

ORDINANCE NO. 5322

AN ORDINANCE to amend and reordain the Master Plan of the City of Alexandria, Virginia, by adopting and incorporating therein the amendment heretofore approved by city council to the Potomac West Small Area Plan chapter of such master plan through the Oakville Triangle & Route 1 West Corridor and Vision Plan Overlay as Master Plan Amendment No. 2020-00003 and no other amendments, and to repeal all provisions of the said master plan as may be inconsistent with such amendment.

WHEREAS, the City Council of the City of Alexandria finds and determines that:

1. In Master Plan Amendment No. 2020-00003, the Planning Commission, having found that the public necessity, convenience, general welfare and good zoning practice so require, recommended approval to the City Council on December 1, 2020 of an amendment to the Potomac West Small Area Plan Chapter of the Master Plan of the City of Alexandria to update the Oakville Triangle & Route 1 West Corridor and Vision Plan Overlay to facilitate redevelopment of the 12.8 acre Oakville Triangle site, including the Inova Healthplex, through an amendment to land uses, heights, framework streets, and location of open spaces within District 2 (Oakville Triangle), which recommendation was approved by the City Council at public hearing on December 12, 2020;

2. The said amendment has heretofore been approved by the planning commission and city council after full opportunity for comment and public hearing.

3. All requirements of law precedent to the adoption of this ordinance have been complied with; now, therefore,

THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

Section 1. That the Potomac West Small Area Plan Chapter of the Master Plan of the City of Alexandria, be, and the same hereby is, amended by making the changes indicated in on the following pages, attached hereto and incorporated fully herein by reference, as a new chapter of the Master Plan of the City of Alexandria, Virginia.

Section 2. That the director of planning and zoning be, and hereby is, directed to record the foregoing master plan amendment as part of the Master Plan of the City of Alexandria, Virginia.

Section 3. That all provisions of the Master Plan of the City of Alexandria, Virginia, as may be inconsistent with the provisions of this ordinance be, and same hereby are, repealed.

Section 4. That the Master Plan of the City of Alexandria, as amended by this ordinance, be, and the same hereby is, reordained as the Master Plan of the City of Alexandria, Virginia.

Section 5. That the city clerk shall transmit a duly certified copy of this ordinance to the Clerk of the Circuit Court of the City of Alexandria, Virginia, and that the said Clerk of the Circuit Court shall file same among the court records.

Section 6. That this ordinance shall become effective upon the date and at the time of its final passage.

JUSTIN M. WILSON  
Mayor

Final Passage: January 23, 2021

## Oakville Plan updates as amended:

- a. Updates to text as provided below. *Deleted text is shown with a. Revised or additional text is underlined.*

P.9:

- Amend the vision statement, as follows: The Plan envisions a future Oakville Triangle/Route 1 Corridor that is compatible with the fabric of existing neighborhoods, features an enhanced Mount Jefferson Park/Trail, and a blend of new and existing open spaces and land uses unified by an attractive urban streetscape. High quality architecture and urban design celebrate the area’s industrial heritage, and new development includes a diversity of residential, office, hotel, medical care facility, and regional and neighborhood-serving retail uses, as well as an emerging “maker” economy. New development capitalizes on nearby transit by concentrating height at transit stops and in close proximity to Potomac Yard Metrorail Station, while ensuring compatibility with surrounding neighborhoods. As an inclusive neighborhood, the area provides housing options affordable to a range of incomes and welcoming to different household types. Residents, workers, and visitors walk and bike within the Plan area and to adjoining neighborhoods.

P.11:

- Amend the second column of text, as follows: New development will be required to provide usable ground level public open spaces, including, but not limited to, -a new .7 acre central public open space within Oakville Triangle to build on and visually connect to the Mount Jefferson Park, as well as expansion of the existing Ruby Tucker Park to create a larger public open space in the northern portion of the Plan area. A new central open space in Oakville Triangle will provide a public gathering space for daily enjoyment and special events for residents and visitors, new and old. In addition, larger projects will provide rooftop amenity space to ensure adequate opportunity for new residents’ access to the outdoors, designed to be compatible with and to minimize light and noise impacts on the adjoining neighborhoods.

P.14:

- Amend Recommendation 1.13, as follows: A pedestrian and bike connection between Swann Avenue and Stewart Avenue to provide connectivity between the neighborhoods and the future Potomac Yard Metrorail station.
- An additional signalized crossing across Route 1 at Fannon Street, including pedestrian and intersection improvements, to improve pedestrian access between Oakville Triangle and Del Ray/Lynhaven and the Potomac Yard Metrorail station and provide efficient access to the medical care facility.

P.17:

- Amend Recommendation 1.13, as follows: A pedestrian and bike connection between Swann Avenue and Stewart Avenue to provide connectivity between the neighborhoods and the future Potomac Yard Metrorail station. P.18:
- Amend Recommendation 1.17, as follows: -An additional signalized crossing across Route 1 at Fannon Street, including pedestrian and intersection improvements, to improve pedestrian access between Oakville Triangle and Del Ray/Lynhaven and the Potomac Yard Metrorail station and provide efficient access to the medical care facility.

P.19:

- Add as a new bullet: Installation of traffic signal, pedestrian, and intersection improvements at Fannon Street and Route 1.

P.22:

- Amend Note 1, as follows: 1. Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the centerline of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded. Below grade parking structure is excluded. See notes K and L on page 23 for blocks 4-7.
- Amend Note 4, as follows: 4. For lots identified in the Plan with maker spaces on all four street-facing facades, if not feasible to provide maker spaces on all four sides, a minimum of 3 street-facing facades shall be used to provide maker spaces.
- Amend Note 10, as follows: 10. Conversion rate from GFA sf to dwelling unit = 940 sf The final number of units to be determined at time of DSUP.
- Add Note 12, as follows: 12. Hotel use may be permitted within the Plan area. The final location shall be determined during the DSUP process.

P.23:

- Amend Note a, as follows: a. Based on heights in the approved Oakville Triangle & Route 1 Corridor Vision Plan, as amended October 2015. If greater heights are allowed, maximums may be increased to the approval of PC & CC.
- Amend Note m, as follows: m. Development (sf) based on Preliminary CDD Concept Plan as amended.
- Amend Note q, as follows: q. Final design and configuration of townhouses will be determined during the DSUP process.

- Amend Note r, as follows: r. As per all blocks, required retail identified in the plan at ground floor locations is required. Non-ground floor retail may be converted to an alternate use through the DSUP process.

P.25:

- Amend the first column header, as follows: PHASE 1\* - OPERATIONAL PRIOR TO 800,000 SQ. FT. (NET WITHOUT PARKING)
- Amend the first note in the first column, as follows: 1 - Signal modifications at Route 1 and E. Reed Ave\* (with North Potomac Yard first building)
- Add a note to the first column, as follows: 8 - New signalized intersection improvements and pedestrian crossings at Route 1/Fannon Street
- Amend the fifth note in the second column, as follows: 8 - Pedestrian crossing across Route 1 ~~(at Fannon St. or Raymond Ave)~~
- Delete the first note in the third column, as follows: 9 - ~~Improvements at Route 1/E. Glebe (Phase 2)~~

P.26:

- Amend the last row of text in the chart of Non-Transportation Improvements, as follows: Open Space: Consideration in the Plan's phasing ensures that sufficient, consolidated, high quality open space is provided based on planned development. On-site open space is required for the Oakville site consistent with the Plan. Significant on-site open spaces are required to be provided with adjacent development blocks.

