcel
Phase 1 Site Area (excluding ROW)	9.69	422,007	Block A, Block B, Block D, Block C Open Space NW parcel
Phase 2 Site Area (excluding ROW)	2.03	88,335	Block C (excluding open space built in Phase 1)

**Note:** Approximately 3.8 Ac. of ROW will be designed and constructed with Phase 1 of the development. No new ROW work is being proposed with Phase 2 of the development.

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION

**REQUESTED APPROVALS**

1. CDD CONCEPT PLAN SPECIAL USE PERMIT
2. MAP AMENDMENT
3. TEXT AMENDMENT TO ADD HEALTHPLEX
4. DEVELOPMENT SPECIAL USE PERMIT WITH MODIFICATIONS
  - 4.1. INFRASTRUCTURE DSP
5. VACATIONS (AS NEEDED)
6. ENCROACHMENTS (AS NEEDED)
7. TRANSPORTATION MANAGEMENT PLAN AMENDMENT

ATTORNEY  
**LAND, CARROLL,  
& BLAIR, PC.**  
524 KING STREET  
ALEXANDRIA, VA 22314  
(703) 836-1000

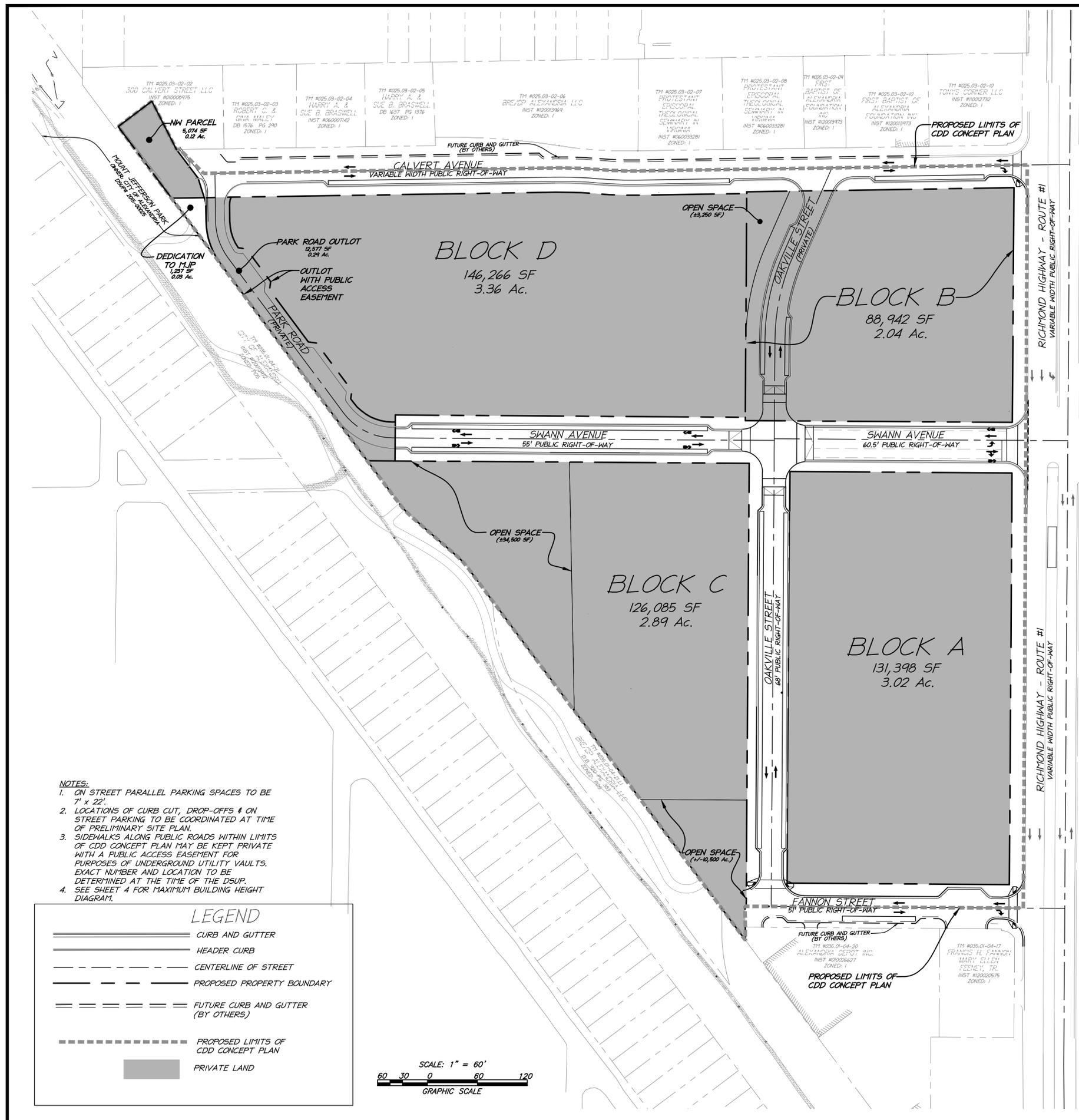
CIVIL ENGINEER  
**christopher consultants, ltd.**  
9900 MAIN STREET  
FOURTH FLOOR  
FAIRFAX, VIRGINIA 22031  
(703) 273-6820

