

OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Advisory Group Meeting #15
June 29, 2015



AGENDA & MEETING OBJECTIVE

Meeting Objective:

To review proposed recommendations for community benefits, transportation study, and the draft Vision Plan/Design Standards document.

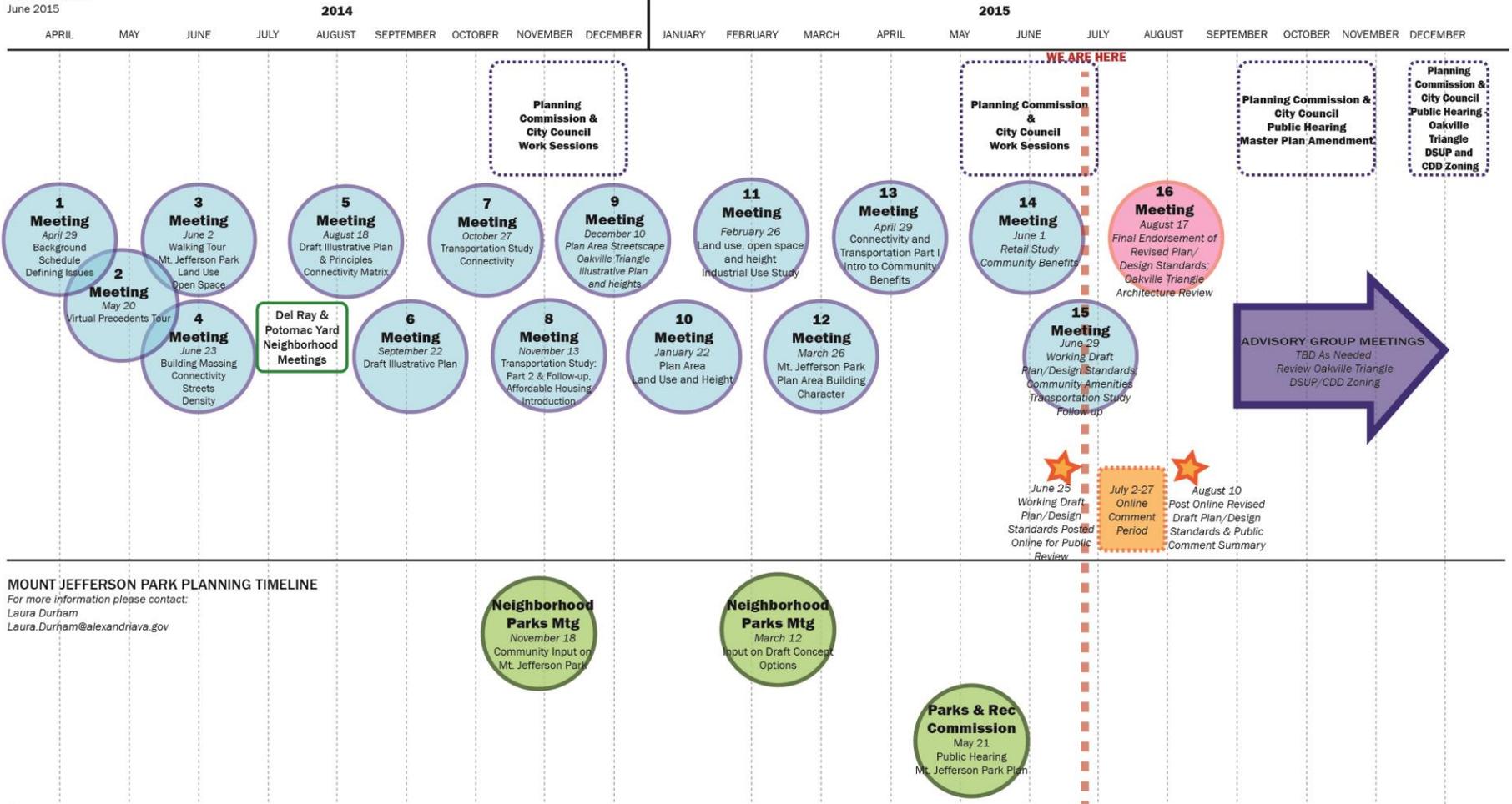
Agenda

7:00	Welcome and Introduction
7:05	Community Benefits
7:15	<i>Questions and Discussion</i>
7:35	Transportation Study Follow Up
7:50	<i>Questions and Discussion</i>
8:20	Vision Plan and Design Guidelines
8:30	<i>Questions and Discussion</i>
8:50	Next Steps and adjourn



WHERE WE ARE IN THE PLANNING PROCESS

OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM
 WORKING DRAFT
 June 2015