P.27:

- Amend the first row of text in the chart of Non-Transportation Improvements, as updated. Timing for initiation and completion of park improvements is specified in the CDP for the Oakville Triangle site. Improvements shall be fully constructed ~~and accepted by the City~~ in accordance with CDD conditions prior to issuance of first Certificate of Occupancy for any building in the CDP area, or within a maximum 24 months of issuance of permit to demolish any building or structure in or adjacent to Park (whichever is earlier).

P.32:

- Amend recommendation 2.5, as follows: Provide a ~~central public urban plaza~~ new central public open space within Oakville Triangle that includes usable amenities that help to meet the recreational needs of new residents.
- Amend recommendation 2.6, as follows: Provide ~~five~~ four new ground level public green spaces adjacent to Mount Jefferson Park.

P.37:

- Amend the column of text, as follows: Establishing the street grid will visually unify this approximately 15-acre district. The defining elements of this neighborhood will be the

adjoining Mount Jefferson Park frontage and the centrally located ± 31,200 sq. ft. public open space. The building height and setback of the buildings have been designed to step down to the adjoining Mount Jefferson Park and single-family homes to the west. The centrally located public open space will need to be configured to accommodate events, programming, and social gatherings. Calvert Avenue is intended to be an area where some of the existing neighborhood-serving or “maker uses” could be located. Calvert Avenue is also intended to be more “industrial” in design and character. Park Road is intended to be smaller scale 30’-45’ tall townhouses with front porches and architectural elements and materials compatible with Del Ray. The district is intended to be a mix of building types and uses ranging from townhouses, multi-family, office, hotel buildings, medical care facility, and retail and maker space.

P.51:

- Amend Standard 41, as follows: The intersection of Glebe Road and Route 1 will need to be reconfigured as generally depicted within the attached cross-sections. Funding will be proposed as part of the Oakville Plan CDD for the improvements.
- Amend Standard 4.5iii, as follows: A maximum of one curb cut per block face shall be permitted on each side of the street. To the extent possible, curb cuts should be aligned with curb cuts on the opposite side of the street. Offset curbs may be permitted, where it is deemed necessary. Additional curb cuts may be considered as part of the DSUP process.

P.56:

- Amend the text under Active Uses in the third column, as follows: Active uses are specified on the ground level or frontages of many blocks in the Plan area to ensure a vibrant public realm. For purposes of the Design Standards, active uses shall be residential, office, medical care facility, retail, maker, and/or hotel uses.

P.57:

- Amend the header in the first column of text, as follows: RETAIL:
- Amend the first column of text, as follows: For purposes of the Design Standards, primary retail is intended as retail uses and personal service uses. Final uses and requirements are specified with the CDD zoning.
- Delete the header and second column of text, as follows: P.58:
- Amend the header in the first column of text, as follows: ~~P~~RETAIL
- Amend the Intent text in the first column, as follows: Intent: For the purposes of the Oakville Triangle/Route 1 Corridor Plan Area, the areas designated for “~~primary~~ retail” are intended to achieve an experiential environment, where shopping, dining, and other establishments engage pedestrians and activate the street front with attractive, unique storefronts. Generally, this includes restaurants, personal service uses, and retail as defined in the CDD.

- Amend the Allowed Uses text in the first column of text, as follows: Allowed Uses: For the purposes of the Plan area, Primary Retail is defined to include:
  - Restaurants
  - Personal service uses
  - Retail shopping establishments ~~(excluding uses detailed below)~~
- Amend the Excluded Uses in the second column of text, as follows:-
- Delete the header and the second column of text, as follows:
- Delete the text in the second and third columns, as follows:-P.66:
- Delete the second and third bullet in the second column of text, as follows:
  -
- Add fourth bullet in the second column of text, as follows: A central .7 acre public park in Oakville Triangle.
- Amend the second bullet in the third column of text, as follows: Mixed-use projects (with ground floor retail - commercial) will include a minimum of 15% 20% ground level open space with a total of 40% on-site open space to include rooftop-amenity space as part of redevelopment.

P.67:

- Amend the header in the first column of text, as follows: OAKVILLE URBAN PLAZA CENTRAL OPEN SPACE
- Amend the text in the first and second columns, as follows: The central .7 acre open space is intended to be a combination of multiple outdoor “Rooms” for multigenerational programming, including but not limited to an outdoor meeting space, lawn area, children’s play area and sustainability features and public art. The materiality of the park will also incorporate the industrial heritage of the site through materials such as wood, stone, weathered metal, etc.

P.69:

- Amend text, as follows: These open spaces will range from front yards and courtyards to a new public open spaces and ~~an urban plaza~~ on Swann Avenue.

P.70:

- Amend Standard 4.18, as follows: The new open spaces adjacent to Mount Jefferson Park shall be constructed as generally depicted in Figure 30, as part of the redevelopment adjacent to the Mount Jefferson Park. The at grade trail (lower trail) extension on the northern portion shall be constructed by the adjoining property owner.
- Amend Standard 4.19, as follows: The central open space within Oakville Triangle shall have appropriate plantings, shade options, and lighting and shall contain high-quality materials and finishes, as well as the inclusion of public art or other focal features. The open space ~~shall~~ be accessible to the public through the provision of a public access easement.
- Amend Standard 4.23, as follows: New mixed-use projects (with ground floor retail-commercial) shall provide a minimum of 20% ground level open space and ~~25% roof top~~

amenity space, with a total of 40% on-site open space to include rooftop-amenity space as part of redevelopment.

P.74:

- Amend Standard 5.2, as follows: The streetwall shall generally be parallel to the street and at a minimum height as required herein. The streetwall for each block frontage shall be a minimum of 75% for residential, medical care facility, and office and hotel. For residential buildings where courtyards are provided, the streetwall shall be a minimum of 50%. A courtyard shall be limited to a maximum of two block frontage. Ground floor retail and maker uses shall provide a minimum of 85% continual streetwall.

P.81:

- Amend Standard 5.25, as follows: A minimum of 50% of each group of townhouses for each project shall provide a front porch. The porches shall comply with the applicable requirements herein. Final location of porches will be determined during the DSUP process.

P.99:

- Amend the title of Figure 41, as follows: Figure 41: Ground Floor Uses: Retail, and Maker Spaces

P.113:

- Amend Standard 8.3, as follows: All streets within the Plan are intended to be public streets, dedicated to the City or private with public access easements. P.121:
- Amend the Typology header text, as follows: TYPOLOGY: ~~SHARED STREET~~ NEIGHBORHOOD RESIDENTIAL

P. 130:

- Amend recommendation 1.13, as follows: A pedestrian and bike connection between Swann Avenue and Stewart Avenue to provide connectivity between the neighborhoods and ~~the future~~ Potomac Yard Metrorail station.
- An additional signalized crossing across Route 1 at Fannon Street, including pedestrian and intersection improvements, to improve pedestrian access between Oakville Triangle and Del Ray/Lynhaven and the Potomac Yard Metrorail station and provide efficient access to the medical care facility.

P.131:

- Amend Standard 2.5, as follows: Provide a new central public open space within Oakville Triangle that includes usable amenities that help to meet the recreational needs of new residents.
- Amend Standard 2.6, as follows: Provide four new ground level public green spaces adjacent to Mount Jefferson Park.

