

NARRATIVE DESCRIPTION OF DEVELOPMENT

THIS SITE IS BORDERED TO THE NORTH BY CALVERT AVENUE, TO THE SOUTH BY FAWNON STREET; TO THE EAST BY JEFFERSON DAVIS HIGHWAY; AND TO THE WEST BY MT. JEFFERSON PARK TRAIL. THE SITE IS CURRENTLY ZONED INDUSTRIAL AND IT WILL BE PROPOSED TO BE REZONED TO A CDD.

THIS PROJECT CONSISTS OF A MIXED-USE DEVELOPMENT AND ALL ASSOCIATED INFRASTRUCTURE NEEDED TO SUPPORT THE DEVELOPMENT. INCLUDED IN THIS DEVELOPMENT ARE RESIDENTIAL MULTI-FAMILY UNITS, TOWNHOUSES, RETAIL, HOTEL AND OFFICE.

ACCESS TO THE SITE WILL BE FROM JEFFERSON DAVIS HIGHWAY.

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

NOTES:

1. EXISTING SITE AREA: 12.87 AC. OR 560,410 SF (EXCLUDES RIGHT-OF-WAY)
PROPOSED SITE AREA: 10.79 AC. OR 469,808 SF (EXCLUDES RIGHT-OF-WAY)
2. SITE ADDRESSES: 400 CALVERT AV, 2610 JEFFERSON DAVIS HIGHWAY, 420 SWANN AV, 300 SWANN AV, 403 SWANN AV, 403 SWANN AV, 400 FAWNON ST, 2600 OAKVILLE ST, 2614 JEFFERSON DAVIS HIGHWAY, AND 2412 JEFFERSON DAVIS HIGHWAY
3. TAX MAP NUMBERS: 025.03-02-06, 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: 15.30 AC. OR 666,500 SF
5. POST-DEVELOPED IMPERVIOUS AREA: 12.21 AC. OR 531,864 SF (BASED ON INFRASTRUCTURE BMP LIMITS)
6. THE DENSITY OF THIS ZONE IS TO BE ESTABLISHED WITH CDD ZONE REFINEMENTS.
PROPOSED FAR IS 3.87. SEE CHART ON SHEET 2 FOR MORE DETAILS.
7. MAXIMUM GROSS FLOOR AREA: 1,570,645 SF (EXCLUDES ABOVE AND BELOW GRADE PARKING)
(SEE CHART ON SHEET 2 FOR MORE DETAILS)
8. SEE SHEET 2 FOR BUILDING BREAKDOWN BY USE AND PARKING.
9. MAXIMUM NUMBER OF UNITS: 1,092 (SEE CHART ON SHEET 2 FOR MORE DETAILS)
10. MAXIMUM NUMBER OF PARKING SPACES: 2,225 (SEE CHART ON SHEET 2 FOR MORE DETAILS)
11. THERE ARE BOTH PUBLIC AND PRIVATE SPECIAL AMENITIES PROPOSED WITH THIS CDD CONCEPT PLAN. THE PUBLIC AMENITIES INCLUDE: A CENTRAL PIAZZA, FOCAL FEATURE WITHIN THE PIAZZA, ENCLOSED PARKING, LARGE OPENS SPACE, ENHANCED STREETSCAPES, AND, IN COORDINATION WITH THE CITY OF ALEXANDRIA, THE IMPROVEMENTS OF THE ADJACENT MT. JEFFERSON PARK. THE PRIVATE AMENITIES FOR THE RESIDENTS OF OAKVILLE INCLUDE: POOLS, WORK OUT FACILITIES, ROOFTOP COURTYARDS AND SECURE ENCLOSED PARKING.
12. THERE ARE NO NATURAL FEATURES ONSITE THAT NEED TO BE PRESERVED OR PROTECTED.
13. 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 DUE TO THE SITES INDUSTRIAL HISTORY. A GROUNDWATER CONTAMINATION ANALYSIS AND ASSOCIATED MANAGEMENT PLAN WILL BE PROVIDED WITH SUBSEQUENT PLAN SUBMISSIONS AFTER THE COMPLETION OF THE PHASE II ENVIRONMENTAL REPORT.
14. 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.
15. THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 100'.
16. THERE WILL BE NO ADVERSE IMPACTS TO ADJACENT AND NEIGHBORING PROPERTIES BY THIS PROPOSED DEVELOPMENT.
17. INTERIM OPEN SPACE MAY BE PROVIDED WITH THIS DEVELOPMENT AND TO BE FURTHER COORDINATED WITH THE CITY OF ALEXANDRIA.
18. SEE SHEET C101 OF THE INFRASTRUCTURE PLAN FOR THE BREAKDOWN AND CALCULATION OF THE PROPOSED SITE FOR PHASE 1.