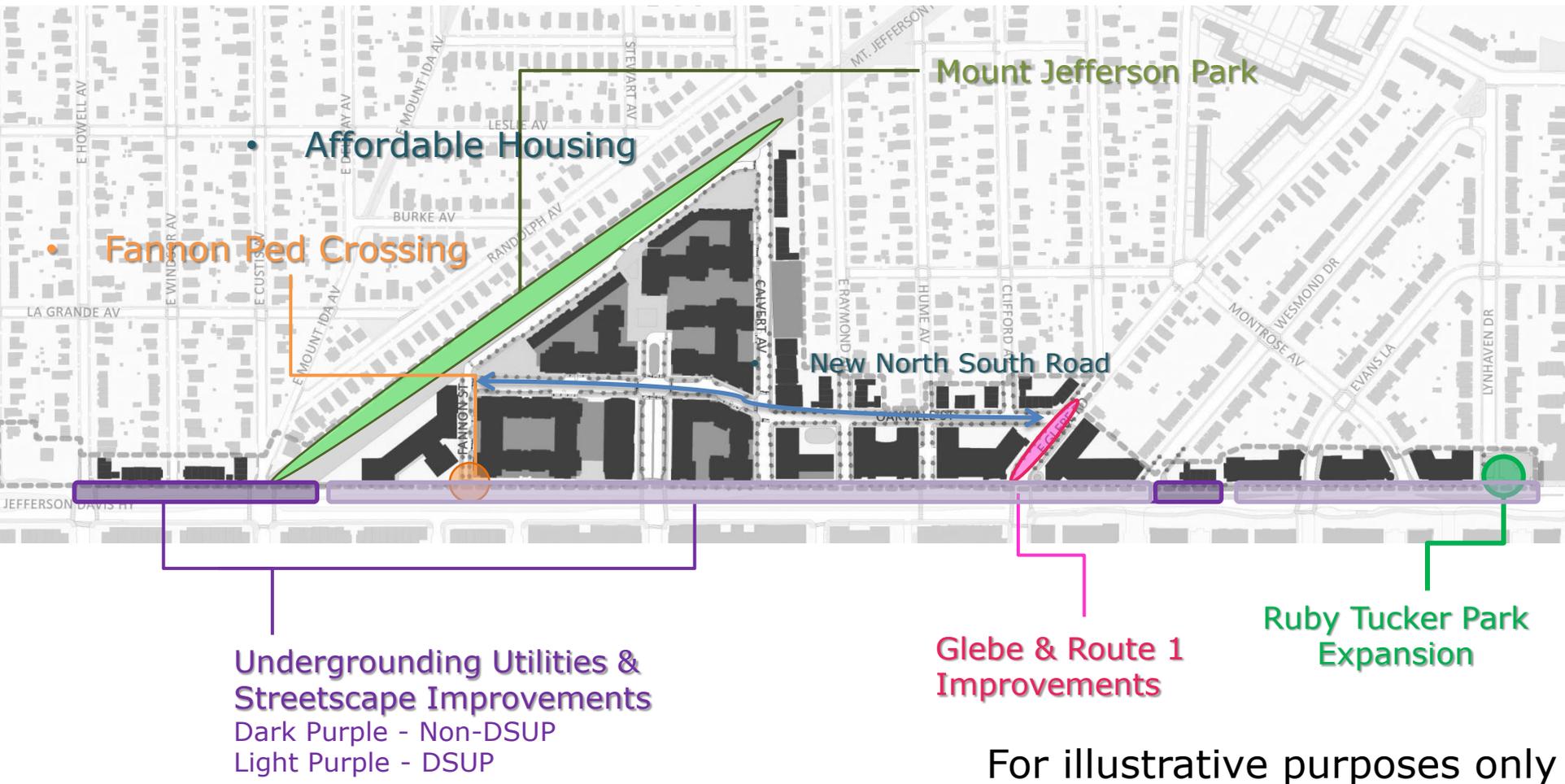
For more information on Oakville Triangle and Route 1 Planning Process please contact Carrie Beach at Carrie.Beach@alexandriava.gov



COMMUNITY BENEFITS FOLLOW-UP



COMMUNITY BENEFITS WITH PLAN AND REDEVELOPMENT



For illustrative purposes only



IMPLEMENTATION FUNDING SOURCES

- Typical Redevelopment Conditions
- Developer Contributions
- Net New Tax Revenue
- Phasing and Sequencing Public Benefits