LANDSCAPE ARCHITECT  
**LANDDESIGN**  
200 SOUTH PEYTON STREET  
ALEXANDRIA, VA 22314  
(703) 549-7784

OWNER  
**BRE/DP  
ALEXANDRIA, LLC**  
PO BOX 460169 C/O RYAN  
HOUSTON, TX 77056  
(267) 895-1722

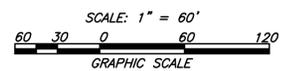
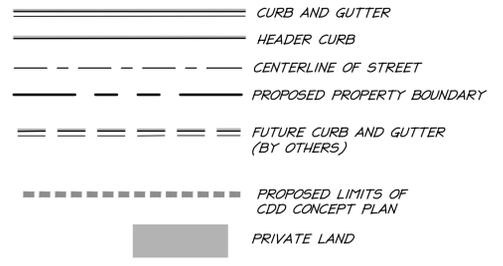
APPLICANT  
**BRE/DP ALEXANDRIA, LLC  
STONEBRIDGE ASSOCIATES, INC**  
7200 WISCONSIN AVENUE  
SUITE 700  
BETHESDA, MD 20814  
(301) 913-9610

TRAFFIC ENGINEER  
**KIMLEY HORN &  
ASSOCIATES, INC.**  
11400 COMMERCE PARK DRIVE  
RESTON, VA 20191  
(703) 674-1300



- NOTES:**
- ON STREET PARALLEL PARKING SPACES TO BE 7' x 22'.
  - LOCATIONS OF CURB CUT, DROP-OFFS & ON STREET PARKING TO BE COORDINATED AT TIME OF PRELIMINARY SITE PLAN.
  - SIDEWALKS ALONG PUBLIC ROADS WITHIN LIMITS OF CDD CONCEPT PLAN MAY BE KEPT PRIVATE WITH A PUBLIC ACCESS EASEMENT FOR PURPOSES OF UNDERGROUND UTILITY VAULTS. EXACT NUMBER AND LOCATION TO BE DETERMINED AT THE TIME OF THE DSUP.
  - SEE SHEET 4 FOR MAXIMUM BUILDING HEIGHT DIAGRAM.

**LEGEND**



Parking Ratio (ZO 8-200-2-A-1-I)		
Land Use	Minimum	Maximum
Retail - Restaurant	1.0 sp/1,000 SF	3.0 sp/1,000 SF
Retail - Specific Commercial	0.25 sp/1,000 SF	3.0 sp/1,000 SF
Healthplex	TBD	
Residential:		
Multi-Family	0.8 sp/unit	
Townhouse / Single Family	2.0 sp/unit	

- Notes:**
- Applicant may seek shared parking and/or SUP for decrease or increase of parking rates at time of DSUP.
  - Final parking ratio to be determined at time of DSUP.
  - Reductions for multi-family residential may be taken at time of DSUP in accordance with 8-200A-2-a-i-i

DATE	REVISION
1-15-20	CDD AMENDMENT



**CONCEPTUAL OAKVILLE DEVELOPMENT TABULATIONS**

Block	Use	Proposed Gross Floor Area [GFA] (SF) <sup>12</sup>	Max Parking Spaces Required (Per ZO) <sup>9</sup>	Min Parking Spaces Required (Per ZO) <sup>9</sup>
A	Retail <sup>15, 18</sup>	40,000		
	Residential (MF) <sup>20</sup>	300,000		
	Healthplex	115,000		
	Service / BOH / Loading <sup>14</sup>	25,000		
	<b>Block A Subtotal GFA</b>	<b>480,000</b>		
	Above Grade Garage	75,000		
B <sup>10</sup>	Retail <sup>15, 18</sup>	25,000		
	Residential (MF) <sup>20</sup>	280,000		
	Hotel	0		
	Service / BOH / Loading <sup>14</sup>	10,000		
	<b>Block B Subtotal GFA</b>	<b>315,000</b>		
	Above Grade Garage	25,000		
C <sup>11, 16</sup>	Retail <sup>15</sup>	0		
	Residential (MF) <sup>20</sup>	200,000		
	Townhouses	0		
	Service / BOH / Loading <sup>14</sup>	10,000		
	<b>Block C Subtotal GFA</b>	<b>210,000</b>		
	Above Grade Garage	10,000		
D	Retail	0		
	Residential (MF) <sup>20</sup>	0		
	Townhouses <sup>13</sup>	250,000		
	Service / BOH / Loading <sup>14</sup>	0		
	<b>Block D Subtotal GFA</b>	<b>250,000</b>		
	Above Grade Garage	0		
NW Parcel	Single Family House	TBD	2	2
	<b>Total (GFA<sup>12</sup> / PARKING<sup>17, 19</sup>)</b>	<b>1,365,000</b>	<b>1525</b>	<b>1384</b>

