

OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

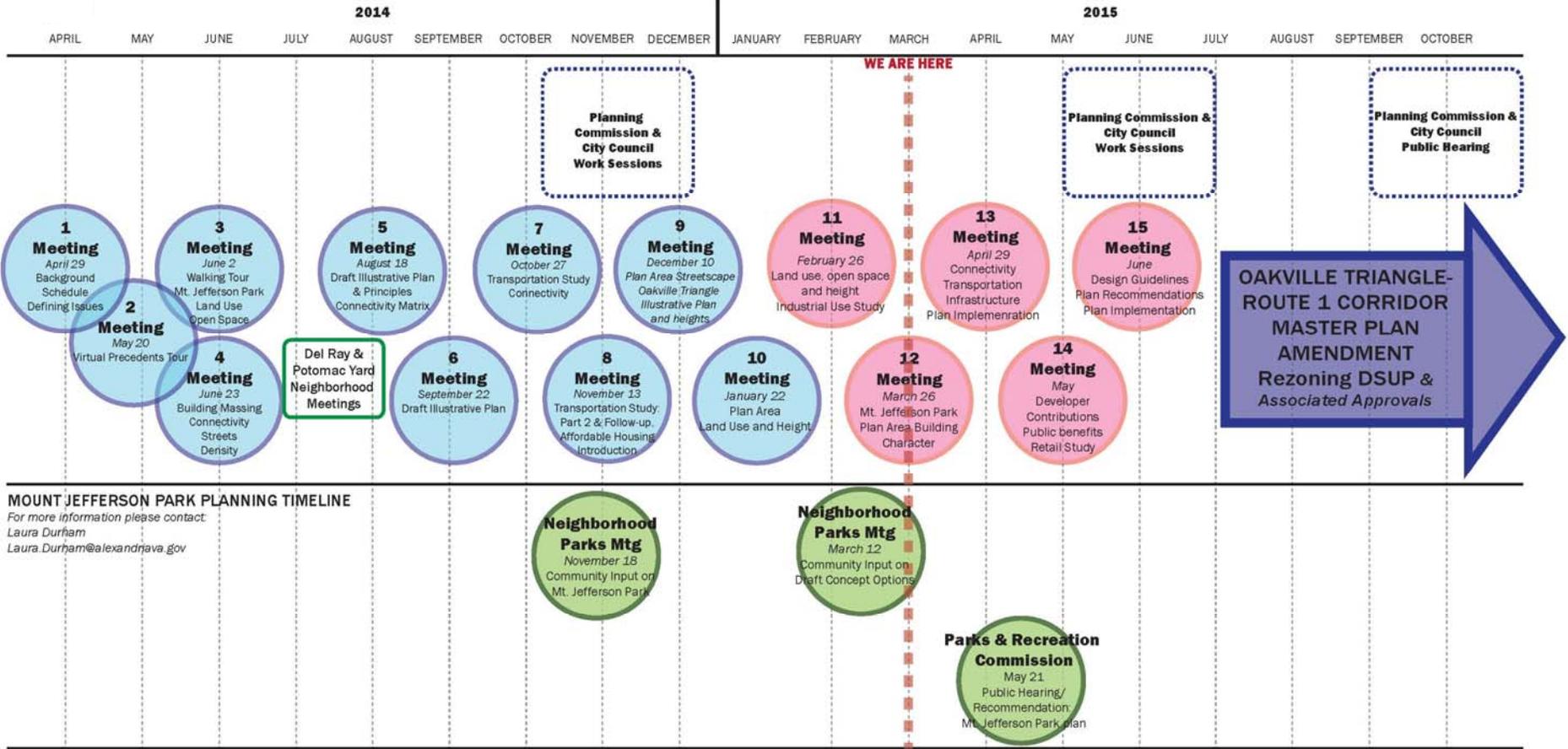
Advisory Group Meeting #12

March 26, 2015



PROCESS AND SCHEDULE

OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM WORKING DRAFT



MOUNT JEFFERSON PARK PLANNING TIMELINE
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For more information on Oakville Triangle and Route 1 Planning Process please contact Juliana Villabona at juliana.villabona@alexandriava.gov



PRINCIPLES TO GUIDE REDEVELOPMENT

CHARACTER AND DESIGN

- Expect **high-quality built environment** and **streetscape**
- Consider identity of site, unique qualities and **relationship to surrounding neighborhoods**
- Consider incorporating **industrial heritage** into future design
- Reflect some identifiable characteristics of **adjacent communities** (streets, building scale) in new development

