

Oakville Triangle & Route 1 Corridor Planning

Advisory Group Meeting #1
Potomac Yard Fire Station
Community Room
April 29, 2014



Agenda

- Introductions
- Purpose and Tasks of AG
- Work program deliverables & milestones
- Scope of planning study
- Background Info
- Group Activity



Oakville/Route 1 Advisory Group

- Established by City Council March 2014, appointed by City Manager April 2014
- Provide recommendations on principles for Master Plan Amendment, illustrative plan for future development of Oakville/Route 1 West
- Ensure that regulatory submissions are consistent with the intent of the principles above
- Serve as facilitators at meetings
- Convey information between constituents and AG
- Listen to and incorporate input from community



Civic Engagement Framework

City Department:

Project:

Goal :

Overall project timeline:

P&Z

Oakville Triangle/Route 1 Corridor
Planning Process

Prepare Principles to guide future redevelopment
of Oakville Triangle and Route 1 Corridor

March 2014 - June 2015

Phase 1 Information *(Gathering, Organizing, Understanding)*

2 Options *(Discuss and Evaluate Options)*

3 Recommendations

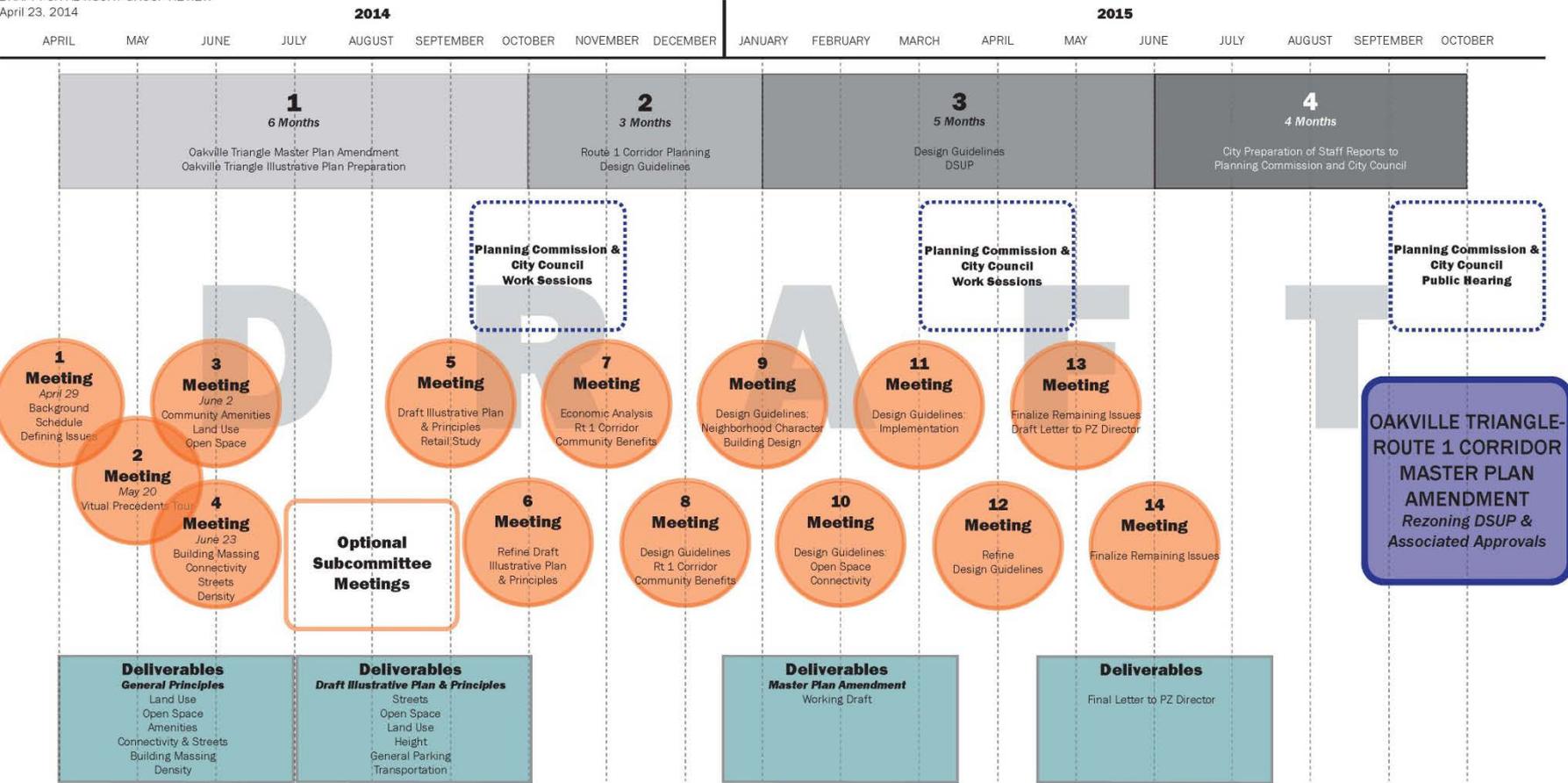
4 Implementation and maintenance

<p>March - May 2014</p> <p>Tasks: Identify stakeholders, establish Advisory Group (AG) to represent various stakeholder and community groups. Solicit feedback from AG and community members through meetings and other communication. Help facilitate AG members' communication to the broader community and their respective groups.</p> <p>Communication: Post Civic Engagement Framework (including proposed schedule) and AG committee information to City website. Provide 2-week notice of meetings in appropriate forums (City website, flyers, eNews, social media etc.), and post agendas and meeting materials one week in advance.</p> <p>Engagement Activities: - Mtg 1 - Intro, background, schedule, Civic Engagement Plan, Vision - Mtg 2 - Field Trip to other project sites</p> <p>Deliverables: - Civic Engagement Framework - Summaries of Community Feedback and follow-up on how feedback was utilized for next steps</p>	<p>May - August 2014</p> <p>Tasks: Solicit feedback from AG and community members through meetings and other communication. Help facilitate AG members' communication to the broader community and their respective groups.</p> <p>Communication: Provide 2-week notice of meetings in appropriate forums (City website, flyers, eNews, social media etc.), and post agendas and meeting materials one week in advance.</p> <p>Engagement Activities: - Mtg 3 - Land Use, Open Space, Community Amenities - Mtg 4 - Connectivity, Streets, Bldg Massing, Density - Subcommittee Mtgs (July/Aug 2014) - Develop and refine details of AG Vision and Principles</p> <p>Deliverables: - Summaries of Community Feedback and follow-up on how feedback was utilized for next steps - Retail and Public Benefits study summary reports - Interim document outlining Draft findings/recommendations to present to larger AG group</p>	<p>September-October 2014</p> <p>Tasks: Solicit feedback from AG and community members through meetings and other communication. Help facilitate AG members' communication to the broader community and their respective groups.</p> <p>Communication: Provide 2-week notice of meetings in appropriate forums (City website, flyers, eNews, social media etc.), and post agendas and meeting materials one week in advance.</p> <p>Engagement Activities: - Mtg 5 - Review results and present Draft findings/recommendations of Principles to larger AG group - Mtg 6 - Finalize Draft Vision, Principles, Recommendations - Planning Commission Public Hearing / City Council (October 2015)</p> <p>Deliverables: - Summaries of Community Feedback and follow-up on how feedback was utilized for next steps - Transportation Study summary report - Draft Vision / Principles report for PC/CC</p>	<p>November 2014 - June 2015</p> <p>Tasks: Solicit feedback from AG to ensure that established Principles are followed within CDD Design Guidelines, Concept Plan and DSUP</p> <p>Communication: Provide 2-week notice of meetings in appropriate forums (City website, flyers, eNews, social media etc.), and post agendas and meeting materials one week in advance.</p> <p>Engagement Activities: - Continued AG meetings as plans are refined (Nov 2014 - June 2015)</p> <p>Deliverables: - Summaries of Community Feedback and follow-up on how feedback was utilized for next steps</p>
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Work Program

DRAFT OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM
 DRAFT FOR ADVISORY GROUP REVIEW
 April 23, 2014



