

One University Development Partners, LLC

Braddock District Land Use Committee Presentation

March 19, 2019

Review of Application

- Plan amendment and rezoning application
- 10.84 acres
- Proposal for Affordable (Family and Senior) and Student housing

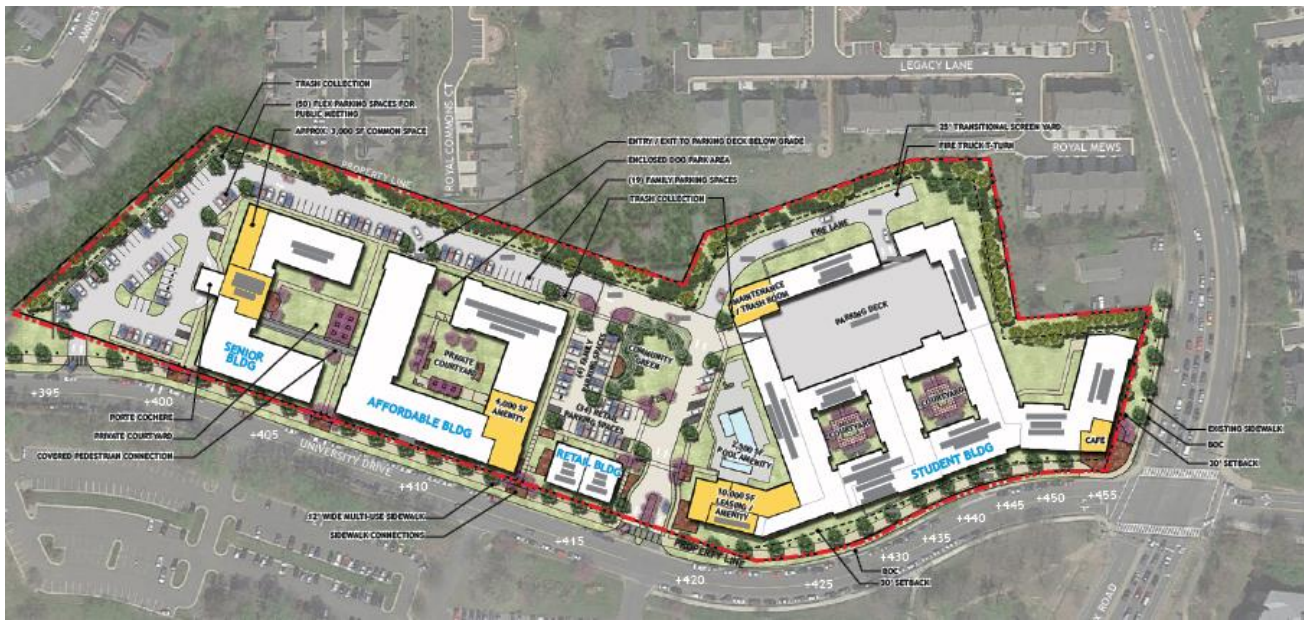
Review of Schedule

- Oct. '18 - Community meeting
- Dec. '18 - Braddock Dist. LU Committee
- Jan. '19 - Community meeting
- Feb. '19 - Resubmitted rezoning application
- March '19 - Braddock Dist. LU Committee

- April 3 - Staff report published for plan amendment
- April 5 - Resubmit rezoning application to staff
- April 8 - Community meeting
- April 16 - Braddock District LU Committee on plan amendment
- April 24 - Planning Commission hearing on plan amendment
- May 21 - Board of Supervisors hearing on plan amendment
- July 10 - Planning Commission hearing on rezoning