BUILDING HEIGHTS

- Achieve **variation in heights and facades**
- Ensure **appropriate location of 90'** max height buildings
- Conduct Solar/azimuth and **sightline study**, including impact on existing neighborhoods
- Flesh out concept of **"Transition areas"**
- **Consider additional setback at intersections**



PRINCIPLES TO GUIDE REDEVELOPMENT

LAND USE

- Explore retaining some **existing tenants/uses and neighborhood-serving retail uses**
- Consider **predominately residential, ground-floor retail and commercial uses on Route 1**
- Future uses should be **compatible** with adjoining residential neighborhood
- Typical large-format retail “big box” is discouraged

OPEN SPACE

- **Preserve/enhance naturalistic character** with “eyes” on the park. **(access)**
- Retain **topography and propose stormwater solutions**
 - Path material: natural, gravel, grass pavers
- Potential **narrow/quiet street with accessible sidewalk and bike path** along eastern edge of park/western edge of new development
- **On-site open space within Oakville Triangle**



ISSUES TO BE ADDRESSED FROM FEBRUARY MEETING

- Revise building heights at Glebe Road/Route 1 and adjacent to Lynhaven
- **Maker/Flexible Spaces**
- Concern about rooftop use impact (light, noise, late) and proximity to existing residential



DESIGN GUIDELINES – CONTENTS

- Illustrative Plan
- Framework Streets
- Land Uses
- Ground Floor Uses
- Building Heights and Transitions
- Open Space – Parks
- Bike – Pedestrian Network
- Blocks
- Building Massing
- Building Character
- Parking (screening – location)
- Streetscape requirements
- Street (cross-sections)

