Oakville Triangle & Route 1 Corridor Planning

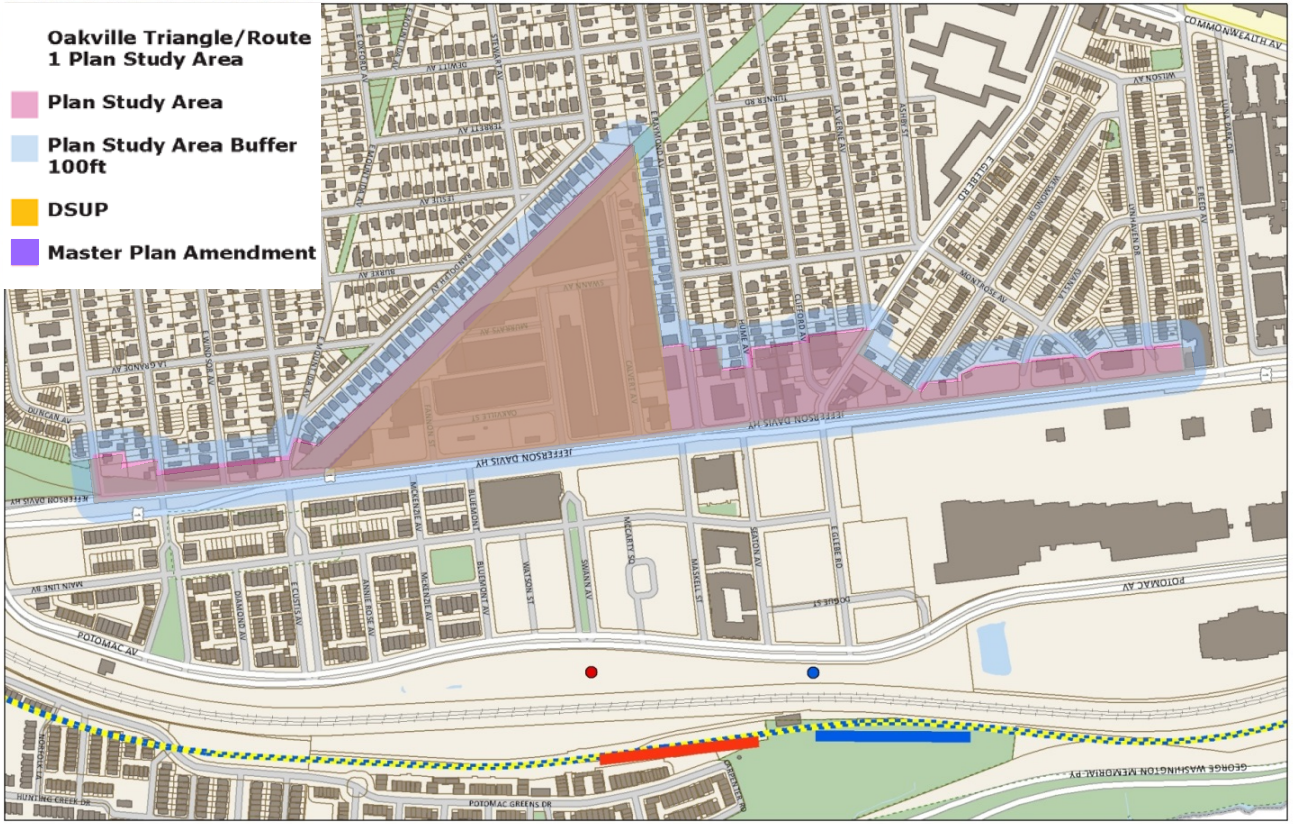
City Council Work Session

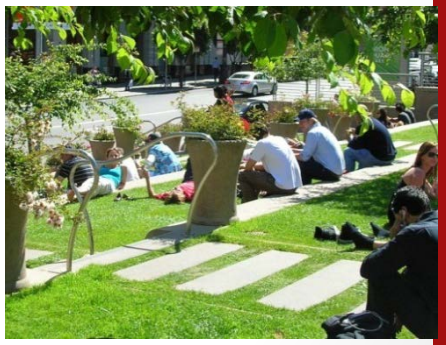
June 23, 2015

Key Policy Issues

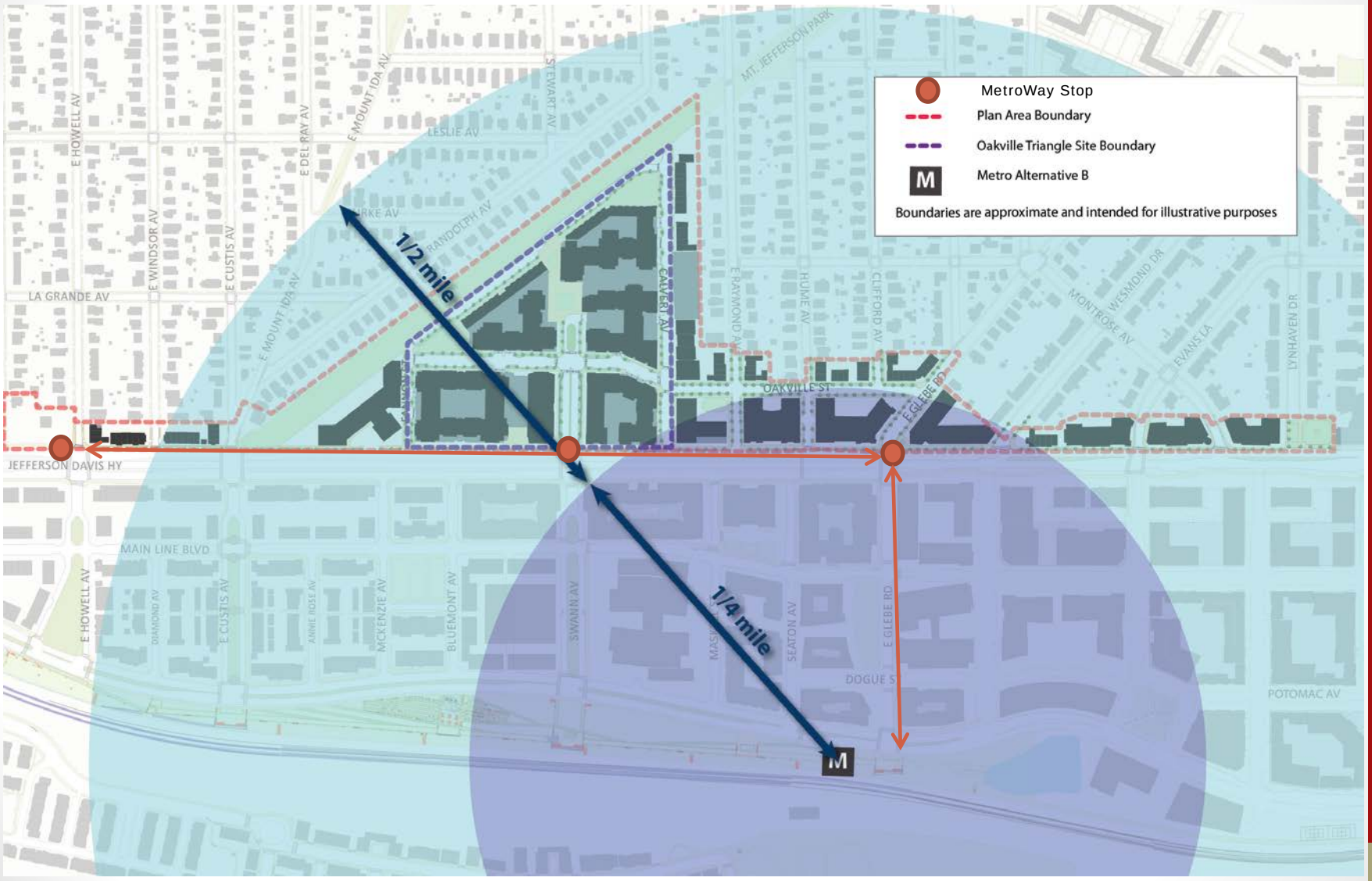
- Funding the Plan - Developer Contributions & Tax Increment
- Prioritizing Community Benefits identified in the Plan
- Phasing: Infrastructure and Development