P. 132:

- Amend Standard 4.1, as follows: The intersection of Glebe Road and Route 1 will need to be reconfigured as generally depicted within the attached cross-sections. Funding will be proposed as part of the Oakville Plan CDD for the improvements.
- Amend Standard 4.5iii, as follows: A maximum of one curb cut per block face shall be permitted on each side of the street. To the extent possible, curb cuts should be aligned with curb cuts on the opposite side of the street. Offset curbs may be permitted, where it is deemed necessary. Additional curb cuts may be considered as part of the DSUP process.

P.133:

- Amend Standard 4.18, as follows: ~~The five~~ new open spaces adjacent to Mount Jefferson Park shall be constructed as generally depicted in Figure 30, as part of the redevelopment adjacent to the Mount Jefferson Park. The at grade trail (lower trail) extension on the northern portion shall be constructed by the adjoining property owner.
- Amend Standard 4.19, as follows: The central open space within Oakville Triangle shall have appropriate plantings, shade options, and lighting and shall contain high-quality materials and finishes, as well as the inclusion of public art or other focal features. The open space/~~plaza~~ shall be accessible to the public through the provision of a public access easement.

P.134:

- Amend Standard 4.23, as follows: New mixed-use projects (with ground floor retail-commercial) shall provide a minimum of 20% ground level open with a total of 40% on-site open space to include rooftop-amenity space as part of redevelopment.
- Amend Standard 4.34, as follows: As part of the new multi-family, office, medical care facility, or hotel buildings, explore providing a community meeting space within each building.

P.135:

- Amend Standard 5.2, as follows: The streetwall shall generally be parallel to the street and at a minimum height as required herein. The streetwall for each block frontage shall be a minimum of 75% for residential, medical care facility, and office and hotel. For residential buildings where courtyards are provided, the streetwall shall be a minimum of 50%. A courtyard shall be limited to a maximum of two block frontage. Ground floor retail and maker uses shall provide a minimum of 85% continual streetwall.

P.137:

- Amend Standard 5.25, as follows: A minimum of 50% of each group of townhouses for each project shall provide a front porch. The porches shall comply with the applicable requirements herein. Final location of porches will be determined during the DSUP process.

P.146:

- Amend Standard 8.3, as follows: All streets within the Plan are intended to be public streets, dedicated to the City or private with public access easements.
- b. Updates to Figures, Tables and Charts as listed below and attached:
- Figure 3 & 18: Illustrative Plan
  - Figure 7: Oakville Triangle District
  - Figure 19: Framework Streets
  - Figure 25: Land Uses
  - Figure 27: Maximum Building Heights
  - Figure 28: Minimum Building Heights
  - Figure 29: Open Spaces (Public, Ground level and Roof-top)
  - Figure 30: Open Spaces adjacent to Mount Jefferson Park
  - Figure 41: Ground Floor Uses: Retail, and Maker Spaces
  - Figure 47: New and Reconfigured Streets
  - Street Cross-Sections: Pages 117 - 125
  - P.24: Transportation Improvements Table
  - Chart 1: Public Benefits Phasing
  - Chart 2: Development Summary Table

*See following pages.*

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Figures 3 & 18: Illustrative Plan

Adopted 2020 Amendment

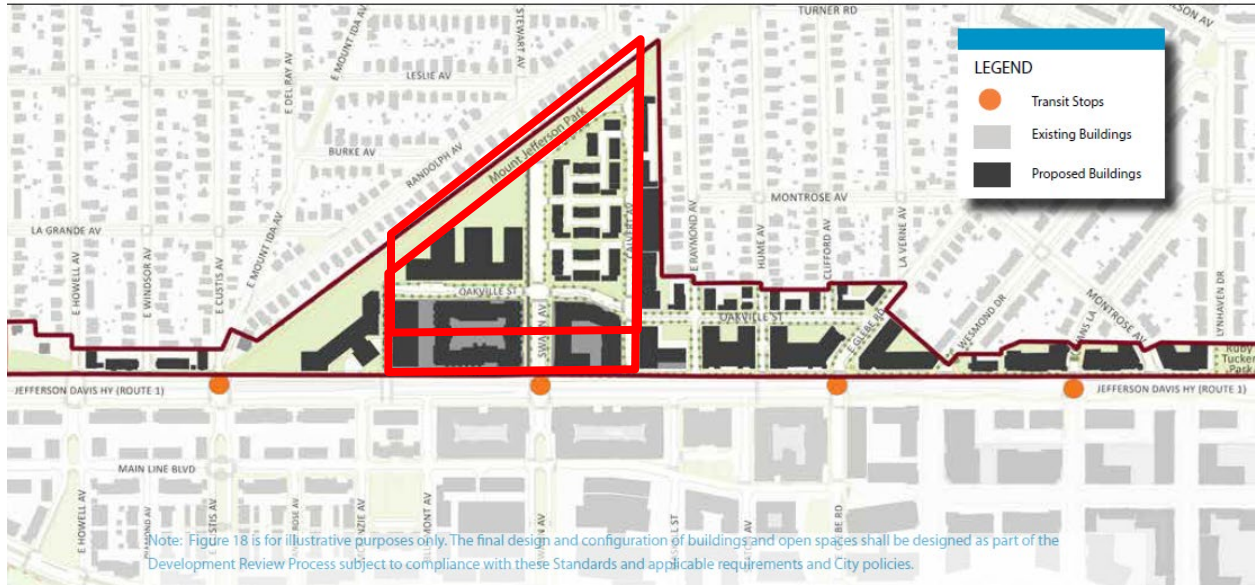


Figure 7: Oakville Triangle District

Adopted 2020 Amendment

B. DISTRICT 2 - OAKVILLE TRIANGLE

Establishing the street grid will visually unify this approximately 15-acre district. The defining elements of this neighborhood will be the adjoining Mount Jefferson Park frontage and the centrally located public urban plaza  $\pm 31,200$  sq. ft. public open space. The building height and setback of the buildings have been designed to step down to the adjoining Mount Jefferson Park and single-family homes to the west. The centrally located  $\pm 21,000$  sq. ft. public open space will need to be configured to accommodate events, and programming, and social gatherings. Swann Avenue is intended to provide retail shopping through the provision of a significant amount of ground floor retail. Calvert Avenue is intended to be an area where some of the existing neighborhood-serving or "maker uses" could be located. Calvert Avenue is also intended to be more "industrial" in design and character. Park Road is intended to be smaller scale 30'-45' tall townhouses with front porches and architectural elements and materials compatible with Del Ray. The district is intended to be a mix of building types and uses ranging from townhouses, multi-family, office, hotel buildings, medical care facility, and retail and maker space.

