

# Oakville Triangle & Route 1 Corridor Planning

Advisory Group Meeting #2

May 20, 2014

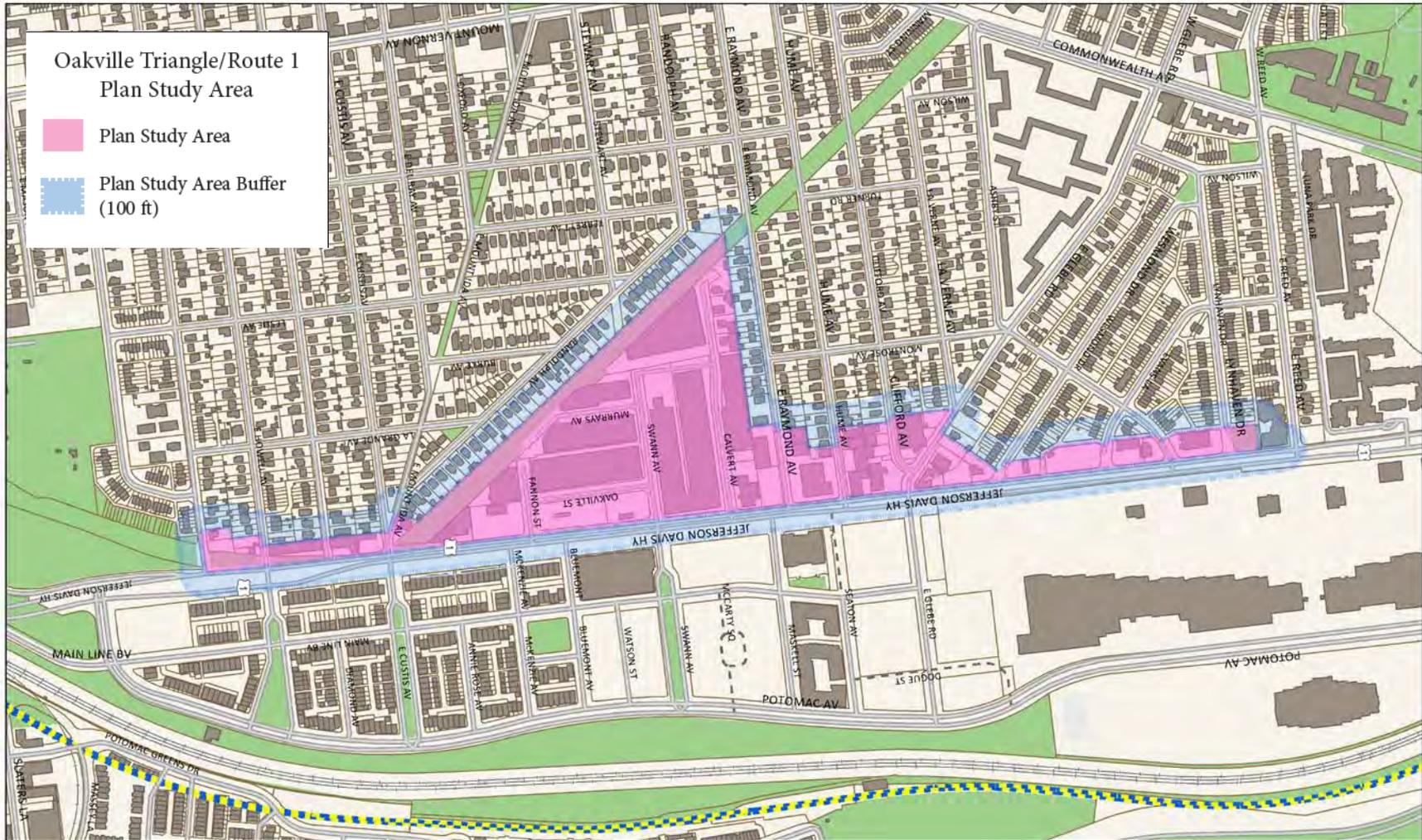


# Agenda

1. Summary of 4/29 feedback
2. Urban Design Framework
3. Virtual Tour of Precedent Projects – Case Studies
4. Q&A
5. Group Activity
6. Next Steps

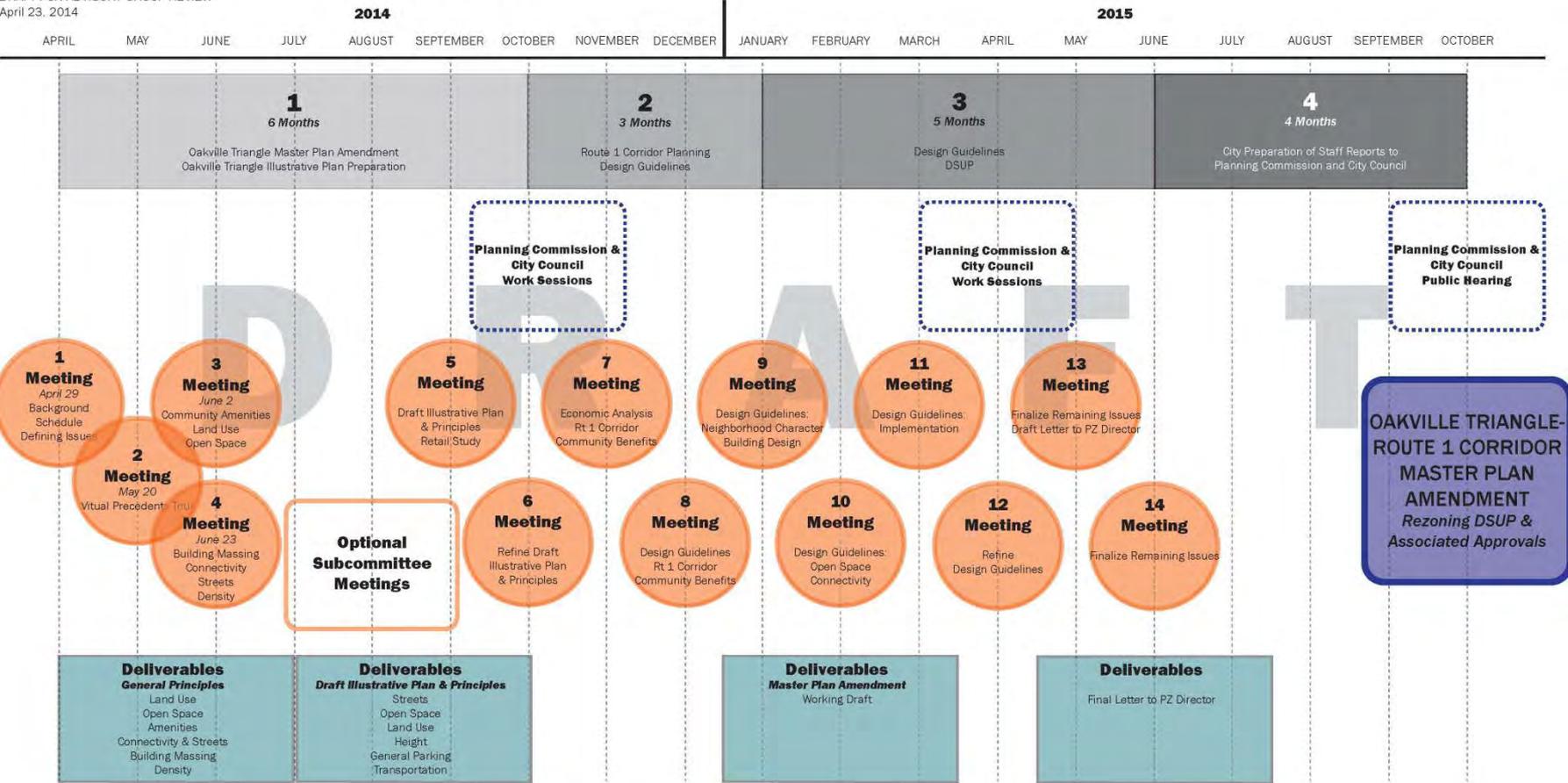


# Plan Study Area



# 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



# Urban Design – Placemaking

## Best Practices

- Streets
- Block Sizes
- Mix of Uses
- Integration with transit
- Open space – Parks
- Sustainability