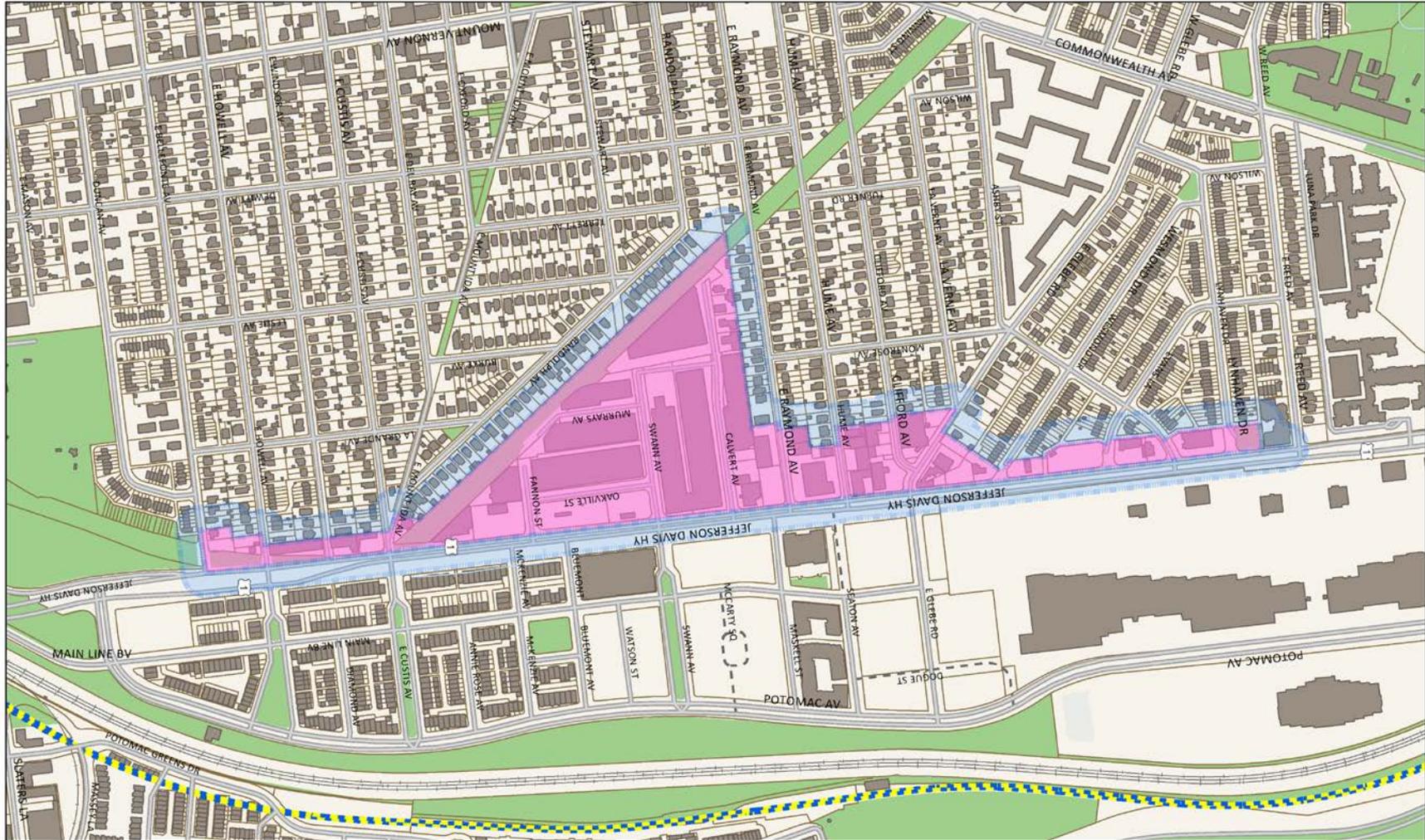
**OAKVILLE TRIANGLE-
ROUTE 1 CORRIDOR
MASTER PLAN
AMENDMENT**
Rezoning DSUP &
Associated Approvals



