

OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Advisory Group Meeting #17
September 10, 2015



AGENDA

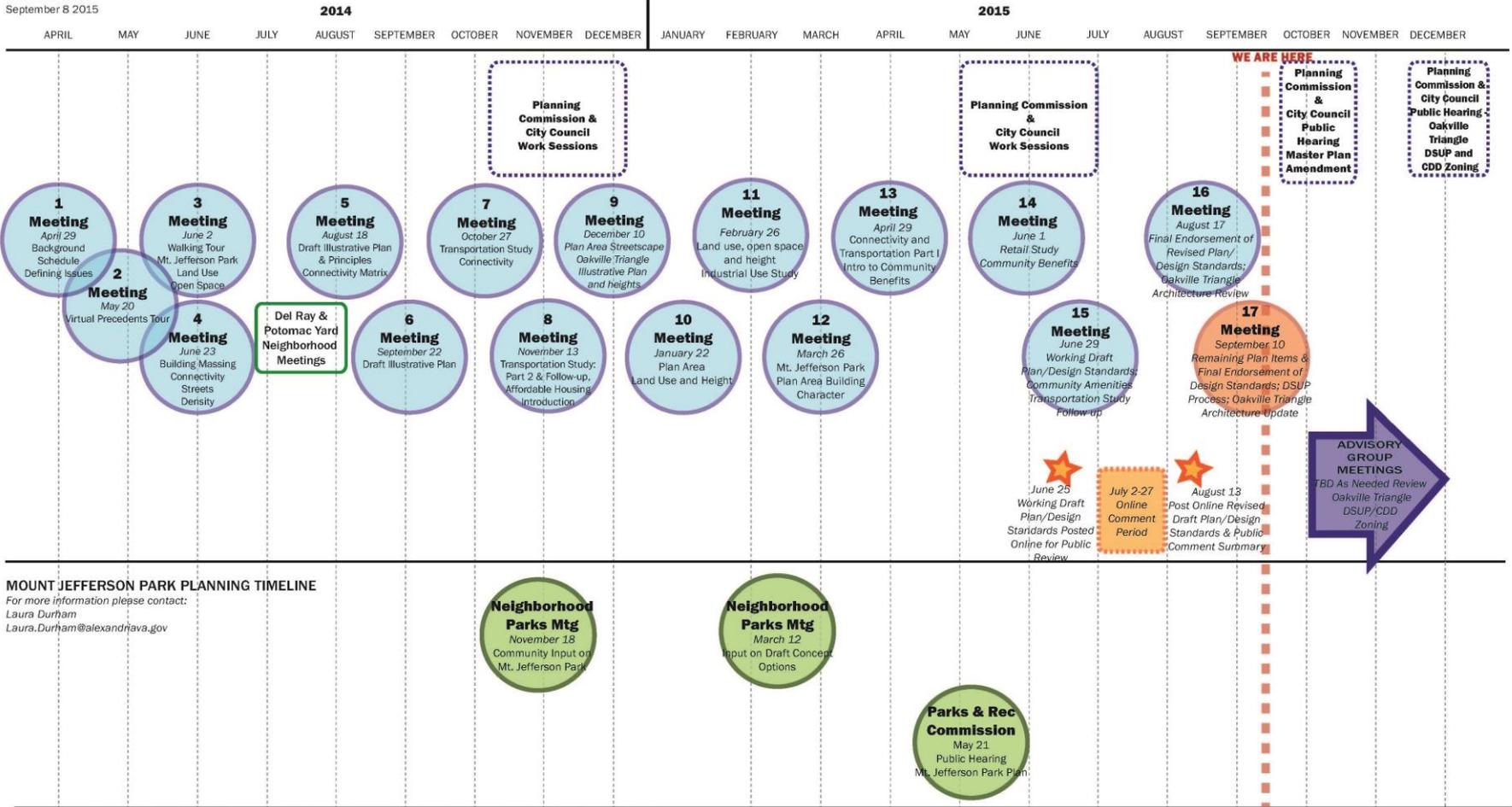
- 7:00 Welcome and introduction
- 7:05 Overview of Plan, Process and Community Feedback
- 7:15 Remaining Plan Items for AG Discussion
- *Plan Appendix*
 - *Height and land use of parcels in southern part of Oakville Triangle (Exxon and other parcels south of Fannon)*
- 7:30 Discussion
- 8:10 **Action Item:** *Endorsement of draft Plan & Design Standards*
- 8:20 Update on process and schedule for reviewing Oakville Triangle development application
- 8:30 Update on architecture of proposed Oakville Triangle office building
- 8:45 Next steps and adjourn



