



SITE-SPECIFIC PLAN AMENDMENT PROCESS

SOUTH COUNTY

2019 – 2021

Van Dorn TSA Land Units D and E (part)

July 26 , 2021

7:00 pm – 9:00 pm

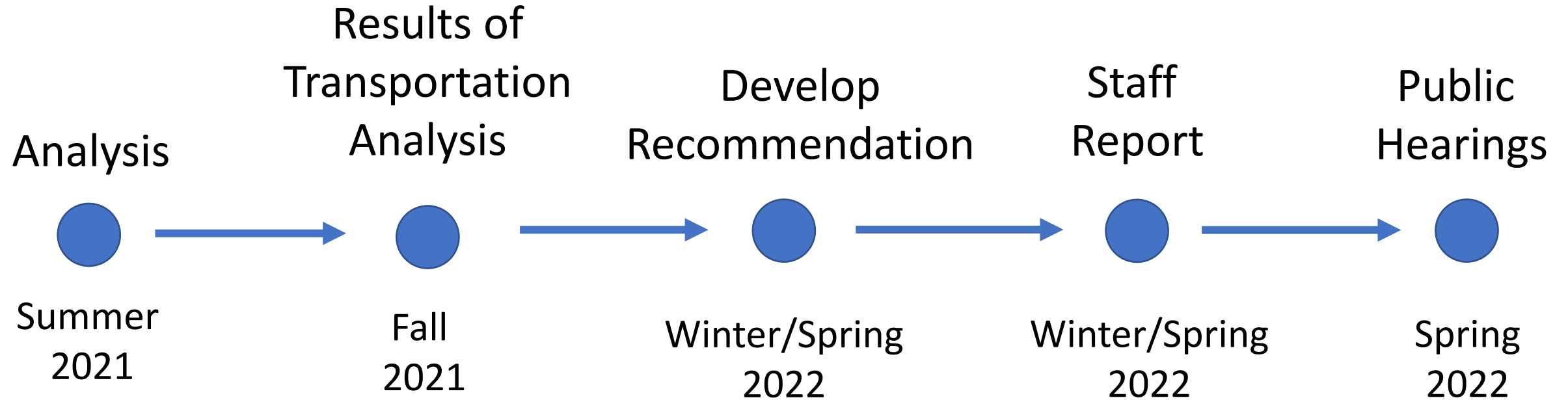


Agenda

- Transportation Study
- Timeline
- Analysis
 - Land Use
 - Environmental
 - Schools/Student Yield
 - Parks



Timeline



Transportation Study

Transportation Study

From Adopted Comprehensive Plan

- ‘Traffic capacity is limited, constraining the extent and character of development until suitable road improvements are made’
- ‘Until limitation is resolved, parcels should continue in their current uses’

Land Use

Land Use



Current Plan:

Mix of office, hotel, and retail uses up to 1.0 FAR with residential component

Proposed :

Residential mixed-use with office and self-storage as secondary use

- Up to 1.6 FAR on 5605 Oakwood Road
- Up to 1.0 FAR on 5400-5604 Oakwood Road

Phasing Conditions

Land Unit D includes a condition recommending the phasing of residential and non-residential components