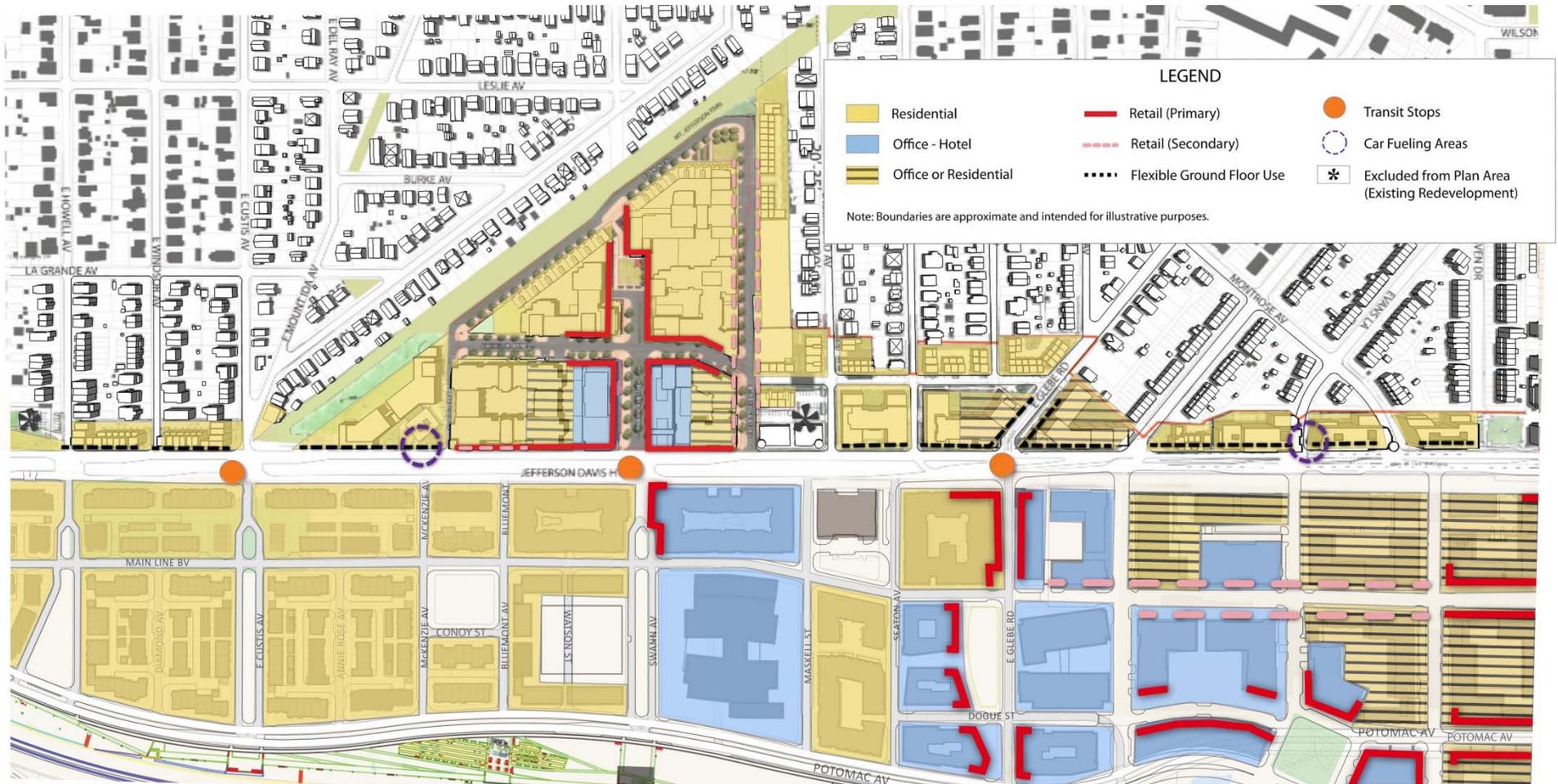


PLACE MAKING

- order and variety
- activity
- compact –walkable
- orientation
- scale
- local



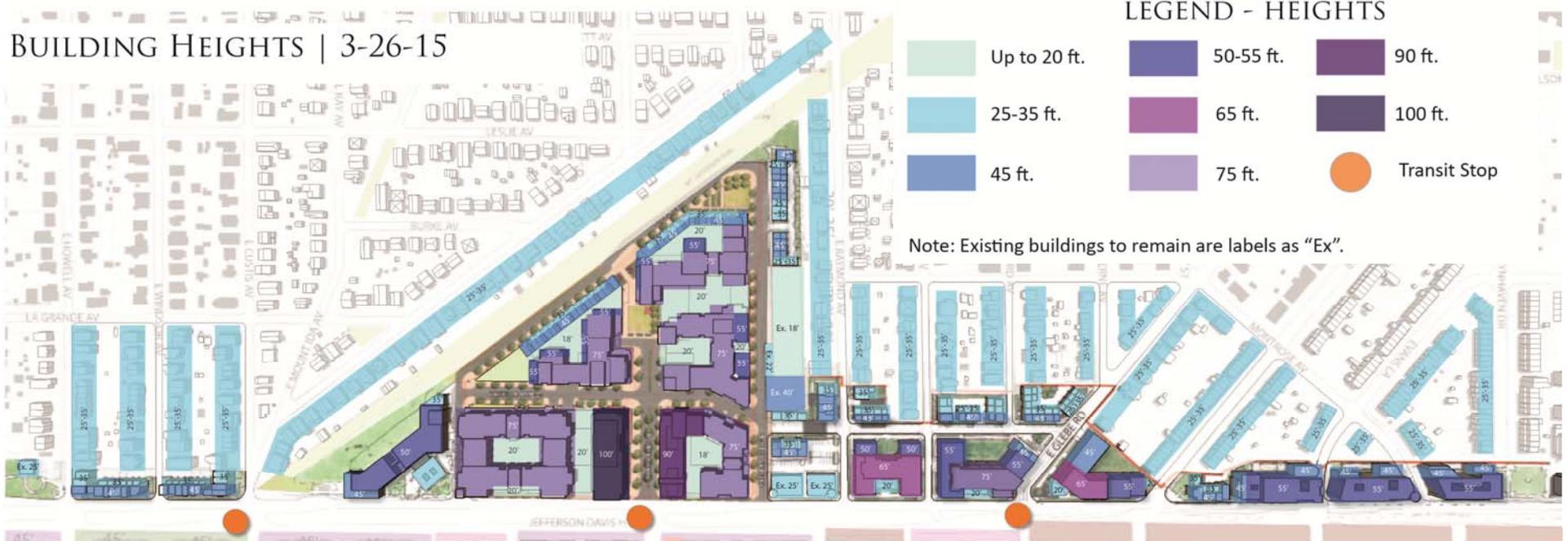
LAND USES (3-26-15)