Plan Study Area

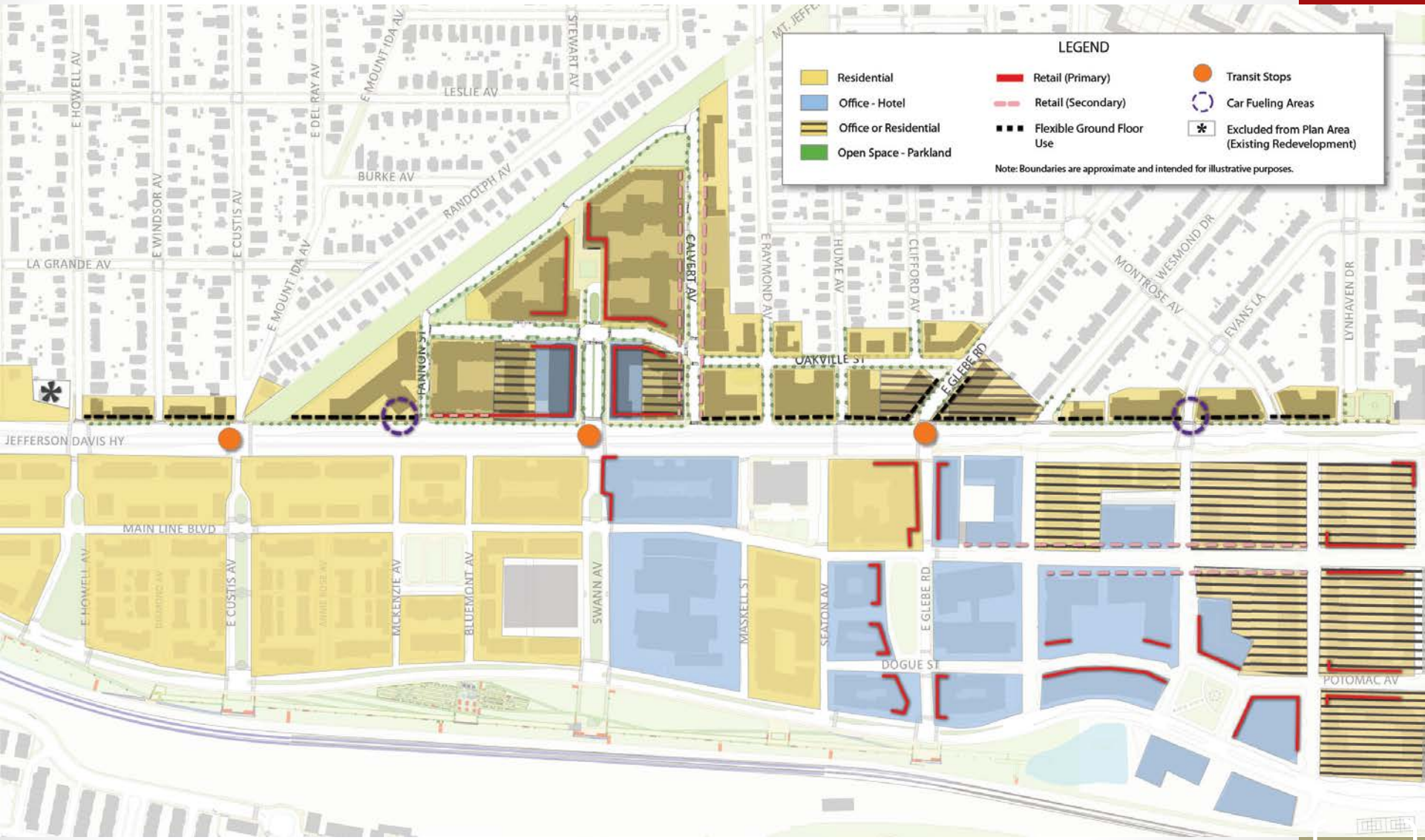




Proximity to Metro/BRT



Land Uses

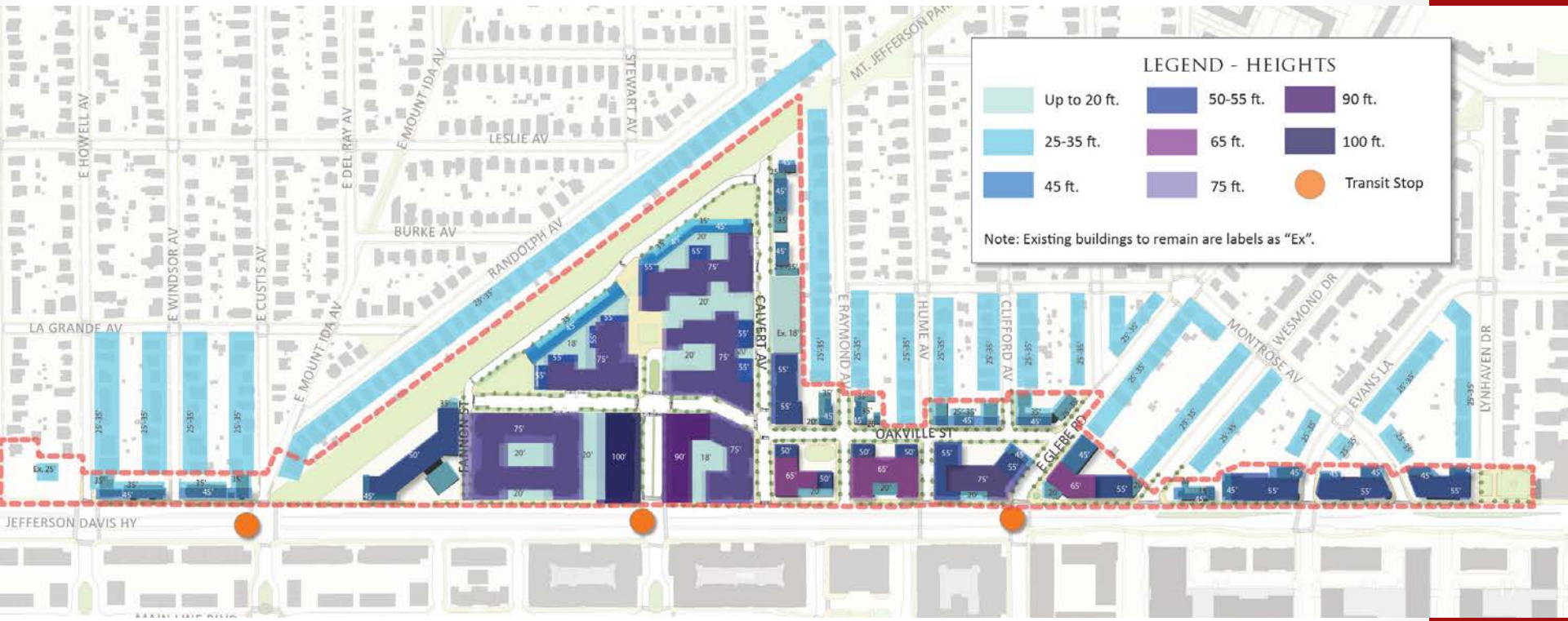

LEGEND
Residential
Office - Hotel
Office or Residential
Open Space - Parkland
Retail (Primary)
Retail (Secondary)
Flexible Ground Floor Use
Transit Stops
Car Fueling Areas
Excluded from Plan Area (Existing Redevelopment)
Note: Boundaries are approximate and intended for illustrative purposes.
JEFFERSON DAVIS HY
MAIN LINE BLVD
OAKVILLE ST
DOGUE ST
POTOMAC AV
LA GRANDE AV
BURKE AV
LESLIE AV
STEWART AV
RANDOLPH AV
E HOWELL AV
E WINDSOR AV
E CUSTIS AV
E DEL RAY AV
E MOUNT IDA AV
FANNON ST
CALVERT AV
E RAYMOND AV
HUME AV
CLIFFORD AV
E GLEBE RD
WESMOND DR
MONTROSE AV
EVANS LA
LYNHAVEN DR
MCKENZIE AV
BLUEMONT AV
SWANN AV
MASKELL ST
SEATON AV

Retail Market Analysis
Conclusions

- *Current undersupply of retail space in the primary trade area*
  - Today: Opportunity for 1.5M SF additional retail
  - By 2020: Opportunity for 2.3M SF additional retail
- *Sufficient demand for proposed 160,000 SF of retail space at Oakville*
- *Recommended tenant mix:*
  - 50% comparison goods
  - 35% restaurants
  - 15% services