October 2018 Site Design

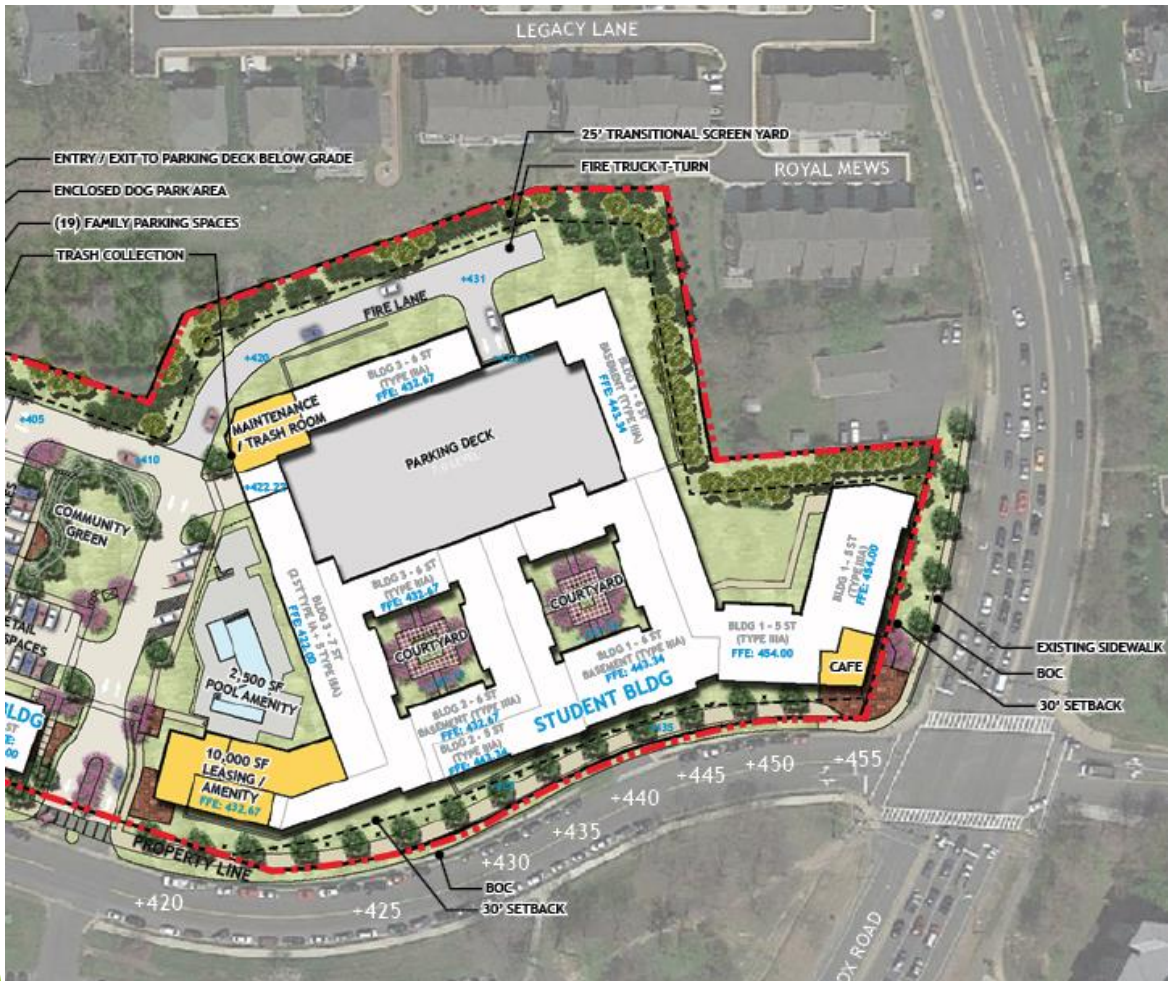


General Site Design Revisions

- Complete redesign of parking layout
- Increased setbacks and undisturbed buffers
- Redesign and re-orientate buildings
- Reduce number of units
- Change site entrance locations

April 2019 Site Design





October 2018 Student Building Design

- 83' Building Setback from North Lot Line
- 25' Planted Buffer along North Lot Line
- Up to 84' Building Height from Average Grade Plane
- 10' Ox Road Building Setback



April 2019 Student Building Design

- 153' Building Setback from North Lot Line
- 90' Undisturbed Tree Preservation Buffer along North Lot Line
- Up to 75' Building Height from Average Grade Plane
- 25' Building Setback with Planted buffer along Ox Road



October 2018 Affordable Buildings Design

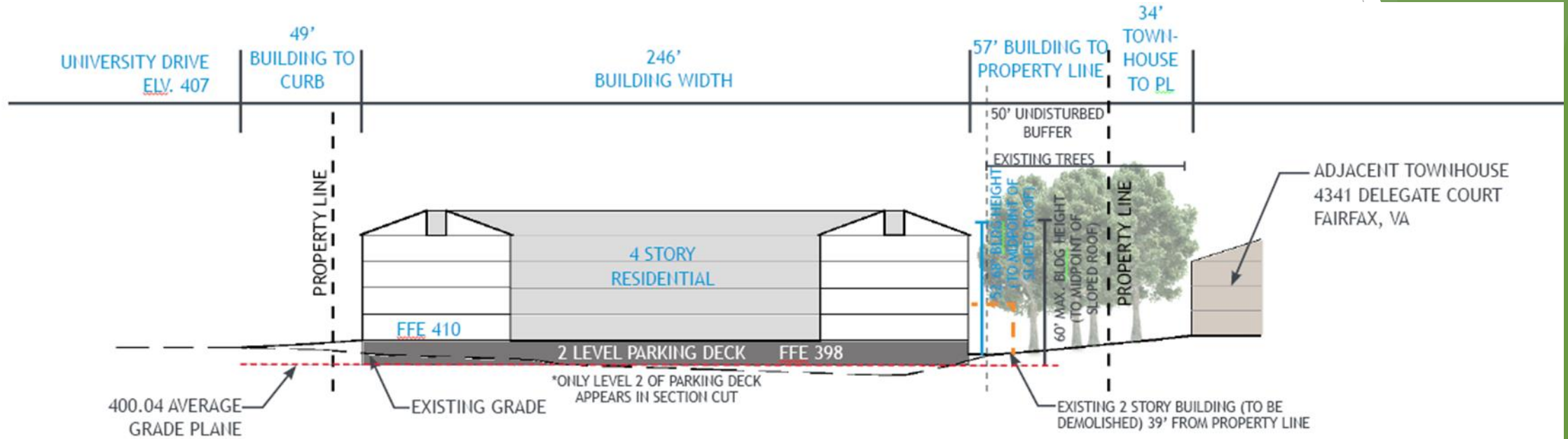
- Parking and drive aisles located behind buildings
- 25' Planted Buffer along North Lot Line
- 4 Story Senior Building
- Family Building located in center of site
- Disturbance of RPA zone