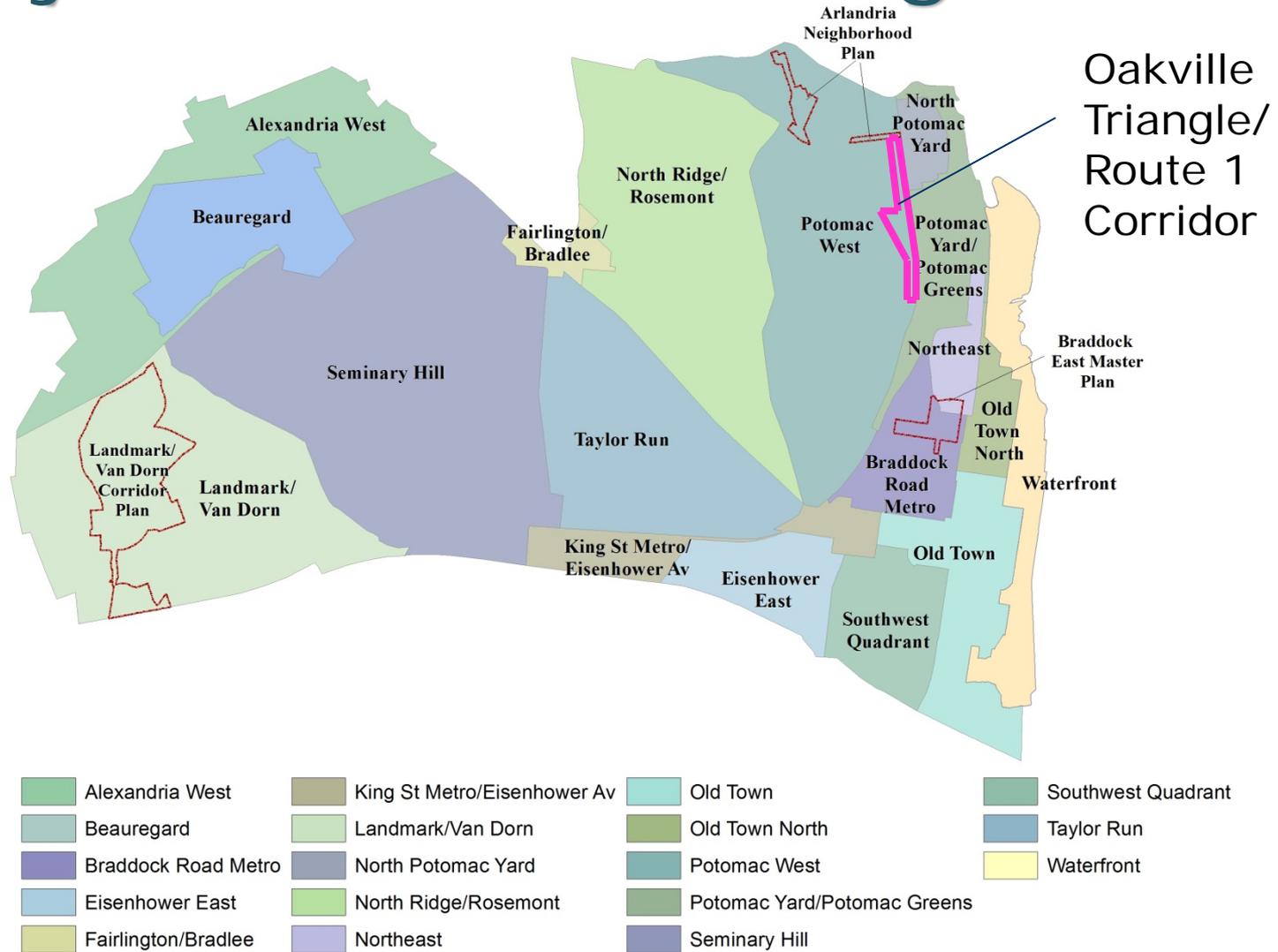
Study area in context of City



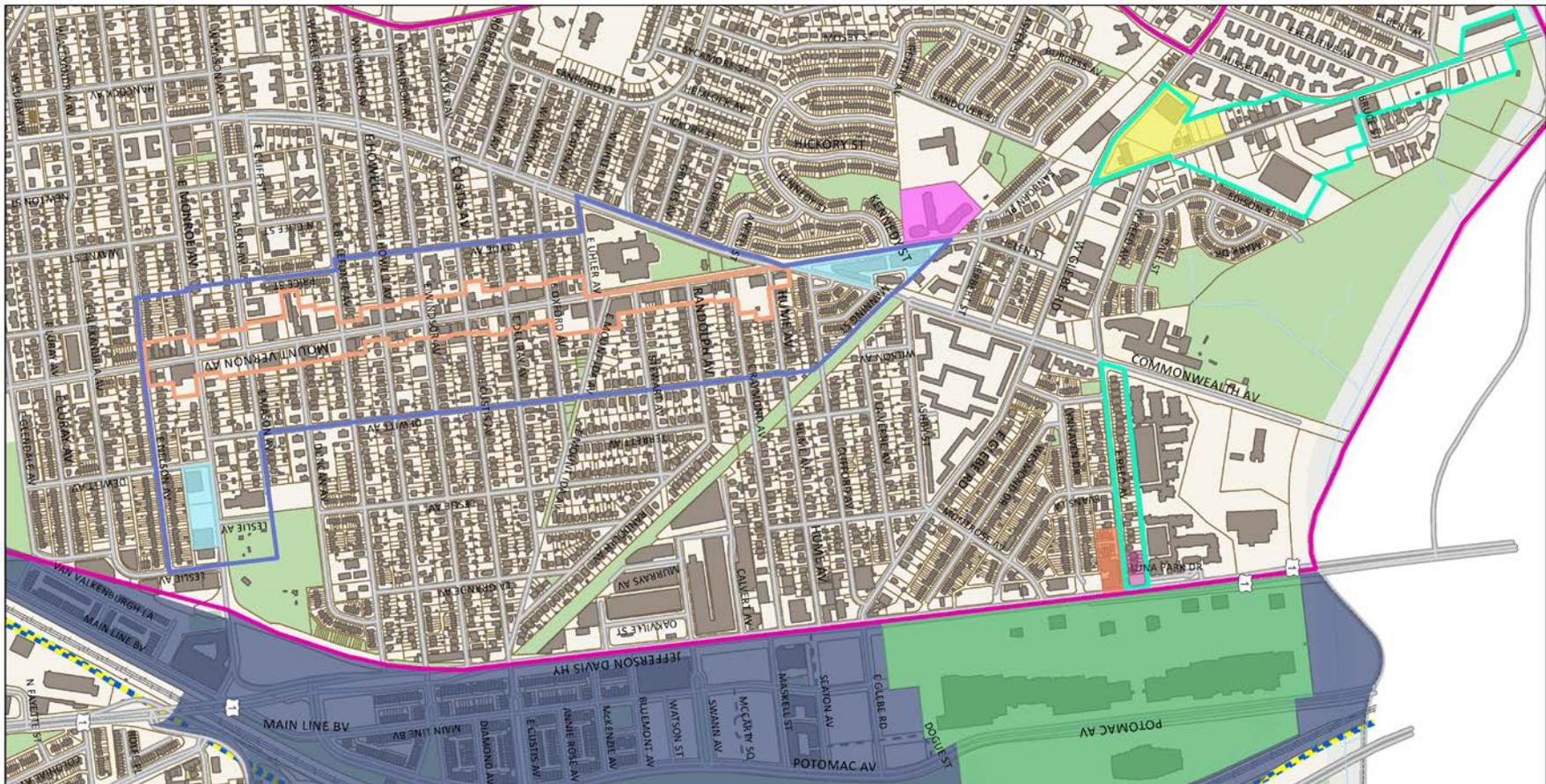
Scope of Planning Study



Study Area and Existing SAPs