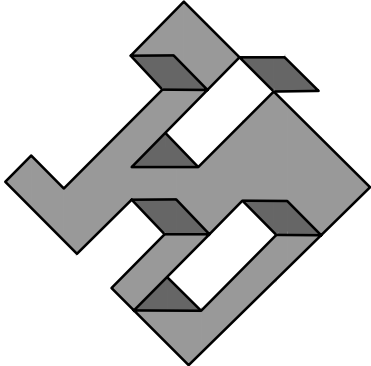
Site Area Breakdown				Notes
Existing Conditions	Total Site Area (excluding ROW)	Area (Ac)	Area (sf)	
		12.87	560,410	Excluding leased City parcel
Proposed Site Area (excluding ROW)	10.79	469,808		Block A, Block B, Block C, Block D, NW Parcel and TM 025.03-02-06 (excluding ROW)
Phase 1 site area (excluding ROW)	7.40	322,421		Block A1 (1.32 Ac.), Block B, Block D, NW Parcel and TM 025.03-02-06
Phase 2 site area (excluding ROW)	3.38	147,387		Block A2 (1.37 Ac) and Block C
Note: Approximately 4.54 Ac. (197,761 sf) 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.				

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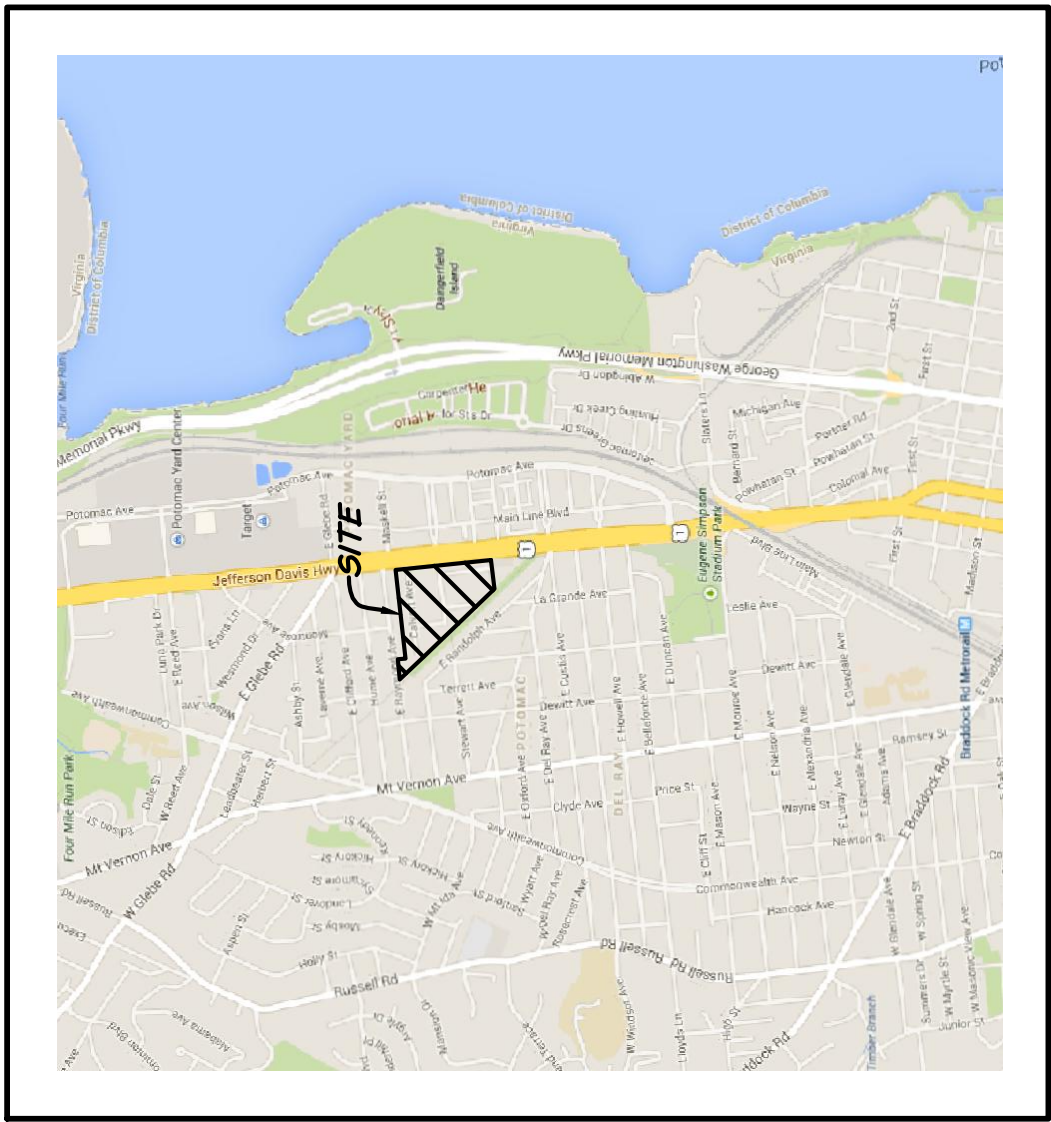
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HOUSTON, TX 77056
(267) 845-1722