Retail Market Analysis prepared by Delta Associates April 2015

Building Heights - Maximums



North South Road

Open Space

LEGEND
Public Parks
Ground Level Open Space
Roof top Open Space
Transit Stops
M Alternative Metro Location
Notes:
1. Boundaries are approximate and intended for illustrative purposes.
2. All townhouses- third level depicted as rooftop open space
3. Multifamily buildings are assumed to have +/- 30 % of the rooftop as open space
4. Open spaces depicted include existing and planned open spaces and parks
5. Open spaces in Potomac Yard are approximate for illustrative purposes
E HOWELL AV
E WINDSOR AV
E CUSTIS AV
LA GRANDE AV
E DEL RAY AV
E MOUNT IDA AV
STEWART AV
LESLIE AV
BURKE AV
RANDOLPH AV
E RAYMOND AV
CALVERT AV
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DIAMOND AV
ANNIE ROSE AV
MCKENZIE AV
BLUEMONT AV
MASKELL ST
SEATON AV
E GLEBE RD
DOGUE ST
POTOMAC AV
M

Mt. Jefferson Park Plan

4 2 TRAIL IMPROVEMENTS
• IMPROVE TRAIL SURFACING FROM RAYMOND AVE TO ROUTE 1

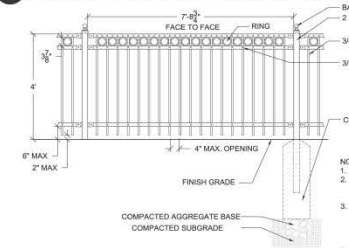
SURFACING TREATMENT OPTION
CELL-TEK GRAVEL-LOK PERMEABLE SURFACE (or similar product)

7 3 OPEN TRAIL CONNECTION AT STEWART AVENUE
• INCLUDES REMOVAL OF CHAIN LINK FENCE, INSTALLATION OF SPLIT RAIL FENCE, REMOVABLE BOLLARD, GRAVEL PATH, STONE BOULDERS, SIGNAGE

5 ENHANCE BUFFER ALONG WESTERN EDGE OF PARK

6 PHASED REMOVAL OF INVASIVE SPECIES
• WITH ASSOCIATED REPLANTING OF NATIVE PLANT MATERIAL

8 ORNAMENTAL FENCE CREATES GATEWAY AT ROUTE 1



NOTE:
1. OR RPCA APPROVED EQUAL.
2. PICKET SPACING SHALL BE SET SO AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPACE.
3. ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS.
4. COLOR TO BE BLACK.
5. ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING.
6. INSTALL PER MANUFACTURERS INSTRUCTIONS.
7. FENCING TO BE INSTALLED AT DOG EXERCISE AREA AND RT. 1 ENTRANCE

7 LOW-IMPACT STORMWATER MANAGEMENT AND DRAINAGE
• STORMWATER AND DRAINAGE ISSUES IMPROVED THROUGH LANDSCAPE TREATMENTS SUCH AS RAIN GARDENS AND SWALES
• NO LARGE STORMWATER STRUCTURES PROPOSED

RAIN GARDEN / BEST MANAGEMENT PRACTICE (B.M.P.)

EXISTING TREES TO REMAIN

PROPOSED TREES

GENERAL PARK IMPROVEMENTS

1. IMPROVE DOG EXERCISE AREA
2. TRAIL IMPROVEMENTS
3. TRAIL CONNECTION
4. IMPROVE SIGNAGE AND WAYFINDING
5. ENHANCE BUFFER
6. PHASED REMOVAL OF INVASIVE SPECIES
7. IMPROVE STORMWATER MANAGEMENT AND DRAINAGE
8. ROUTE 1 ENTRANCE

OVERALL PARK GOAL:

"MAINTAIN AND ENHANCE THE EXISTING PARK CHARACTER"

Street Network - New Streets & Recommended Improvements

Affordable Housing

Housing Master Plan – December, 2013

"Affordable housing may be created when an application for a rezoning is proposed as part of implementation of a Small Area Plan …. when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City's highest priorities."

Affordable Housing

Plan Area Overall

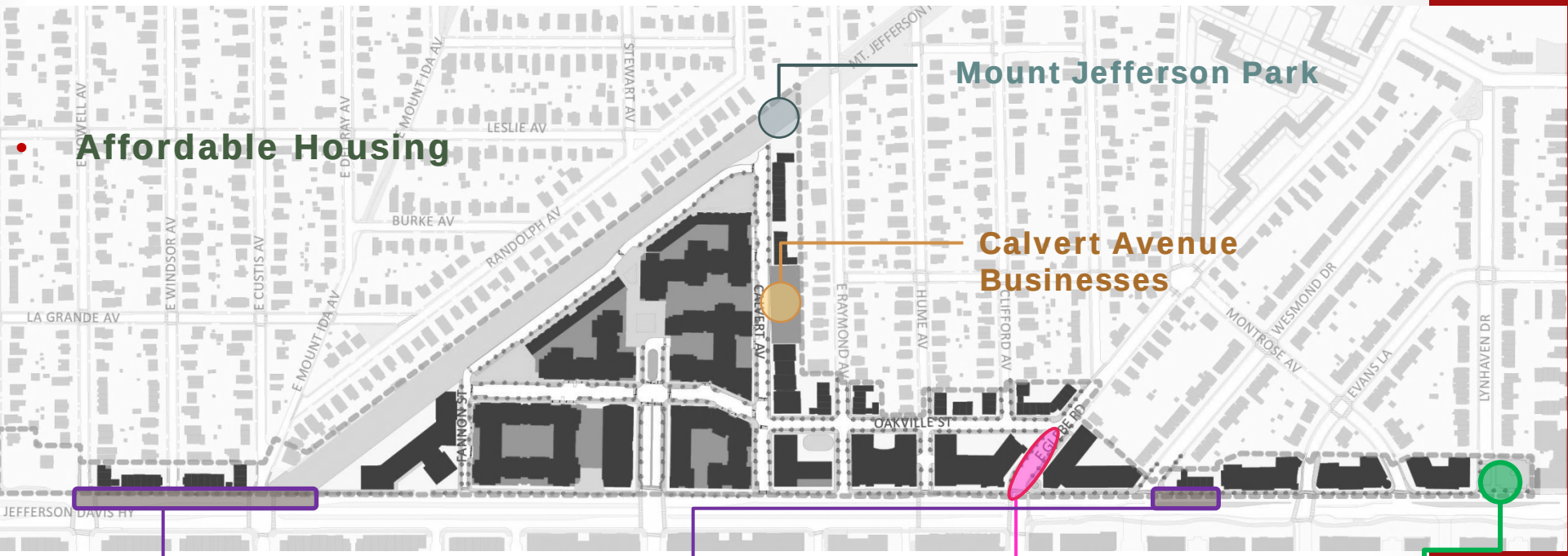
- Target level of affordability is 50-60% AMI
  - $38,220-$45,864 for a 1-person household
  - $43,680-$52,416 for a 2-person household
- Units can serve employees in retail, hotel, restaurant services, office jobs, in immediate area
- ARHA replacement units also possible in Plan Area