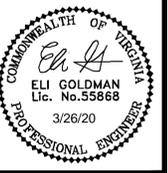
- Notes**
- Final parking provided to be determined at the DSUP submission for each block. For purposes of parking tabulation for this submission it is assumed that the market rate MF units will consist of 33% 2BR units and 67% 1BR units. (or 1.064 sp / unit).
  - Below grade parking on Block B may be located under private Oakville Street.
  - Any unused GFA following the development of Blocks A, B and D may be transferred to Block C.
  - Gross Floor Area (GFA) - as defined in Oakville Triangle & Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.
  - May include traditional fee simple lots and/or condominium units.
  - Service / BOH / Loading accounts for above ground transformer space, loading/trash docks and associated storage space, and garage exhaust / mechanical space.
  - Retail - as defined in the Oakville Triangle & Route 1 Corridor Plan and Urban Design Guidelines.
  - Existing self storage building to remain as interim use in Phase 1.
  - Excludes on-street parking.
  - The minimum parking rate assumed a 75/25 split of Restaurant to Specific Commercial. Mix subject to change at time of DSUP.
  - Applicant may seek shared parking and/or SUP for decrease or increase of parking rates at time of DSUP.
  - The multi-family residential parking rate assumed 33% 2BR and 67% 1BR. Mix subject to change at time of DSUP.

**Conceptual Affordable Housing Phasing Plan**

Phase of Development	Use	Total Gross Floor Area	% of Total Residential GFA by Phase	% of Affordable Units Provided in Each Phase	Total Affordable Units to Be Provided by Phase <sup>1</sup>
1	Block A: Residential - Multifamily	300,000	29%		
1	Block B: Residential - Multifamily	280,000	27%	81%	52
1	Block D: Residential - Townhome	250,000	24%		
2	Block C: Residential - Multifamily <sup>2</sup>	200,000	19%	19%	13
<b>Total</b>		<b>1,030,000</b>	<b>100%</b>	<b>100%</b>	<b>65</b>

- Notes**
- All affordable units to be provided in Multifamily Residential Buildings
  - Required units in Phase 2 may be provided via conversion of existing market rate units located in Blocks A or B.

**christopher consultants**  
 9900 main street (suite 400) · Fairfax, VA 22031  
 phone 703.273.6820 · fax 703.273.6820



**CONCEPTUAL DESIGN PLAN**

**OAKVILLE CDD PLAN**  
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.001.00  
 SCALE: 1"=60'  
 DATE: 01-15-2020  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: KMY  
 SHEET No.

