

Oakville Triangle Meeting #3 Community Responses

| | | Contact Information | | | |
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| Response Date | Name | Zip Code | Please provide any questions or comments related to the April 16 recorded presentation posted on the project webpage. | | Applicant Response |
| 1 2020-05-21 20:01:50 | Ingris Moran, Tenants and Workers United | 22305 | <p>FROM: Tenants and Workers United, New Virginia Majority, Grassroots Alexandria DATE: Thursday, May 21, 2020 RE: Oakville Triangle Development Comment Thank you for the opportunity to comment on the Oakville Triangle development plans. We are gratified to see that the latest plans for development at the site include expanded residential components. The original plan as detailed in November 2015 included a minimum of 65 units of affordable housing although there was no specification of the level of affordability or the size of the units. Given the planned increase in residential square footage, we are concerned that affordable housing has not kept pace with the project scope or with current need As organizations long concerned about the lack of affordable housing in the City of Alexandria, especially housing designated for families earning below 50% AMI, we urge the City to institute a site-specific inclusionary zoning policy to ensure adequate affordable housing in this development. Specifically, we urge you to ensure that 20 percent of the new residential housing in Oakville Triangle be designated affordable housing, that at least 50% of that be for families earning no more than 40% AMI, and that these units include a sufficient number of two- and three-bedroom apartments appropriate for families. Thank you in advance for your response to our comments. We look forward to participating as the community engagement process goes forward.</p> | | <p>The proposed residential square footage is slightly less than provided for under the approved Small Area Plan and than previously proposed for the site. The approved Small Area Plan calls for the Oakville Triangle site to provide 65 units, comprised of 63 studios and 2 two-bedroom units for households with incomes at or below 60% of the Area Median Family Income for a period of 25 years which Stonebridge remains committed to providing.</p> |
| 2 2020-05-21 07:49:18 | | | <p>Thrilled to see this project, but it would benefit from more ground-level retail and fewer townhomes.</p> | | <p>Stonebridge completely agrees with the comment regarding the importance of retail to a successful mixed-use development. Since plan approval in 2015/2016, the retail world changed and is changing even more now. We have programmed approximately 50,000 sf of neighborhood serving retail along Route 1 and Swann Avenue where it can be successful. Note also that a portion of the townhomes units facing Calvert Avenue will incorporate design elements to support maker space or live/work/play units further to the Small Area Plan's goals of making Calvert Avenue a vibrant mixed-use street.</p> |
| 3 2020-05-19 18:58:49 | Jonathan Krall | 22301 | <p>I understand that this project will have more residential and less retail than previously planned. What percentage of the residential will be affordable units? Under inclusionary zoning policies, it is common to require 15% of new construction to be designated affordable. Because Amazon is pricing poor people out of Alexandria, it would help if much of the affordable housing was available to people with low incomes (40% of area median income).</p> | | <p>The proposed residential square footage is slightly less than provided for under the approved Small Area Plan and than previously proposed for the site. The approved Small Area Plan calls for the Oakville Triangle site to provide 65 units, comprised of 63 studios and 2 two-bedroom units for households with incomes at or below 60% of the Area Median Family Income for a period of 25 years which Stonebridge remains committed to providing.</p> |