WHERE WE ARE IN THE PLANNING PROCESS

OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

WORKING DRAFT
September 8 2015

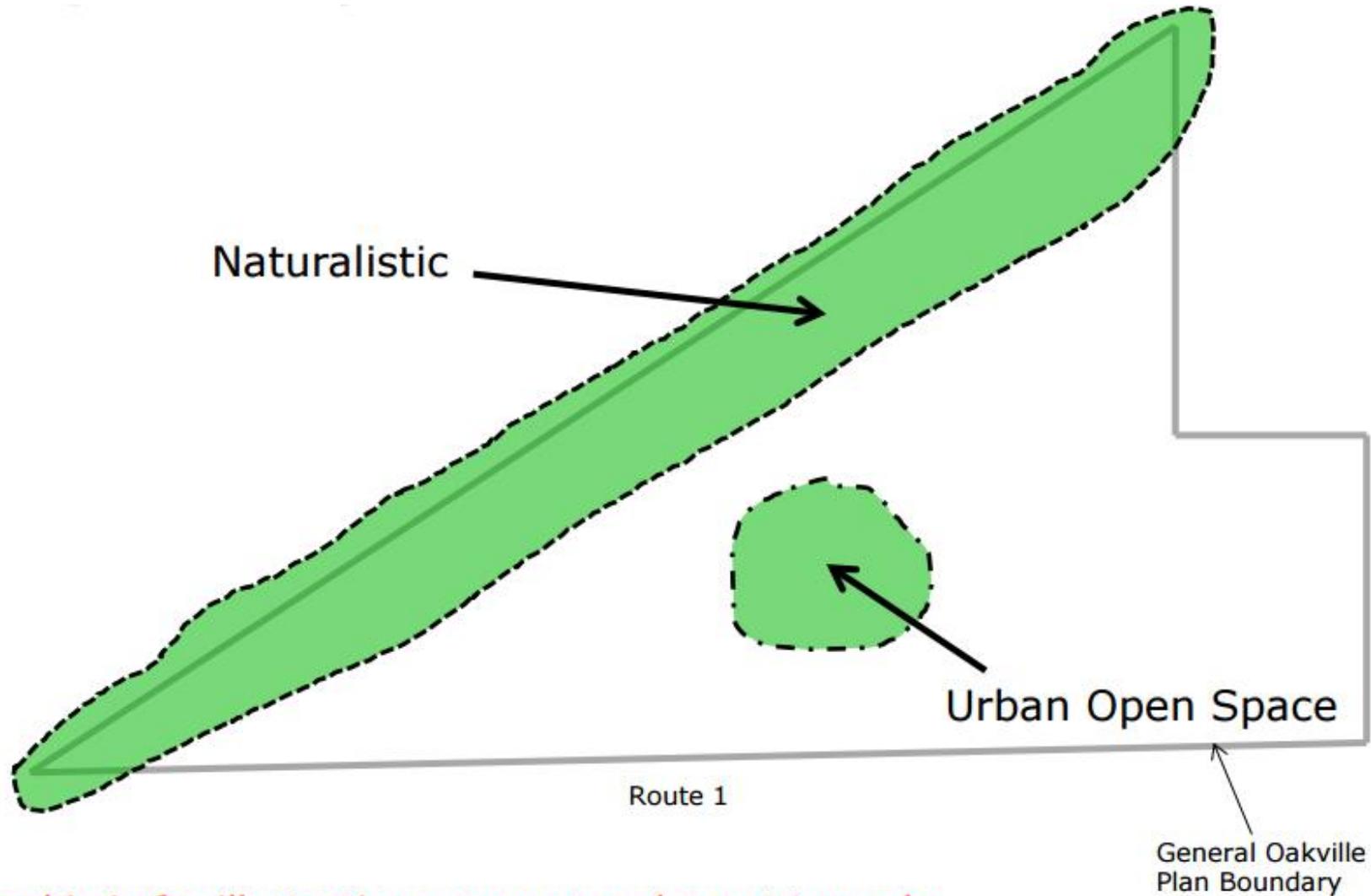


MOUNT JEFFERSON PARK PLANNING TIMELINE

For more information please contact:
Laura Durham
Laura.Durham@alexandriava.gov

For more information on Oakville Triangle and Route 1 Planning Process please contact Carrie Beach at Carrie.Beach@alexandriava.gov

WHERE WE WERE



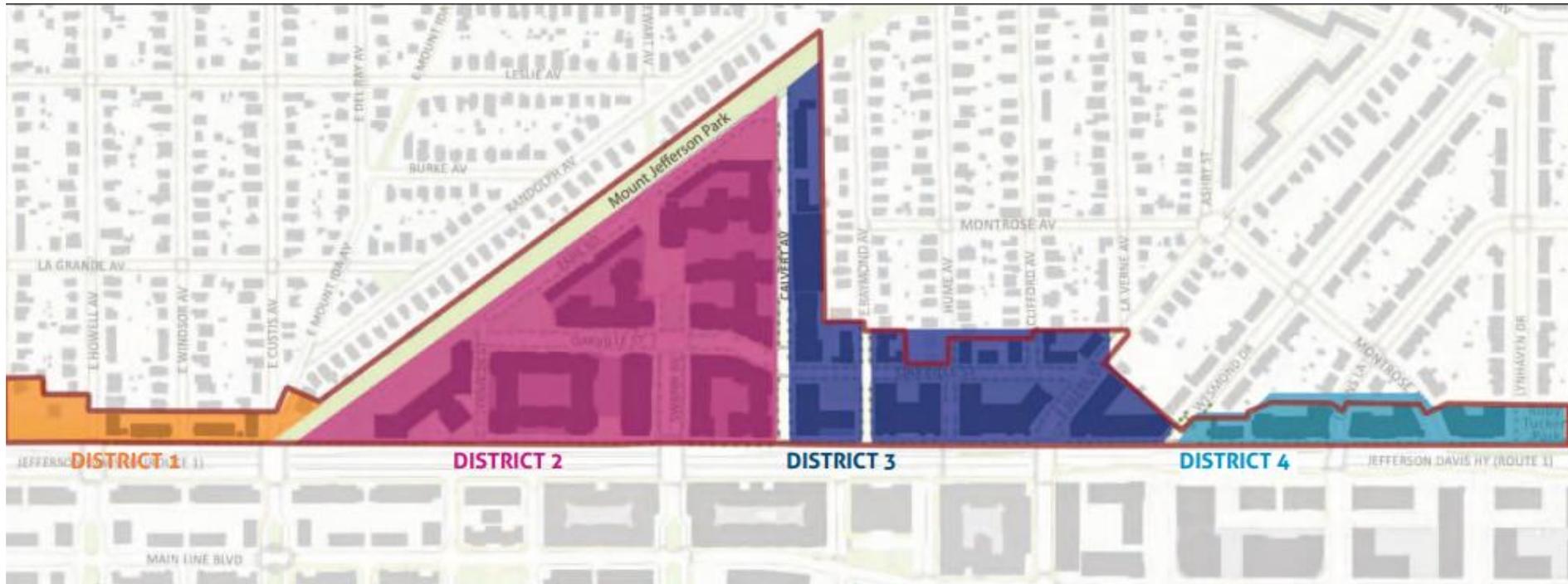
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PLAN PRINCIPLES