BRE/DP ALEXANDRIA, LLC
STONEBRIDGECARRAS, LLC
7200 WISCONSIN AVENUE
SUITE 700
BETHESDA, MD 20814
(301) 913-9610

CONCEPTUAL DESIGN PLAN
OAKVILLE
THE CITY OF ALEXANDRIA, VIRGINIA



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'

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

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

LANDSCAPE ARCHITECT
LANDDESIGN
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ALEXANDRIA, VA 22314
(703) 549-7784

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

SHEET INDEX

- 1 COVER SHEET
- 2 CONCEPTUAL DESIGN PLAN
- 3 OPEN SPACE EXHIBIT
- 4 RIGHT-OF-WAY AND SHARED SPACE EXHIBIT
- 5 SMALL AREA PLAN EXHIBIT

PROFESSIONAL SEAL AND SIGNATURE	DATE	REVISION	
		8-17-15	COMPLETENESS COMMENTS #2
		9-15-15	COMPLETENESS COMMENTS #3
		10-7-15	COMPLETENESS COMMENTS #4
		10-29-15	COMPLETENESS COMMENTS #4

BLOCK	GROSS FLOOR AREA (GSF) ¹	FAR / NET FLOOR AREA (NSF)	BUILDING HEIGHT	UNITS PER ACRE	IMAY PARKING SPACES PROVIDED	MIN PARKING SPACES REQUIRED ⁴
A RETAIL RESIDENTIAL OFFICE SERVICE/BOH ²	45,953	45,953				161
	306,957	306,957	75'			318
	135,166	135,166	100'			271
	17,612	17,612				
	BLOCK SUBTOTAL GSF	505,688				
	ABOVE GRADE GARAGE	67,529				
	BELOW GRADE GARAGE	-				
	BLOCK GARAGE SUBTOTAL GSF	243,769				
	BLOCK GROSS FLOOR AREA GRAND TOTAL	816,986	573,217	115	660	750
B RETAIL RESIDENTIAL HOTEL SERVICE/BOH ²	35,119	35,119				
	117,047	117,047	75'			123
	145,296	145,296	90'			127
	9,718	9,718				133
	BLOCK SUBTOTAL GSF	307,180				
	ABOVE GRADE GARAGE	4,120				
	BELOW GRADE GARAGE ³	108,717				
	BLOCK GARAGE SUBTOTAL GSF	112,837	4,120			
	BLOCK GROSS FLOOR AREA GRAND TOTAL	420,017	311,300	89	280	383
C RETAIL RESIDENTIAL TOWNHOUSES SERVICE/BOH ²	30,996	30,996				
	197,629	197,629	75'			109
	*SF INCLUDED ABOVE	-				196
	9,220	9,220				28
	BLOCK SUBTOTAL GSF	237,845				
	ABOVE GRADE GARAGE	2,927				
	BELOW GRADE GARAGE	142,870				
	BLOCK GARAGE SUBTOTAL GSF	145,797	2,927			
	BLOCK GROSS FLOOR AREA GRAND TOTAL	383,642	240,772	99	320	333
