ADVISORY GROUP FEEDBACK

LAND USE OPEN SPACE HEIGHTS

AG DISCUSSION/Q's
Q1 + Q2

- is there a need for more I space?
- even if we allow "indust" on Route 1, the market may push out.
- which of the maker uses are well suited to being prox to homes?
- do we are you planning for sufficient parking for "maker" uses?
- flexibility for 1st Floor should be as permissive as possible.
- Q about vacancy rate in I Zone
- proposed 1st. fl. plan accomod ates comm's desire to retain n-hood svc uses

+ Q about 1st fl. ceiling height #2 (20 feet) - shouldn't be subdiv'd.
+ Is the L.U. concept/proportion of uses revenue Neutral? or given amt of Res, will it cost the City.
+ Hotel is a ↑ rev. generator for City and have a Low traffic impact.
+ Res. a loss leader b/c of schools? Provide more info.
+ clarify where the flexuse (maker uses) are located. Could some be on Calvert as well as Rte 1
+ ~~wwo~~ is the SB planning 20' ceiling ht on Calvert?

+ maker spaces are urban + will look good; urban dwellers accustomed.
+ imptce of flexibility is key

OPEN SPACE + HEIGHTS Ag

+ variety of height is impt. to create interest. (Req's some fairly tall hts)
+ appears to have ↑ O.S.
+ gen OK w/ heights + stepbacks except for Glebe North corner. Shallow parcel makes stepbacks difficult.
+ how compared to Giant bldg
+ agree w/ ht. of glebe concern
+ Why did hts increase N. of Lynhav. (prev. showed 35'-45' bldgs. (both sides)

ADVISORY GROUP FEEDBACK

LAND USE OPEN SPACE HEIGHTS

4

- like ht. diferential btw. adjoining bldgs.
- allowing more ht. closer to Rte 1, could allow bigger buffer keep tallest bldgs away from adj.
- finer stepping, ~~or MO~~ review/refine the glebe area.
- Ht of Hotel/Office @ Swann - concern. One option could be to set lower ht, but allow higher w/ SUP.
- OK w/ heights generally - but some concern re Lynhaven
- clarification about F-Cnts + tradeoffs.

5

Keep flex. space/work on bldg ht.

- Is it financially feasible to lower fr. 65→50.
- reiterating/summarising concern re glebe N corner 90'
  - also the 50'
- other concern re N + S corner
- do a better job of stepping if you keep 65
- Lynhaven should be SS
- keep maker space.

AG ? COMMENTS

- Oakville Site Heights/Character
  - yes, on the right track. Like bldg ht, voids.
  - agree (extend to rest of area)
  - glad they looked @ DR hses, + front porch
  - like townhouses ?
  - More (= level) richness of texture in other sts.
  - right track. like TH's. Pull loft theme out more on Calvert. Historic origs + ID. char.
- future presentation - Look down Rte 1 w/ PY rendering

COMMUNITY DISCUSSION

LAND USE OPEN SPACE HEIGHTS

COMMUNITY

- make sure that Glebe intersctn reconfiguration STILL happening
  4 lanes c to c
- Glebe seems like a canyon.
- concerned about hts north of Glebe. Light pollution. not enough setback. [Light control]
- Concern about rooftop use impact (light, noise, late) prox to res. (should be away fr. res.)
- concern about parking. Challenge Now. w/more bus., will be diff.
- Is Glebe being widened to 4 lanes 2 blocks? (no just w/in prox. to inters)
- Very concerned about hts on Glebe Rd. Density, traffic, parkg.
  - already impacted nbd.

+ Lynhaven - concern re parking
+ Is Wesmond being proposed to be open.
+ Where is the school proposed?

• clarify that redevt. of Rte 1 parcels will require assembly.