STANDARD COMMUNITY BENEFITS PROVIDED WITH DSUP

0-5 years

6-10 years

11-15 years

16-20 years

Undergrounding Utilities & Streetscaping Onsite

Environmental Upgrades – Stormwater Management

Open Space

Affordable Housing Contribution

Public Art Contribution

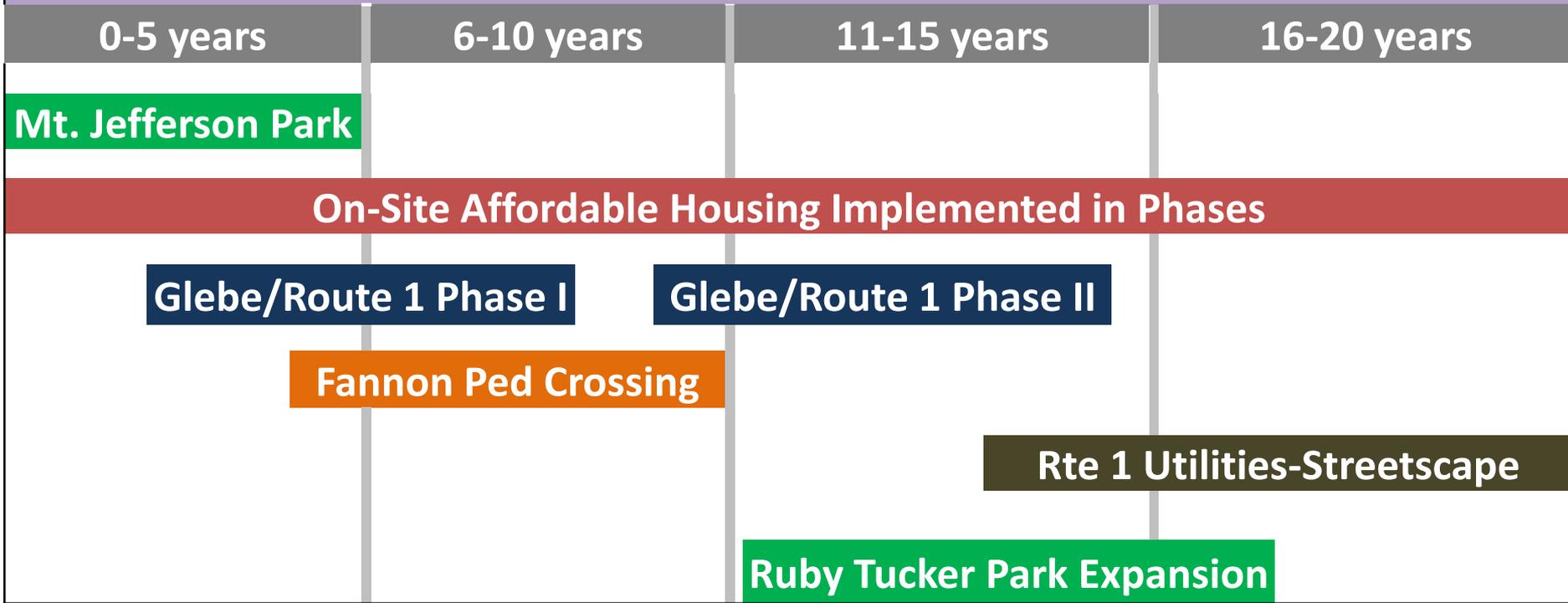
Transportation Management Plan Contribution

Sanitary Sewer

Note: Times are approximate for planning purposes.

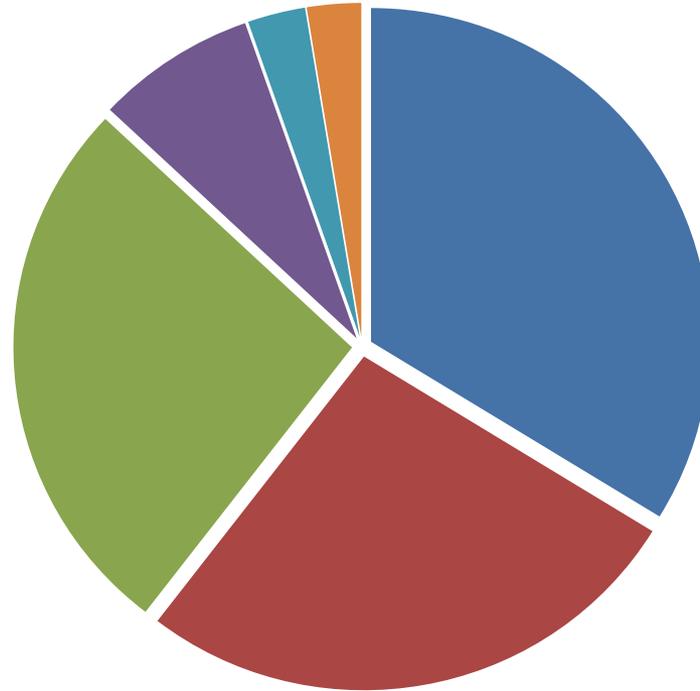


**ADDITIONAL COMMUNITY BENEFITS
(DEVELOPER CONTRIBUTIONS + NET NEW TAX REVENUE)**



Note: Times are approximate for planning purposes.

COST ESTIMATES



- Streetscape/Undergrounding Route 1
- On-site Affordable Housing in Oakville Triangle
- Glebe Rd Intersection Improvements
- Mount Jefferson Park Improvement
- Ruby Tucker Park Expansion
- Fannon/Route 1/Transitway Pedestrian Crossing