*“The building of cities is one of man’s greatest achievements”*

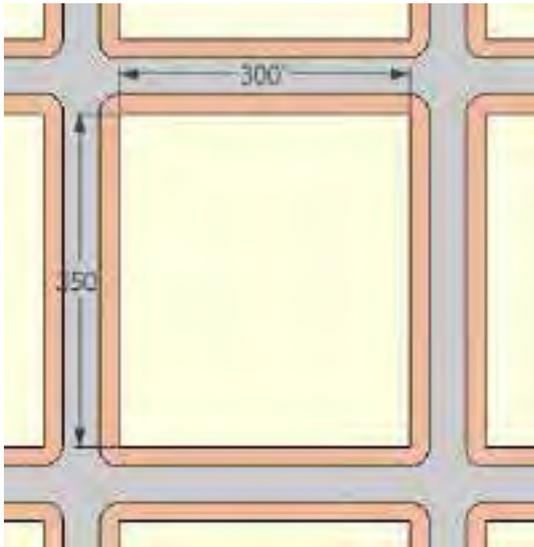
- Edmond Bacon

# Streets – Connectivity

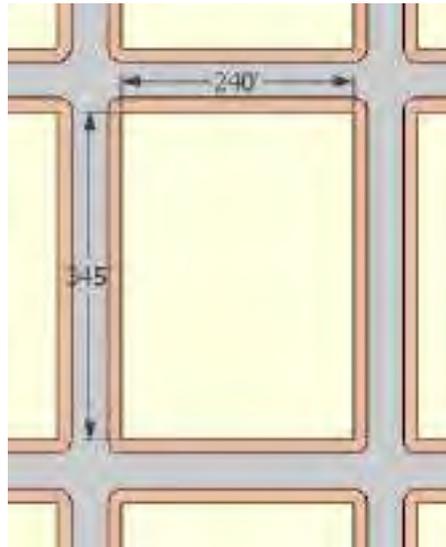


- Streets are an important resource, for transportation, retail, neighborhood interaction and a sense of identity
- Access to diverse spaces – such as great streets and blocks are important open space resources

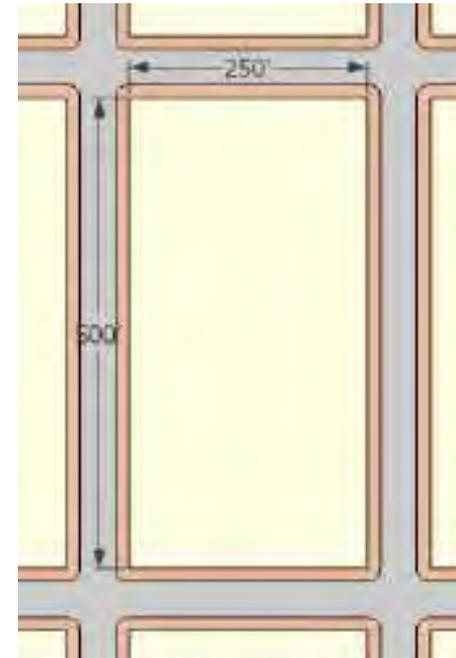
# Block Sizes – Streets



**North Potomac Yard**



**Old Town**

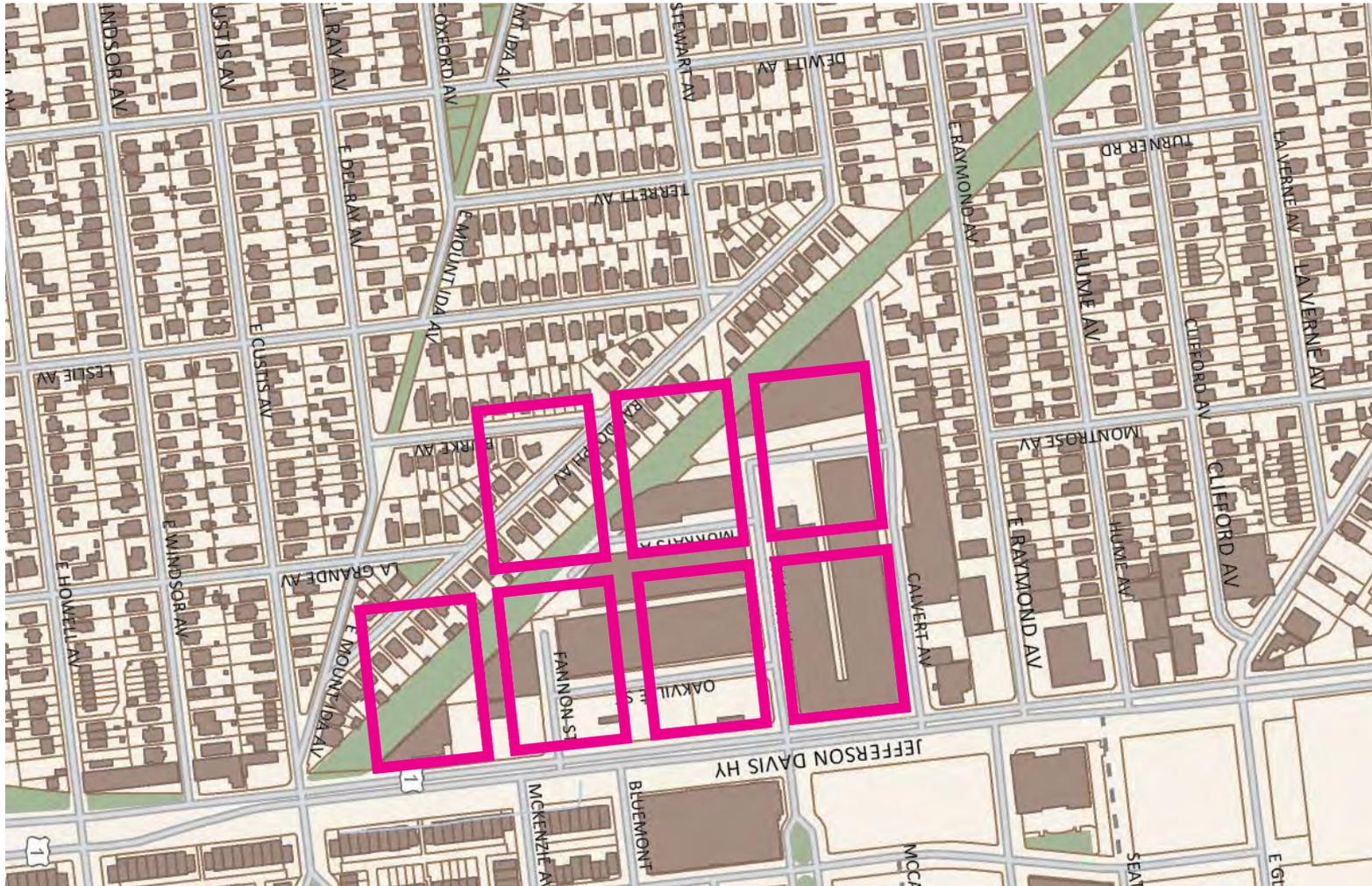


**Del Ray**

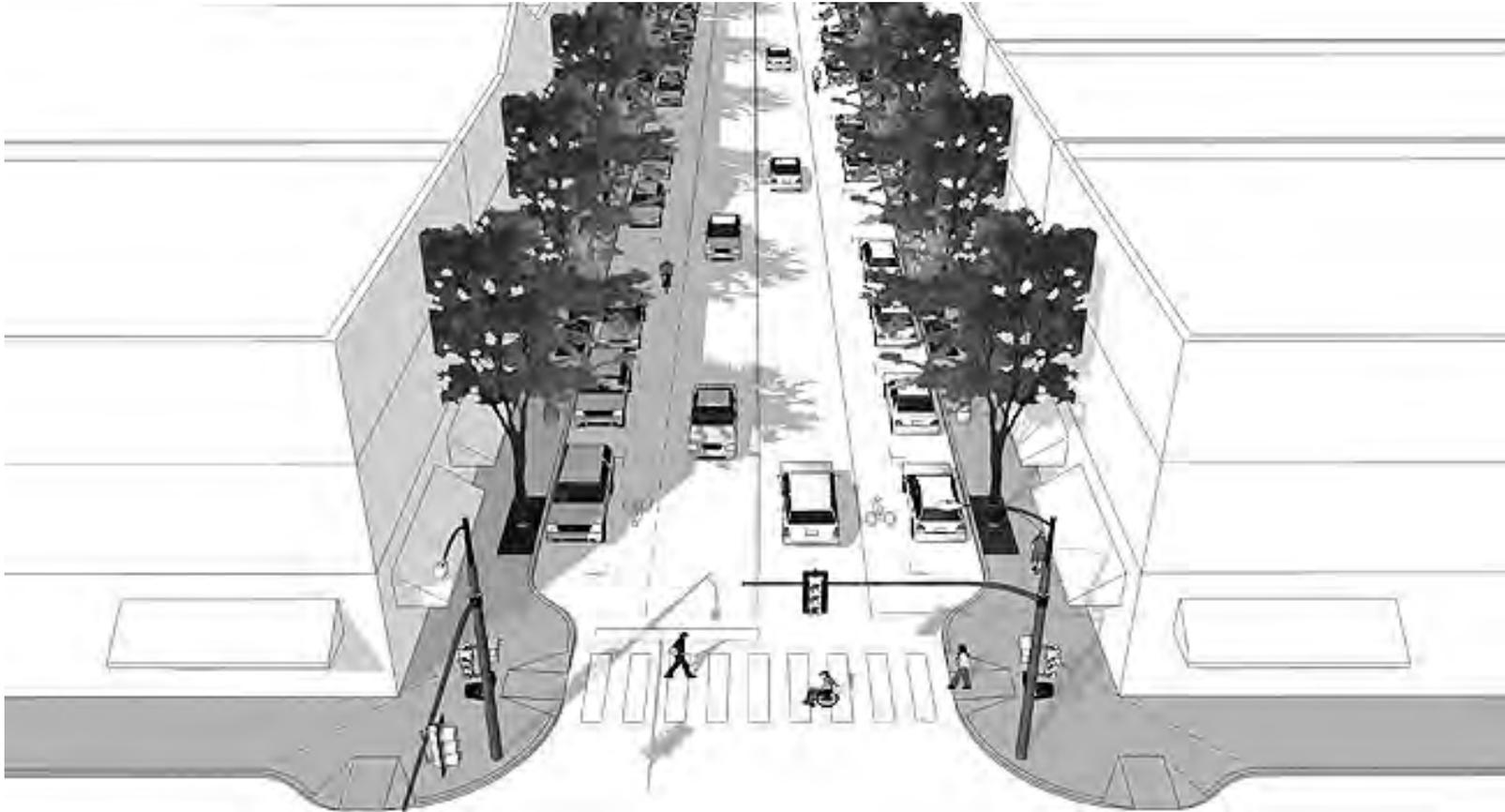
# Block Size Comparison: Existing vs Del Ray Block Overlay