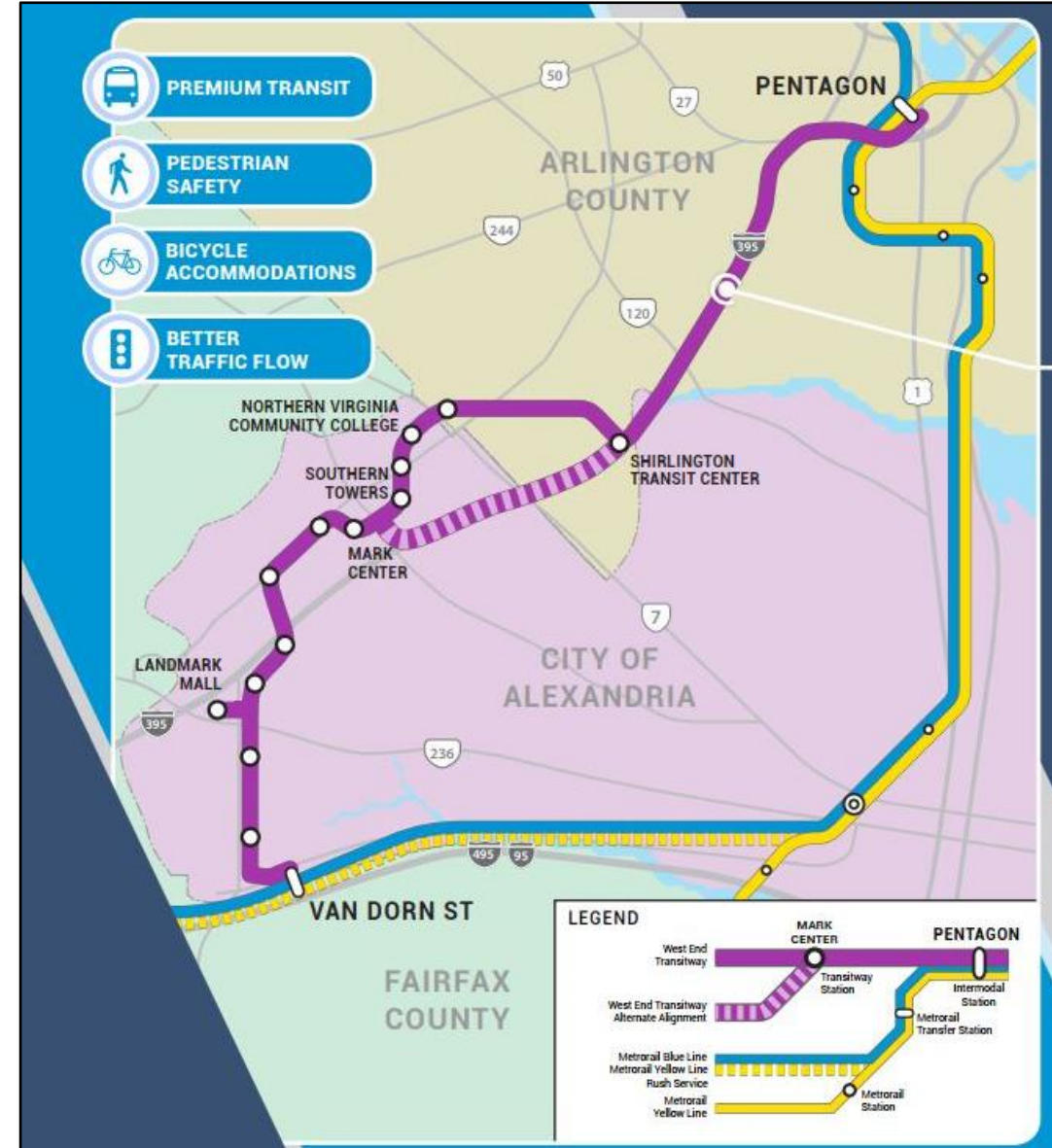
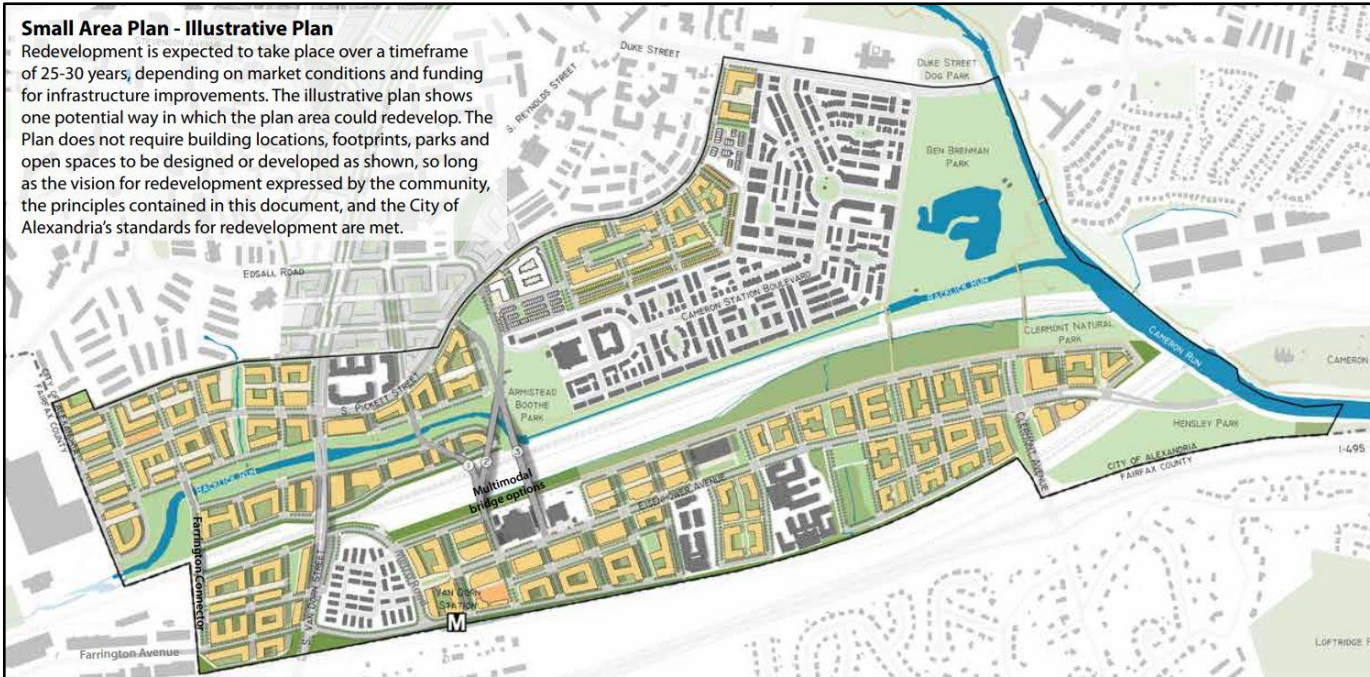
Residential and non-residential should be developed at the same time or a substantial portion of non-residential should occur first