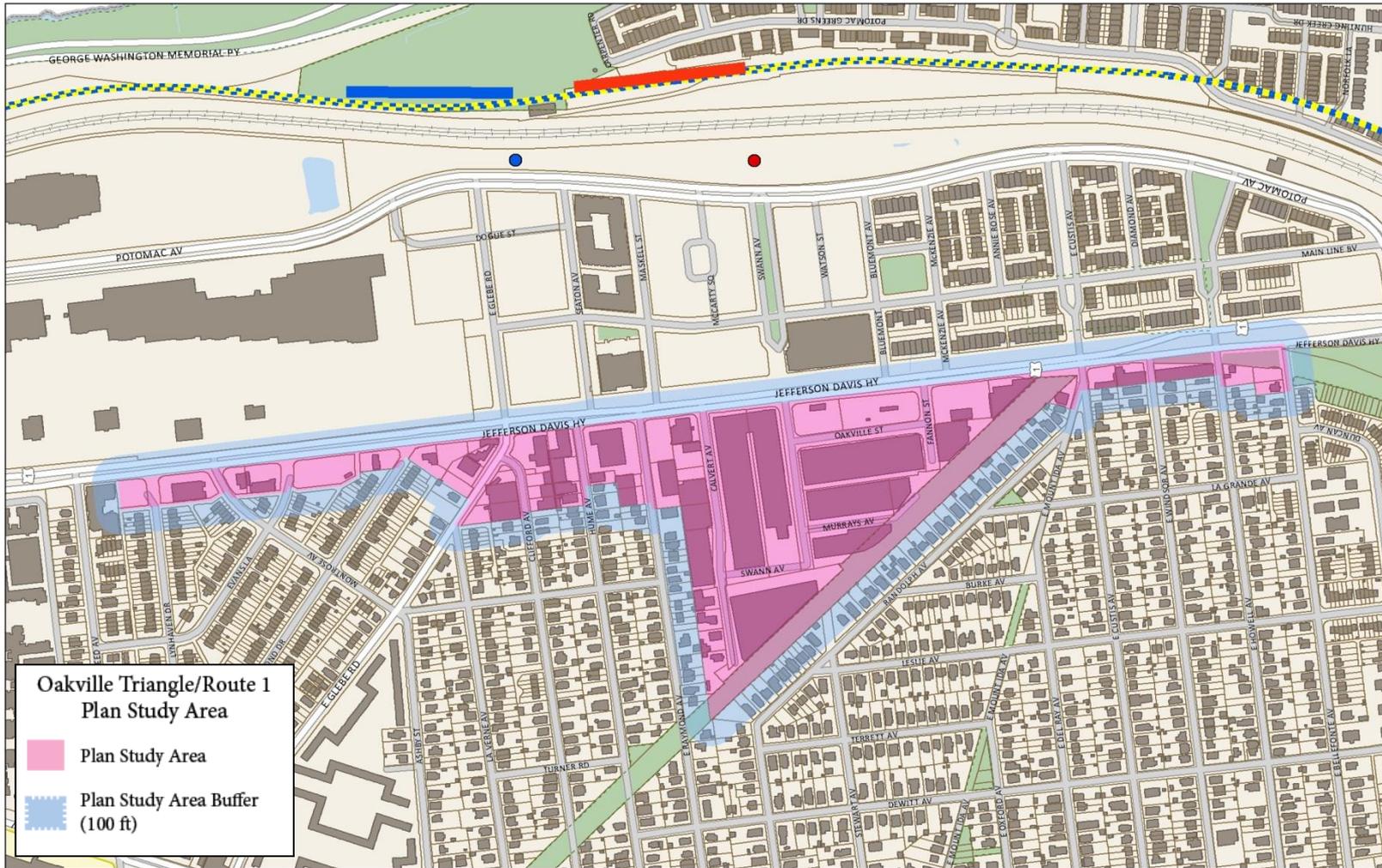
QUESTIONS/DISCUSSION COMMUNITY BENEFITS & PLAN IMPLEMENTATION



TRANSPORTATION STUDY FOLLOW-UP



PLAN AREA



FUTURE DEVELOPMENT ASSUMPTIONS (PARTIAL BUILDOUT – 2021)

Development:

- **1.5M SF (Oakville)**
- **360,000 SF (Rest of plan area)**

Background Development:

- **Approximately 4.3M SF**

Potomac Yard Metrorail station

Enhanced bicycle and pedestrian network

FUTURE DEVELOPMENT ASSUMPTIONS (FULL BUILDOUT – 2027)

Development:

- **1.5M SF (Oakville)**
- **Approx. 1M SF (Rest of plan area)**

Background Development:

- **Approximately 7.3M SF**

Potomac Yard Metrorail station

Enhanced bicycle and pedestrian network

PHASING OF IMPROVEMENTS

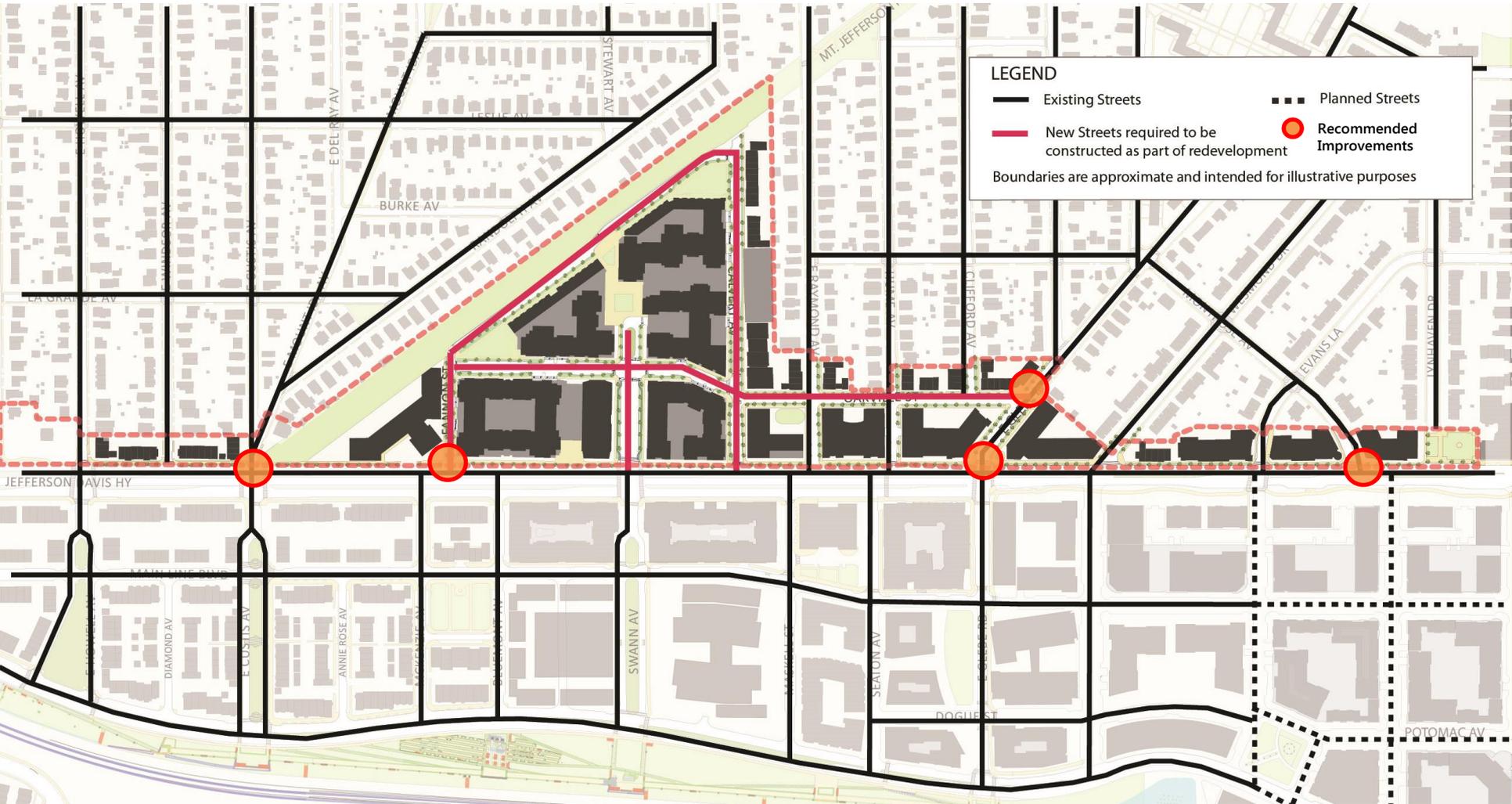
Phase I (2021)

- Signal modifications
- New signal at Montrose
- E. Glebe/ Rte. 1 Phase I (*Rt 1 to NS Road*)
- Pedestrian crossing at Fannon Street

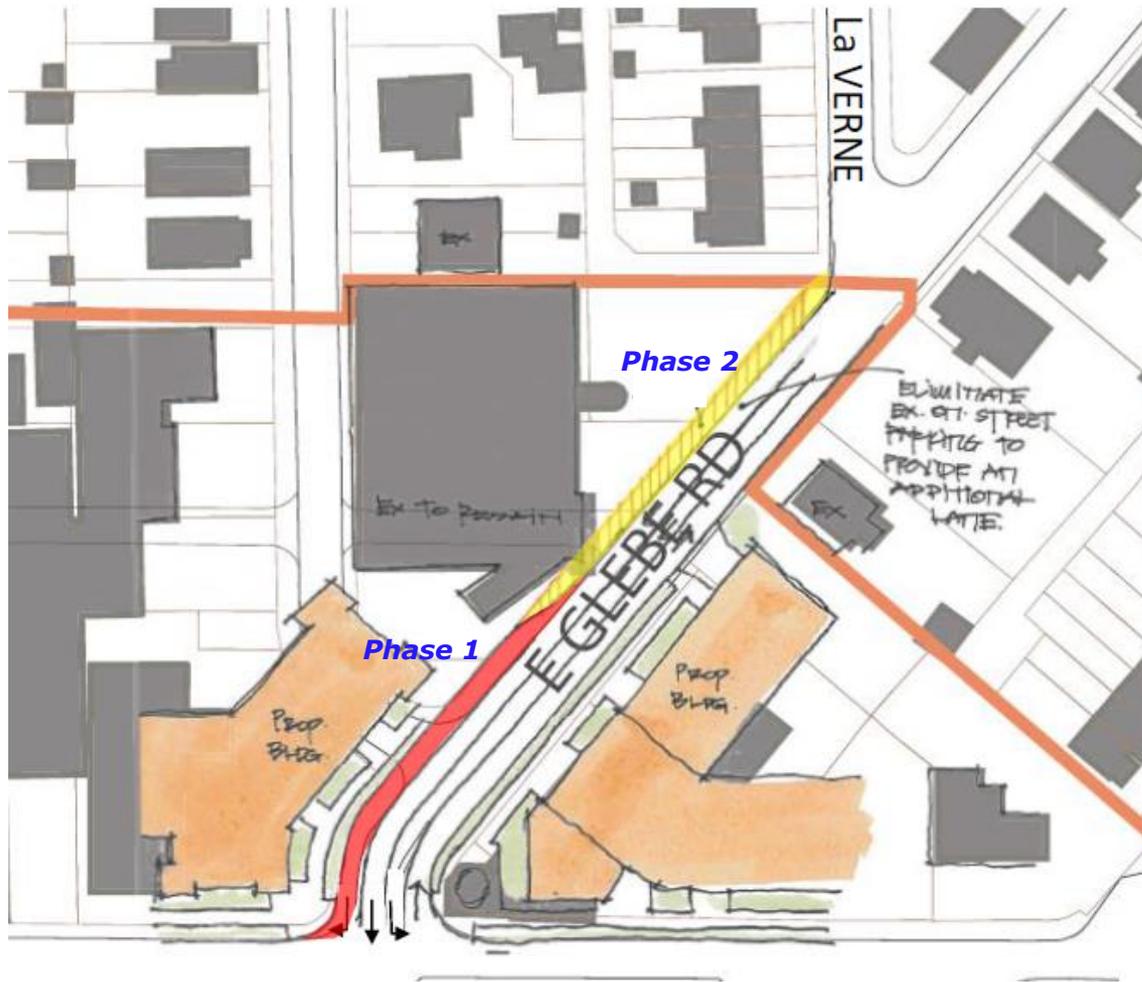
Phase II (2027)