Oakville Triangle

- Affordable rental housing onsite
- Number of units +/- 65 depending on mix of unit types and level of affordability
- Studios/Junior 1 BR may be appropriate

Community Benefits

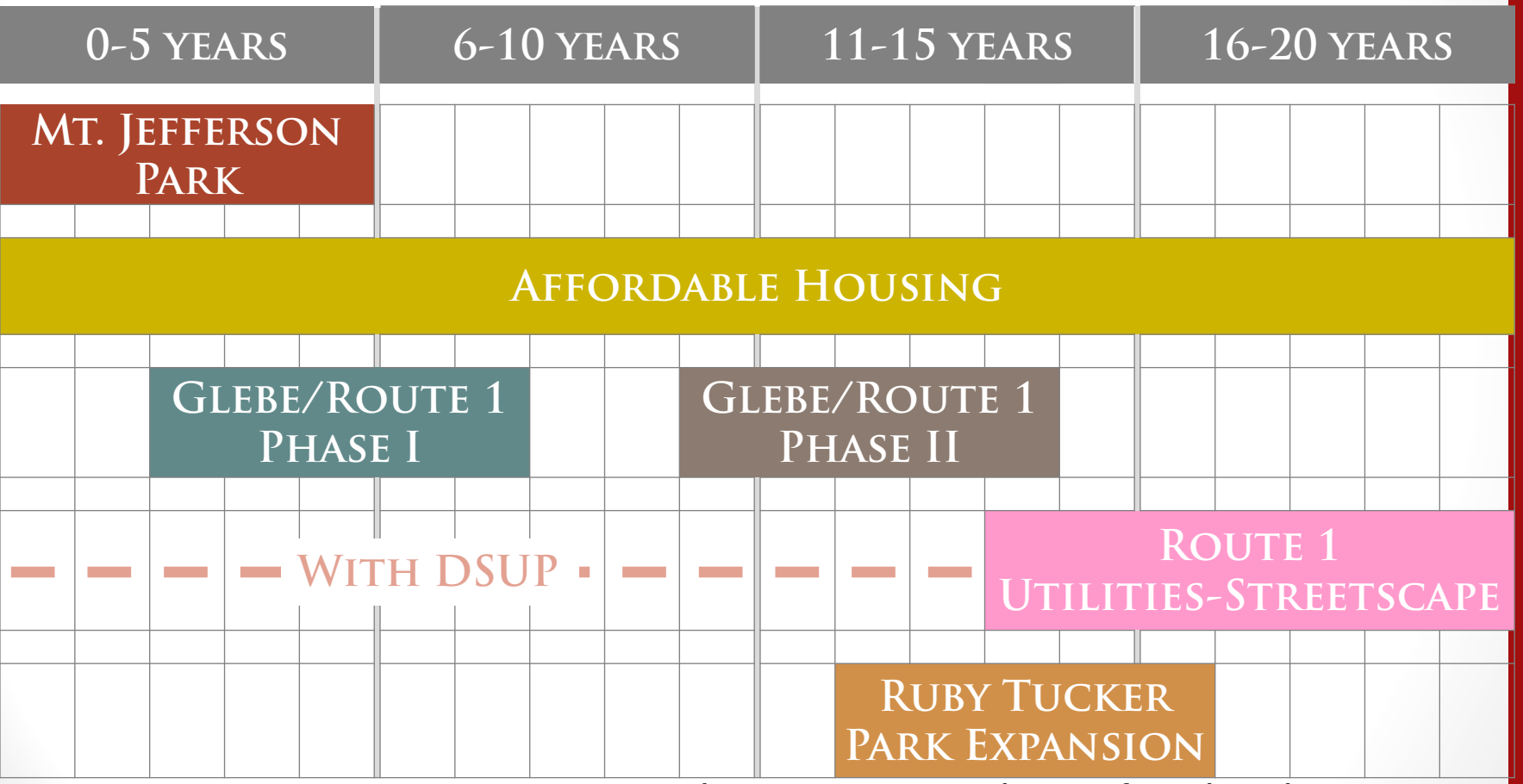
- **Affordable Housing**



Approach to Plan Implementation Funding

- Percentage of future new City tax revenue
- Developer contributions
- Redevelopment – City Approvals/Requirements