Figure 7: Oakville Triangle District

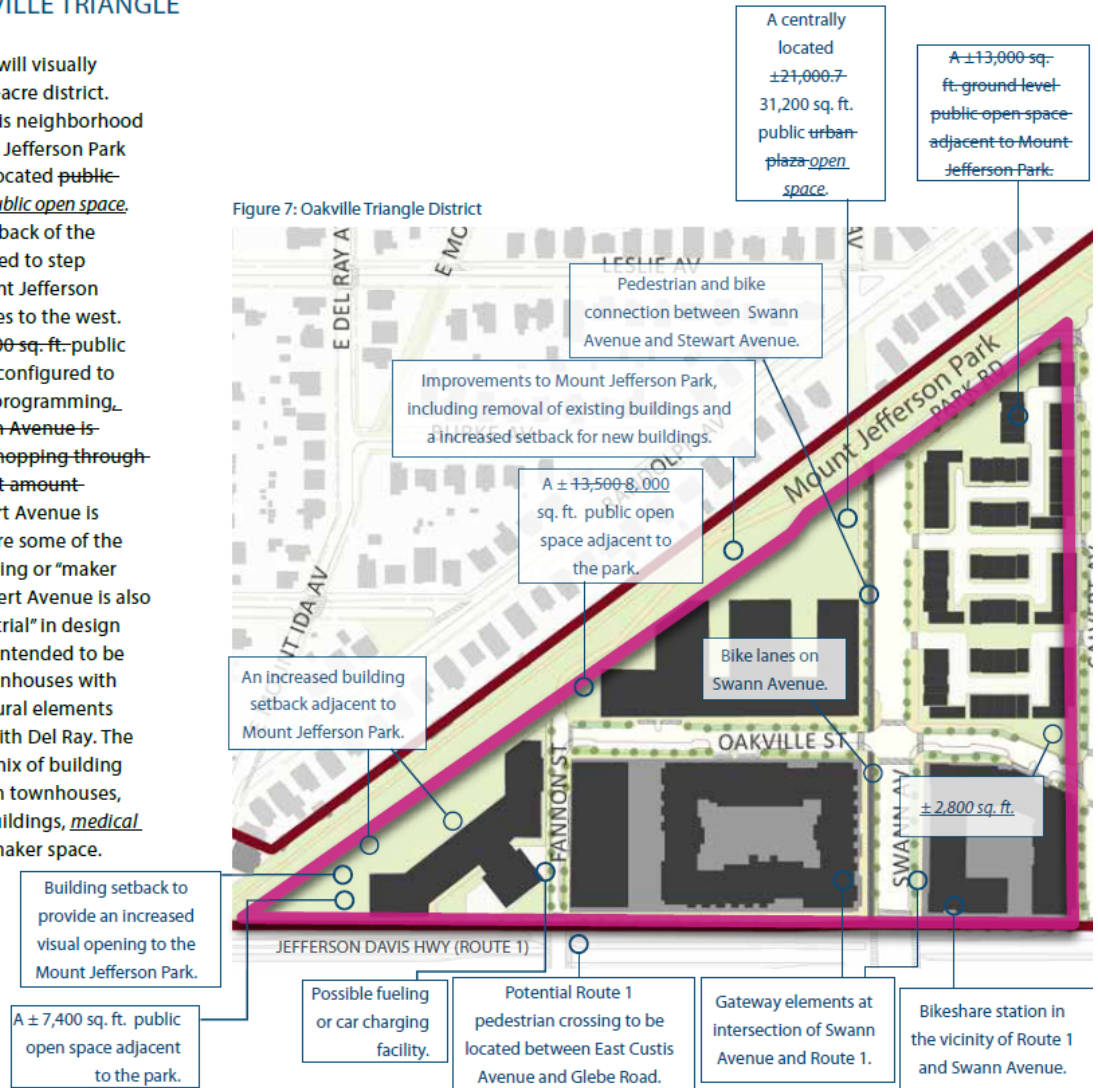


Figure 19: Framework Streets

Adopted 2020 Amendment

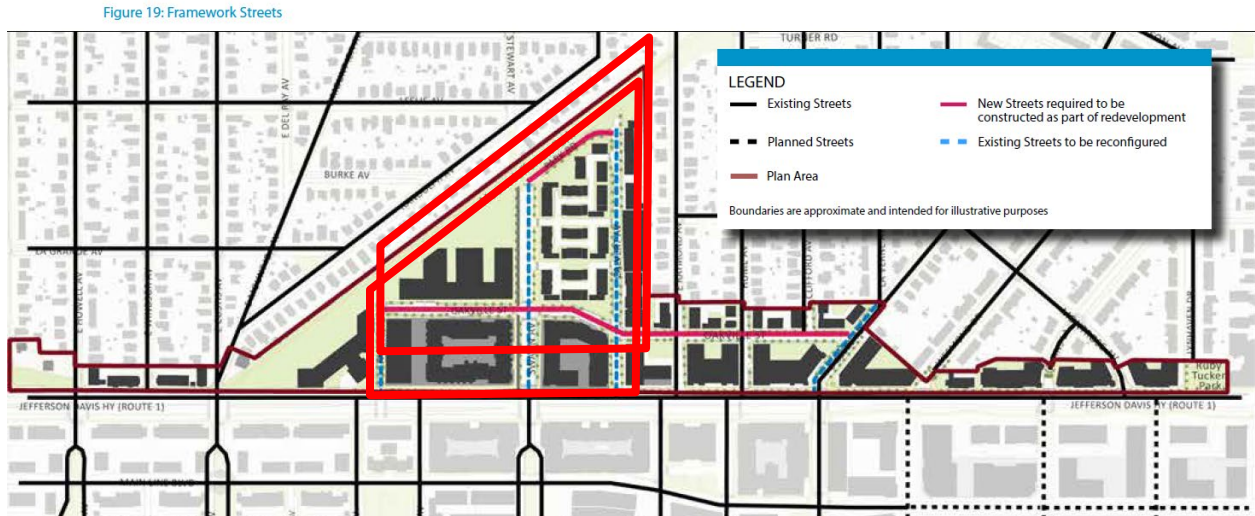


Figure 25: Land Uses

Note: Only portion of the figure is shown below.

Adopted 2020 Amendments



Figure 27: Maximum Building Heights  
*Note: Only portion of the figure is shown below*