# Block Size Comparison: Existing vs Old Town Block Overlay



# Street Character



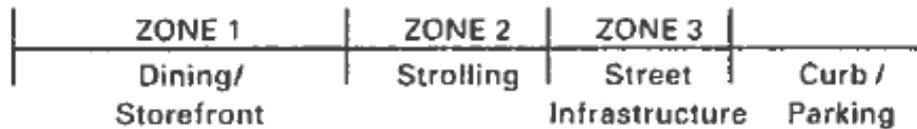
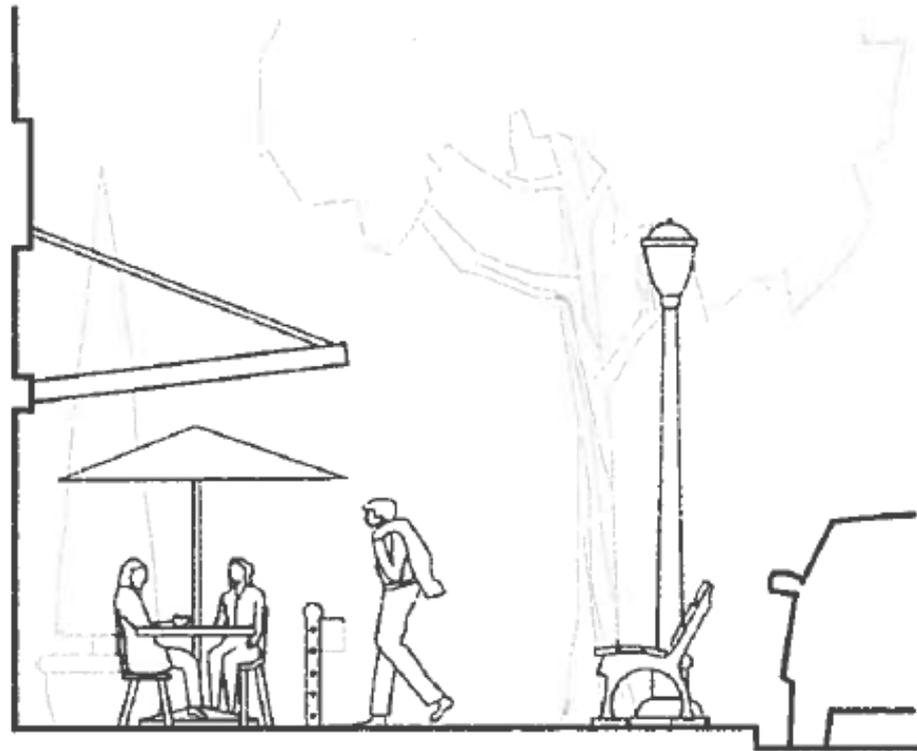
# Street Character