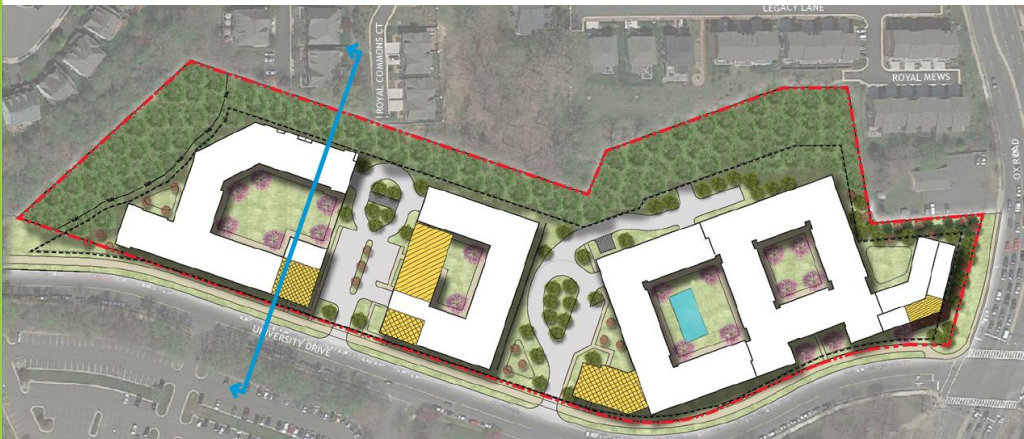
April 2019 Affordable Buildings Design

- Parking and drive aisles removed from behind buildings
- 50' Undisturbed Buffer along North Lot Line
- 3 Story Senior Building
- Family Building flipped location with Senior Building
- No disturbance in RPA zone; Restoration proposed

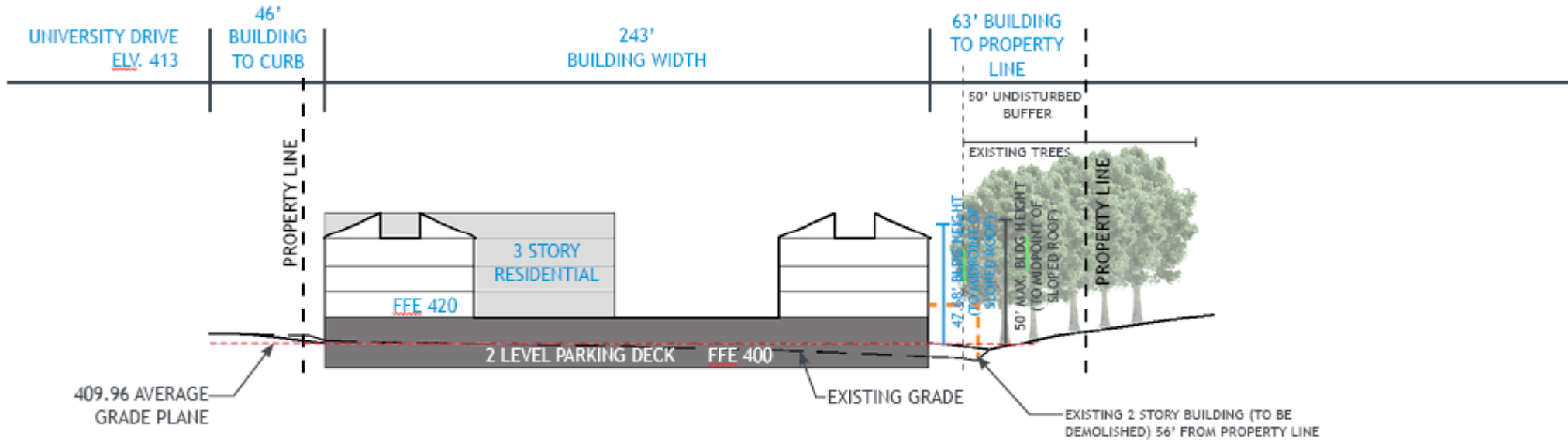
Family Building - Section AA



BUILDING A AVERAGE GRADE PLANE ELEVATION IS 400.04; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 60' MEASURED TO MIDPOINT OF SLOPED ROOF (UP FROM 50' AT PREVIOUS SUBMISSION)