- Lane modifications on Custis at Route 1
- North-South Road and signal at Glebe
- E. Glebe/Rte. 1 Phase II (*NS Road to La Verne*)

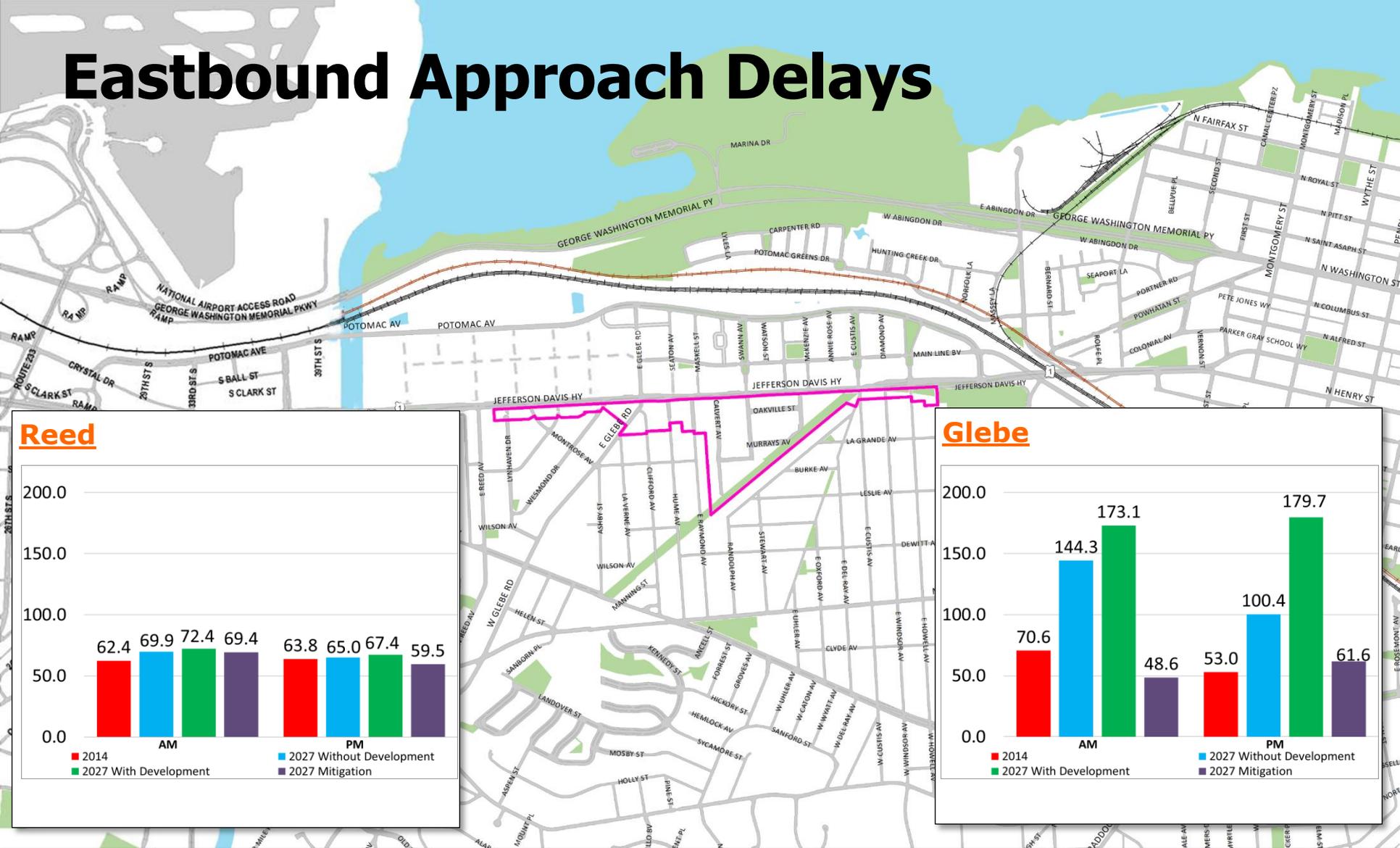
STREET NETWORK - NEW STREETS & RECOMMENDED IMPROVEMENTS



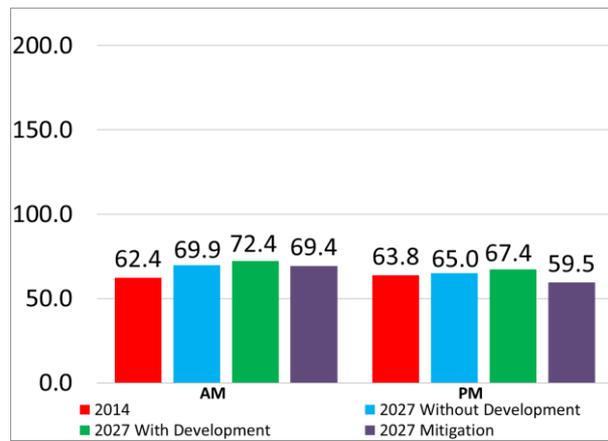