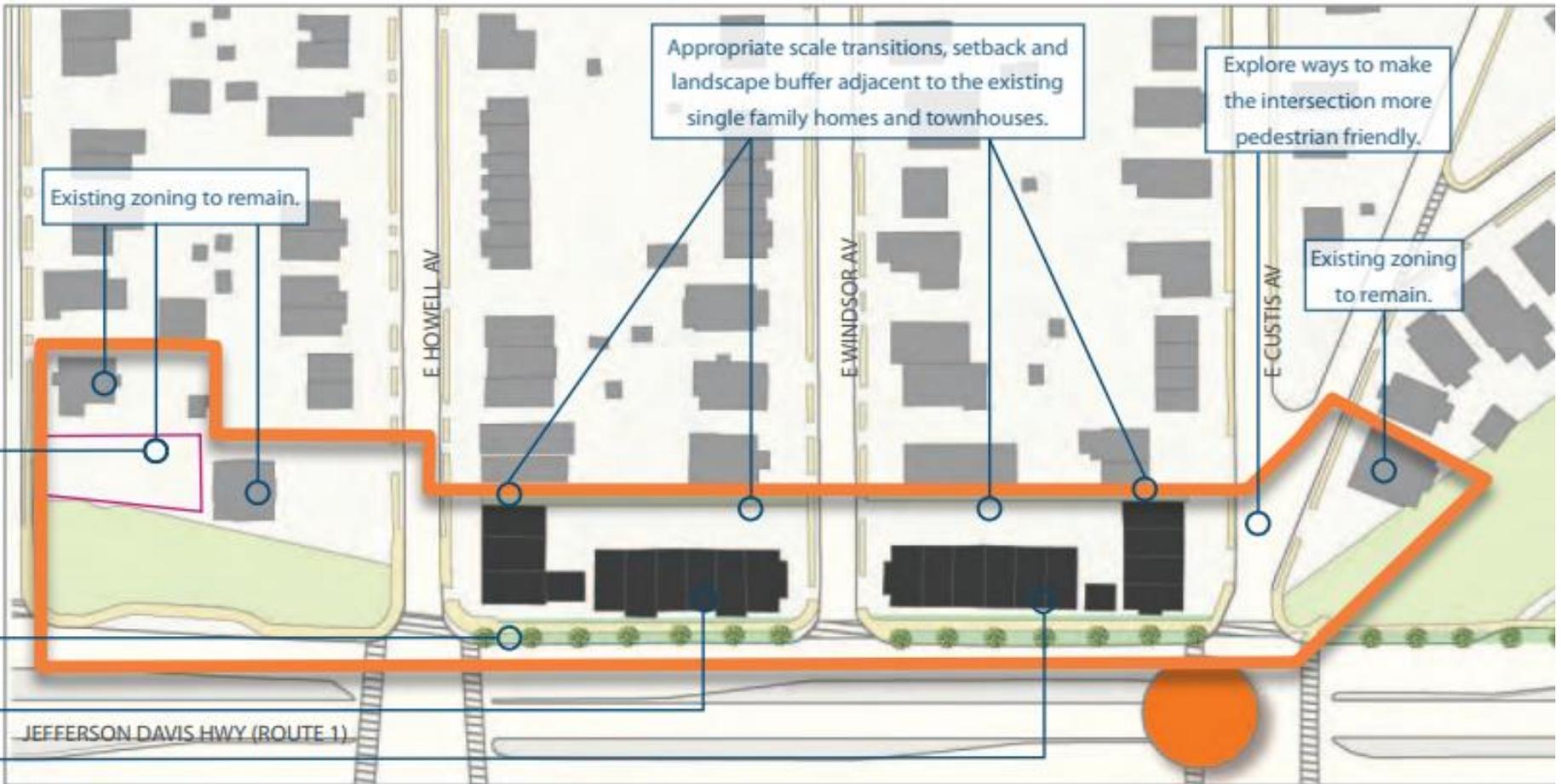
- COMPATIBILITY WITH EXISTING NEIGHBORHOODS
- MOUNT JEFFERSON PARK ENHANCEMENT
- IMPROVED AND EXPANDED OPEN SPACES
- URBAN FORM AND DESIGN EXCELLENCE
- DEVELOPMENT NEAR TRANSIT
- TRANSPORTATION OPTIONS
- MIX OF USES, RETAIL AND MAKER SPACES
- DIVERSITY OF HOUSING OPTIONS