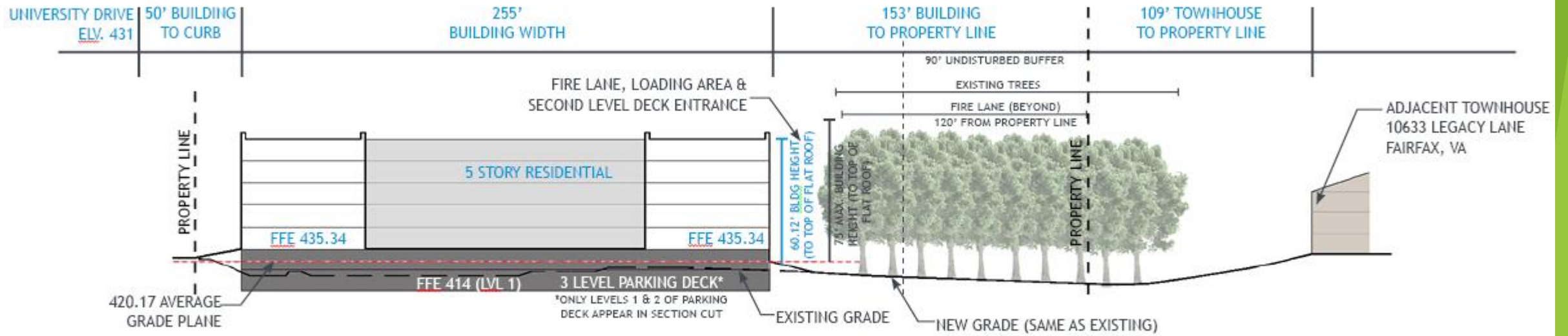
Senior Building - Section BB



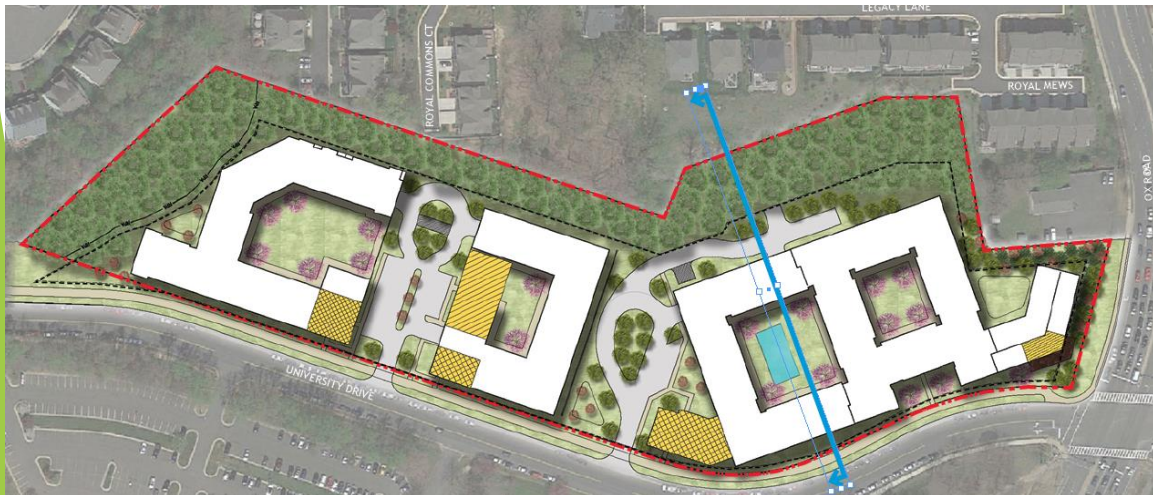
BUILDING B AVERAGE GRADE PLANE ELEVATION IS 409.96; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 50' MEASURED TO MIDPOINT OF SLOPED ROOF (DOWN FROM 55' AT PREVIOUS SUBMISSION)



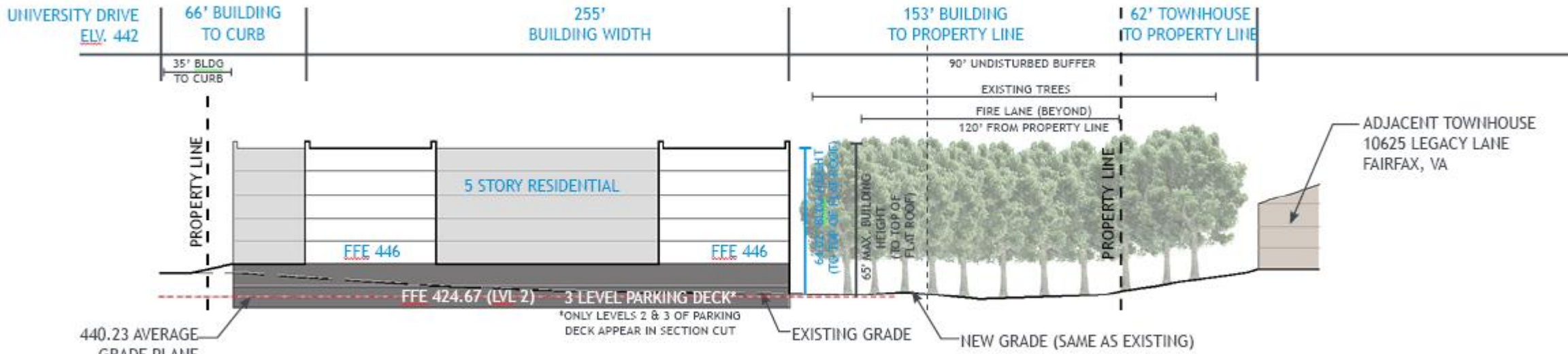
Student Building - Section C1



BUILDING C1 AVERAGE GRADE PLANE ELEVATION IS 420.17; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 75' MEASURED TO TOP OF FLAT ROOF (DOWN FROM 84' AT PREVIOUS SUBMISSION)