MAKER SPACE – STOREFRONTS



BUILDING HEIGHTS PLAN 03-26-15



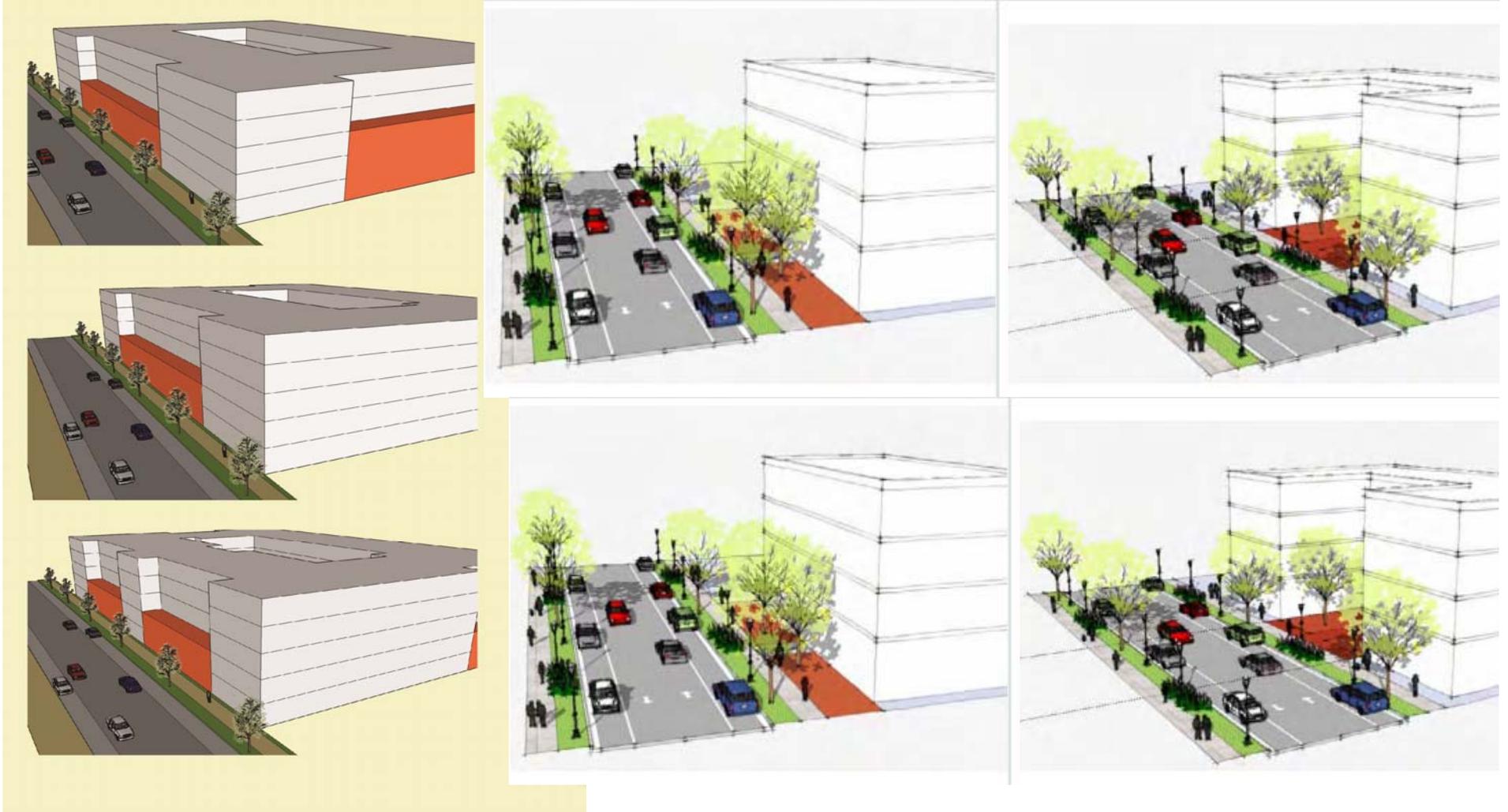
GLEBE ROAD AND ROUTE 1 PERSPECTIVE (03-26-15)