PLAN DISTRICTS



PLAN DISTRICT 1



TOWNHOUSES

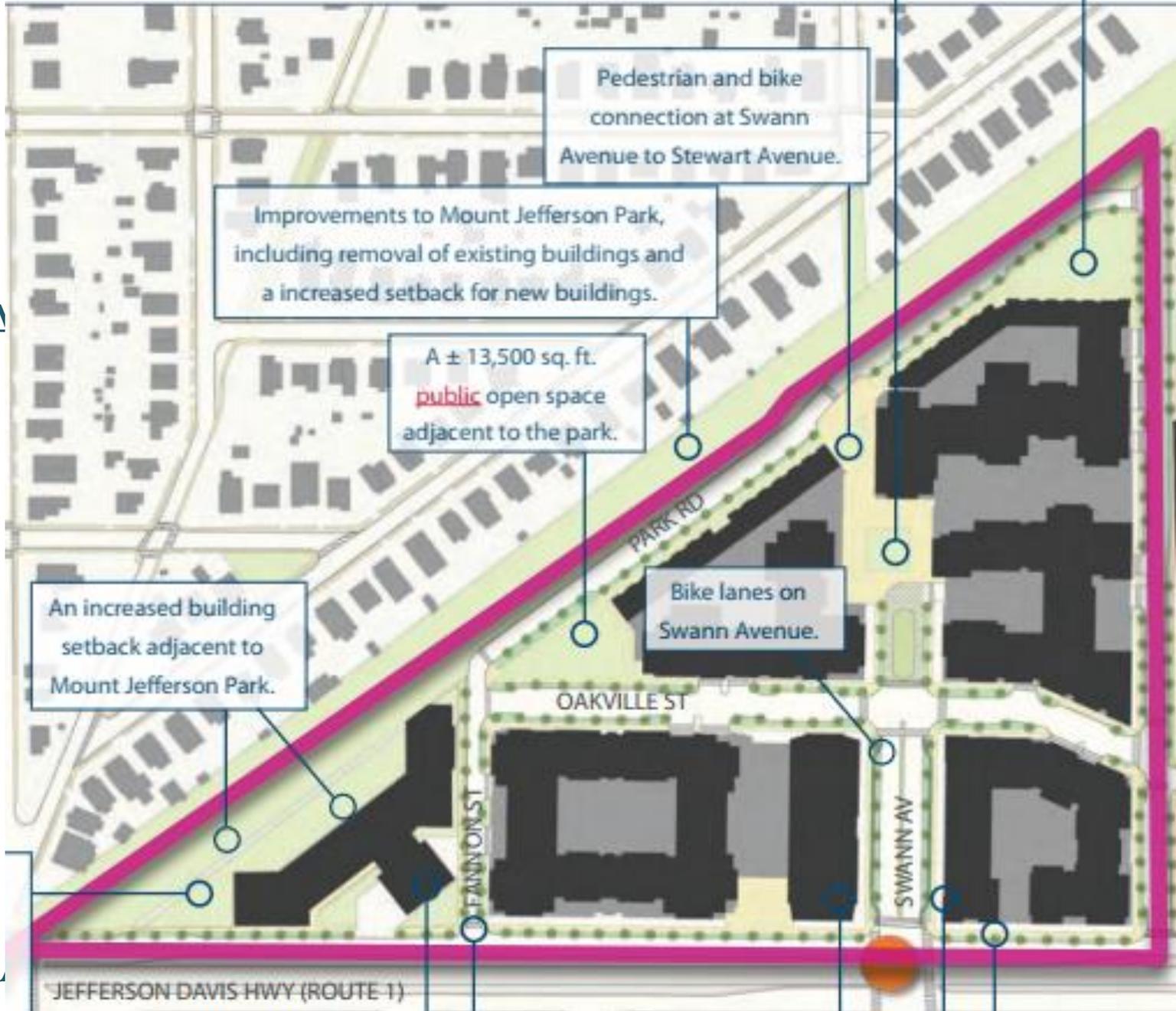


ROUTE 1
STREETSCAPE



Figure 6: View Looking South, Route 1 and Custis Ave (Adjacent to Mount Jefferson Park)

PLAN DISTRICT 2 - OAKVILLE
PL



PLAN DISTRICT 2 – OAKVILLE

OAKVILLE
TRIANGLE -
SWANN
AVENUE



PARK ROAD



CALVERT
AVENUE



PLAN DISTRICT 2 – OAKVILLE

MOUNT
JEFFERSON
PARK



PLAN DISTRICT 3 PL



PLAN DISTRICT 3
P



PLAN DISTRICT 3



DRAFT PLAN APPENDIX



A P P E N D I X

1. PLAN AREA CONTEXT AND HISTORY

- a. Plan Boundary Map
- b. Historic Maps and Historic Photos
- c. Existing Zoning Map
- d. Variety of Ownership Map
- e. Potomac Yard Approved and As-Built Heights
- e. Excerpts from Potomac West SAP 1992
- f. Approvals and Changes to the Potomac West SAP and Potomac Yard SAP since 1992

2. WHY A NEW PLAN?

- a. Intro
- b. Advisory Group and Community Planning Process
- c. Existing City Plans and Policies

3. DEMOGRAPHICS AND STUDENT GENERATION

- a. Demographic Information
- b. Student Generation
- c. Redistricting Program
- d. Long-Range Educational Facilities Plan
- e. Capital Improvements Planning
- f. Additional School Facilities

4. OPEN SPACE & PARKS

- a. Open Space Context Map
- b. Existing Conditions Mapping

5. SOLAR STUDIES

6. PLAN AREA BUILDING HEIGHTS & TOPOGRAPHY STUDY

7. MULTIMODAL TRANSPORTATION STUDY

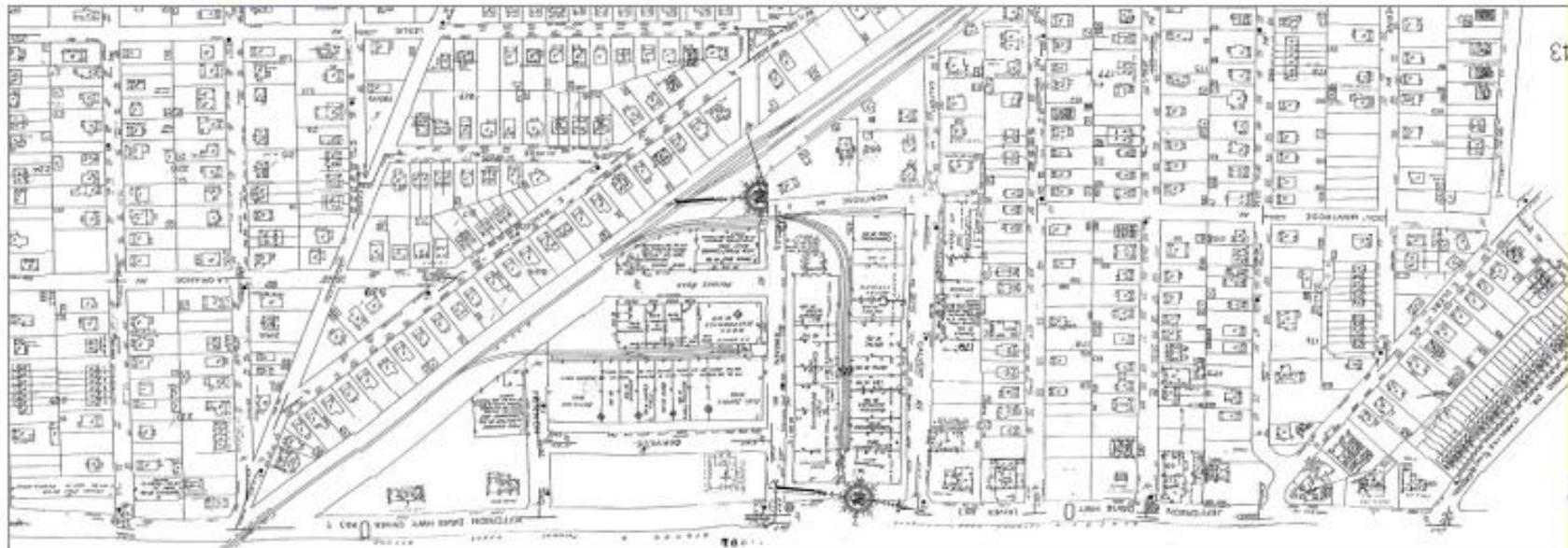
- a. Multimodal Transportation Study March 2015
- b. Multimodal Transportation Study Appendices March 2015

8. RETAIL MARKET ANALYSIS

Historic photo of W&OD railroad line, now Mount Jefferson Park, across what is now Route 1 and Potomac Yard to Old Town North.