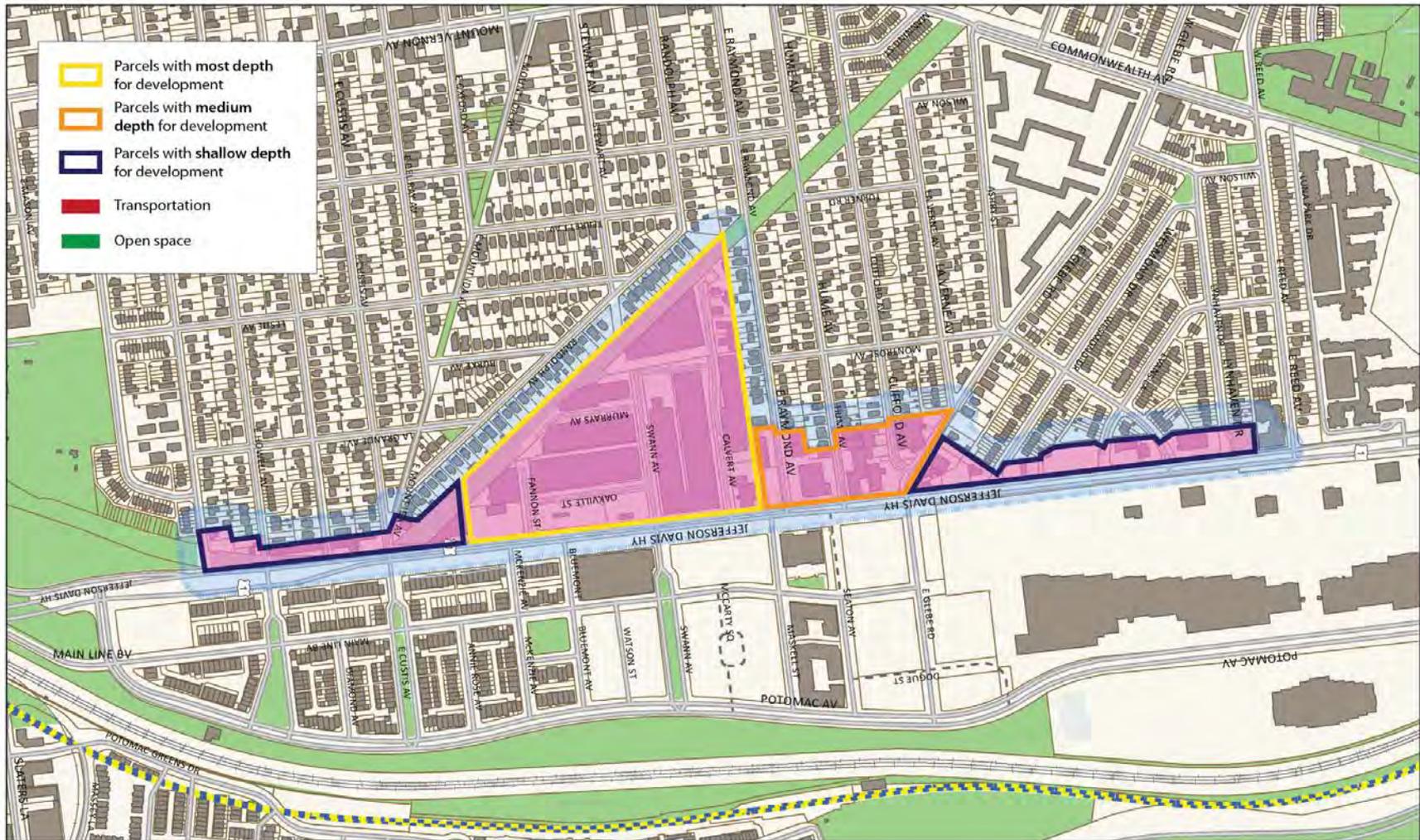
# Street Character



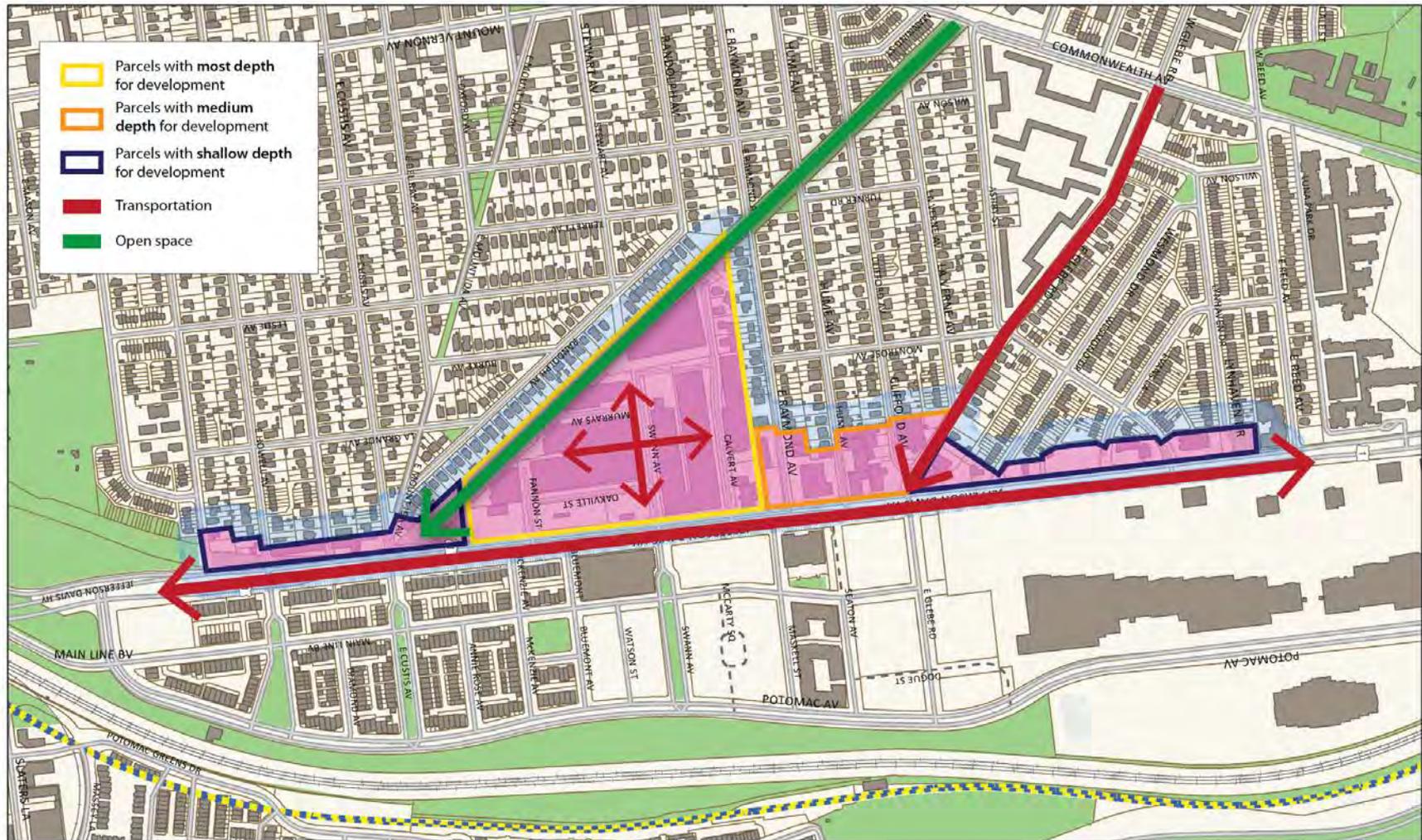
# Sidewalk – Pedestrian Environment



# Character Areas



# Character Areas





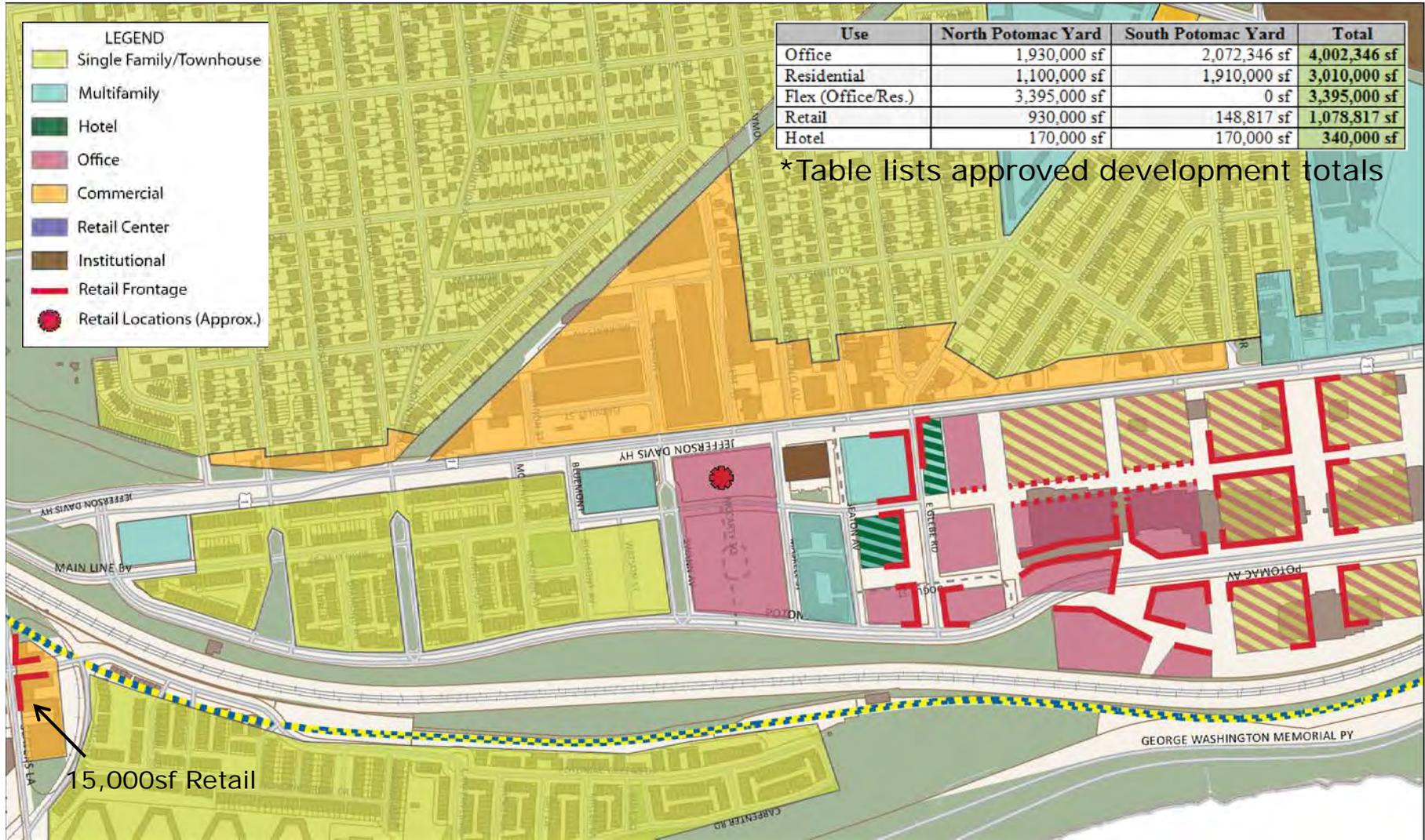
# Land Uses

**LEGEND**

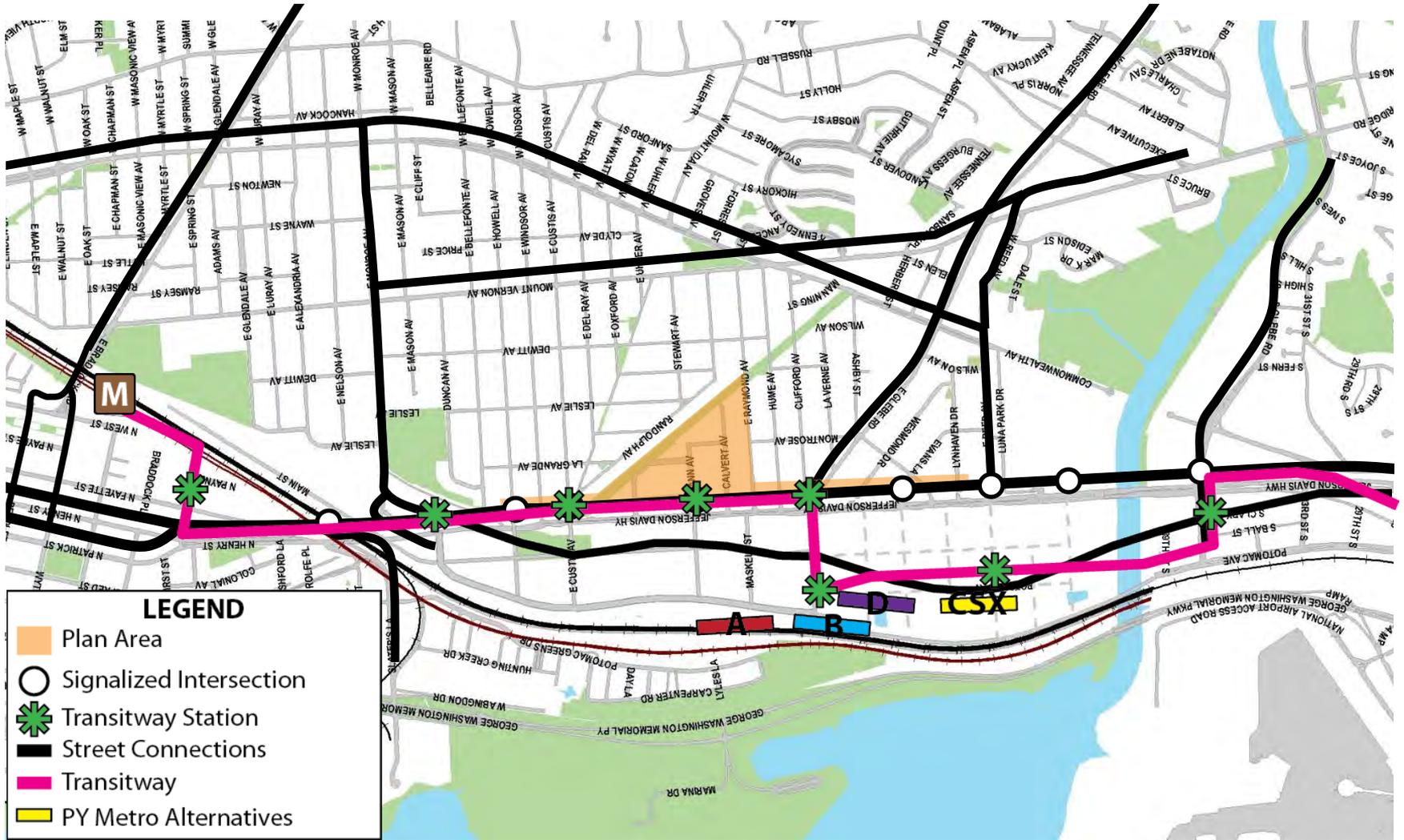
-  Single Family/Townhouse
-  Multifamily
-  Hotel
-  Office
-  Commercial
-  Retail Center
-  Institutional
-  Retail Frontage
-  Retail Locations (Approx.)

Use	North Potomac Yard	South Potomac Yard	Total
Office	1,930,000 sf	2,072,346 sf	4,002,346 sf
Residential	1,100,000 sf	1,910,000 sf	3,010,000 sf
Flex (Office/Res.)	3,395,000 sf	0 sf	3,395,000 sf
Retail	930,000 sf	148,817 sf	1,078,817 sf
Hotel	170,000 sf	170,000 sf	340,000 sf

\*Table lists approved development totals



# Integration of Land Use and Transit



# Open Space – Parks



Open space as  