Consideration: Nominations proposed to remove phasing conditions

Surrounding Influences

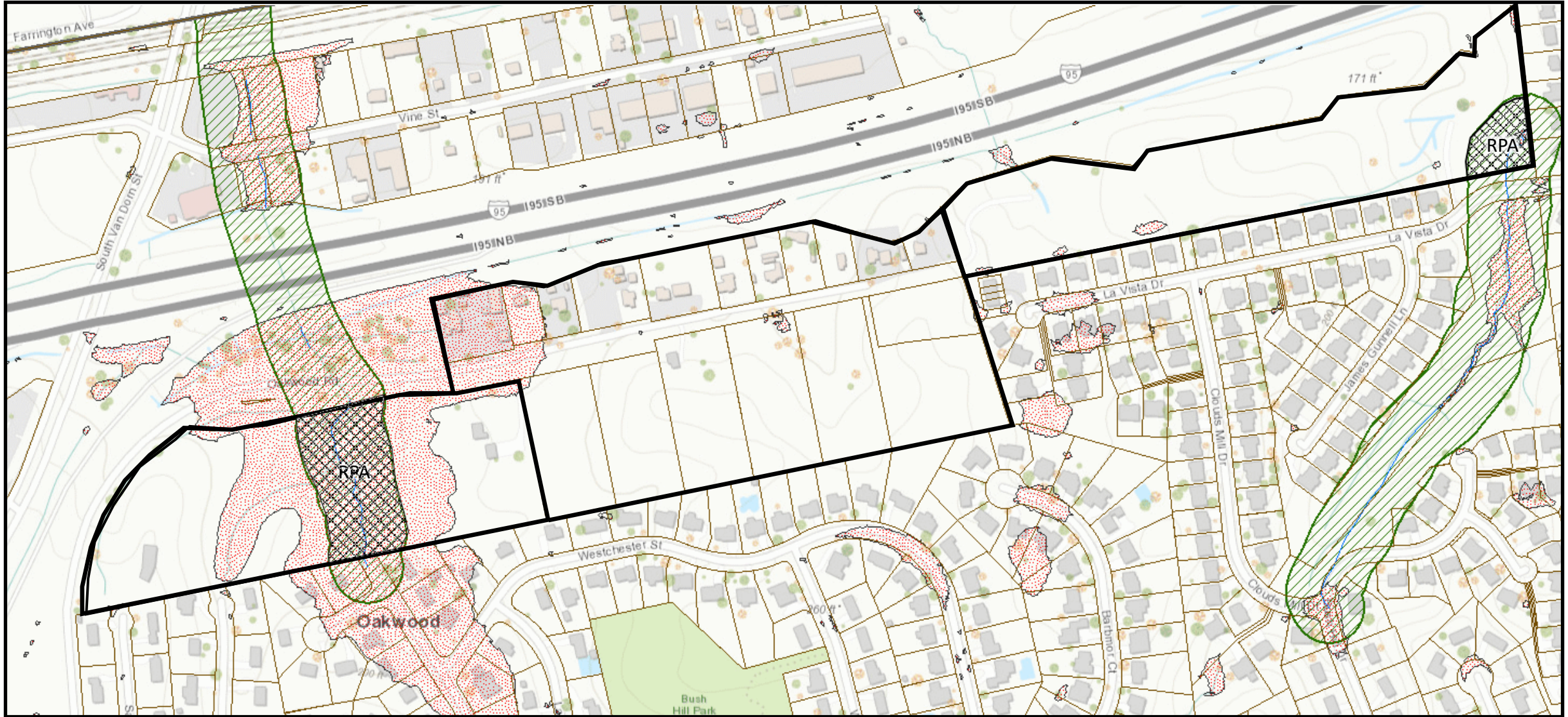
Small Area Plan - Illustrative Plan

Redevelopment is expected to take place over a timeframe of 25-30 years, depending on market conditions and funding for infrastructure improvements. The illustrative plan shows one potential way in which the plan area could redevelop. The Plan does not require building locations, footprints, parks and open spaces to be designed or developed as shown, so long as the vision for redevelopment expressed by the community, the principles contained in this document, and the City of Alexandria's standards for redevelopment are met.