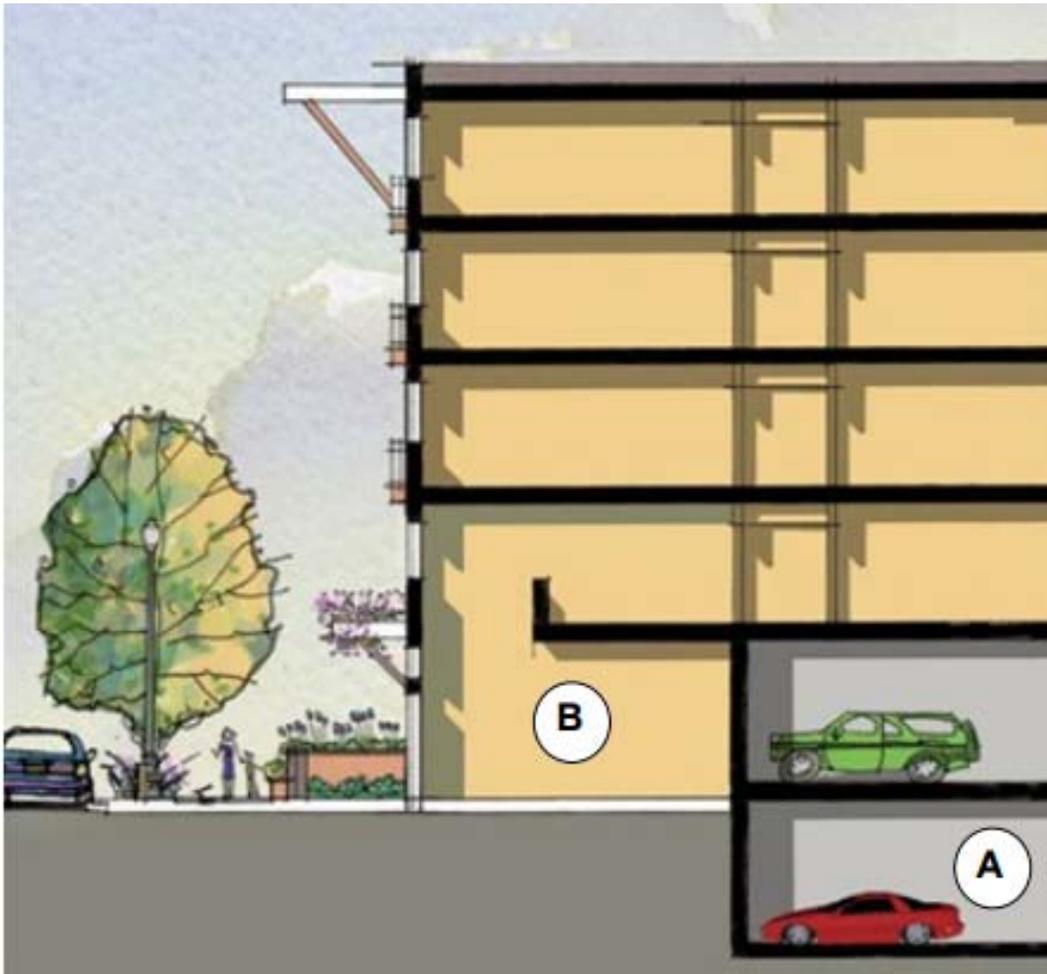
TOWNHOUSES – SCALE TRANSITIONS



BUILDING MASSING – VARIETY



PARKING – SCREENING LOCATION



- (A)** Structured Parking
- (B)** Liner – Active Uses

A CITY OF NEIGHBORHOODS



STREETSCAPE



STREETSCAPE-INDUSTRIAL HERITAGE



BUILDING CHARACTER

24?



BUILDING CHARACTER -TOWNHOUSES



- Materials, brick, metal, wood
- Secondary elements porches, bay windows
- Color and scale to transition to neighborhoods



MULTI-FAMILY BUILDINGS



SIGNAGE



QUESTIONS

ROUTE 1 PLAN AREA

BUILDING CHARACTER

1. Do you have specific feedback on the proposed elements of the design guidelines?
2. Is the building character presented for the Route 1 Plan Area headed in the right direction?

Use the space provided on the worksheet to explain your answer.

QUESTIONS

REVISED ROUTE 1 PLAN AREA HEIGHTS

3. Do you agree with the Plan Area height ranges as revised in response to feedback from the February meeting?

Use the space provided on the worksheet to explain your answer.

MOUNT JEFFERSON PARK



QUESTIONS

MT. JEFFERSON PARK

4. Does the Mount Jefferson draft plan reflect and balance the community needs and comments received to date?

Use the space provided on the worksheet to explain your answer.

OAKVILLE TRIANGLE SITE



QUESTIONS

OAKVILLE BUILDING CHARACTER

5. Is the building character presented for the Oakville Triangle site still headed in the right direction?

Use the space provided on the worksheet to explain your answer.

NEXT STEPS

Next Advisory Group/Community Meeting

April/May 2015, Location TBD

Discussion Topics (to be confirmed):

- Connectivity and Transportation
- Infrastructure and Plan Implementation
- Developer Contributions
- Retail Study

Next Mt. Jefferson Park Meeting

May 21, 2015, Parks & Recreation Commission

Public Hearing: Recommendation Mt Jefferson Park Plan