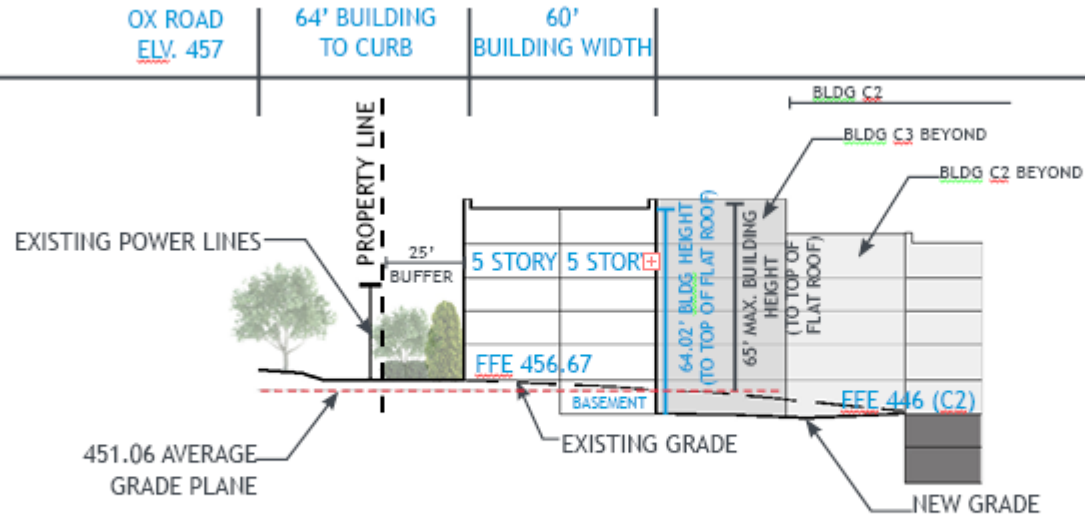
Student Building - Section C2



BUILDING C2 AVERAGE GRADE PLANE ELEVATION IS 440.23; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF (DOWN FROM 72' AT PREVIOUS SUBMISSION)



Student Building - Section C3



BUILDING C3 AVERAGE GRADE PLANE ELEVATION IS 451.06; MAXIMUM BUILDING HEIGHT FROM AVERAGE GRADE PLANE IS UP TO 65' MEASURED TO TOP OF FLAT ROOF (DOWN FROM 72' AT PREVIOUS SUBMISSION)