Timing – Phasing – Revenue



Note: Times are approximate for planning purposes

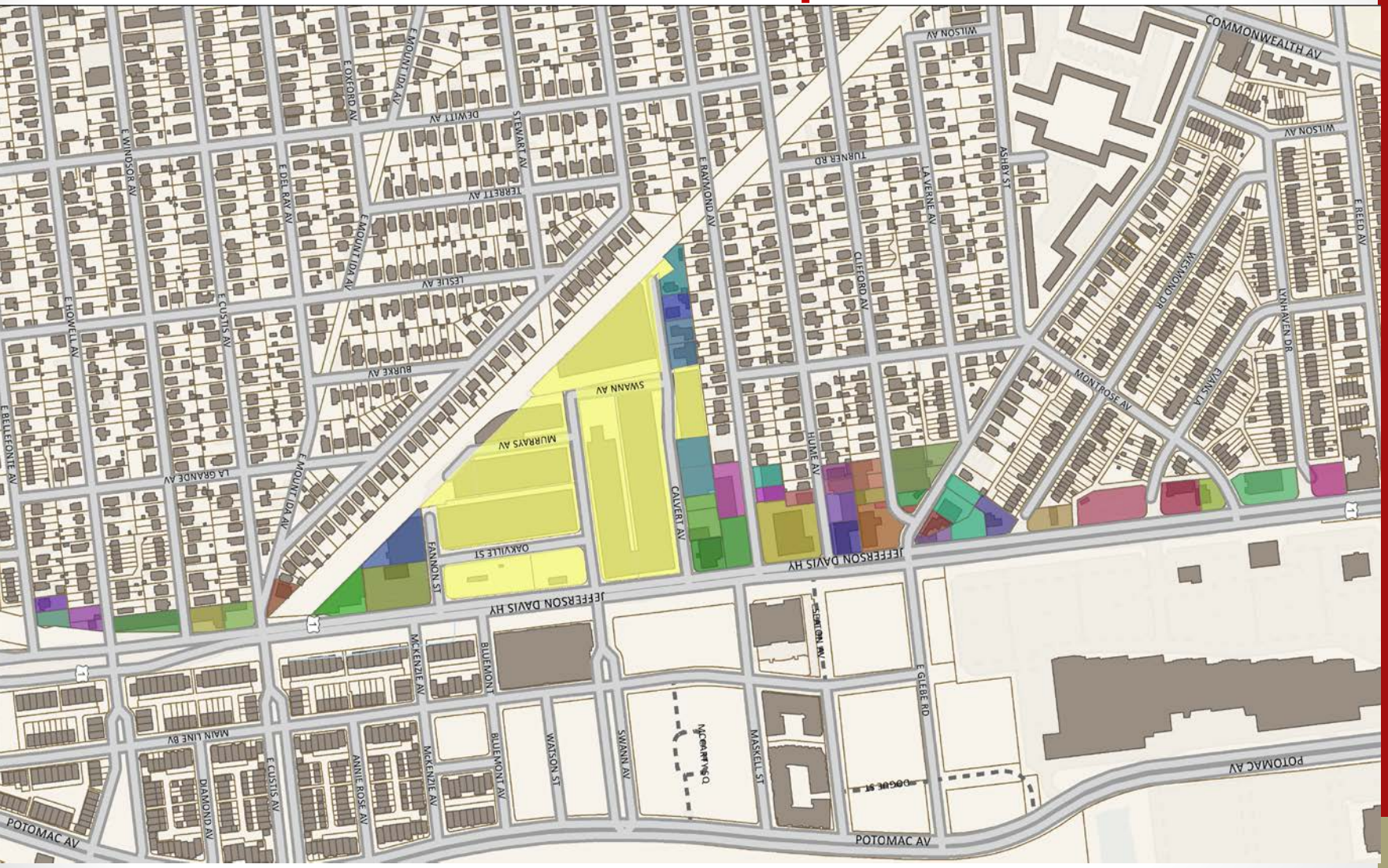
Background slides for reference if needed

Advisory Group

Composition

• Maria Wasowski, Chair	Planning Commission
• Frank Fannon	At-Large
• David Fromm	At-Large
• Rodrigo Letonja	At-Large
• Peter Pocock	At-Large
• Pat Miller	Business (DRBA)
• Ben Flood	Del Ray Civic Association
• Andrew Dubinsky	Lynhaven Civic Association
• Patricia Harris	PY South

Ownership


COMMONWEALTH AV
WILSON AV
E REED AV
E RAYMOND AV
TURNER RD
LAVERNE AV
ASHBY ST
CLIFFORD AV
WESMOND DR
LYNHAVEN DR
EVANS LA
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BLUEMONT AV
WATSON ST
SWANN AV
MASKELL ST
E GLEBE RD
POTOMAC AV
MAIN LINE BV
ANNIE ROSE AV
DIAMOND AV