Adopted 2020 Amendment

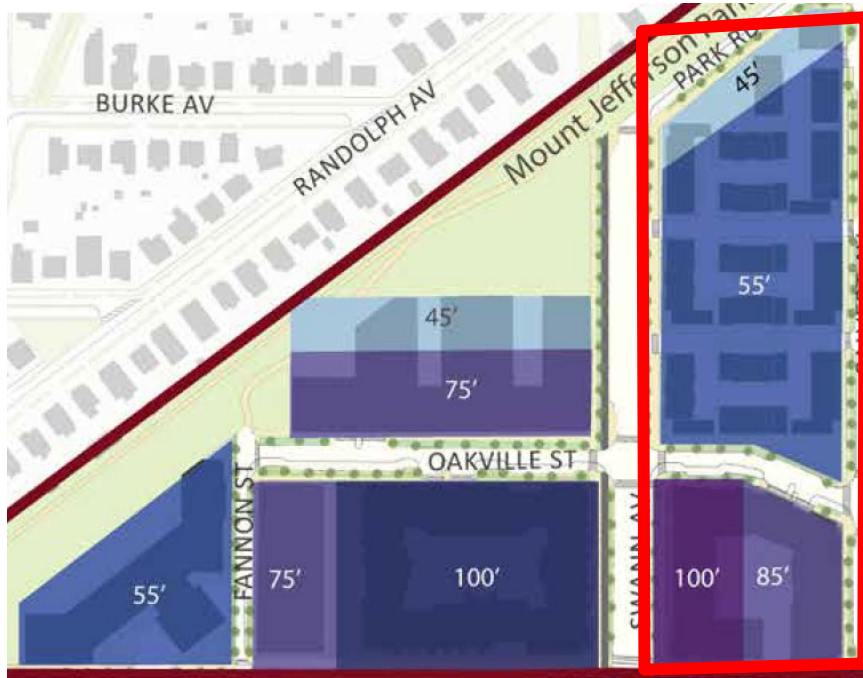


Figure 28: Minimum Building Heights



Figure 30: Open Spaces adjacent to Mount Jefferson Park

Adopted 2020 Amendment

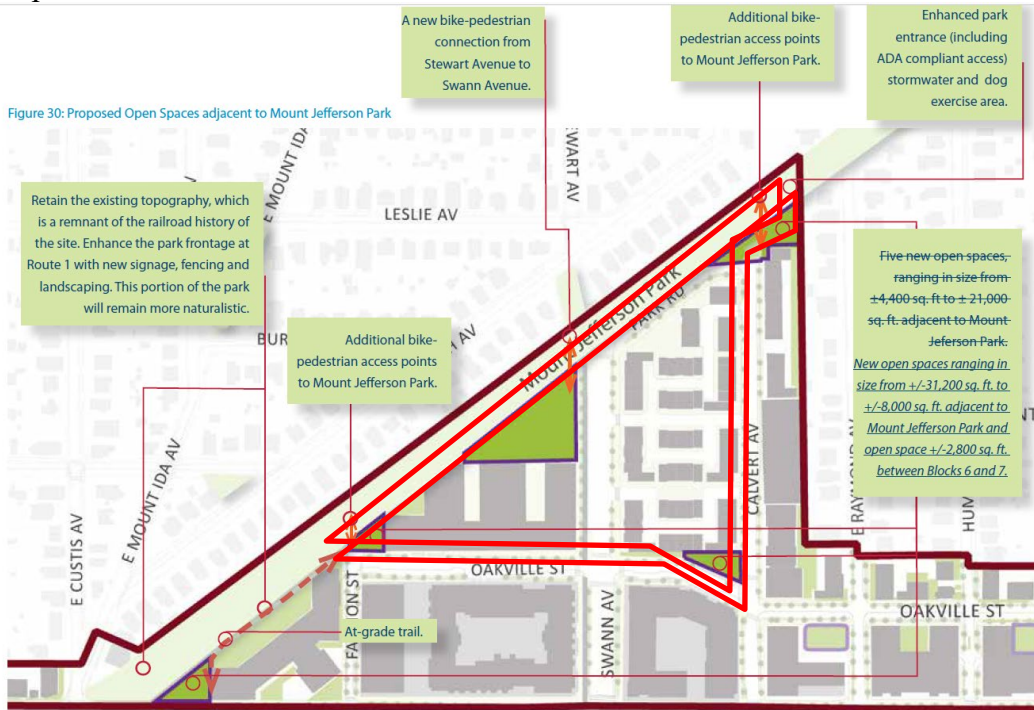


Figure 41: Ground Floor Uses: Primary, Secondary Retail, and Maker Spaces

Adopted 2020 Amendment



Figure 47: New and Reconfigured Streets  
*Note: Only portion of the figure is shown below*

Adopted 2020 Amendment

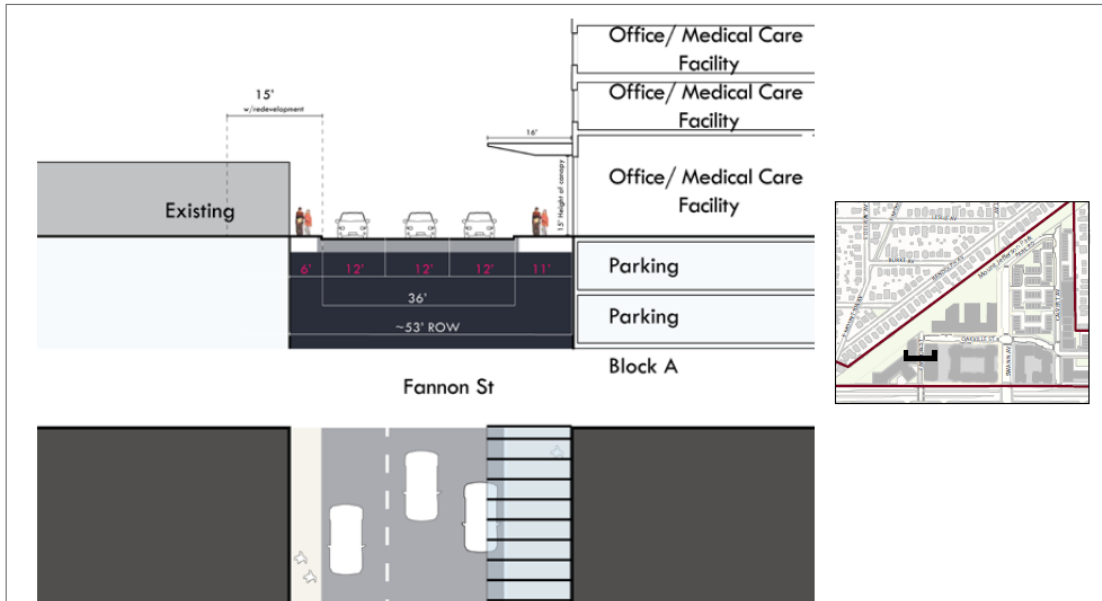


Street Cross Sections: Pages 117 – 125

p.117 Fannon Street (Interim) (Adopted 2020 Amendment)

B. FANNON STREET (INTERIM)

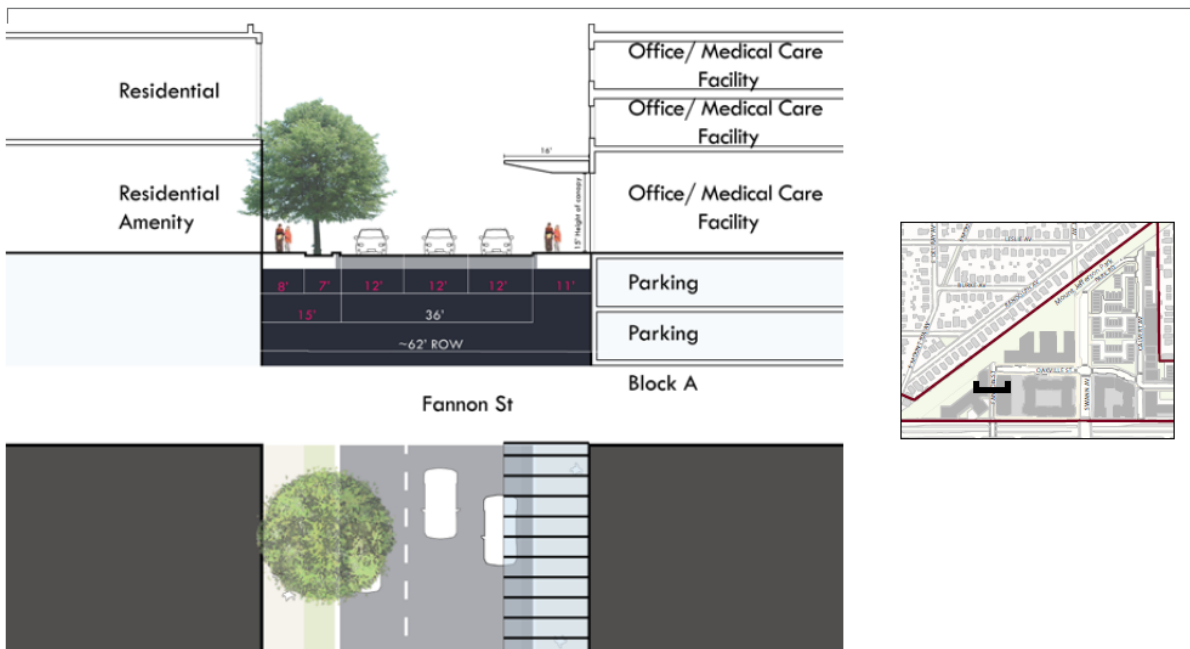
TYPOLOGY: MIXED USE BOULEVARD



p.118 (Adopted 2020 Amendment)

