Developing Community Principles to Guide Redevelopment

The following summary represents a synthesis of common themes that have emerged over the course of the past four meetings within the topics of *Character and Design, Land Use*, *Building Heights*, *Open Space, and Connectivity.* Additional themes will be developed around future meeting topics, including *Community Amenities*, *Affordable Housing*, and *Sustainability*. These themes will serve as the basis for future principles and design guidelines 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

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" (>20,000 sf) is discouraged

Building Heights

- Heights as shown at the June 2 community meeting (see attached map) are generally satisfactory with consideration of the following:
    - Achieve variation in building heights and facades
    - Ensure appropriate location of 90' max height buildings
    - Conduct Solar/azimuth and sightline study, including impact on existing neighborhoods
    - Flesh out the concept of "Transition areas" and potentially reduce heights along western portion of north side of Calvert Street adjacent to existing residences to 25-35' or 20-35' with no setback or 30-45' with setback due to less buffer area
    - Potentially increase heights in central portion of "medium" height zone, particularly along Swann Avenue with step down
    - Consider additional setback at intersections

Open Space

- Preserve/enhance the physical characteristics of Mt. Jefferson Park:
    - Naturalistic
    - Increased width
    - Wooded buffer area along western edge
    - Nature-path buffer area along eastern edge
    - Stormwater design solutions along eastern edge
    - Gathering places, benches
    - Retaining topography as additional buffer
    - Path material: natural, gravel, brick or grass pavers for EVE, hardscaped, etc.
- Improve safety of Mt. Jefferson Park with "eyes" on the park, access, lighting

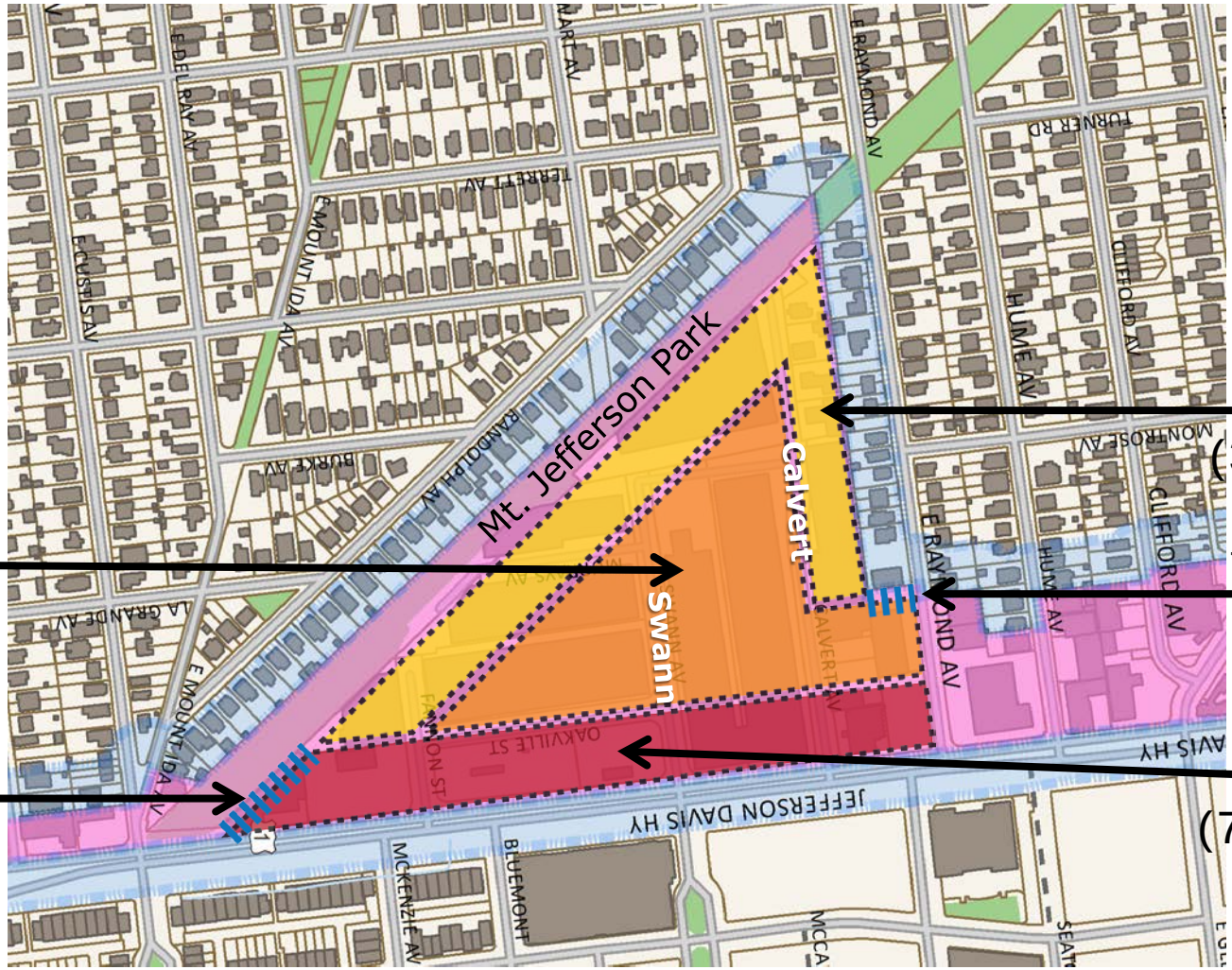
- Potential narrow/quiet street with accessible sidewalk and bike path along eastern edge of park/western edge of new development
- Develop a plan for improvements for Mt. Jefferson Park between Raymond Ave and Route 1
- Provide on-site open space within Oakville Triangle
- Consider other types of open space, including community gardens and dog parks

Connectivity

- Connectivity to existing neighborhoods and within the new development will be important to its success. Conduct analysis of the potential connections and their benefits and challenges.
- Connectivity should be multi-modal: improve walkability and bike access/connectivity throughout the plan area.

Building Height Options

Note: The height areas will be determined more precisely as the street grid is established, this graphic serves to depict general zones of potential heights and transitions.



Graphic is for illustrative purposes only; not to scale