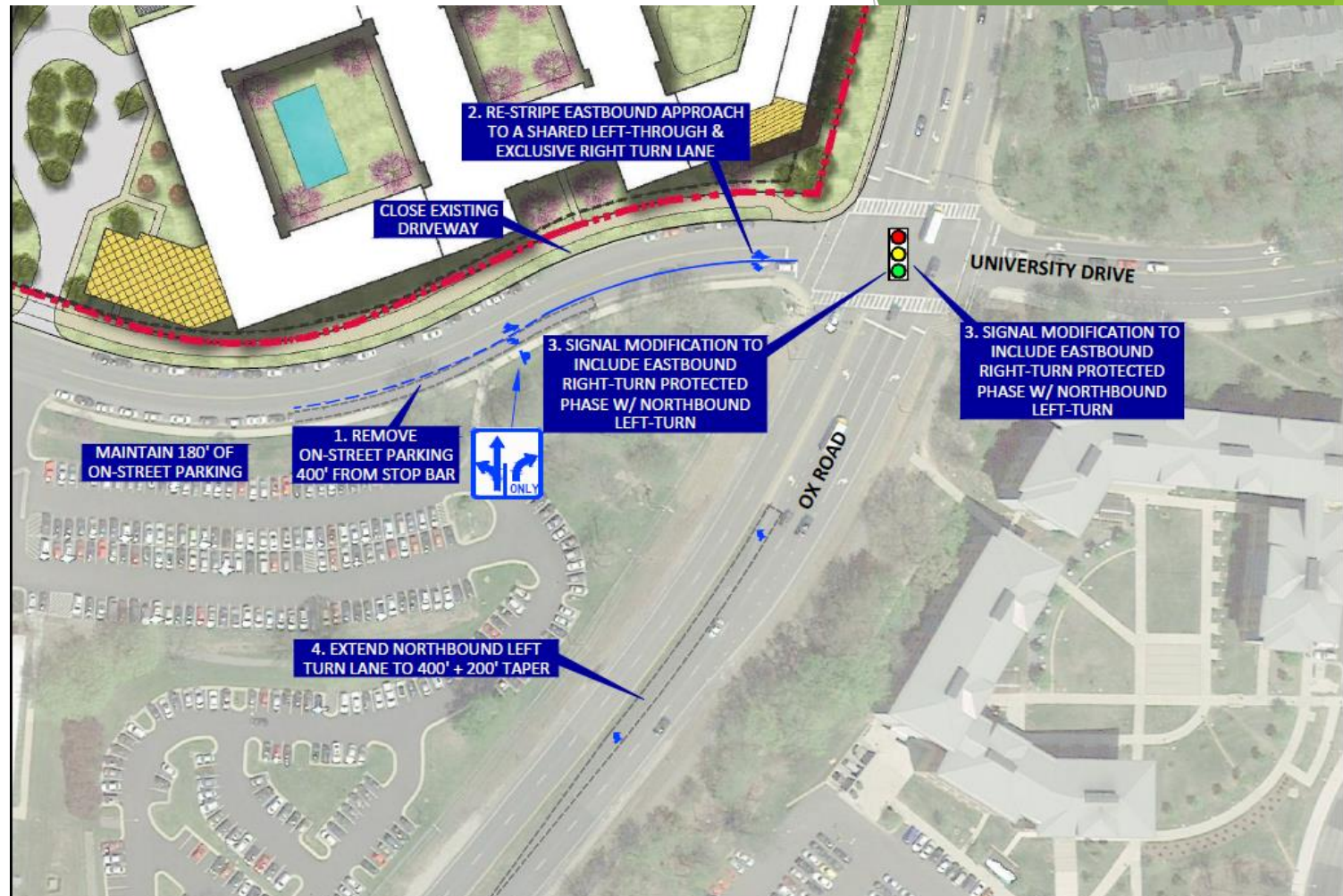


Recap of Proposed Vehicular Improvements

- Remove part of parking along southern side of University Drive
- Restripe EB approach to provide a dedicated right turn lane
- Modify signal timing: right turn arrow in dedicated lane timed with NB and SB lefts on 123
- Lengthen NB left turn lane on 123

Results

- Decrease in overall delay at intersection during the AM and PM peaks over future condition without the development
- Decrease in eastbound University Drive delay queues during the AM and PM peak over future condition without the development

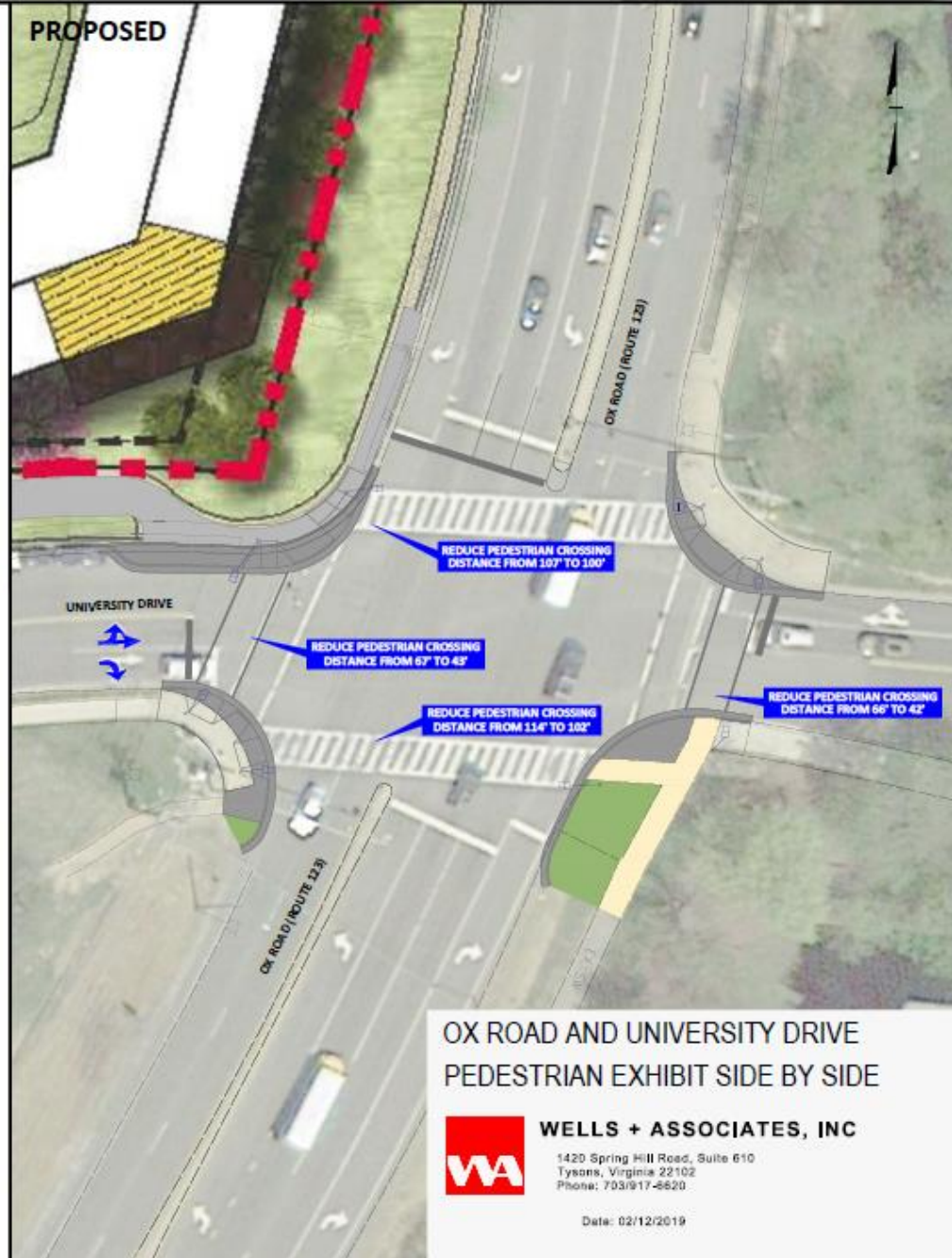


Traffic study assumes all units are multifamily.