D RETAIL RESIDENTIAL TOWNHOUSES SERVICE/BOH ²	81,625	81,625				286
	408,269	408,269	75'			413
	*SF INCLUDED ABOVE	-				24
	30,038	30,038				
	BLOCK SUBTOTAL GSF	519,932				
	ABOVE GRADE GARAGE	80,441				
	BELOW GRADE GARAGE ³	294,003				
	BLOCK GARAGE SUBTOTAL GSF	374,444	80,441		900	723
	BLOCK GROSS FLOOR AREA GRAND TOTAL	894,376	600,373	101		
ON-STREET PARKING					65	
	RETAIL GSF SUBTOTAL	193,693				
	RESIDENTIAL GSF SUBTOTAL	1,029,902				
	OFFICE GSF SUBTOTAL	135,166				
	HOTEL GSF SUBTOTAL	145,296				
	SERVICE/BOH SUBTOTAL	66,588				
	ABOVE GRADE GARAGE SUBTOTAL	155,017				
	BELOW GRADE GARAGE GSF SUBTOTAL	789,359				
	GROSS FLOOR AREA GRAND TOTAL	2,515,021	1,725,662		2225	2189
	FAR		3.87			

ALL FIGURES ARE SUBJECT TO REFINEMENT DURING INDIVIDUAL BLOCK DSUP SUBMISSIONS

¹ Gross Floor Area for each use includes use-specific ancillary spaces such as: below grade bicycle parking, below grade stairs and mechanical space. This accounts for 24,077 SF of the Gross Floor Area Total.

² Service/BOH accounts for transformer space, loading docks and associated storage space, and garage exhaust/mechanical space.

This accounts for 66,588 SF of the Gross Floor Area Grand Total. Of that, 31,310 SF is located in the below grade garage.

⁴See shared parking table for ratios. Final minimum parking required to be determined at the DCI ID submission for each block. For below grade parking on block D and block D assumes parking in the ROW.

purposes of parking tabulation for this submission it is assumed that the market rate multifamily units will consist of 33% 2BR units

and 67% 1BR units.

Site area does not include IM 025.03-02-06 (24,384 SF or .56 acres).

Other Notes:

Retail and Restaurant is combined

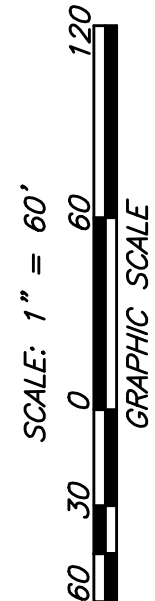
Residential includes multi-family and townhouse SF

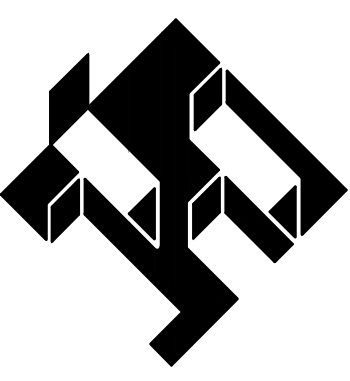
these calculations reflect changes made to the plan through work with Alexandria Training and zoning staff since the Concept II submission on April 8, 2015.

Block A accounts for Phase 1 and Phase 2 portions of the block.