community gathering  
places

Strategically located to  
serve different  
neighborhoods and  
programs

Open spaces designed  
to reinforce  
neighborhood character

*A place to come together – the City's "living room"*

# Open Space – Parks



Access to a variety of open spaces – streets, neighborhood parks, plazas and squares.

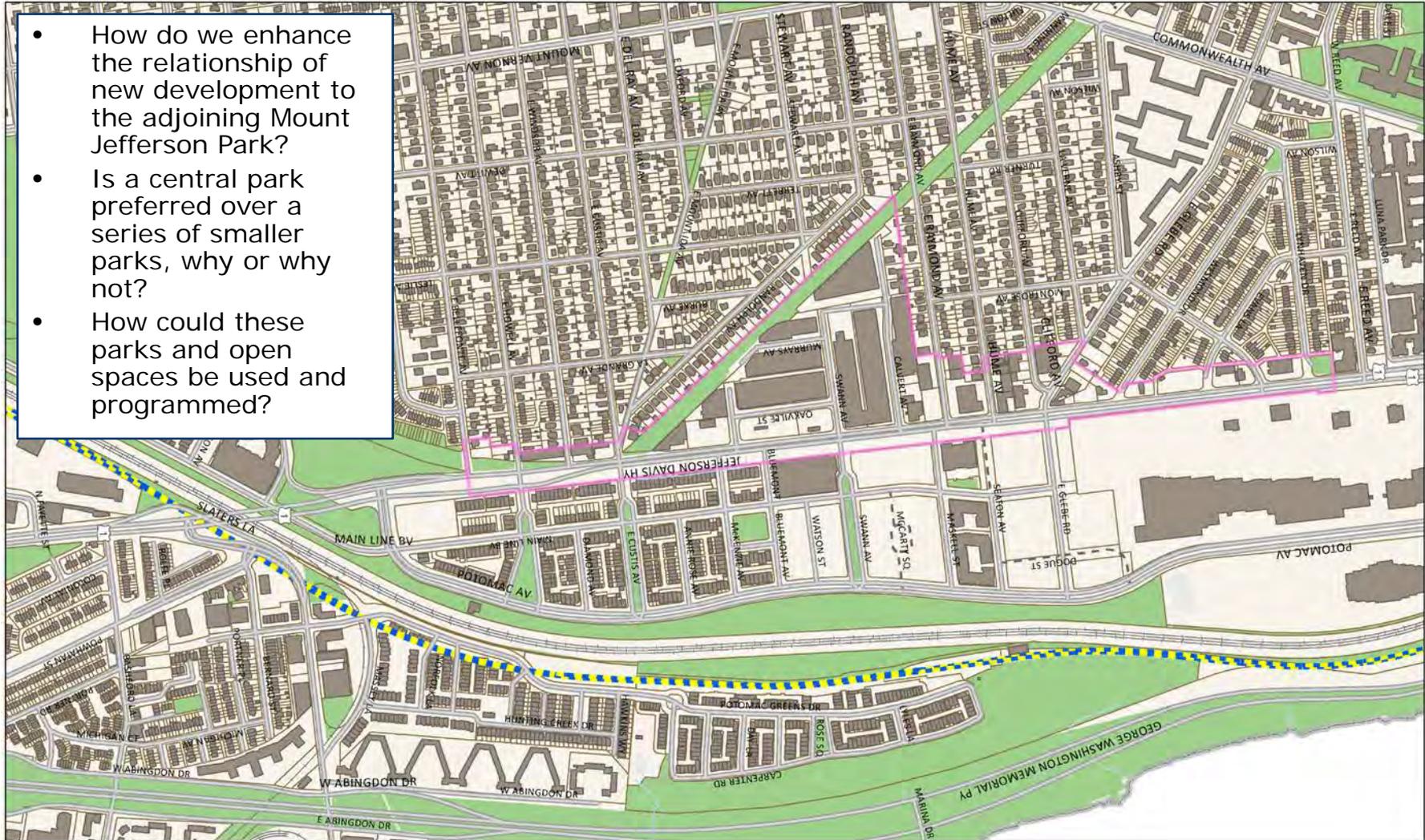
Neighborhood parks provide an important amenity on a daily basis, and foster interaction between neighbors.



Open spaces and trails, when programmed well, can become an important place for the community to come together.

# Open Space Network

- How do we enhance the relationship of new development to the adjoining Mount Jefferson Park?
- Is a central park preferred over a series of smaller parks, why or why not?
- How could these parks and open spaces be used and programmed?