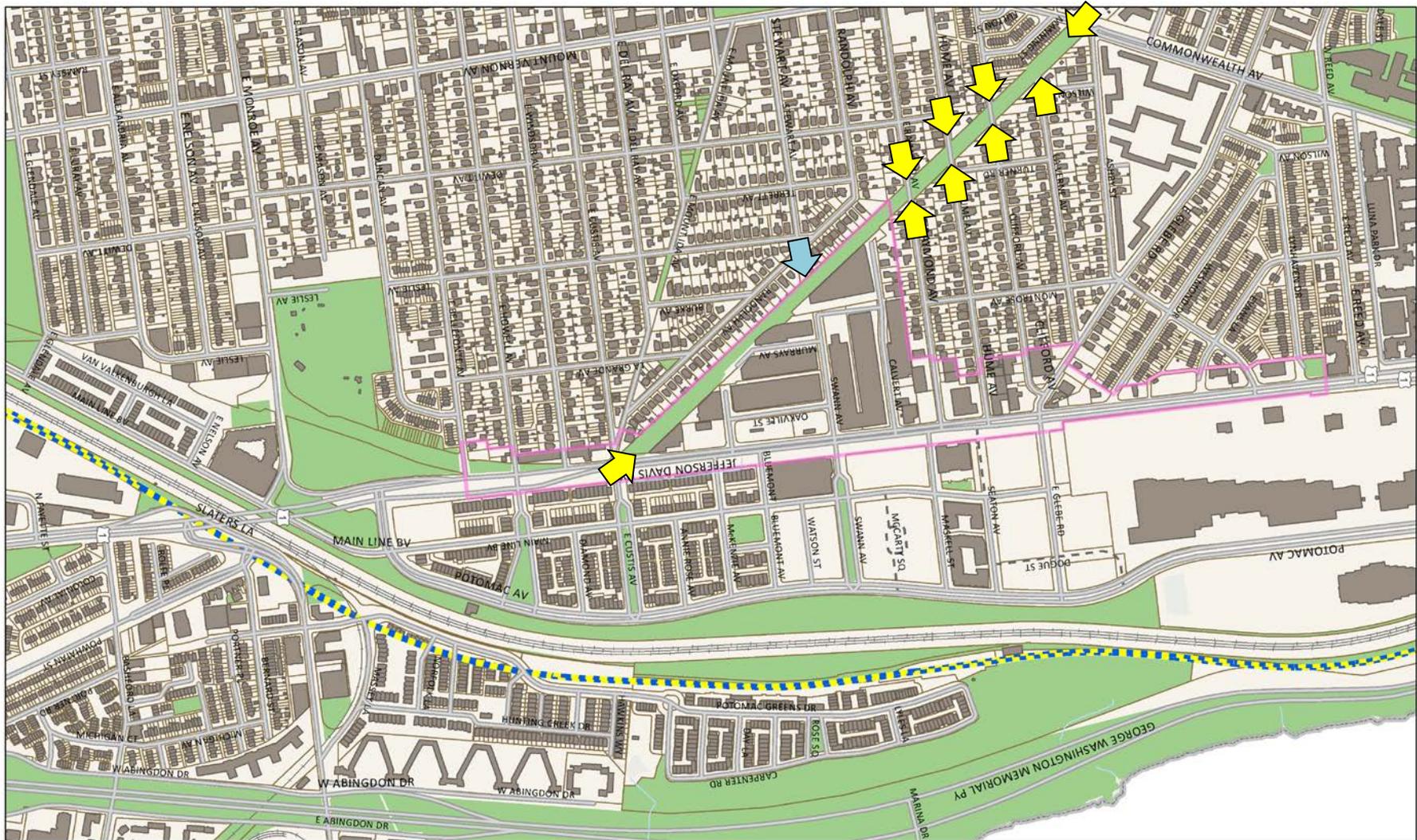


Land Use, Planning, Development History & Context

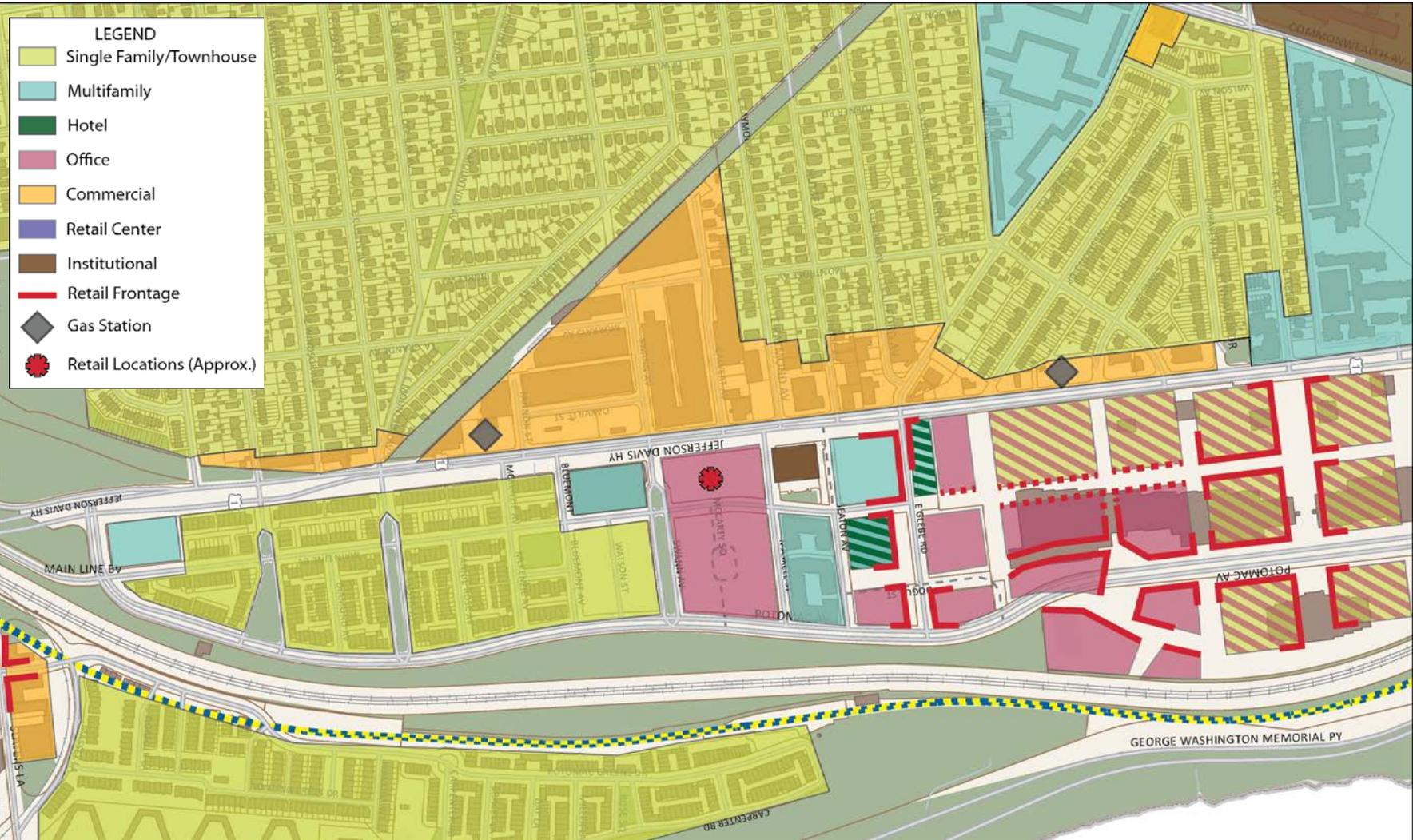


"The City holds open the possibility of reevaluating the area [Oakville Triangle] in the future as development occurs in the Route 1 corridor. The area may be considered as a CDD in the future."
-1992 Potomac West Master Plan