1958 Sanborn Map



E. APPROVED AND AS-BUILT HEIGHTS IN POTOMAC YARD

Approved Height Maximums



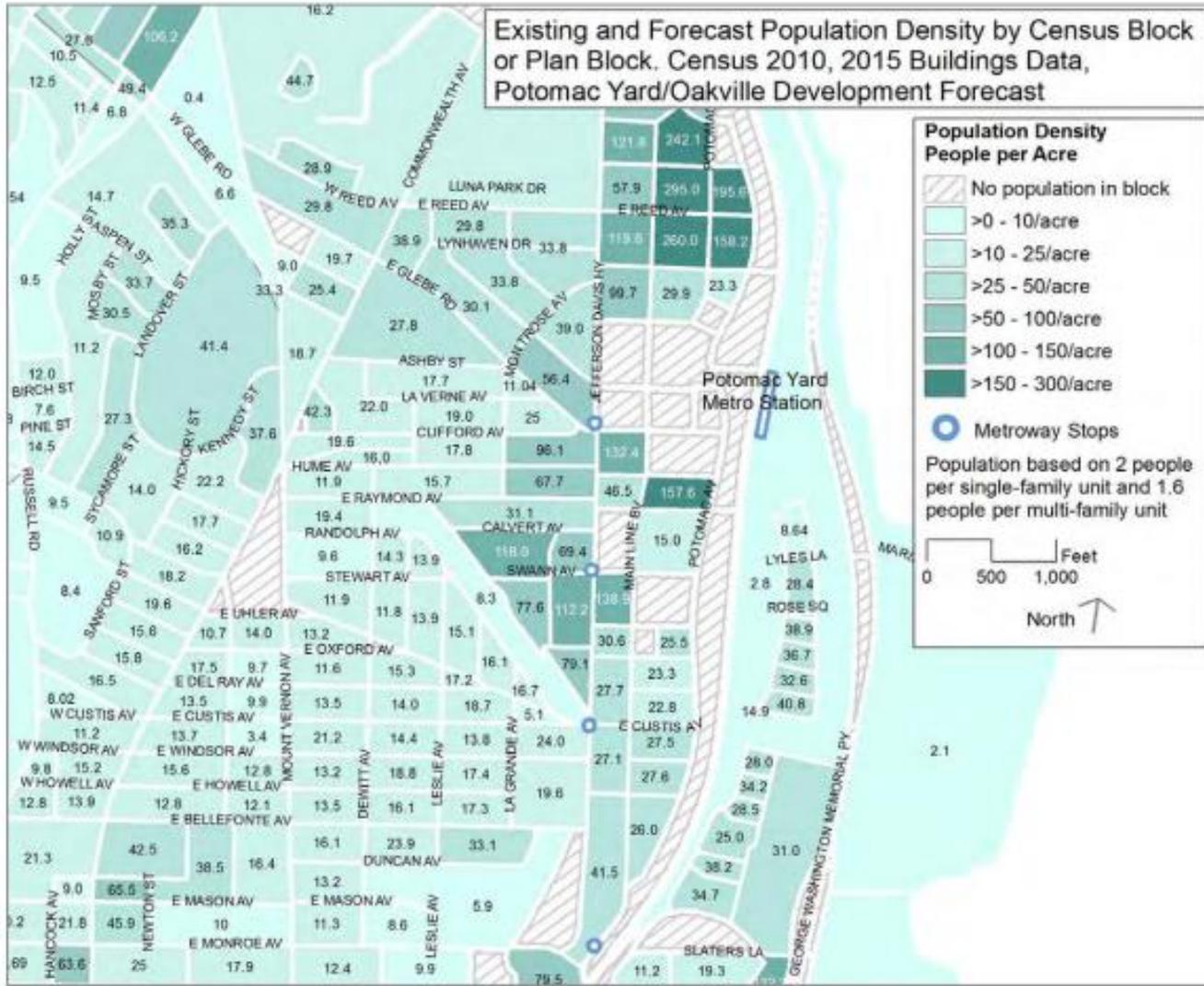
As-Built Heights of Constructed Buildings (2015)



LEGEND

Not yet constructed





Note: Anticipated number of new residents in Plan area projected: 2,984. Based on 1701 multi-family units and 131 townhouses.



B. STUDENT GENERATION

The Oakville Triangle/Route 1 Corridor development is expected to include 1,701 multi-family units and 131 townhouse units when fully developed. Recent school enrollment statistics indicate that new market-rate multifamily developments result in approximately 0.03 students per dwelling unit, or about one student for every 33 new apartment or condominium units. New townhouse units generate approximately 0.1 students per dwelling unit, or one student per 10 units. These generation rates for new development are based on 2013 student enrollment from existing market-rate apartments and condominiums that are less than 30 to 40 years old in Alexandria.

Based on these generation factors, the development anticipated in the Plan area would be expected to generate approximately 51 Alexandria City Public Schools (ACPS) students in all grades from the proposed 1,701 multi-family units, and 13 students in all grades from the 131 townhouse units, for a total of 64 students at full development.

The Oakville Triangle area is within the attendance area of Mount Vernon Elementary School, which feeds George Washington Middle School. Areas north of Hume Avenue are within the Cora Kelly Elementary School attendance area. Mount Vernon Elementary School enrollment in the 2014-15 academic year exceeded its nominal capacity of 755 students under recently adopted educational specifications. The school has additional capacity based on the number of classrooms available and adopted class size limits, but since this is one of the oldest schools in the system, current classrooms are comparatively small. Cora Kelly enrollment is currently below capacity under new educational specifications, and is expected to continue to be slightly below capacity in 2020.