# Sustainability



# Precedents – Case Studies

- King Street
- Mount Vernon Avenue – Arlandria
- Market Common Clarendon
- The Village at Shirlington
- Mosaic District: Merrifield, VA
- Pearl: San Antonio, TX



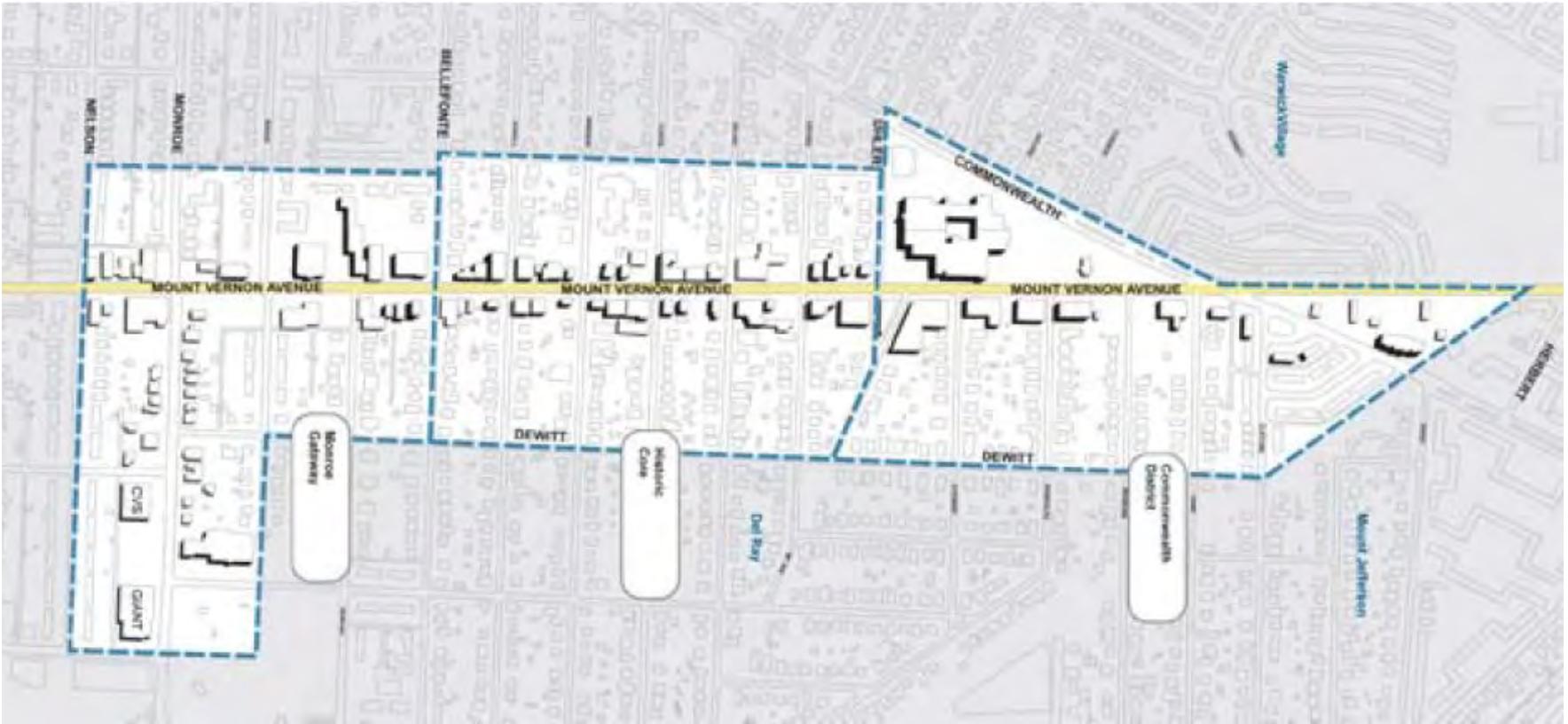
# King Street: Alexandria, VA



# King Street: Alexandria, VA



# Mt. Vernon Avenue: Alexandria, VA



# Mt. Vernon Avenue – Arlandria



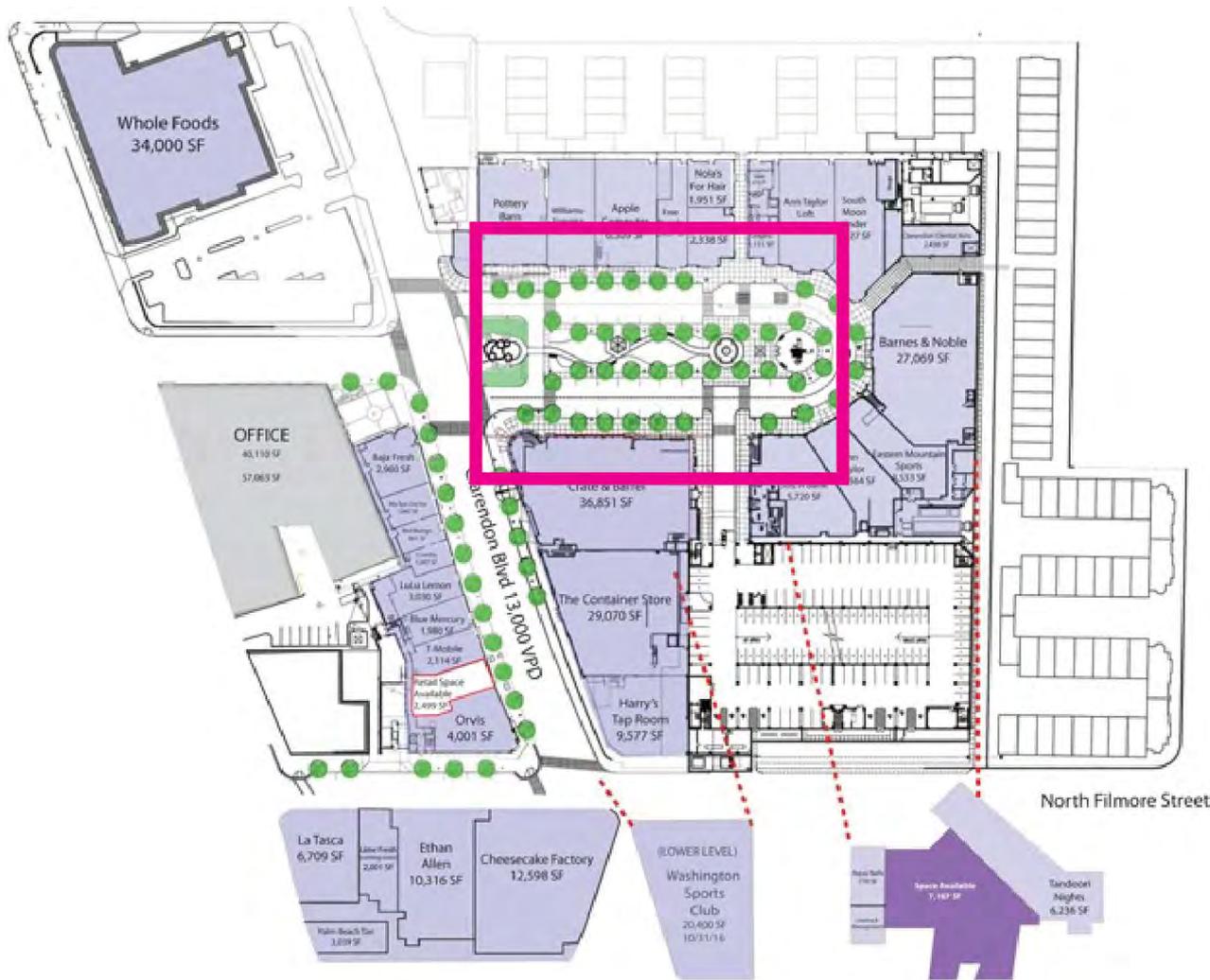
# Market Common Clarendon: Arlington, VA