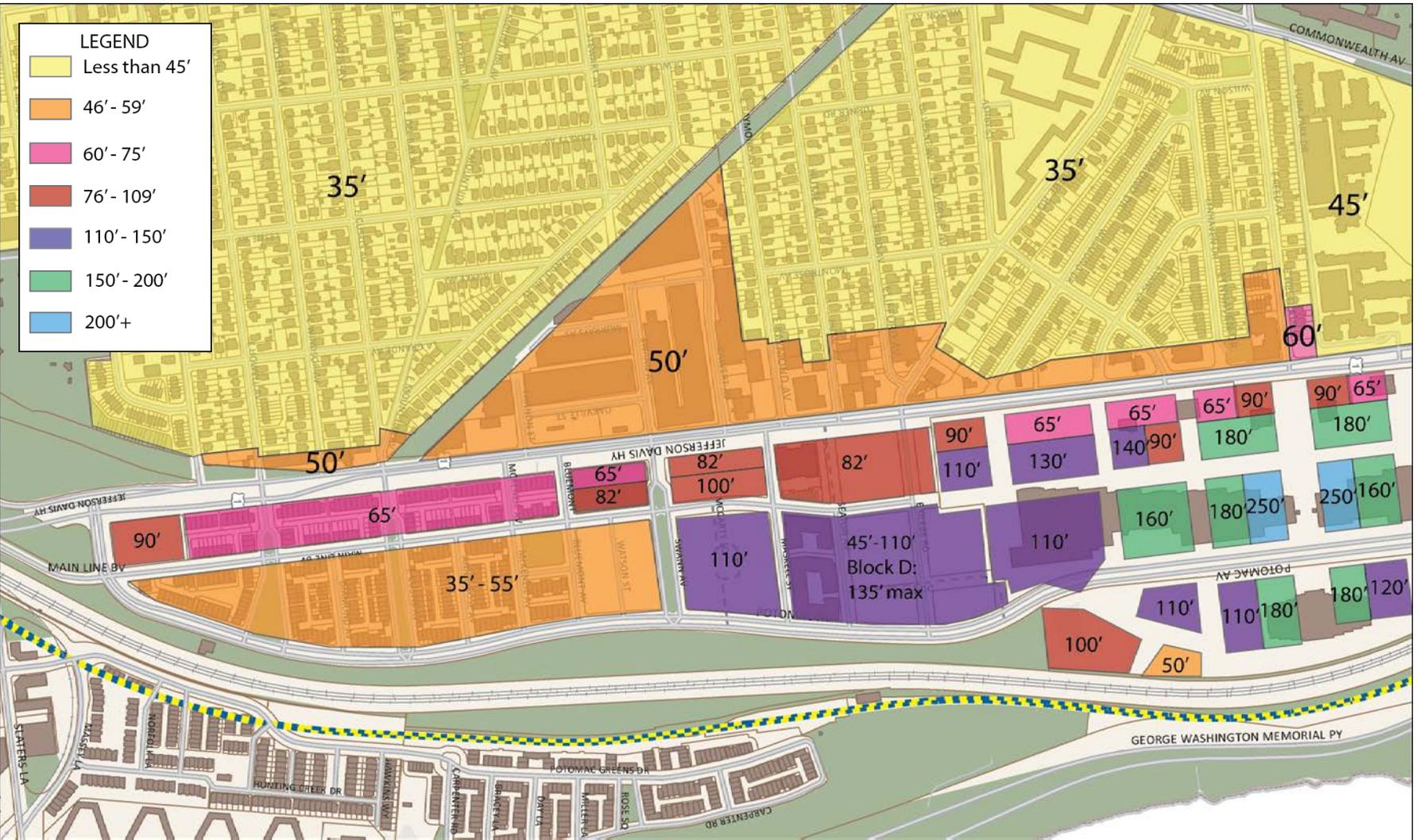
Open Space



Land Uses (Planned and Existing)



Max Building Heights (Existing Zoning)



Building Heights

30 – 40 ft. (3-4 stories)



40 – 50 ft. (4-5 stories)



50 - 60 ft. (5-6 stories)



60 - 80 ft. (6-7 stories)