In addition to market-rate housing development, new development may include affordable housing incorporated in market-rate buildings or funded through affordable housing contributions from both residential and commercial development. Affordable housing designed for families and made affordable for low- and moderate-income households generates about 0.6 students per housing unit. If one assumes that approximately 5

affordable units will be developed or reserved for each 100 net new housing units constructed, 91 affordable units would be constructed or existing units rehabilitated or reserved as affordable units as a result of this project. These affordable units would be expected to generate approximately 55 additional students in ACPS schools. If affordable housing is made available within the project, these students would attend Mount Vernon Elementary School. If affordable units are funded through affordable housing contributions in other locations, then these students could attend any ACPS school.

C. REDISTRICTING PROGRAM

ACPS is initiating a redistricting program that is expected to rebalance school attendance boundaries based on current and projected enrollment. Currently, schools in the West End are over capacity on balance, and some capacity is available in schools on the east side of Alexandria, including Cora Kelly and the new Jefferson-Houston K-8 school. Redistricting may reduce the available capacity in the east end in order to relieve capacity issues in the west. Additional capacity programs are under way in the West End, including planning for replacement of Patrick Henry school with a K-8 school of increased capacity. Because the Oakville Triangle is on an attendance boundary, it is possible that the project may be placed in a different attendance area as a result of the redistricting program.

D. LONG-RANGE EDUCATIONAL FACILITIES PLAN

Alexandria City Public Schools, in cooperation with the City of Alexandria, recently completed and adopted a Long Range Educational Facilities Plan, focusing on needs for elementary and middle schools. This plan identified substantial potential school capacity problems, primarily in Alexandria's West End. However, schools in the eastern part of the city tend to be the oldest, and therefore have problems with classroom size and facilities to meet current educational needs. The plan identified a number of potential improvements to existing schools, as well as need for additional schools with possible specific locations for some.

With the adoption of the plan, the ACPS Board identified two immediate needs – a financing plan to meet the needs identified in the facilities plan,

5PM - SPRING



5PM - SUMMER



5PM - FALL



4PM - WINTER



BUILDING HEIGHTS AND TOPOGRAPHY



TOPOGRAPHY LEGEND

Dark Red	+ 10 feet	Light Orange	- 8 feet
Orange	+ 4 feet	Light Yellow-Orange	- 12 feet
Light Orange	0 feet	Light Yellow	- 16 feet
Light Yellow-Orange	- 4 feet	Light Yellow	- 20 feet
Light Yellow		Light Yellow	- 24 feet

Note: Elevations represented for illustrative purposes only

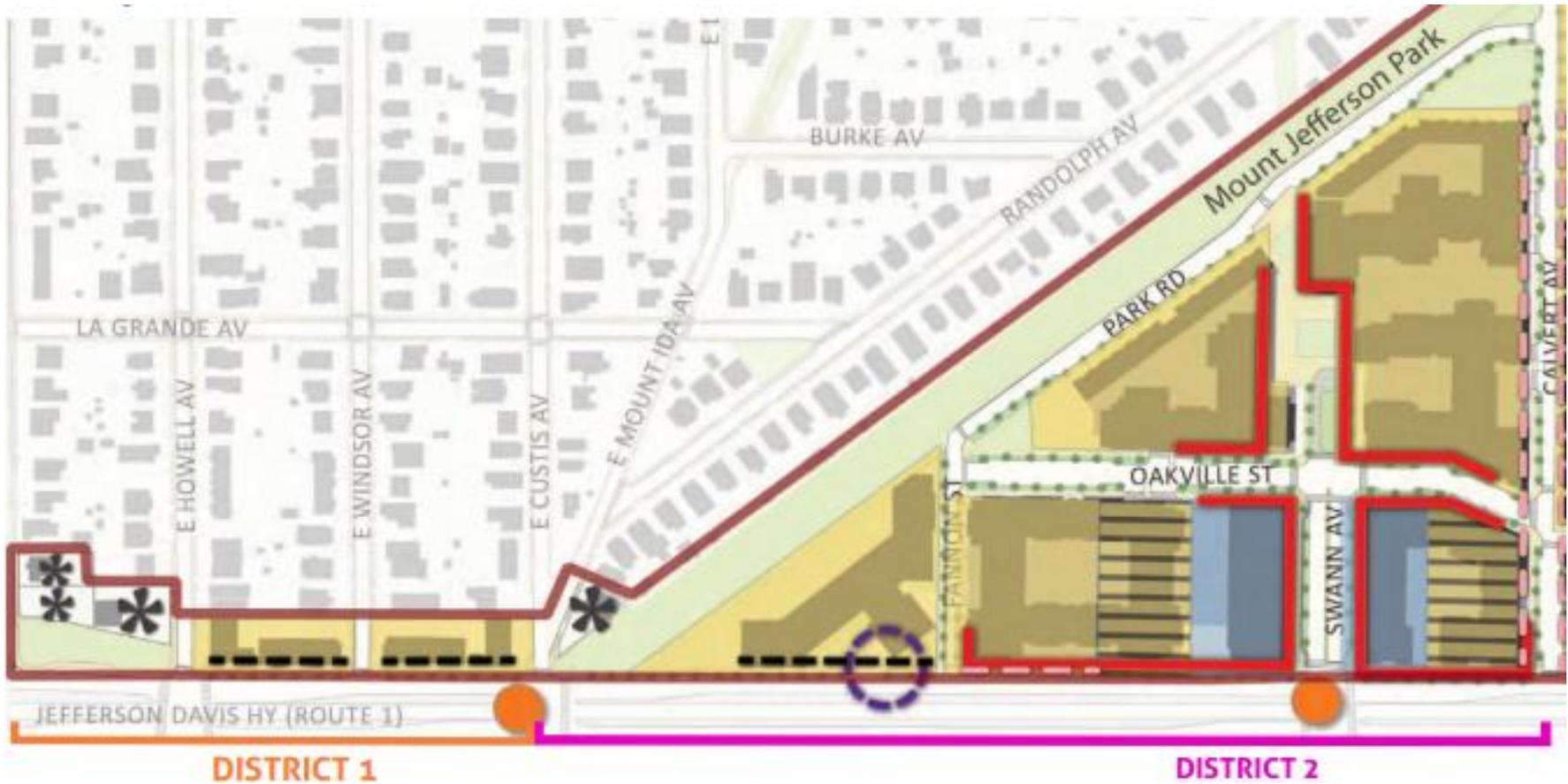
BUILDING HEIGHTS LEGEND

Yellow outline	35-55 feet	Star symbol	Excluded from Plan Area (Existing Redevelopment)
Orange outline	>55-65 feet		
Red outline	75-100 feet		

