

## Oakville Triangle and Route 1 Corridor Advisory Group Community Meeting #11

February 26, 2015  
Summary of Feedback

Staff hosted an open house from 6:00 – 6:30 pm to allow members of the community to ask questions and provide comments.

Staff provided a [presentation](#) covering the following topics:

- [Plan Area Land Uses](#)
- [Citywide Industrial Study Update](#)
- [Plan Area Building Heights](#)
- [Plan Area Open Space](#)
- [Oakville Triangle Building Character](#)

### Advisory Group Questions and Discussion on Land Use (Entire Plan Area)

- Even if we allow maker spaces on Route 1, this type of business may not be able to afford the rents.
- Are there maker uses that are best suited proximate to residential homes?
- Need to plan to accommodate sufficient parking for maker uses
- Is there a need for more industrial space?
- Flexibility for 1<sup>st</sup> floor should be as permissive as possible
- What is the vacancy rate in Industrial zone?
  - 8-13% vacancy rates for the 75 I/Industrial zoned properties according to the City's Industrial Study
- The proposed first floor plan accommodates community's desire to retain neighborhood serving uses
- How tall would ceiling heights be on the first floor? Can these ground floors be subdivided?
  - +/- 20 feet; yes, the first floor could be subdivided
- Is the land use concept/proportion of uses revenue neutral? Or given amount of residential will it cost the city more?
- Hotel is a revenue generator for the City and has a low traffic impact
- Is residential a loss leader because of the need to provide schools. Please provide info.
- Could some flexible/maker uses be on Calvert as well as Route 1?
- Is Stonebridge planning 20 foot ceiling heights on Calvert Avenue?
- Maker spaces are urban and will look good; members of the community are accustomed to a mix of uses in some areas of Alexandria
- Keep maker spaces

### Advisory Group Questions and Discussion on Open Space and Building Heights (Entire Plan Area)

- Variety of height is important to create interest
- City should keep "maker" spaces and refine building heights
- Plan Area appears to have an increased amount of open space
- Generally OK with heights and step backs except for North corner of Glebe Road. Shallow parcel makes step backs difficult.
- Concern with height on Glebe Road buildings. (both sides)
- Like height differential between adjoining buildings.

- Allowing more height closer to Route 1 to allow bigger buffer allowing to keep tallest buildings away from existing single family homes
- How tall are buildings west of Route 1 compared to Giant building?
- Why did heights increase north of Lynhaven (previously showed at 35-45')?
- Is it financially feasible to lower 65 feet buildings north of Glebe road to 50 feet?
- Please review/refine the Glebe area (finer stepping)
- Concern with height of hotel/office at Swann Avenue. One option could be to set lower height, but allow more height through DSUP process
- OK with heights generally, but some concern with those on Lynhaven Drive
- Reiterating concern on Glebe north 90 feet building – also the 50 feet step down
- Do a better job of stepping if you keep current heights
- Lynhaven buildings should be 55 feet

#### **Advisory Group Questions on Oakville Triangle Building Heights and Character (Oakville Site)**

- Yes, the plan is in the right track. Like building height, voids
- Glad they looked at Del Ray houses /front porches
- Like townhouses, richness of texture in other streets
- Right track. Like Townhomes. Pull loft theme out more on Calvert. Historic origins and industrial character
- Future presentation – view down Route 1 with Potomac Yard rendering

#### **Community Questions and Comments**

- Clarify that redevelopment of Route 1 parcels will require assembly.
- Concerned about heights north of Glebe. ( Light pollution, not enough setbacks)
- Concern about rooftop use impact (light, noise, late) and proximity to existing residential
- Concern about parking since it is a challenge now.
- Lynhaven – concern about parking
- Why do we need a new road [North-South Connection to Glebe]?
- Is the Glebe intersection reconfiguration still happening (4 lanes to 6??)
- Very concerned about heights on Glebe Rd (density, traffic, parking)
- Is Wesmond Drive proposed to be open?
- Where is the school proposed?

In closing, staff provided information about next steps and future meetings. The meeting was adjourned at 9pm.