See C101 of the Infrastructure Plan for Phase 1

Land Use	Parking Ratio
Retail	3.5 sp/1,000 SF
Restaurant	3.5 sp/1,000 SF
Office	2.0 sp/1,000 SF
Hotel	0.7 sp/key
Residential:	
Multi-Family Market	0.8 sp/bedroom
Multi-Family Affordable	0.75 sp/unit
Townhouse	2.0 sp/unit





OPEN SPACE PLAN

OAKVILLE
CDD PLAN
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:14007.001.00
SCALE: N.T.S.
DATE: 07-13-2015
DESIGN: EG
DRAWN: EG
CHECKED: KTM
SHEET No.

OPEN SPACE CALCULATION
TOTAL SITE AREA: 469,809 SF / 10.785 AC (EXCLUDES PUBLIC R.O.W.)
REQUESTED TOTAL OPEN SPACE: 187,824 SF / 4.31 AC (40%)
REQUESTED TOTAL OPEN SPACE - GROUND LEVEL: 70,471 SF / 1.62 AC (15% Min.)

- SYMBOL
- GROUND LEVEL OPEN SPACE (15% Min.) +/-70,471 sf.
 - ROOF TOP OPEN SPACE +/- 117,453 sf.
 - AREA TO BE RE-PURPOSED TO MT. JEFFERSON PARK DSUP2015-0023 +/- 21,814 SF

NOTES:
1. A TOTAL OF 21,814 SF OF GROUND LEVEL OPEN SPACE THAT IS TO BE RE-PURPOSED TO MT. JEFFERSON PARK IS NOT INCLUDED IN TOTAL OPEN SPACE CALCULATIONS.
2. ALL EXISTING AND PRIVATE RESIDENT TERRACES ARE NOT INCLUDED IN THE CALCULATIONS. PRIVATE TERRACES ARE TO BE DEVELOPED AND WILL BE INCLUDED IN TABULATIONS.
3. APPROXIMATELY 2/3 OF OPEN SPACE (BOTH GROUND LEVEL AND ROOF TOP) SHALL OCCUR AS A PART OF PHASE 1 DEVELOPMENT WITH THE REMAINDER (1/3) TO BE INCLUDED WITH PHASE 2.

ANTICIPATED OPEN SPACE PER BLOCK

Notes:
a Ground level and roof top numbers represent ranges and are not intended to be exact.
b All open space quantities are subject to change based upon final architecture and site plan considerations at the time of DSUP submittal.
c Actual quantity for blocks A-D to match minimums as outlined above.

BLOCK A LEVEL: 13-14,000 SF
GROUND LEVEL: 13,000 SF
ROOF TOP: 24-30,000 SF

BLOCK B LEVEL: 0 SF
GROUND LEVEL: 0 SF
ROOF TOP: 14-21,000 SF

BLOCK C LEVEL: 22-25,000SF
GROUND LEVEL: 19-20,000 SF
ROOF TOP: 37-39,000 SF

BLOCK D LEVEL: 37-39,000 SF
GROUND LEVEL: 36-39,000 SF
ROOF TOP: 36-39,000 SF

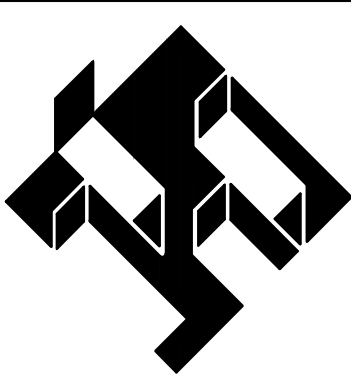


NOTE: OPEN SPACE PLAN PROVIDED BY LANDESDSIGN

[illegible]