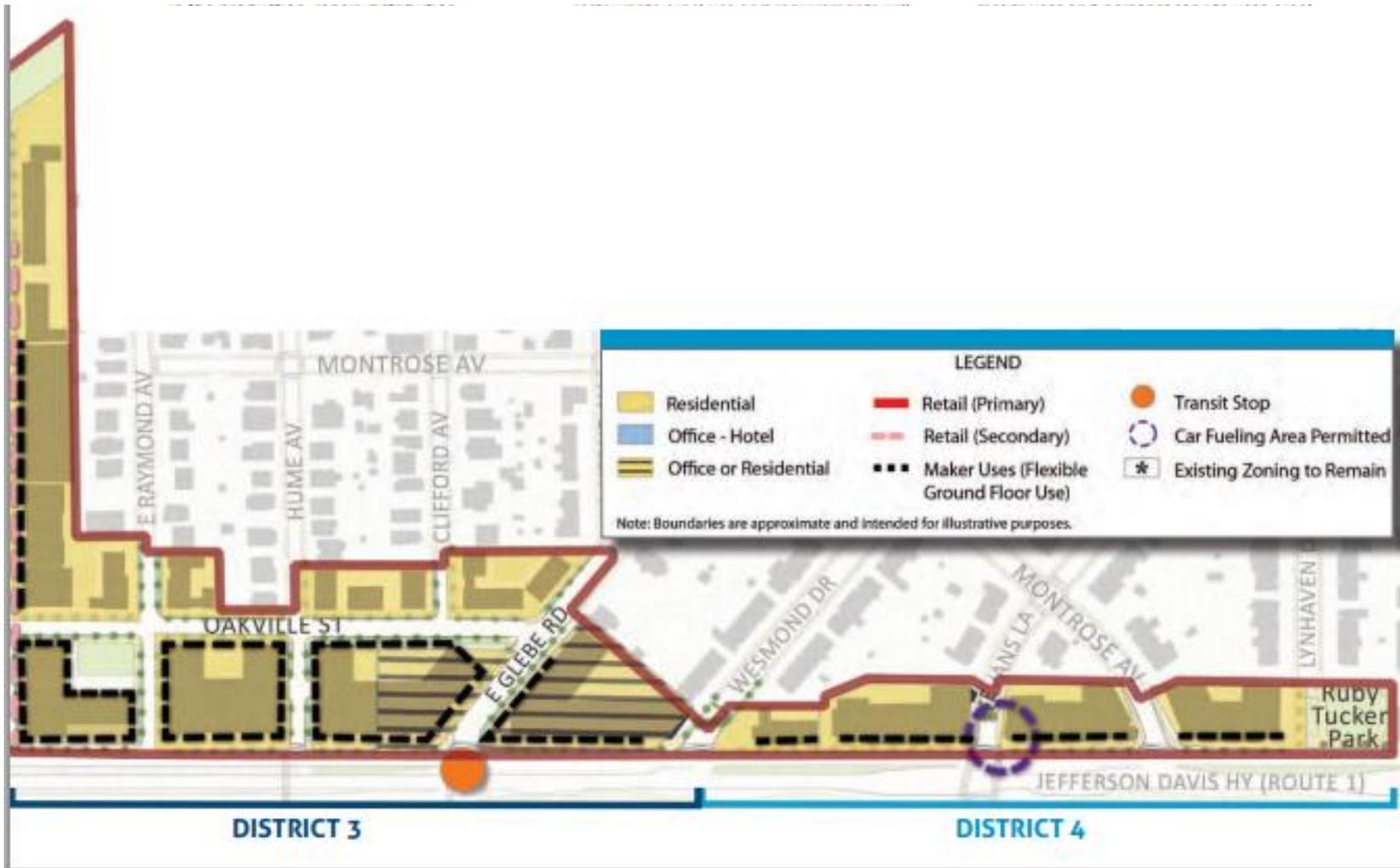
Note: Boundaries are approximate and intended for illustrative purposes. Maximum heights with appropriate transitions to the existing neighborhoods/buildings. Does not reflect building shoulders. For a more detailed height diagram, see http://www.alexandriava.gov/uploadedFiles/planning/info/Oakville_Triangle/Plan%20Area%20Building%20Heights%20-%20Working%20Draft.pdf



LAND USES



LAND USES



BUILDING HEIGHTS



BUILDING HEIGHTS



FANNON/ROUTE 1 PROPERTIES



FANNON/ROUTE 1 PROPERTIES PROPOSAL

City's Existing Draft Plan shows 55' for the Fannon/Route One properties:



FANNON/ROUTE 1 PROPERTIES PROPOSAL
/ROUTE 1
FANNON

Two Options Proposed for Additional Height for Fannon/Route One Properties:
Option One: 85' with Transitions Down Towards the
Park at 65' and 45'



Two Options Proposed for Additional Height for Fannon/Route One Properties:

Option Two: 75' with Transitions Down Towards the Park at 45'