FANNON STREET (WITH REDEVELOPMENT)

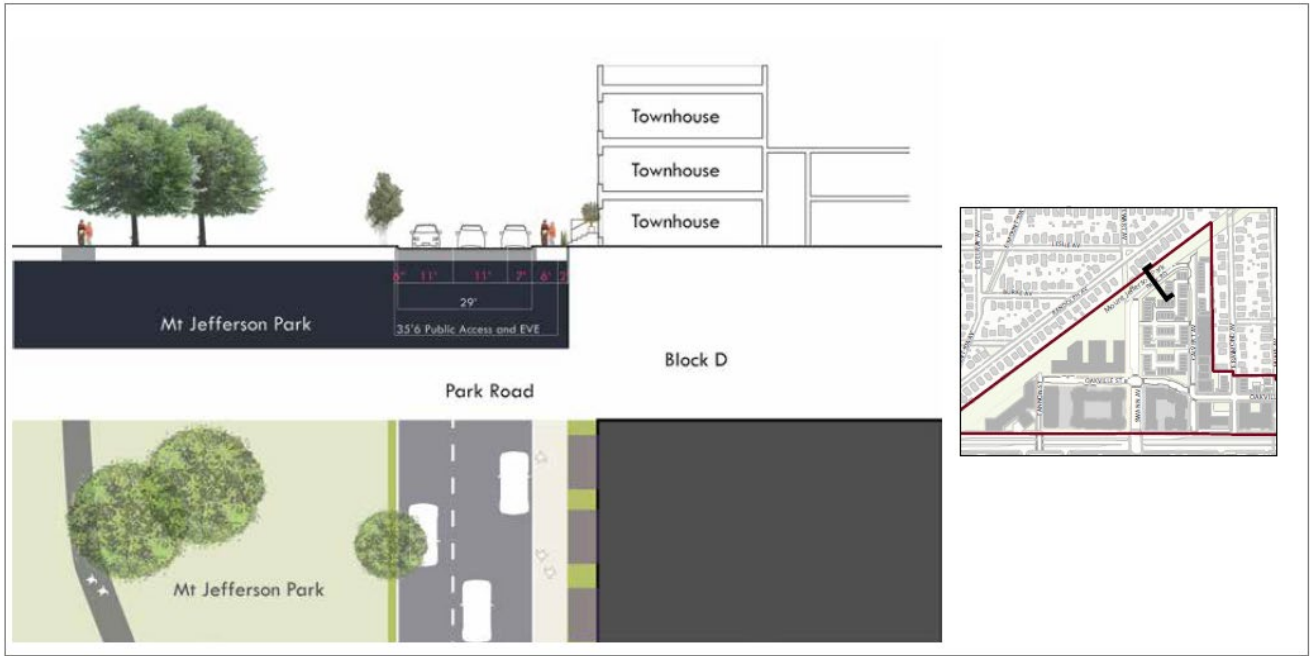
TYPOLOGY: MIXED USE BOULEVARD



p.119 (Adopted 2020 Amendment)

C. PARK ROAD

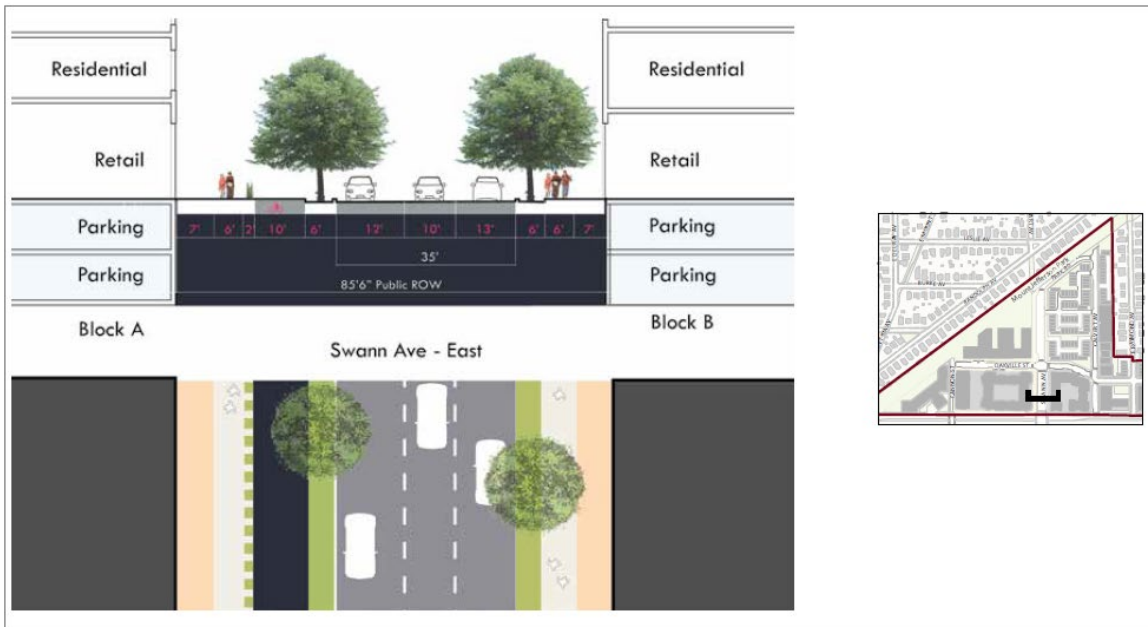
TPOLOGY: PARK ROAD



p.120 (Adopted 2020 Amendment)