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| 4 | 2020-05-19 23:59:30 | Kevin Tillmann | 22301 | What are the anticipated effects for homeowners on E Raymond Ave, especially those adjacent to the development? How will construction impact quality of life? Will there be significant ambulance traffic on E Raymond Ave? | While the properties on the north side of Calvert Avenue are included in the Small Area Plan, they are however not controlled by Stonebridge with the exception of one parcel. At this time, Stonebridge does not have plans for its building north of Calvert which has very limited re-development potential per the Small Area Plan. The new townhomes to be constructed with this development are located on the south side of Calvert Avenue and not adjacent to the existing homes on the south side of E Raymond Ave. Inova has stated that there will be on average 4-5 ambulance trips per day related to/from the Healthplex - some of which will be transport of patients to their main hospital. |
| 5 | 2020-05-19 18:41:36 | | | Can you please further detail the following comment: "Sustainable Design and Resiliency will be an important component in Inova's programming, design and post occupancy operations." How can City of Alexandria residents learn more about the plans to make this site environmentally sustainable? | Inova is in the process of retaining its design team for the Oakville Healthplex and the comments received from the May 7th meeting have been provided to them as well as the City's Environmental Action Plan 2040 and 2019 Green Building Policy. Inova remains committed to Sustainable Design and Resiliency and looks forward to sharing more details at a future meeting. |
| 6 | 2020-05-19 11:45:22 | Samantha Ahdoot | 22301 | I appreciated hearing that Inova will prioritize sustainability in this project. Inova, with its dedication to healing, can be a great partner for Alexandria and support our Eco-City goals for a healthy, prosperous community. I look forward to seeing more in depth plans! | |
| 7 | 2020-05-18 19:30:13 | Carolyn Lyle | 22302 | The May 7 presentation gave four categories of priorities for this project : diversity of housing; mix of uses; development near transit; and urban design. I did not hear that energy efficiency and carbon neutrality was a priority ! This is unacceptable especially since the City Council declared a climate emergency last October and committed to a ' city-wide just transition and climate emergency mobilization effort to reverse global warming.. reaffirming our commitment to the goals, targets, and actions set forth in the City's Environmental Action Plan 2040, end citywide greenhouse gas emissions as quickly as possible, immediately initiate an effort to safely draw down carbon from the atmosphere ...' The Small Area Plan and Design Performance Standards must prioritize building designs that are carbon neutral; energy efficient and rely on renewables. As INOVA will be adding a healthplex to this design they should consult with Virginia Clinicians for Climate Action and lead the region in buildings that promote public health and clean air. In addition, there should be a Citizens Advisory Group for this project. As the project applicants and current property owners will permanently impact the future health of our residents, they have a moral and social responsibility to prioritize the public health and welfare of Alexandrians. Please make it a priority to build clean and green energy buildings that do not rely on fossil fuels ! | Stonebridge remains committed to complying with the City's approved Green Building Policy. Additional details shall be provided as the design of the building progresses. Inova is in the process of retaining its design team for the Oakville Healthplex and the comments received from the May 7th meeting have been provided to them as well as the City's Environmental Action Plan 2040 and 2019 Green Building Policy. Inova remains committed to Sustainable Design and Resiliency and looks forward to sharing more details at a future meeting. |

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| 8 | 2020-05-18 18:41:51 | Arthur "Sash" Impastato | 22304 | <p>I am providing comments regarding the proposed Oakville Triangle redevelopment in order to ensure that the buildings in this redevelopment meet the Green House Gas (GHG) emission reduction and energy efficiency/carbon neutrality standards set forth in the City's Environmental Action Plan 2040 (EAP). In order to meet the goals set forth in the EAP, I would recommend the following:</p> <ol style="list-style-type: none"> 1.The building should be at least 15% more energy efficient than the ASHRAE 90.1-2010 based on energy modeling. 2.There should be a commitment to Energy Star certification post-occupancy to verify ongoing energy performance. 3.Buildings need to meet the highest Leadership in Energy and Environmental Design (LEED) green building certification (i.e. not just LEED "comparable" and preferably LEED Gold) going forward and be carbon neutral by 2030. 4.There should be an evaluation of Zero Carbon feasibility. A Zero Carbon building would target an EUI of 28 kBtu/sq.ft./year or a 25% improvement over the ASHRAE 90.1-2010 energy baseline. 5.Reduce the amount of glass since all-glass buildings are the least energy efficient option. The project should have a Window-to-wall ratio of 40% or a little more. This means that 40% of the building façade is windows and 60% is other building opaque material with insulation. 6.Minimize the use of on-site fossil fuel (natural gas and fuel oil). Back-up generators should not use fuel oil and should use natural gas or renewable fuel options. <p>Thank you for your attention to this matter and, if you have any questions, please let me know. Arthur "Sash" Impastato</p> | <p>Stonebridge remains committed to complying with the City's approved Green Building Policy. Additional details shall be provided as the design of the building progresses. Inova is in the process of retaining its design team for the Oakville Healthplex and the comments received from the May 7th meeting have been provided to them as well as the City's Environmental Action Plan 2040 and 2019 Green Building Policy. Inova remains committed to Sustainable Design and Resiliency and looks forward to sharing more details at a future meeting.</p> |
| 9 | 2020-05-13 20:45:47 | | | <p>One concern I voiced after the first presentation was echoed by two others after the second presentation, but not addressed in the third/May 7th presentation. While I understand that this is still early in the process, and conceptual commitment/at least an acknowledgement would be great. Please, please let at least a portion of the existing Mt. Jefferson park space south of Raymond retain its wild, natural feel. Removing invasive species is important, but it should be balanced with concerns about disrupting wildlife/pollinators in one of the few remaining "un-manicured" areas of the whole area. For example, there are many mature trees that actually form a tunnel over the trail - disturbing this would be a shame!! Also, a few concerns raised by others that I have not heard/seen addressed yet:</p> <ol style="list-style-type: none"> 1) Will Inova require siren suppression after hours? I understand the average number of expected ambulances per day, as that has been restated several times. However, if they will be allowed to arrive (and depart for transfers to larger hospitals) during the late evening/early morning, the siren suppression concern remains outstanding; 2) Prioritization of affordable housing units; and 3) Retail space reduction - was the future closure of Potomac Yard stores fully accounted for when the retail space was reduced? In this context, is retail inclusive of eating establishments? Could it be re-expanded to include business-to-business services, such as those this project will displace? | <p>Ambulance service is provided by the local jurisdictions and the operation of associated apparatus is subject to the requirements of the City of Alexandria, in the best interest of the health, safety and welfare of its residents. The approved Small Area Plan calls for the Oakville Triangle site to provide 65 units, comprised of 63 studios and 2 two-bedroom units for households with incomes at or below 60% of the Area Median Family Income for a period of 25 years which Stonebridge remains committed to providing. The plan has programmed approximately 50,000 sf of neighborhood serving retail along Route 1 and Swann Avenue where it can be successful. We would expect to bring 10-15 retailers to serve the area, inclusive of restaurants. Note also that a portion of the townhomes units facing Calvert Avenue will incorporate design elements to support maker space or live/work/play units further to the Small Area Plan's goals of making Calvert Avenue a vibrant mixed-use street.</p> |
| 10 | 2020-05-12 01:45:35 | Kathleen Price, M.D. | 22044-1324 | <p>I am a physician who has seen adverse health impacts, from climate change, including patients who are unable to leave their homes for long periods due to excessive heat and air pollution. These factors aggravate their heart or lung disease or bring on asthma attacks. It is very important that a healthcare facility reduce its environmental impact. I feel that INOVA and the developers should show leadership with this project, to combat climate change.</p> | <p>Inova is in the process of retaining its design team for the Oakville Healthplex and the comments received from the May 7th meeting have been provided to them as well as the City's Environmental Action Plan 2040 and 2019 Green Building Policy. Inova remains committed to Sustainable Design and Resiliency and looks forward to sharing more details at a future meeting.</p> |