DATE	REVISION
1-15-20	CDD AMENDMENT

**christopher consultants**  
 9900 main street (suite 400) · fairfax, va 22031  
 phone 703.273.6820 · fax 703.273.6820

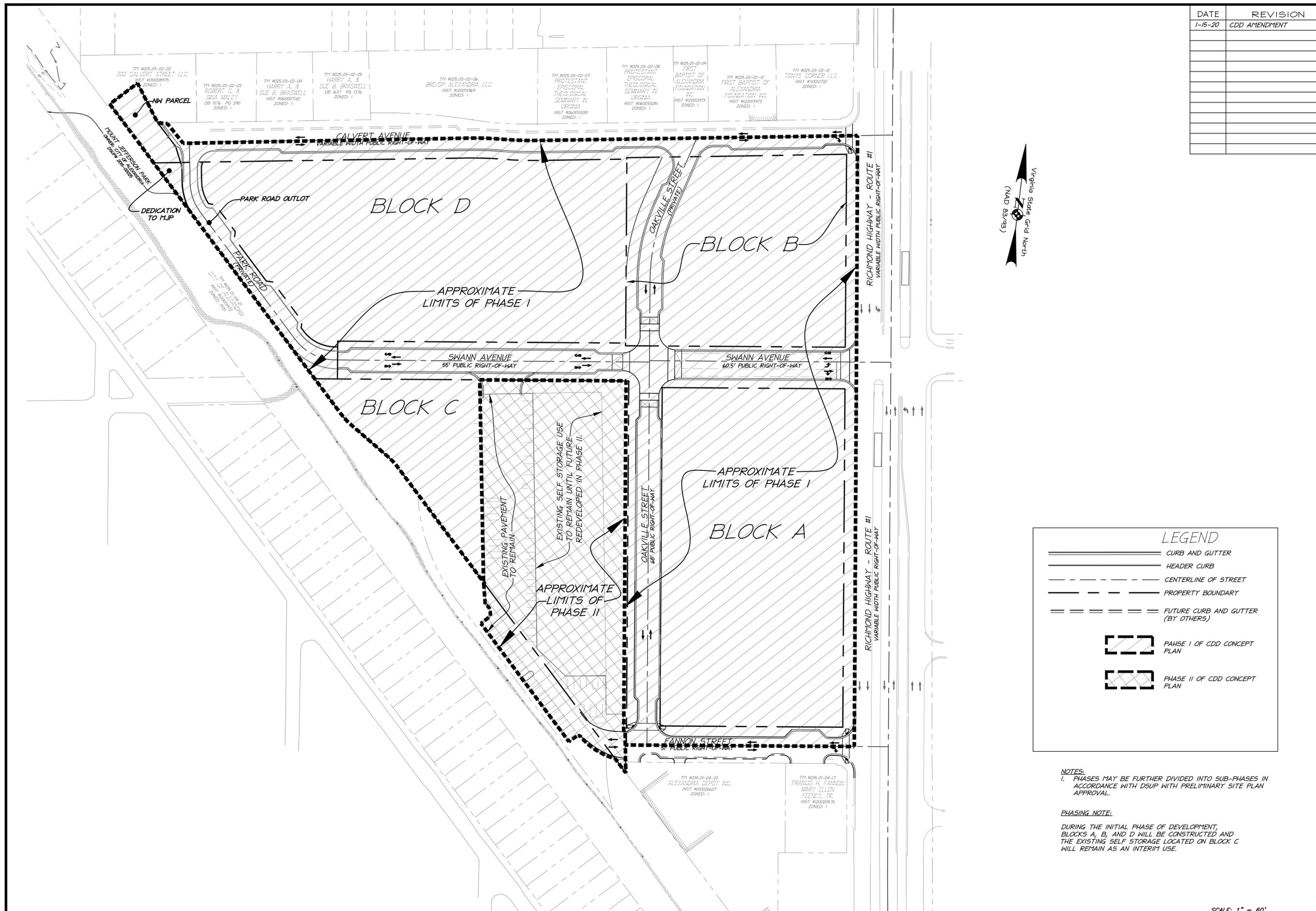


COMMONWEALTH OF VIRGINIA  
 ELI GOLDMAN  
 Lic. No. 55668  
 3/26/20  
 PROFESSIONAL ENGINEER

CONCEPTUAL DESIGN PLAN (INTERIM CONDITION)

OAKVILLE CDD PLAN  
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.009.00  
 SCALE: 1"=60'  
 DATE: 01-15-2020  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: KMYN  
 SHEET No.

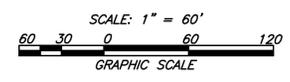


**LEGEND**

- CURB AND GUTTER
- HEADER CURB
- CENTERLINE OF STREET
- PROPERTY BOUNDARY
- FUTURE CURB AND GUTTER (BY OTHERS)
- PHASE I OF CDD CONCEPT PLAN
- PHASE II OF CDD CONCEPT PLAN

**NOTES:**  
 1. PHASES MAY BE FURTHER DIVIDED INTO SUB-PHASES IN ACCORDANCE WITH DSUP WITH PRELIMINARY SITE PLAN APPROVAL.

**PHASING NOTE:**  
 DURING THE INITIAL PHASE OF DEVELOPMENT, BLOCKS A, B, AND D WILL BE CONSTRUCTED AND THE EXISTING SELF STORAGE LOCATED ON BLOCK C WILL REMAIN AS AN INTERIM USE.

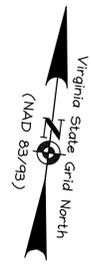




BUILDING HEIGHT MAP

OAKVILLE CDD PLAN  
 THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: H007.009.00  
 SCALE: 1" = 50'  
 DATE: 01-15-2020  
 DESIGN: EG  
 DRAWN: MQ  
 CHECKED: K1W  
 SHEET No.



LEGEND  
 - - - - - APPROXIMATE BUILDING HEIGHT BREAKLINE  
 - - - - - PROPERTY BOUNDARY