EXISTING



PROPOSED



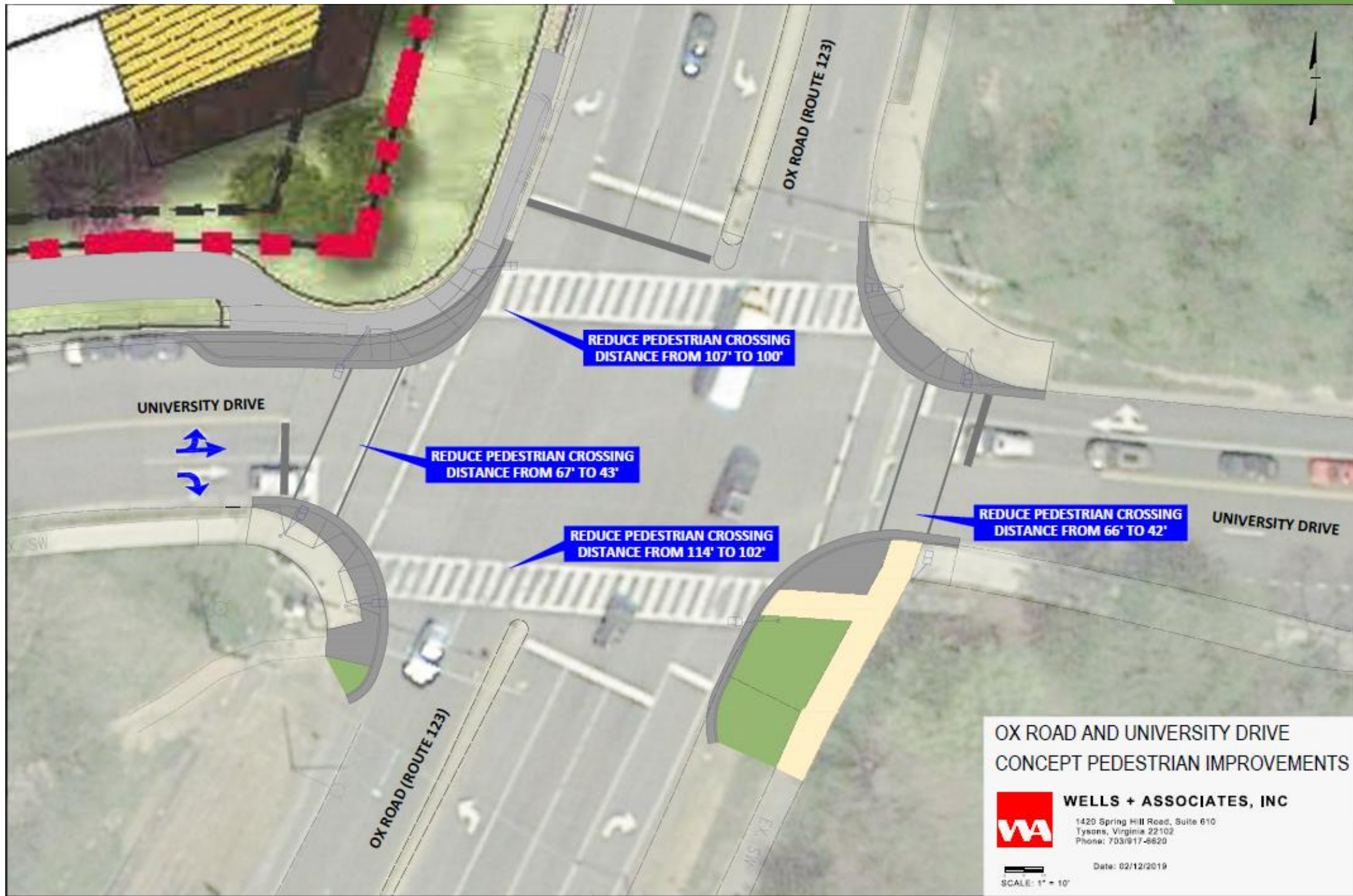
**OX ROAD AND UNIVERSITY DRIVE
PEDESTRIAN EXHIBIT SIDE BY SIDE**



WELLS + ASSOCIATES, INC

1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102
Phone: 703/917-8620

Date: 02/12/2019



UNIVERSITY DRIVE

OX ROAD (ROUTE 123)

UNIVERSITY DRIVE

OX ROAD (ROUTE 123)

REDUCE PEDESTRIAN CROSSING DISTANCE FROM 107' TO 100'

REDUCE PEDESTRIAN CROSSING DISTANCE FROM 67' TO 43'

REDUCE PEDESTRIAN CROSSING DISTANCE FROM 114' TO 102'

REDUCE PEDESTRIAN CROSSING DISTANCE FROM 66' TO 42'