ROUTE 1 AT E. GLEBE IMPROVEMENTS



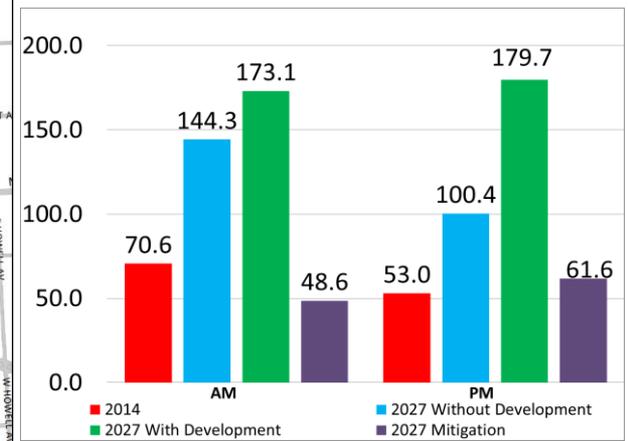
Eastbound Approach Delays



Reed



Glebe



Legend (measured by time in seconds per vehicle):

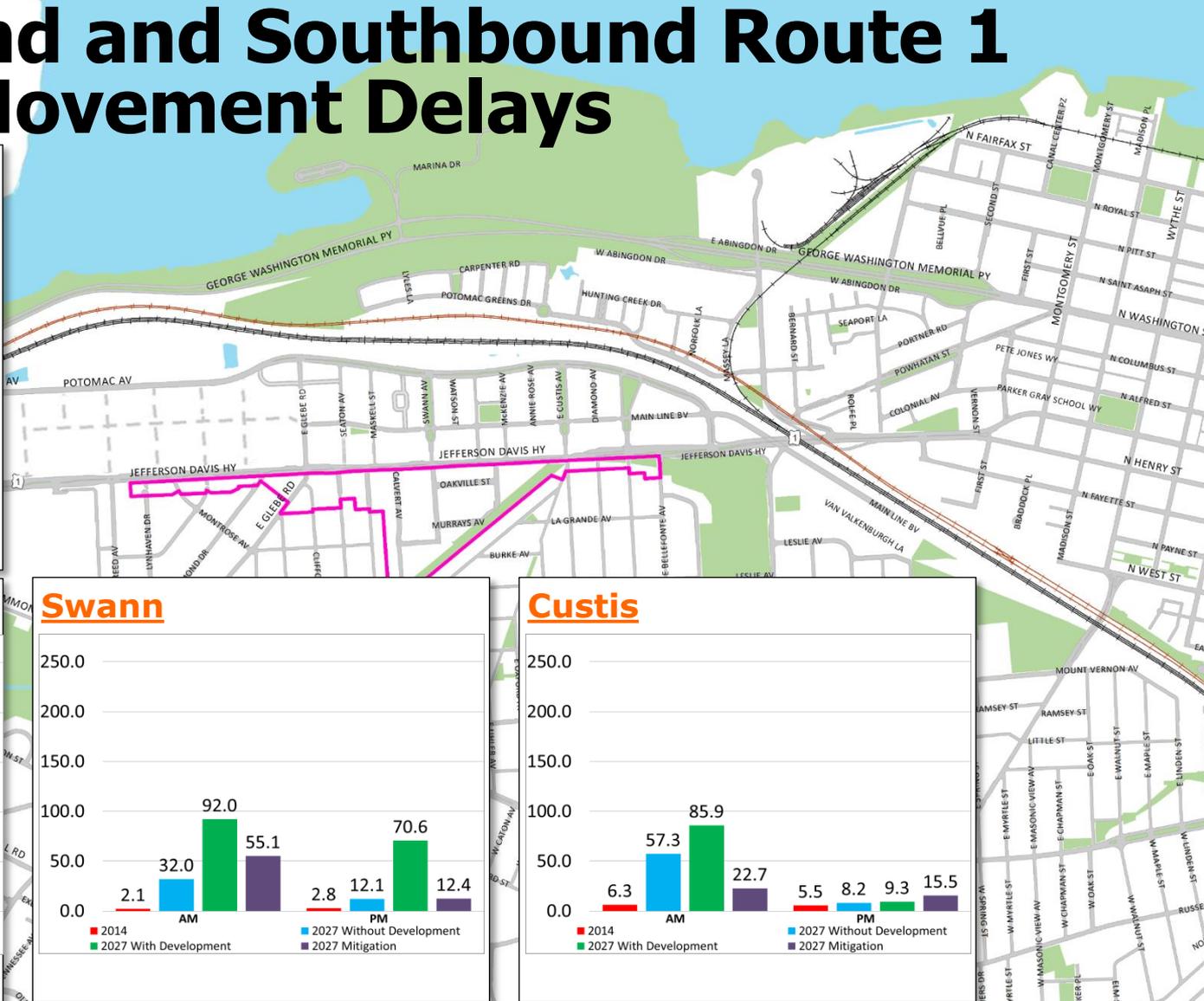
2014 AM/PM Eastbound Approach Peak Hour Vehicle Delays