	<i>PUBLIC RIGHT-OF-WAY</i>
	<i>PRIVATE WITH PUBLIC ACCESS EASEMENT</i>



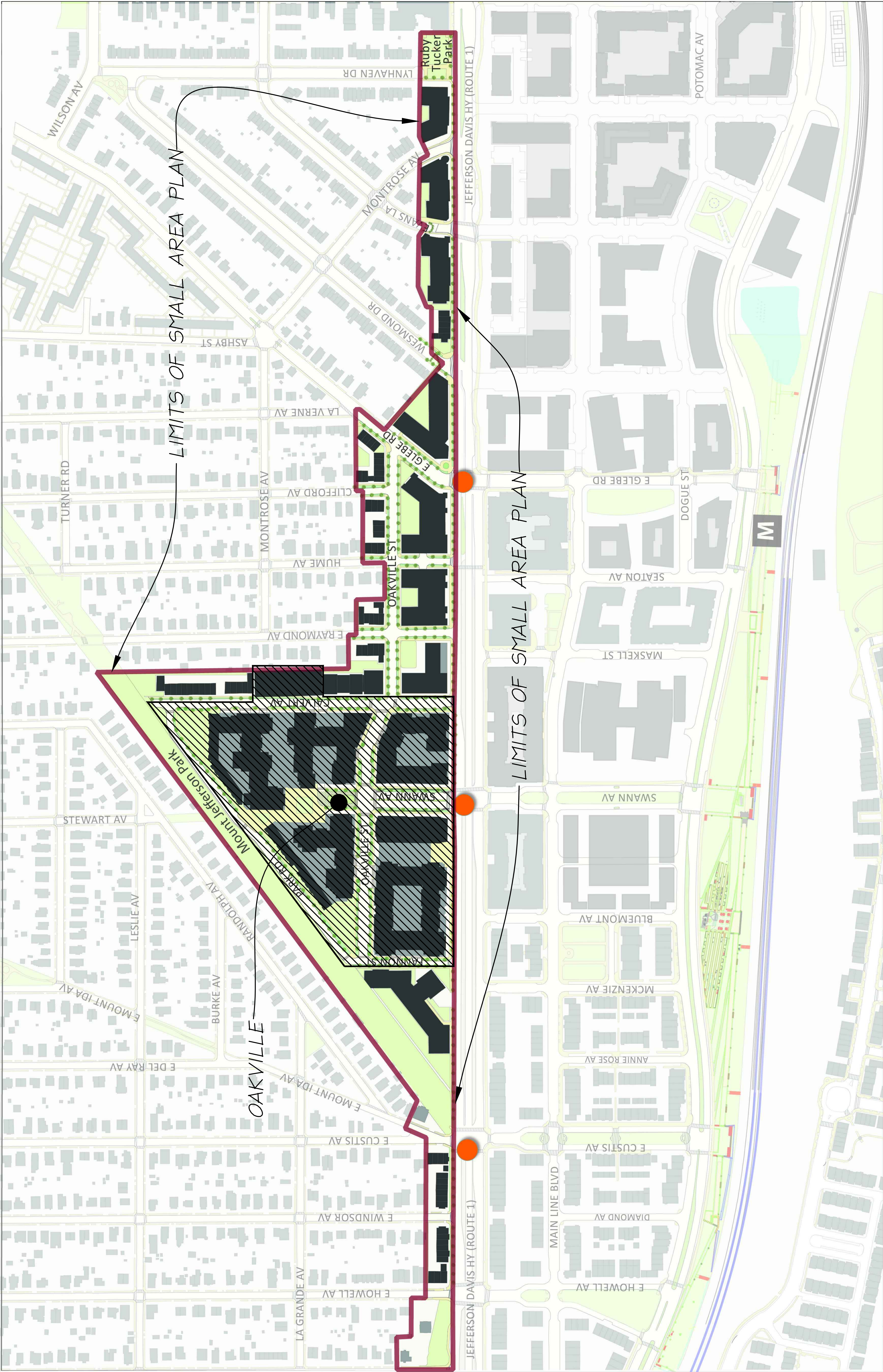


SMALL AREA PLAN
EXHIBIT

OAKVILLE
CDD PLAN

THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO: 14007.001.00
SCALE: N.T.S.
DATE: 07-13-2015
DESIGN: EG
DRAWN: EG
CHECKED: KTM
SHEET No.



FOR INFORMATIONAL PURPOSES ONLY