# Market Common Clarendon: Arlington, VA



# Market Common Clarendon: Arlington, VA



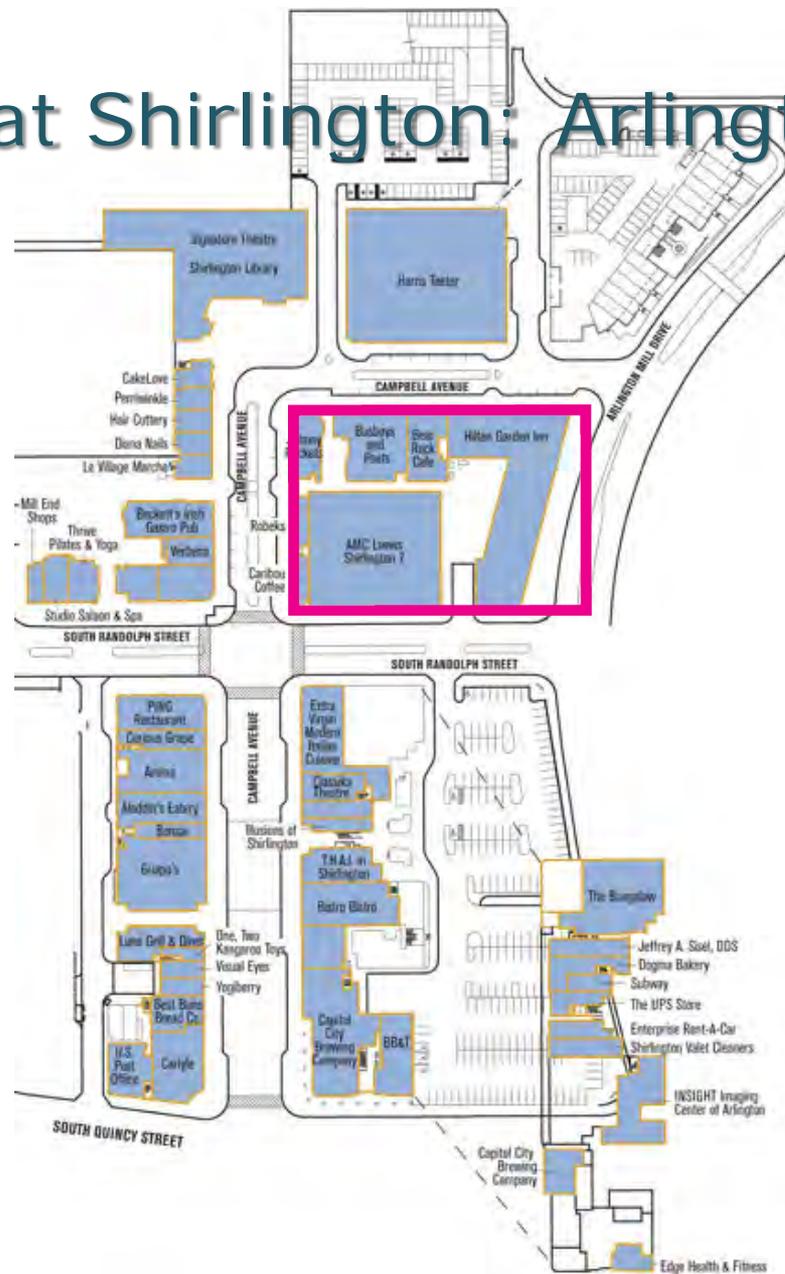
# Market Common Clarendon: Arlington, VA



# The Village at Shirlington: Arlington, VA



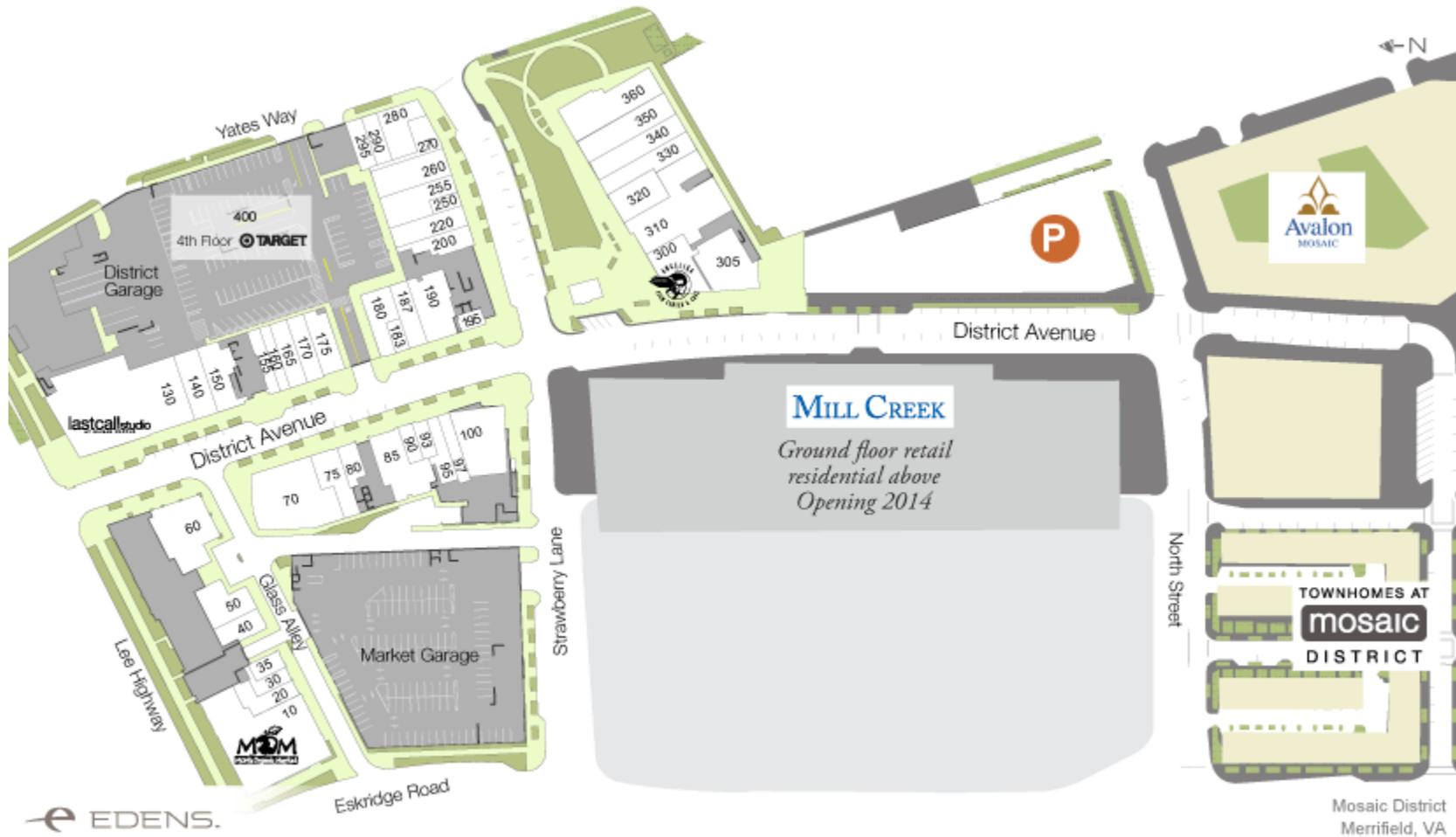
# The Village at Shirlington: Arlington, VA



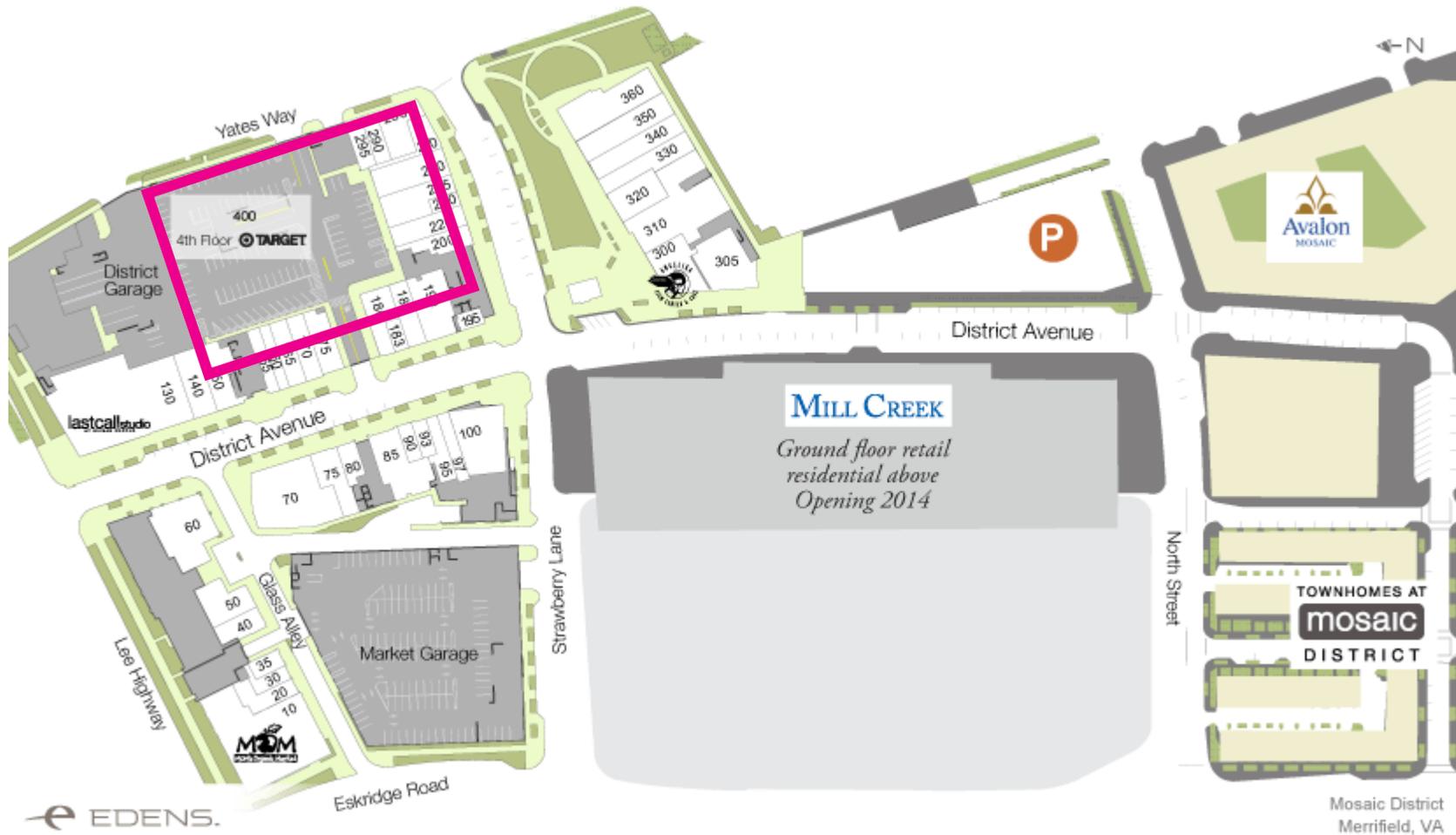
# The Village at Shirlington: Arlington, VA