Streetscape – Connections



Raymond Avenue



Mount Jefferson Park Entrance

Streetscape – Connections



Route 1



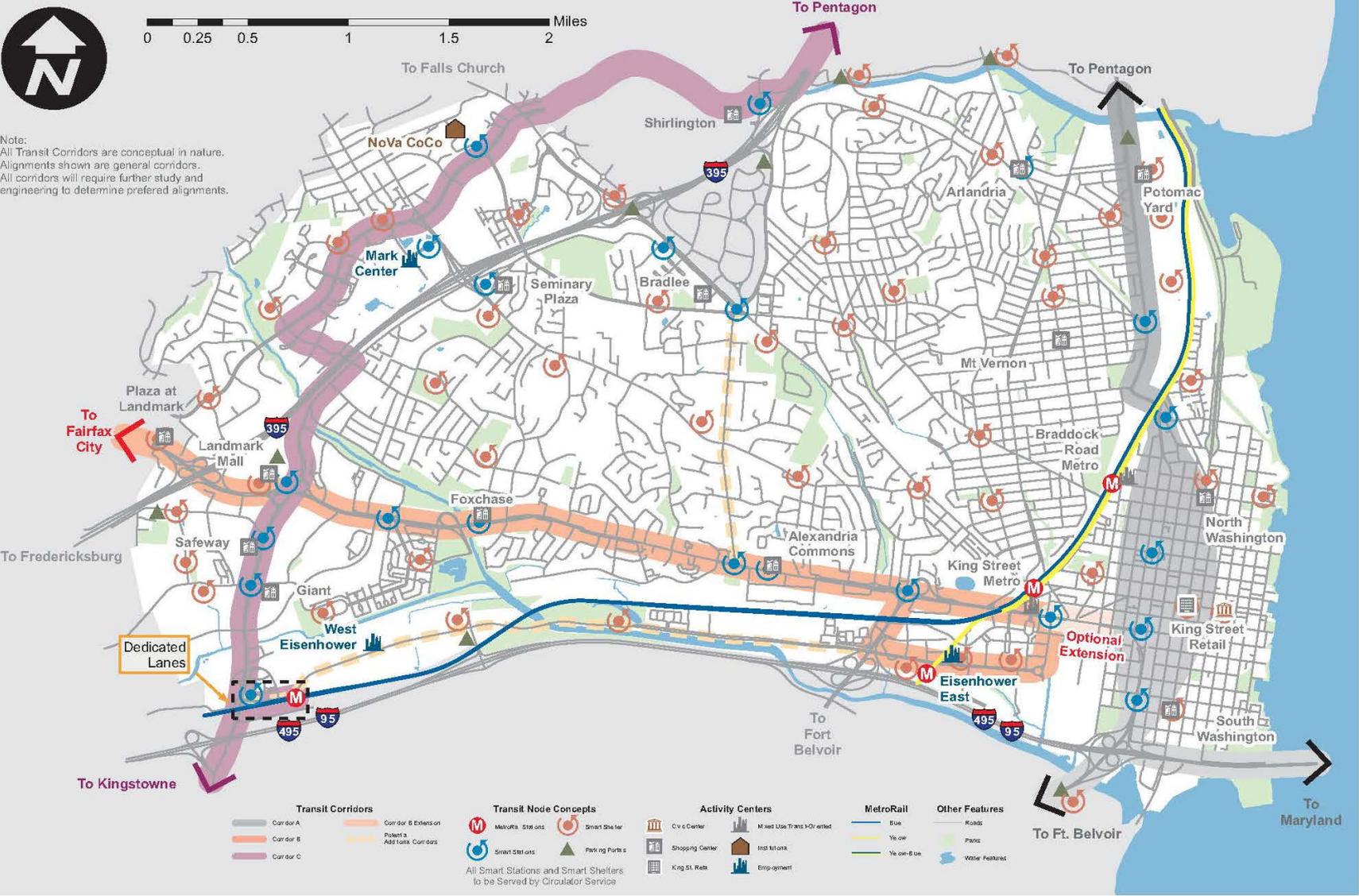
Crystal City/Potomac Yard Transitway

Stormwater Requirements

- Impervious areas increase stormwater runoff volume, peak flow and pollution carried to local water bodies
- New Environmental Management Ordinance Requirements
 - 20% (> 1 acre of disturbance) or 10% (<1 acre of disturbance) reduction in pollution (phosphorus)
 - Treatment of the first ½" of stormwater runoff from all impervious surfaces
 - Post-development runoff peak flows must be less than pre
- Strategies for meeting requirements
 - Reduce impervious area post development
 - Install underground facilities such as sand filters or proprietary filter systems
 - Incorporate green roofs, cisterns, pervious pavement into design

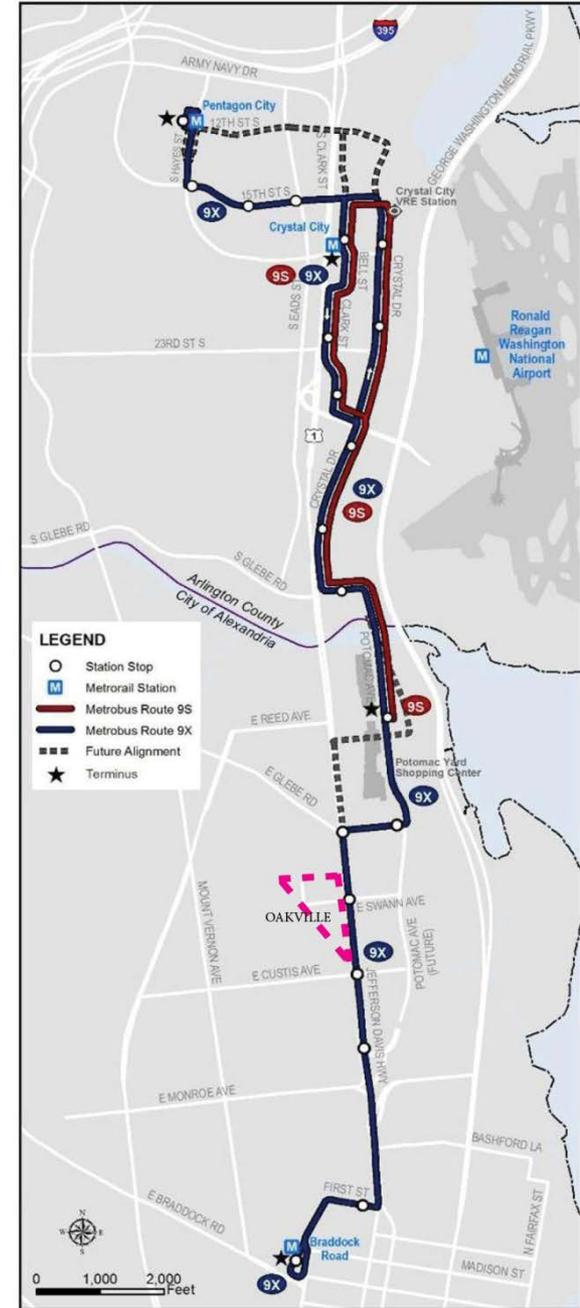


Transportation Policies & Framework



Crystal City/ Potomac Yard Transitway

- 5-mile corridor connecting Pentagon City, Crystal City, Potomac Yard, and Braddock Road
- First 0.8 mile segment in Alexandria currently under construction
 - 2-lane transit-only corridor with 12-ft landscaped medians on both sides
- Anticipated opening Summer 2014



Group Work: Defining the Issues

Topic Areas

Land Use – Height
Affordable Housing
Community Amenities
Open Space
Environmental Sustainability
Multimodal Connectivity
Pedestrian Environment

Questions

1. Are there additional topics to address?
2. What are the key issues within each of the topic areas that need to be addressed and resolved?



Next Steps

April 29	Meeting #1	Introduction, Background, Defining the Issues
May 20	Meeting #2	Virtual Site(s) Tour
June 2	Meeting #3	Land Use, Open Space, Community Amenities
June 23	Meeting #4	Connectivity, Streets, Building Massing, Density
Summer	Subcommittee Meetings	Potential meetings of subcommittees if needed, schedule TBD

Visit alexandriava.gov/planning for more info