2027 Without Development AM/PM Eastbound Approach Peak Hour Vehicle Delays

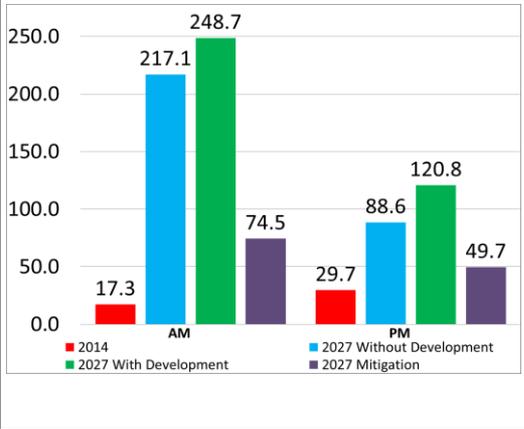
2027 With Development AM/PM Eastbound Approach Peak Hour Vehicle Delays

2027 Mitigation AM/PM Eastbound Approach Peak Hour Vehicle Delays

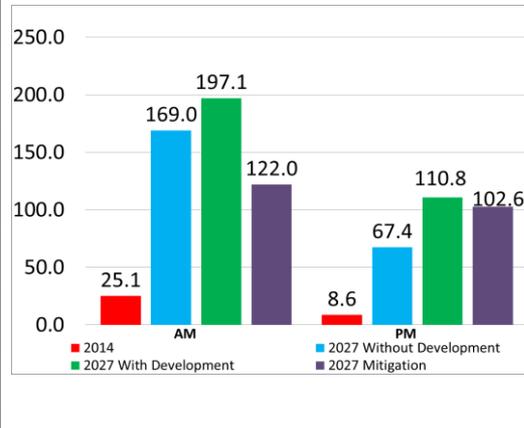
Northbound and Southbound Route 1 Through Movement Delays



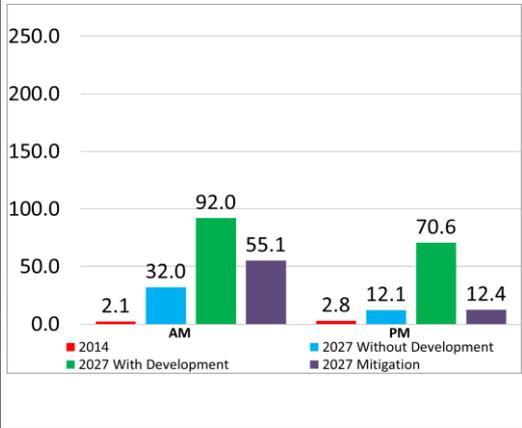
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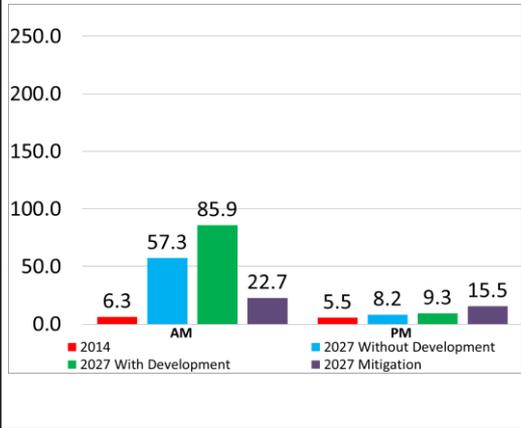
Glebe



Swann



Custis



Legend (measured by time in seconds per vehicle):

2014 AM Northbound/PM Southbound Peak Hour Vehicle Delays

2027 Without Development AM Northbound/PM Southbound Peak Hour Vehicle Delays

2027 With Development AM Northbound/PM Southbound Peak Hour Vehicle Delays

2027 Mitigation AM Northbound/PM Southbound Peak Hour Vehicle Delays

TRANSPORTATION STUDY QUESTIONS/DISCUSSION



WORKING DRAFT VISION PLAN & DESIGN STANDARDS



QUESTIONS/DISCUSSION

1. Does the vision plan / design standards document reflect the discussions by the advisory group and community over the course of the process?
2. If not, what specific changes would you recommend?

NEXT STEPS

June 25

- Post Online *Working Draft* Plan/Design Standards for public review

July 2 - July 27

- Online Comment period on *Working Draft* Plan/Design Standards

August 10

- Post Online the *Revised* Plan/Design Standards & Public Comment/Response Summary

August 17 AG Meeting

- Final Endorsement of Plan/Design Standards
- Review architecture for Oakville Triangle for consistency

September/October PC and CC

- Public Hearing on Plan/Design Standards

September – October – November AG Meetings (dates TBD as needed)

- Review of Oakville Triangle DSUP/CDD (Architecture, Mount Jefferson Park, Urban Plaza, Retail, Conditions)

December PC and CC

- Public Hearing on Oakville Triangle DSUP and CDD Zoning