D. SWANN AVENUE (EAST)

TPOLOGY: MIXED USE BOULEVARD

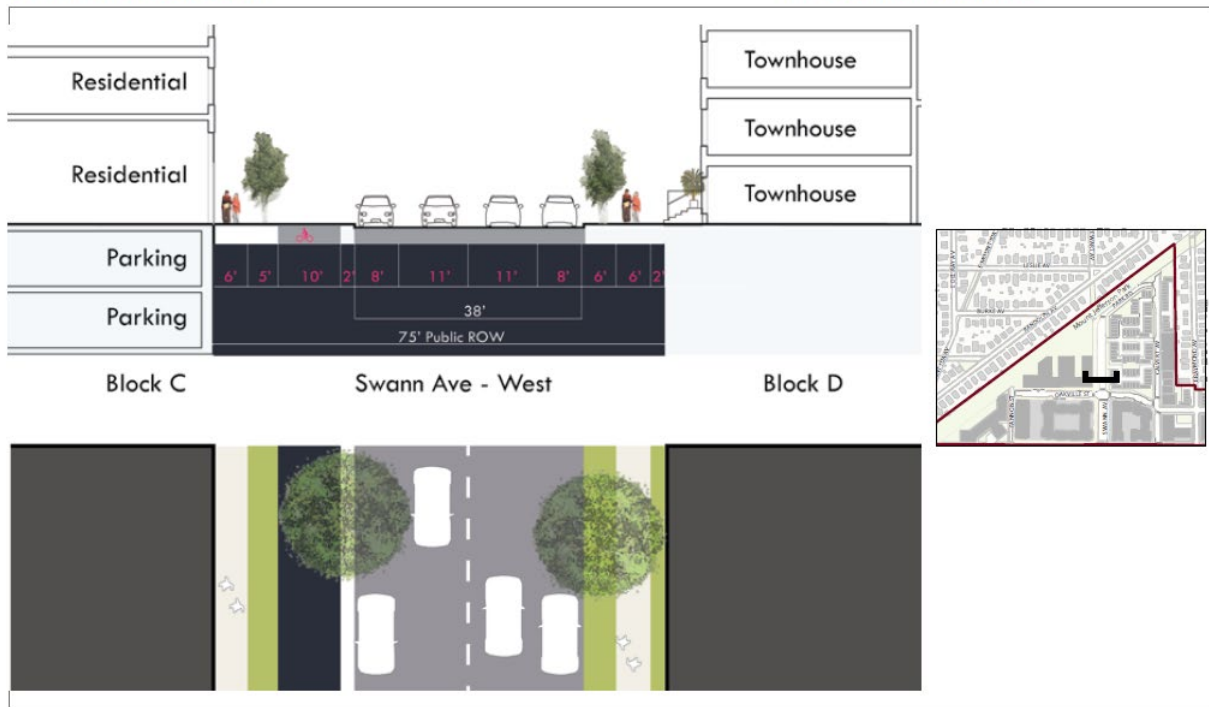


p.121 (Adopted 2020 Amendment)

NEIGHBORHOOD RESIDENTIAL

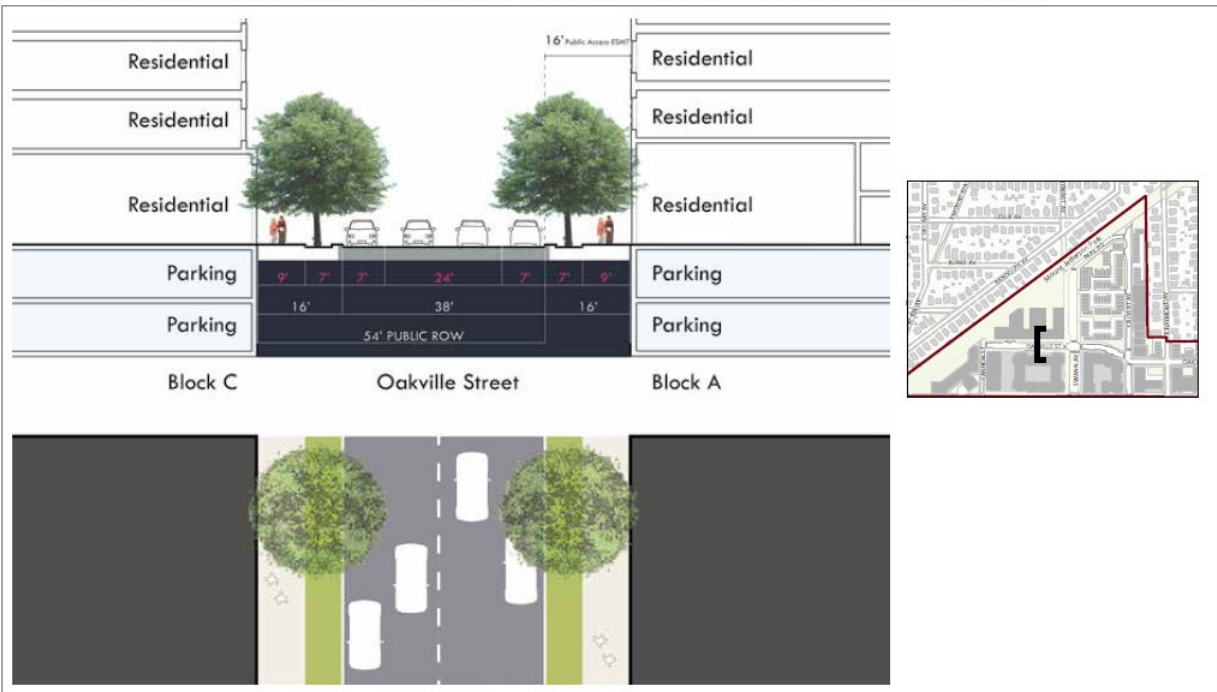
SWANN AVENUE (WEST)

TYPOLOGY: SHARED-STREET



p.122 (Adopted 2020 Amendment)

E. OAKVILLE STREET (FANNON STREET TO CALVERT AVENUE) TYPOLOGY: MIXED USE BOULEVARD



p. 123 (Adopted 2020 Amendment)  
F. CALVERT AVENUE (WEST - INTERIM)

TPOLOGY: MAIN STREET



p. 124 (Adopted 2020 Amendment)  
CALVERT AVENUE (WEST - WITH REDEVELOPMENT)

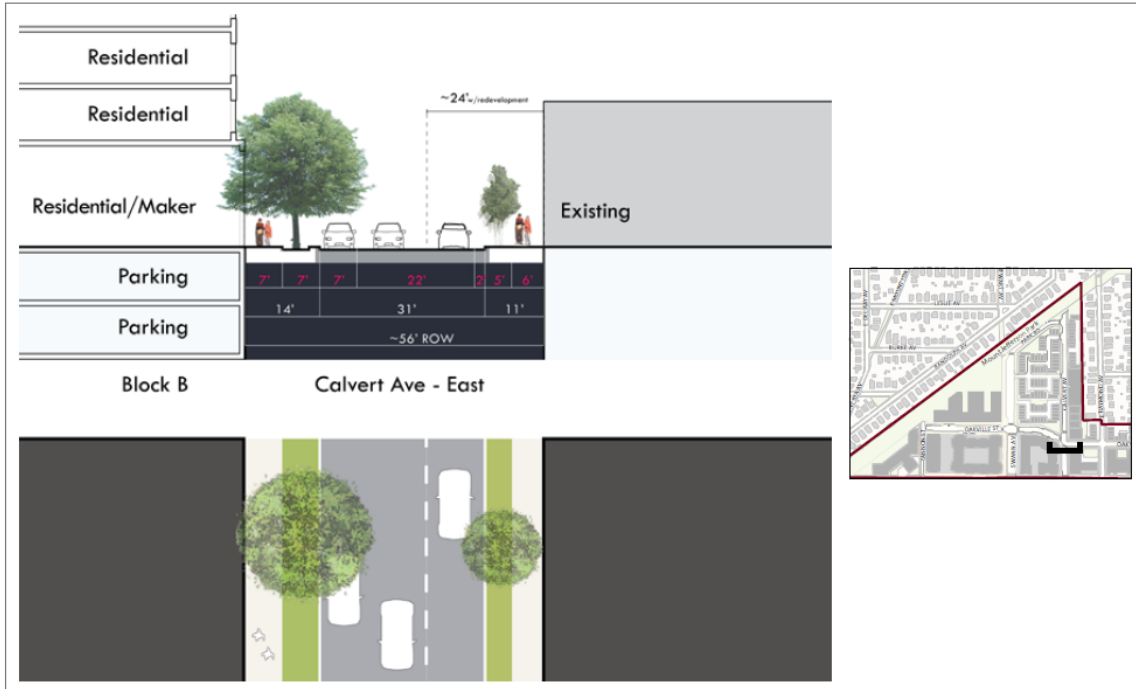
TPOLOGY: MAIN STREET



p. 125 (Adopted 2020 Amendment)