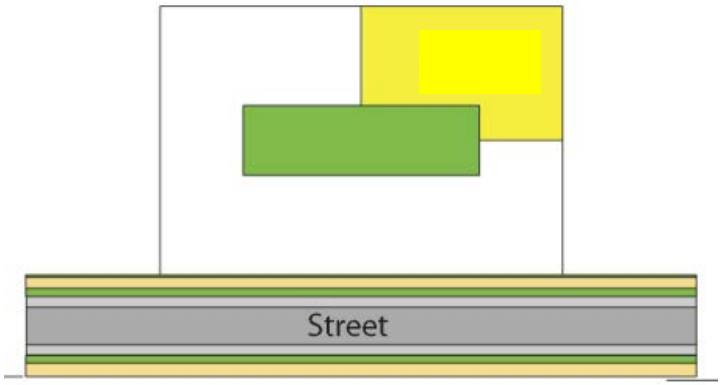
History – Context

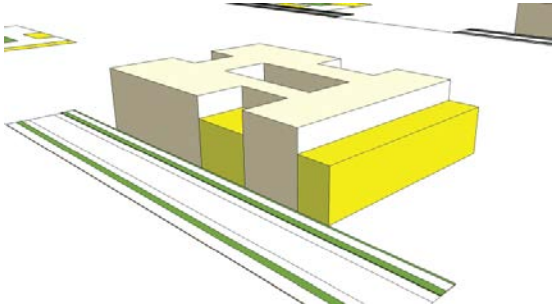
PLAN PRINCIPLES

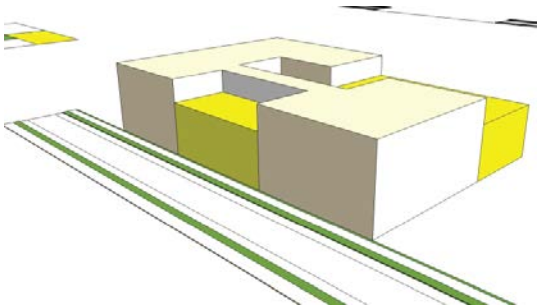
1. Integrate into fabric of *existing neighborhoods*, ensuring *compatibility* of uses & heights
2. Enhance existing character of *Mount Jefferson Park*
3. Maximize *proximity to transit* and provide robust *connectivity*
4. Provide an active, high quality *public realm, built environment, streetscape*
5. Incorporate a *mix of housing types* affordable to a *range of incomes*
6. *Ensure variety of height, scale and material;* unique character, industrial heritage
7. Provide *maker spaces* and *neighborhood-serving* retail/ service