OX ROAD AND UNIVERSITY DRIVE CONCEPT PEDESTRIAN IMPROVEMENTS



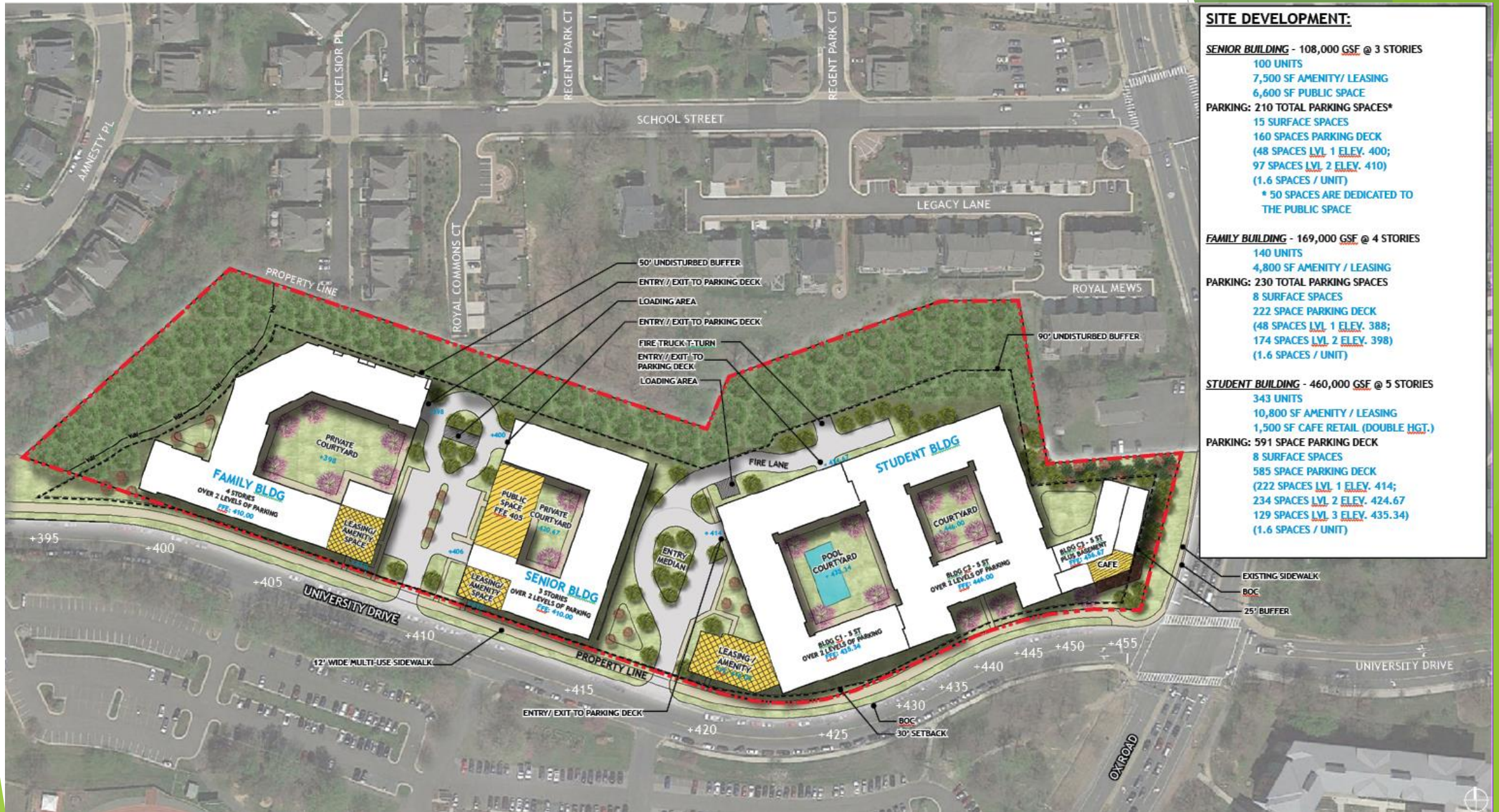
WELLS + ASSOCIATES, INC

1420 Spring Hill Road, Suite 610
Tysons, Virginia 22102
Phone: 703/917-8620

Date: 02/12/2019

SCALE: 1" = 10'

QUESTIONS?



SITE DEVELOPMENT:

SENIOR BUILDING - 108,000 GSF @ 3 STORIES
100 UNITS
7,500 SF AMENITY/ LEASING
6,600 SF PUBLIC SPACE
PARKING: 210 TOTAL PARKING SPACES*
15 SURFACE SPACES
160 SPACES PARKING DECK
(48 SPACES LVL 1 ELEV. 400;
97 SPACES LVL 2 ELEV. 410)
(1.6 SPACES / UNIT)
* 50 SPACES ARE DEDICATED TO THE PUBLIC SPACE
FAMILY BUILDING - 169,000 GSF @ 4 STORIES
140 UNITS
4,800 SF AMENITY / LEASING
PARKING: 230 TOTAL PARKING SPACES
8 SURFACE SPACES
222 SPACE PARKING DECK
(48 SPACES LVL 1 ELEV. 388;
174 SPACES LVL 2 ELEV. 398)
(1.6 SPACES / UNIT)
STUDENT BUILDING - 460,000 GSF @ 5 STORIES
343 UNITS
10,800 SF AMENITY / LEASING
1,500 SF CAFE RETAIL (DOUBLE HGT.)
PARKING: 591 SPACE PARKING DECK
8 SURFACE SPACES
585 SPACE PARKING DECK
(222 SPACES LVL 1 ELEV. 414;
234 SPACES LVL 2 ELEV. 424.67
129 SPACES LVL 3 ELEV. 435.34)
(1.6 SPACES / UNIT)

- EXISTING SIDEWALK
- BOC
- 25' BUFFER