CALVERT AVENUE (EAST)

TYPOLGY: MIXED USE BOULEVARD



p. 24 Transportation Improvements (Adopted 2020 Amendment)

PHASE	DESCRIPTION	RESPONSIBILITY/ FUNDING	REQUIRED TIMING
1	Construction of lane modifications eastbound Swann Ave. at Route 1, as specified in Oakville Triangle CDP	Developer of Oakville Triangle	Operational prior to issuance of first Certificate of Occupancy (CO) for <i>blocks 4A or Z</i> development within the Oakville Triangle CDP area (not including above or below grade parking).
1	Initial work on Phase 1 improvements at Route 1/E. Glebe Rd. (eastbound right turn modified to allow overlap right turns), as specified in Oakville Triangle CDP	Developer of Oakville Triangle to provide \$200,000 <del>\$350,000</del>	Prior to release of the final site plan for blocks 4A or 7 the first block within the Oakville Triangle CDP area.
1	Route 1 / E. Reed signal modifications (Address through Potomac Yard North SAP Amendment)	Developer contributions and /or incremental tax	Prior to 800,000 sf of development <i>With North Potomac Yard first building</i> (net of parking)
1	<u>New signalized intersection improvements and pedestrian crossings at Route 1/Fannon Street</u>	<u>Developer of Oakville Triangle</u>	<u>Operational prior to issuance of Certificate of Occupancy (CO) for the Block 4B.</u>
2	Phase 1 improvements at Route 1/E. Glebe Rd.: Signal phasing and construction from Route 1 to new North-South Road	Developer of Oakville Triangle to provide \$1,400,000	Earlier of: (1) 1 year after issuance of final CO for completion of Phase 1 (Block A1, B & D) or (2) prior to first final site plan submission for fourth block in the project.
2	Route 1/E. Reed intersection improvements: Westbound lanes modified from exclusive left turn lane and shared through/right lane to exclusive left, through and right turn lanes	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
2	New signal at Montrose Ave./ Route 1.	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
2	Improvements on Montrose Avenue and at the intersection of Montrose Avenue at East Glebe Road / Ashby Street	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
2	New Route 1 pedestrian crossing/signal between East Custis Avenue and East Glebe Road.	Developer contributions and /or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)
3	Route 1 / E. Glebe Intersection improvements (Phase 2 from the new North-South Road to LaVerne Avenue) or comparable improvement – in consultation with property owners.	Developer contributions and/ or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)
3	Modification of lane configuration at Route 1/Custis Ave.	Developer contributions and/ or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)

Chart 1: Public Benefits Phasing (Adopted 2020 Amendment)

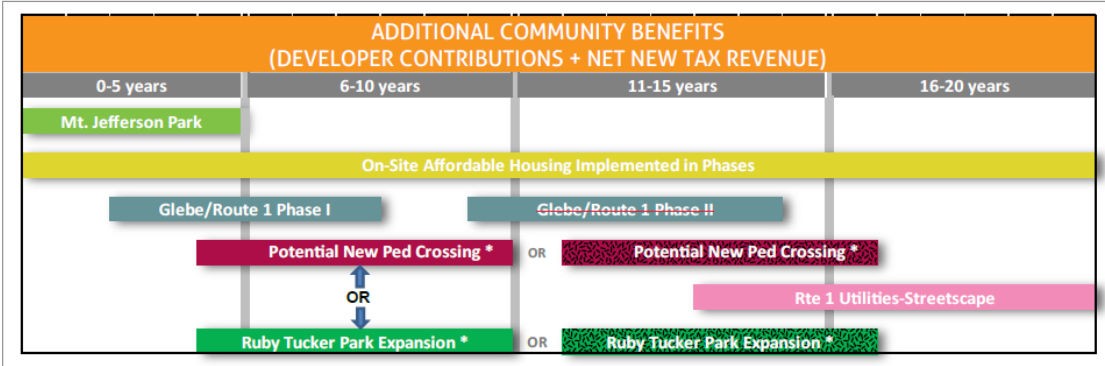


Chart 2: Development Summary Table (Adopted 2020 Amendment)

District #	Block #	Applicable notes (see notes page below)	Residential				Office	Hotel	Retail and Maker		Maximum Total (sq. ft.)
			1a		1b		2	3	4	5	
			Multifamily Residential (max. GFA)	Multifamily Residential (max. units)	Townhouse (max. GFA) Includes garages. See Note 1	Townhouse (max. units)	Office, Medical Care Facility (max. GFA)	Max. GFA	Retail (Primary/Secondary) (max. GFA)	Retail (Maker Space Required) (max. GFA) See Note c	
1	1	f	0	0	24,800	10	0	0	0	-	24,800
	2	f	0	0	24,800	10	0	0	0	-	24,800
	3	a b f	140,500	149	0	0	0	0	0	9,500	150,000
2	4	b k l m n	<del>310,000</del> 307,000	<del>330</del> 326	0	0	<del>115,000</del> 135,200	0	<del>40,000</del> 46,000	0	<del>465,000</del> 488,200
	5	k l m q	<del>200,000</del> 162,600	<del>240</del> 172	0	35,100	0	14	0	31,000	<del>200,000</del> 228,700
	6	k l m q r	<del>0</del> 377,400	<del>0</del> 399	<del>250,000</del> 31,000	<del>90</del> 14	0	0	0	81,700	<del>250,000</del> 490,100
	7	b k l m p	<del>270,000</del> 117,100	<del>260</del> 125	0	0	0	145,300	25,000	35,200	<del>295,000</del> 297,600
	8		0	0	44,900	18	0	0	0	0	44,900
3	9	d	0	0	0	0	0	0	0	21,500	21,500
	10		66,800	71	14,800	5	0	0	0	6,200	87,800
	11		75,600	80	0	0	0	0	0	19,200	94,800
	12		0	0	30,100	13	0	0	0	0	30,100
	13		80,000	85	0	0	0	0	0	27,900	107,900
	14		0	0	21,800	9	0	0	0	0	21,800
	15		0	0	28,000	11	0	0	0	0	28,000
	16	b	134,900	143	0	0	0	0	0	29,800	164,700
	17	b	120,000	127	0	0	0	0	0	6,100	126,100
4	18	f	0	0	14,800	5	0	0	0	-	14,800
	19		79,700	85	0	0	0	0	0	8,600	88,300
	20		68,200	72	0	0	0	0	0	5,900	74,100
	21		61,700	65	0	0	0	0	0	5,600	67,300
CDD Total			<u>1,607,400</u> 1,791,500	<u>1,707</u> 1,900	<u>454,000</u> 270,100	<u>171</u> 109	<u>115,000</u> 135,200	<u>145,300</u>	<u>65,000</u> 193,900	<u>140,300</u>	<u>2,381,700</u> 2,676,300