# Mosaic District: Merrifield, VA



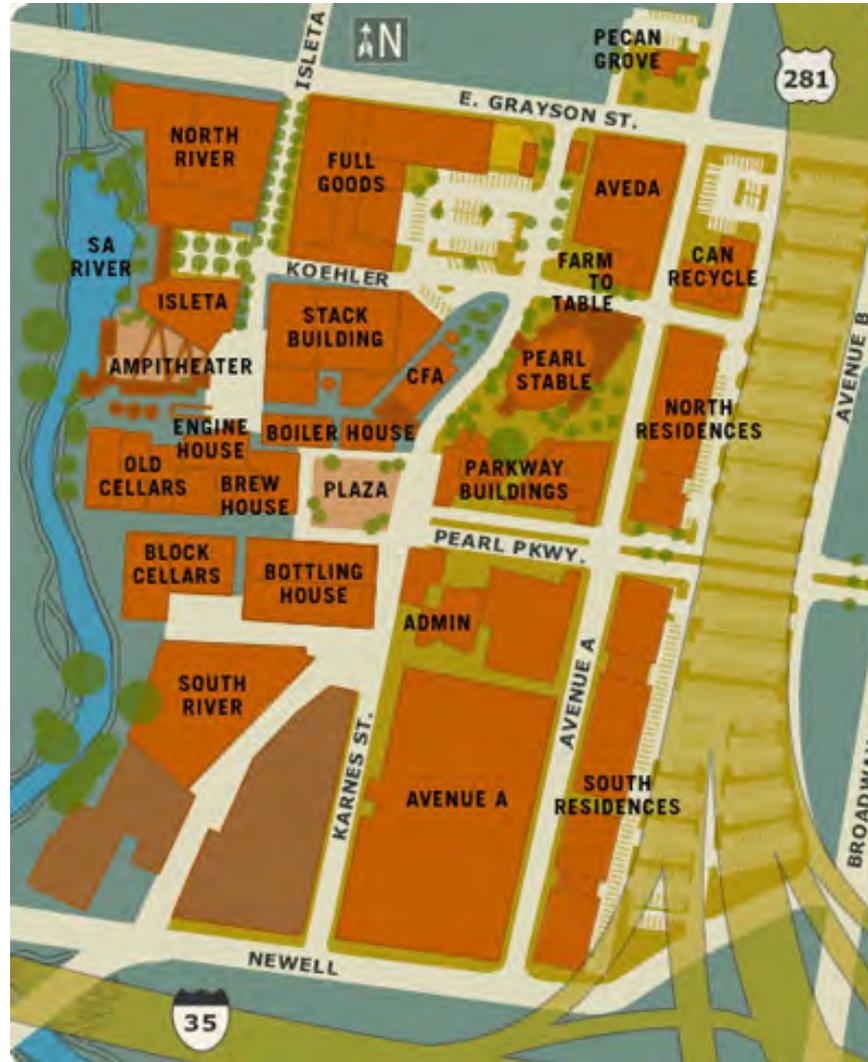
# Mosaic District: Merrifield, VA



# Mosaic District: Merrifield, VA



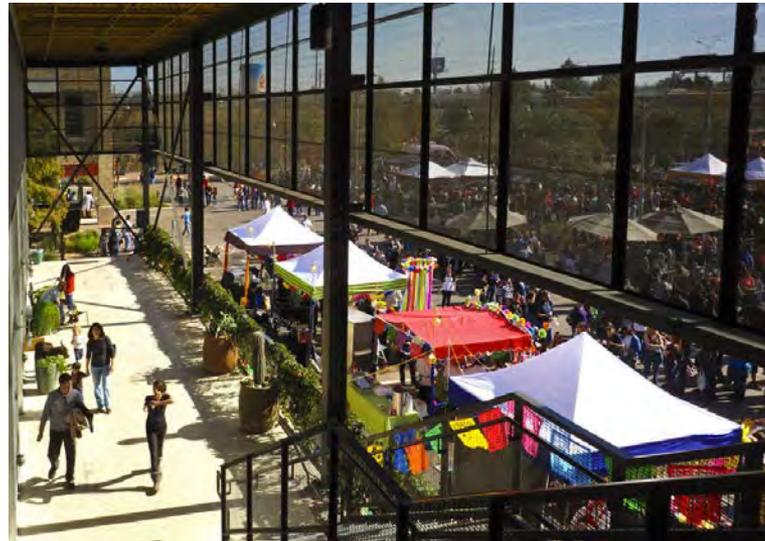
# Pearl: San Antonio, TX



# Pearl: San Antonio, TX



# Pearl: San Antonio, TX



# Case Study Summary

Case Study	Estimated/ Actual Opening Date	Approx. Site Acreage (or length)	Approximate Existing/Planned					Total SF
			Residential Units	Retail (SF)	Hotel (Rooms)	Office (SF)	Civic/En- tertainment (SF)	
The Village at Shirlington	1944/2000	27	950+/-	266,000+/-	142	635,000+/-	54,000+/-	2,040,000+/-
Market Common Clarendon	2001	10	387	240,000+/-	0	100,000+/-	0	750,000+/-
Mosaic District	2012	32	920	520,000+/-	148	171,000+/-	42,000+/-	1,824,000+/-
Pearl San Antonio	2006	22	400+/-	67,000+/-	146	--	--	600,000+/-
King Street (2004)	1749	1.1 mile	--	833,000+/-	--	567,000+/-	--	1,400,000+/- (office + retail)
Mt. Vernon Ave. (2005)	1930s	1 mile	493+	196,000+/-	0	163,000+/-	--	900,000+/-

Note: Figures are for planning purposes only and are approximate.



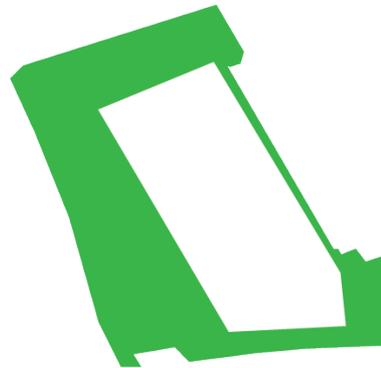
# Case Study Open Spaces: Scale and Size Comparison



**Shirlington**  
0.17 ac



**Market Common Clarendon**  
0.48 ac



**Mosaic District, Merrifield**  
1.0 ac



**Market Square, Alexandria**  
1.0 ac

# Group Exercise

- **GOAL:** Discussion among advisory group and community members about preferences for future development and initial thoughts on the future mix/location of uses at the Oakville site.
- **QUESTIONS FOR DISCUSSION**
- Discuss what you liked and didn't like in the images presented tonight of other projects. Think about organizing your group's likes and dislikes into the following categories (plus any others you would like to include):
  - Uses
  - Parks/open space/public space
  - Transitions/connections to adjoining neighborhoods
  - Scale and height
  - Neighborhood needs
  - Other
- Look at the map handout showing current or planned land use in adjoining areas (Potomac Yard, Del Ray). Discuss the potential mix of uses in Oakville (first floor retail, possible hotel, and residential on upper floors) and how you think it fits (or doesn't) within the larger area context.
- Based on what you heard tonight about best practices from an urban planning and market standpoint, do you see the Oakville site as having distinct areas that might be suited for particular uses? Mark up the large map with your group's ideas.