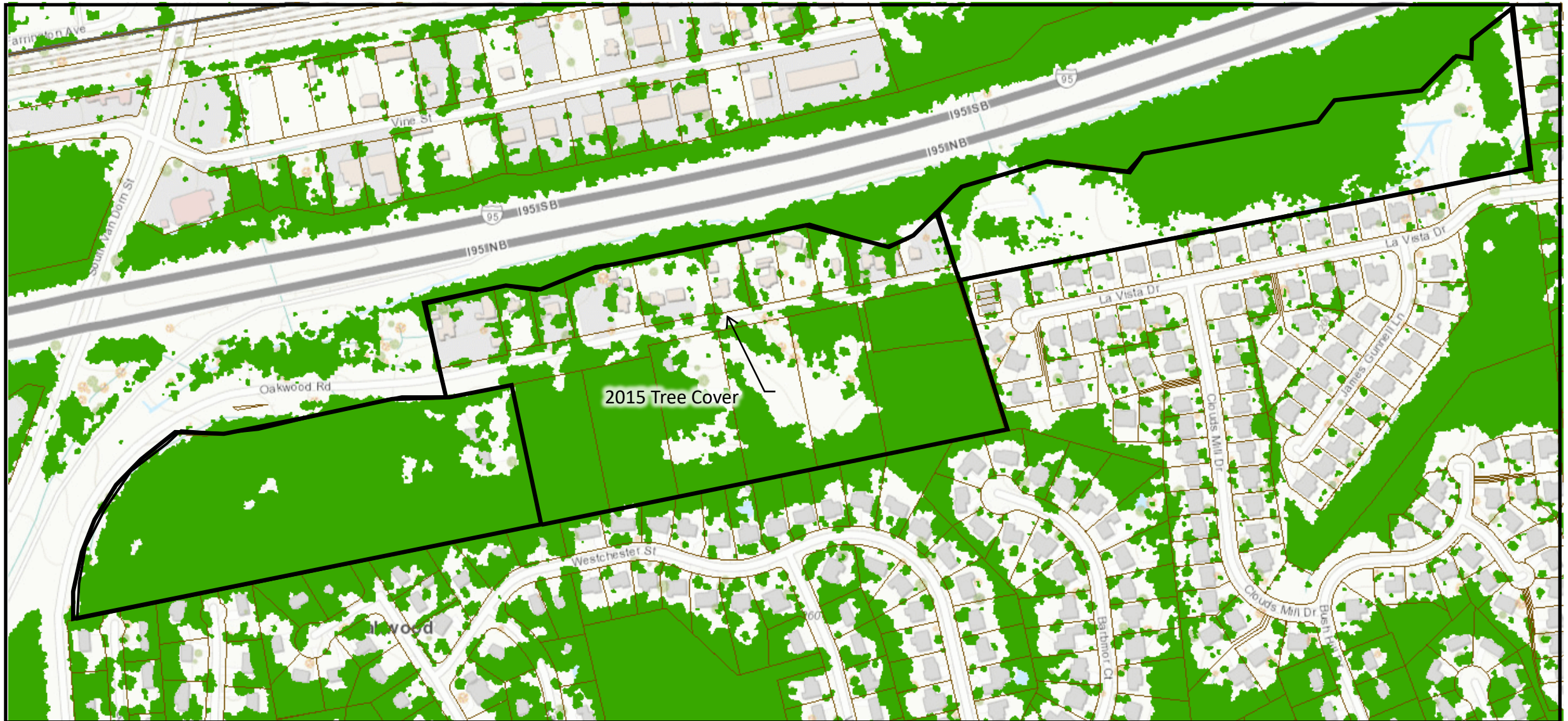


Environmental Analysis

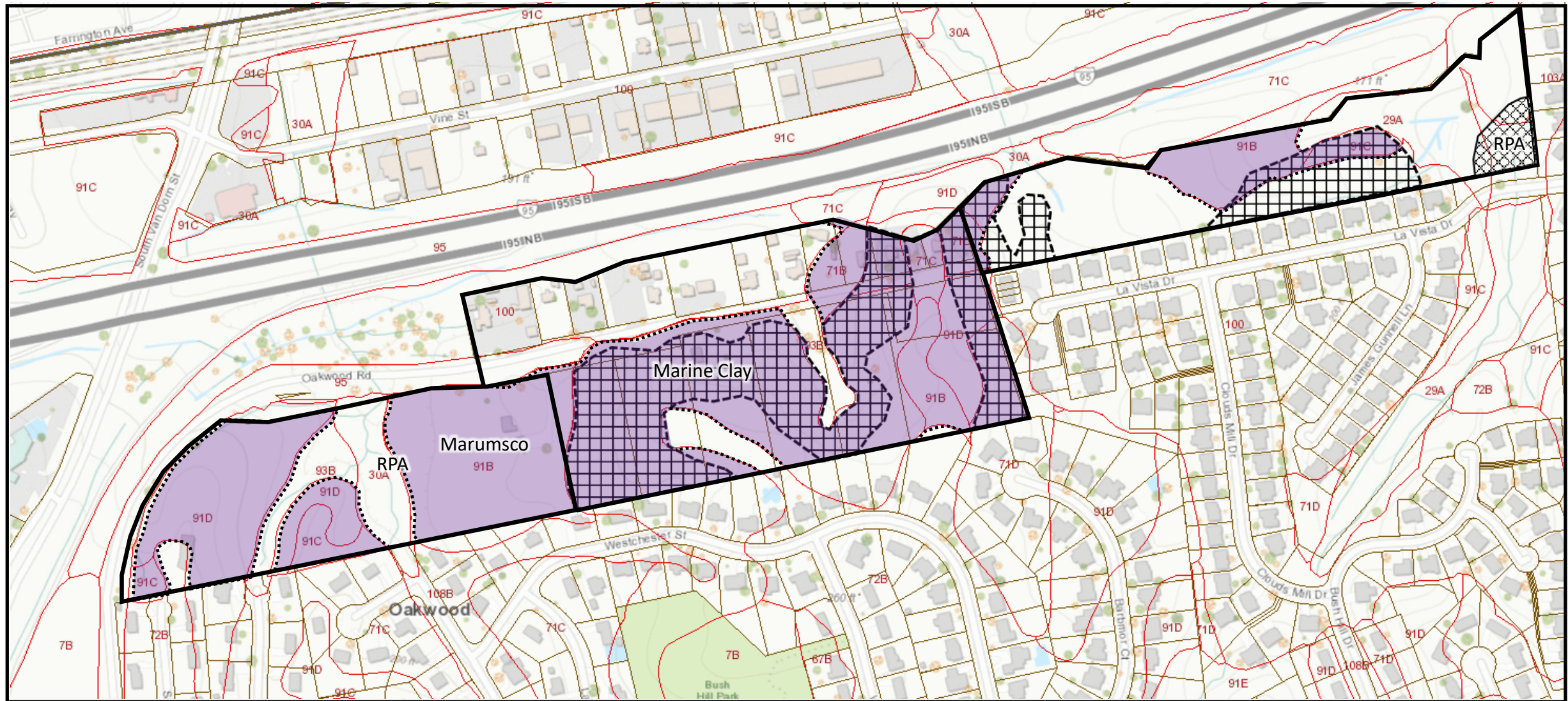
Water Quality



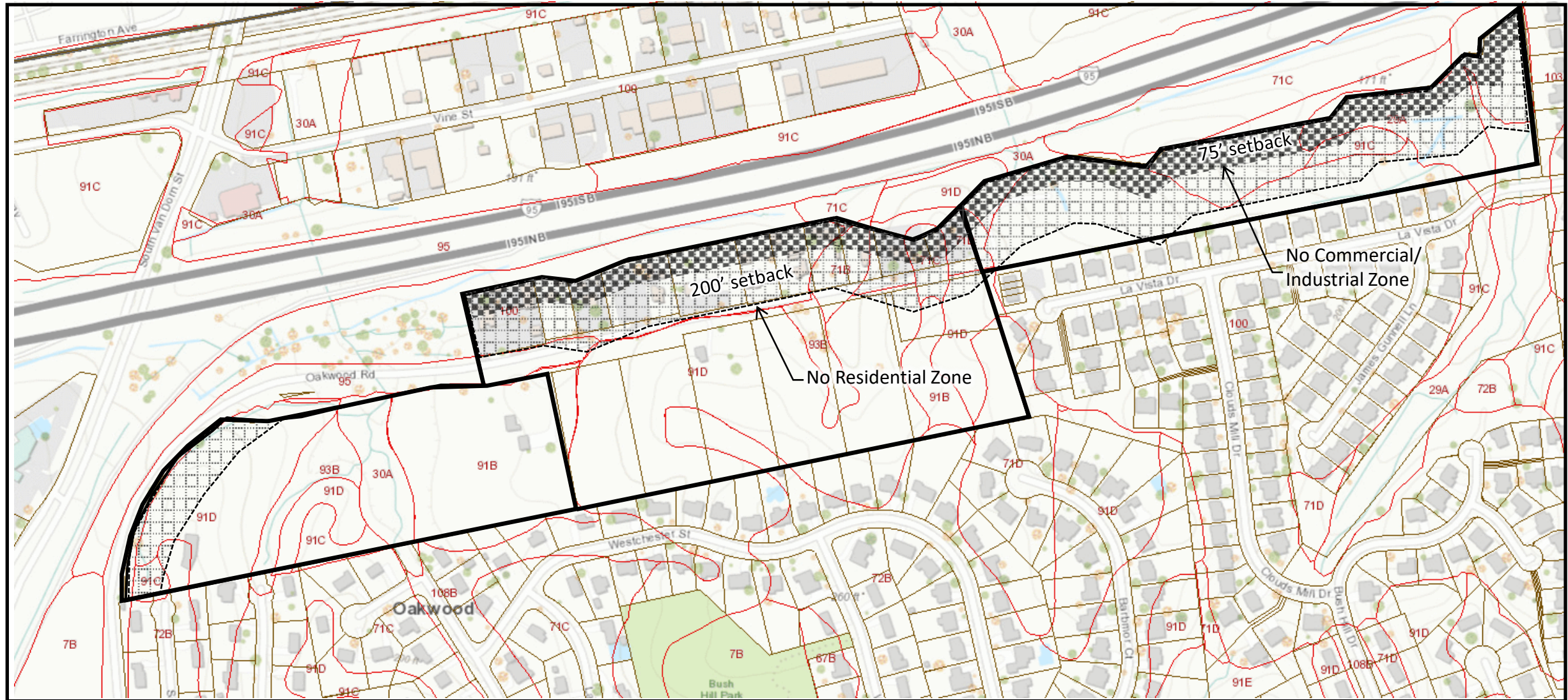
Tree Cover



Soils



Transportation Related Noise



Schools/Student Yield

Schools Serving the Subject Property

- Edison High School – Slight Capacity Deficit
- Twain Middle School – Moderate Capacity Deficit
- Bush Hill Elementary School – Capacity Surplus

School	Program Capacity	Membership (9/20/2019)	Program Capacity Utilization SY 2019-20	Projected Membership SY 2024-25	Program Capacity Utilization SY 2024-25
Edison High School	2,153	2,158	101%	2,290	107%
Twain Middle School	1,023	1,080	106%	1,094	107%
Bush Hill Elementary	794	590	74%	714	90%

Projected Student Yield

Adopted Comprehensive Plan (Multi-family)

Total Student Count – 52 to 154

Proposed Comprehensive Plan – Townhouse Option

Total Student Count – 229

Delta – +75 to +177

Proposed Comprehensive Plan – Multi-family Option

Total Student Count – 140 to 409

Delta – +88 to +255

Potential Solutions

- Increase efficiency by reassigning instructional spaces within a school to accommodate increase in membership. (HS and MS)
- Possible program changes (HS and MS)
- Minor interior facility modifications to create additional instructional space and help accommodate capacity deficit (HS)
- Capacity enhancement through either a modular or building addition (MS)
- Potential boundary adjustment with schools having capacity surplus (HS)
- Monitor Student Membership (ES)

Questions and Discussion