

**Oakville Triangle/Route 1 Corridor Plan Advisory Group Meeting  
September 10, 2015  
Meeting Summary**

***South Oakville Triangle Proposal***

The property owners of the South Oakville Triangle block presented potential development options and resulting square footage differences from what is proposed under the current Draft Plan for Advisory Group and community review and comment. The options included:

Option 1

- 85ft along Route 1 with transitions down toward the park at 65' and 45'
- 195,000ft total

Option 2

- 75ft along Route 1 with transitions down toward the park at 45'
- 200,000sf total

Current Draft Plan

- 55ft over whole parcel
- 145,000sf total

AG Conclusion: As discussed at their last meeting, the Advisory Group agreed to permit flexibility of use on the parcel, encouraging office/hotel similar to other blocks in the Plan area. They elected not to revise the Plan heights for this parcel at this time, and instead agreed to establish the following principles/parameters that the Planning Commission and City Council should consider in potentially amending the draft plan:

- Require a more appropriate setback (larger than 12 feet proposed) between the proposed building and the future lower trail/Mount Jefferson Park. Suggestion to maintain the setback that is established in the northern portion of Oakville Triangle.
- Maintain a 45' height limit adjacent to Mount Jefferson Park consistent with the 45' height established in the northern portion of Oakville Triangle.
- Allow for some flexibility of building height on the Route 1 frontage above the currently proposed 55', if 45' height limit is maintained along Mt. Jefferson Park.

***Community feedback on South Oakville Triangle Proposal and Plan Overall***

- Strength of Plan is how the buildings step up – make south parcel consistent
- Height on east side of Route 1 is flat; prefer stepping/not all buildings the same height;
- Prefer lower (45') along park and could consider higher (65') along Route 1;
- Property owner indicates that limiting the building envelope limits the social, community and economic benefits of the property;
- Seems that the late-stage proposal benefits developers not community, and City shouldn't accommodate at this time;
- Heights in Plan are too tall and a mismatch with adjoining neighborhoods; Plan also proposes too much density. Out of scale with the Del Ray neighborhood;
- Average density information provided by the City seems incorrect and/or is difficult to understand. Oakville is 7x denser than Del Ray; Projected population of Oakville is same as all of Del Ray;

- Neighborhood streets are narrow; concerned about traffic impacts
- Concerned about too much residential and net drain on City; consider shifting some residential use to office to address concerns about density and fiscal impact.

### *Endorsement of Draft Vision Plan and Urban Design Standards & Guidelines*

AG Conclusion: The AG endorsed the Draft Plan and recommended forwarding to Planning Commission with the following addition: Include language supporting a request by the Alexandria Library for an indoor shared community space to serve as a satellite library meeting/activity space. The AG will submit a letter of endorsement to accompany the staff report for the October public hearing on the Plan.

### Discussion

- Maria Wasowski
  - Generally in support of the Plan
  - Pleased with the bike paths/facilities especially in contrast with Potomac Yard
  - Add language encouraging provision of indoor Library community space/shared meeting space
  - Direct staff to pay close attention to architecture when DSUPs are reviewed
- Pat Miller
  - Generally in support of the Plan
  - DRBA supports the Plan
  - Pleased with the connectivity and bike/ped facilities, which will be good for business
  - Maintain light industry/neighborhood serving uses as possible
  - Personal concerns about traffic on Route 1/E. Glebe/Laverne Ave.
  - Monitor how trucks are serving businesses – access, mitigate impacts
  - Architecture will be a critical element to pay attention to going forward
- David Fromm
  - Generally in support of the Plan
  - AG has done a good job with transitions/setbacks/Mount Jefferson Park
  - Add consideration of rain garden in MJP
  - Incumbent on staff and community to be vigilant regarding future proposed architecture
- Kory Mertz
  - Generally in support of Plan
  - Appreciate building transitions established in the Design Standards
  - Still have some concern about traffic
- Ben Flood
  - Generally in support of Plan
  - Architecture is critical to break up massing
  - Ensure ground level open space is consolidated, usable, and attractive
  - Plan recommendation to improve intersection at E. Glebe/Route 1/Oakville St is critically important
- Frank Fannon
  - Generally in support of the Plan
  - Retain historic character as much as possible
  - Work to retain neighborhood-serving light industrial businesses
  - Emphasize good implementation of plan for park
  - Consider allowing residential properties to be included in Plan area
- Peter Pocock
  - Communicated support for the Plan (absent, communicated through Chair)

- Rodrigo Letonja
  - Communicated support for the Plan (absent, communicated through Chair)
- Patricia Harris
  - Absent

***Architecture for Proposed Oakville Triangle office building***

AG and Community Comments:

- LEED certification is important
- Architecture has really lost vitality since originally proposed. Looks flat and boring.
- Concerned about “lighted tower”; the extra 15’ shouldn’t be lit
- Seems like a rectangular solid – no setbacks or ins/outs perceived
- Concerned about final height with embellishment and utilities
- As the first and tallest building, should set a precedent for excellent design
- Would like to see a signature building. This doesn’t seem exciting or signature
- Next time show setbacks/angles

***Other community comments***

- Alexandria Library – would like the Plan to include an indoor shared community/library satellite meeting space
- Is there any further development on the MJP plan since it was approved by the Park and Rec Commission, and will there be an opportunity to review/provide input on it before it goes to PC?

Next Steps:

- Wednesday, September 16: Transportation Commission Public Hearing on Plan/Design Standards
- Thursday, September 17: Parks and Recreation Commission final update on the Plan/Design Standards
- Tuesday, October 6: Planning Commission Public Hearing on Plan/Design Standards
- Monday, October 19: AG Meeting – Review of Oakville DSUP/Architecture and the Mount Jefferson Park DSP
- Saturday, October 17: City Council Public Hearing on Plan/Design Standards