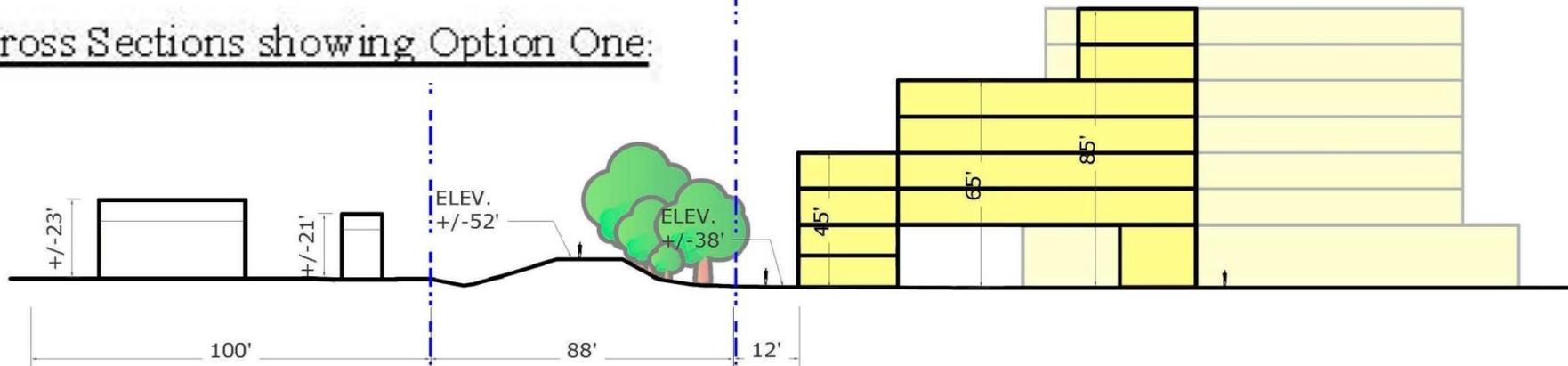


FANNON/ROUTE 1 PROPERTIES PROPOSAL
FANNON/ROUTE 1 P
FANNON

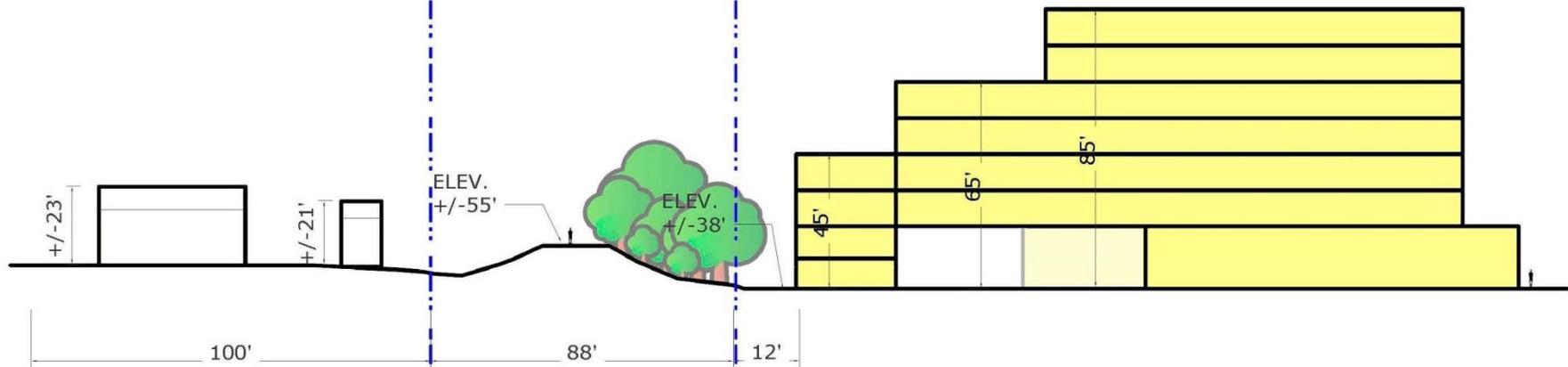


Cross Sections showing Option One:

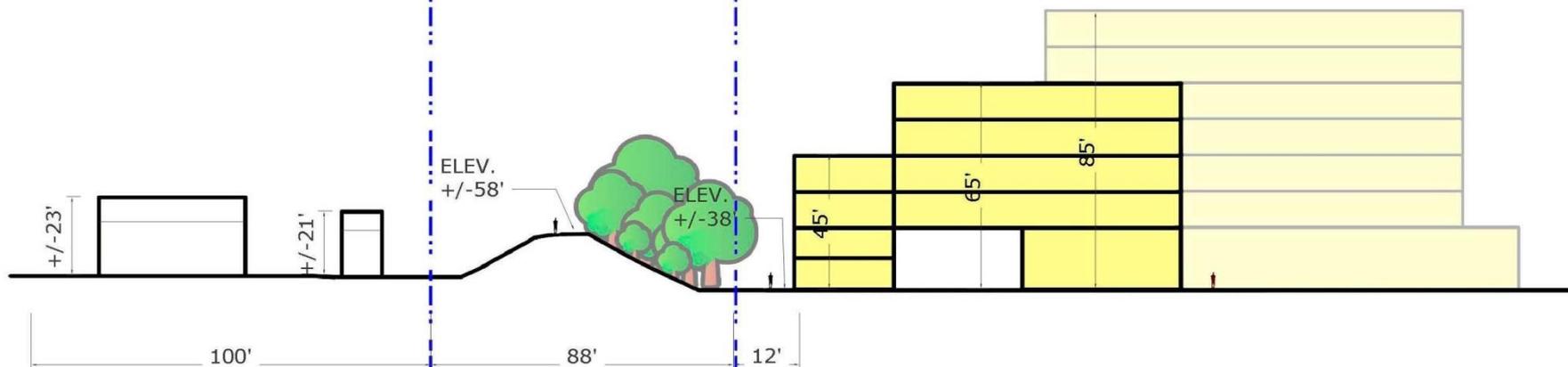
A



B



C



OAKVILLE TRIANGLE DEVELOPMENT APPLICATION

- **December 1** – Planning Commission Public Hearing
- **December 12** – City Council Public Hearing
 - Mount Jefferson Park
 - CDD Zoning
 - Office building

ARCHITECTURE OF PROPOSED OAKVILLE TRIANGLE OFFICE BUILDING



NEXT STEPS

October 6

- Planning Commission Hearing on Plan/Design Standards

October 19 **TBD**

- AG Meeting #18 – Review of DSUP/CDD; Update on Mount Jefferson Park/Intro to zoning triggers

October 17

- City Council Public Hearing on Plan/Design Standards

November TBD

- AG Meeting #19

December PC and CC

- Public Hearing on Oakville Triangle DSUP and CDD Zoning



ENDORSEMENT OF DRAFT PLAN AND DESIGN STANDARDS