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| 11 | 2020-05-12 01:26:35 | Kyle Martin | 22314 | <p>I was disappointed that the community comment I provided was not addressed - I'll try to reiterate it. Again I'm concerned about the bonus density the city offered to the development without offsetting contributions to ameliorate the added strain on the region's roads and schools. I feel that the bonus density exception should be withheld unless these negative externalities are addressed.</p> | <p>The proposed development is significantly less than called for in the approved Small Area Plan and that previously proposed for the site. During the Small Area Plan process the City did long range planning for number of City infrastructure needs - including schools and roads - to ensure the City's vision could be successfully implemented and served by key City services.</p> |
| 12 | 2020-05-11 21:09:45 | Jerome Paulson | 22304 | <p>This project should maximize renewable energy generation and use. The buildings should be constructed to a LEED Platinum standard. This will benefit the health of those using the facilities, those living near the facilities and all Virginians.</p> | <p>Stonebridge remains committed to complying with the City's approved Green Building Policy. Additional details shall be provided as the design of the building progresses. Inova is in the process of retaining its design team for the Oakville Healthplex and the comments received from the May 7th meeting have been provided to them as well as the City's Environmental Action Plan 2040 and 2019 Green Building Policy. Inova remains committed to Sustainable Design and Resiliency and looks forward to sharing more details at a future meeting.</p> |
| 13 | 2020-05-11 18:39:47 | Brian Johnson | 22301 | <p>With hundreds of new parking spots and the resulting increase in traffic within the plan area, what plans are being made to improve pedestrian safety in the area? How is the addition of a new Rt. 1 vehicular crossing at Fannon St. consistent with the city's Vision Zero policy? If the goal is for pedestrian access, why not just add a Metroway stop and a signalized pedestrian crossing? This would allow bus-riders as well as Potomac Yard residents to easily access the area. The goal should be to encourage people to walk and take transit to this location. The current design does the opposite. It makes driving more convenient and walking in the area less safe.</p> | <p>The proposed intersection at Fannon Street is primarily to serve access to the new Healthplex. This intersection creates a safe and more intuitive route for vehicles and pedestrians traveling to and from the Healthplex -which could be under duress. In addition, Stonebridge believes that this intersection will help the movement of pedestrians and create a more walkable community from Potomac Yard to Mount Vernon Avenue as envisioned in the Small Area Plan.</p> |