

SNEAK PEEK: ALEXANDRIA'S NEXT BIG PROJECT

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Across from Potomac Yards, near a future Metro stop, sits a 16-acre industrial park. In two years, though, you'll see a **1.5M SF mixed-use project** that includes affordable housing and a large **Central Park**-style gathering place. (We can finally re-create scenes from *Home Alone 2* without schlepping all the way to New York.)



StonebridgeCarras principal **Kevin Cosimano** (left, with project development manager **Jeremy Lena**) tells us the **first phase** of Oakville Triangle, on Blackstone Group's only remaining property after selling most of its portfolio this year, is expected to break ground in **early 2017**. It will include 400 **rental** units, 115 for-sale **condos**, 10 **townhomes**, 110k SF of **retail**, a 130k SF **hotel** and 120k SF of **office**. Kevin says Oakville Triangle and Route 1 Corridor Plan approvals from the Alexandria City Council will hopefully come by the end of this year. The process started in January 2014.



The project will include **affordable housing** integrated into the complex rather than as a set-aside, Kevin says. StonebridgeCarras and Alexandria are still working on **how many** affordable units will be developed—the City has said it would like to see **60-70**. Ideally there will be a **mix** of smaller units and larger ones for families, says Kevin.



A big focus now is traffic and making the area, which includes the car-heavy Route 1, more **pedestrian-friendly**. The plan incorporates bike lanes and new crosswalks. Another challenge is creating **balance** between the high-density mixed-use components and quiet among the Del Ray and Lynhaven residential neighborhoods. Kevin says **taller buildings** (100 feet) will be located closer to Route 1 and lower to 45 feet as the buildings move closer to residential. The townhomes front **Mount Jefferson Park** (above), which StonebridgeCarras will upgrade significantly.



Reston founder **Bob Simon** always preaches the effect **plazas** have in creating a sense of community. Kevin says the Oakville Triangle project will include a large piazza and **green space** (see rendering—which appears to be a **Renoir**) with a Central Park feel. It's being designed **away from cars**, with no street curbs, making it easy to block off sections for events. The strategy also includes bringing more **dining options** to this part of Route 1, which sits between Old Town, Alexandria and Crystal City.