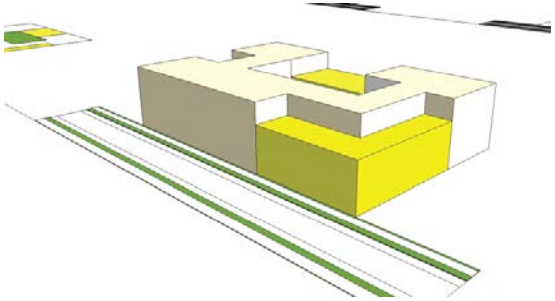
Illustrative Plan

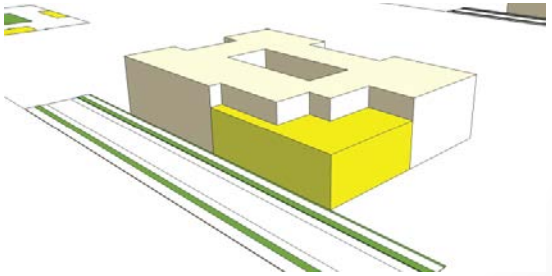
Variation in Height



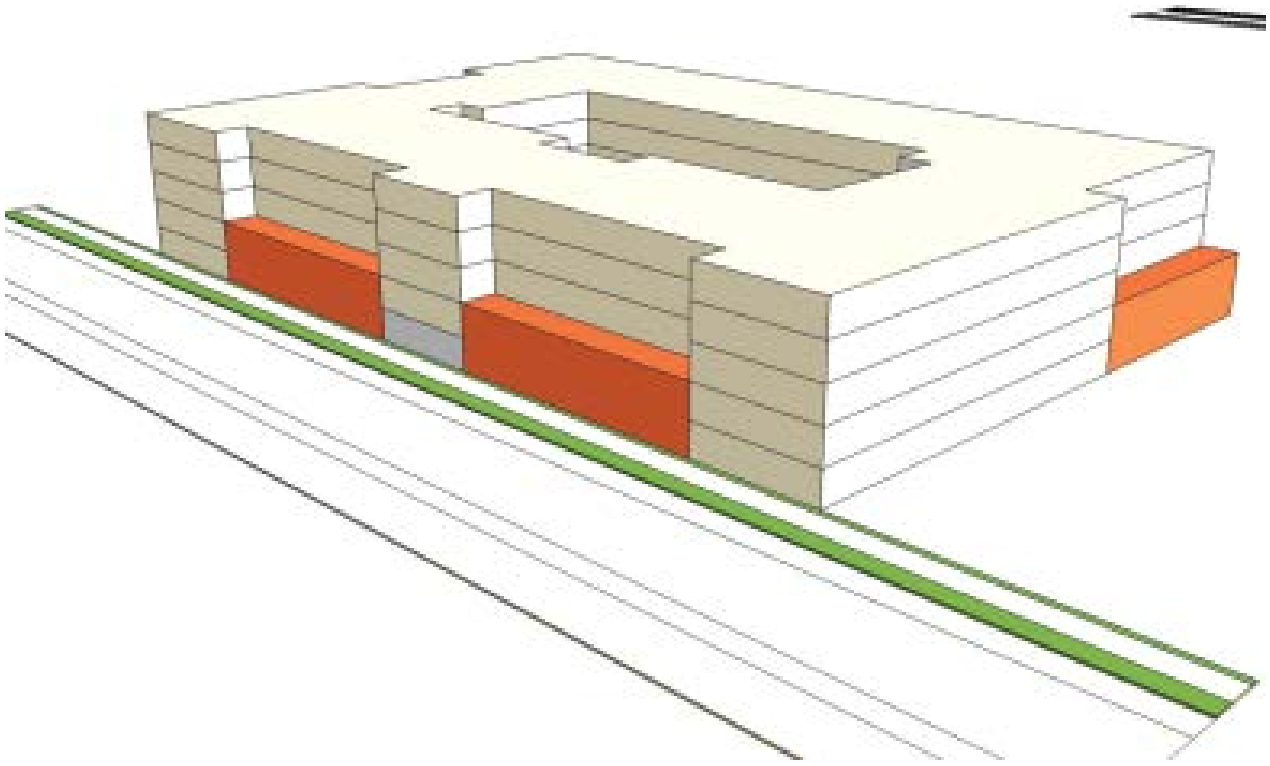








Variation in Footprint



Belle Pre

The Monarch

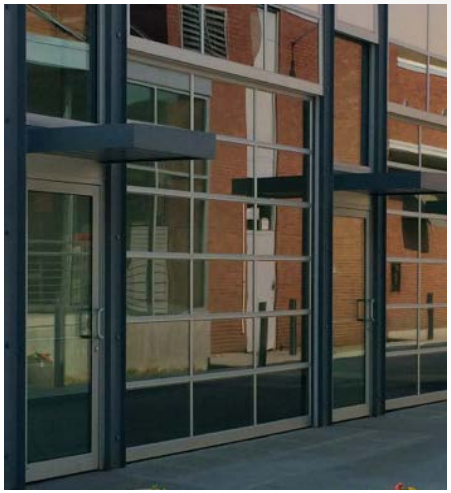
Edmonson Plaza

Additional Community Benefits Rezonings/Large Projects

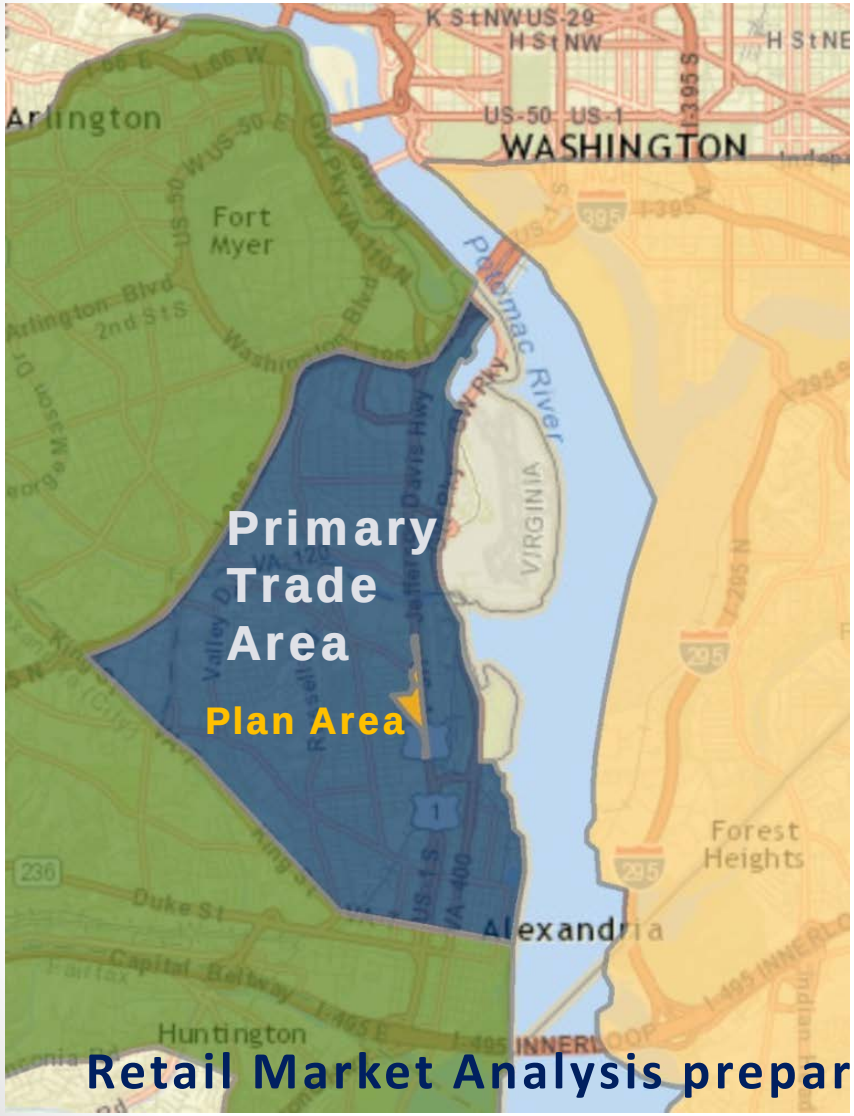
- Require higher level of contribution to mitigate impact, over/above standard conditions
- Economic analysis to determine value added
- Examples:
  - Transportation infrastructure – streets, capital bikeshare stations, etc.
  - Additional on-site affordable housing
  - Additional open space
  - Plan-specific mitigation of impact – varies by site

Maker Space

Craft Manufacturing-Production-Repair



Retail Market Analysis
Primary Trade Area



Population: 80,931 in 2014, growing by 7,112 persons by 2019

Households: 40,768 in 2014, growing by 3,815 households by 2019

Average household income: $122,249

Daytime population: 73,000 office workers in 2014, growing by 15,000 by 2020

Retail Market Analysis prepared by Delta Associates April 2015

OAKVILLE TRIANGLE

CONCEPTUAL MERCHANDISING PLAN

JECT NO. 20140051.00	REVISION NO. 000	DATE 02/11/2015	Notes	RETAIL LAYOUT DIAGRAM

STONEBRIDGE CARRAS

N

OAKVIL E
Alexandria, Virginia

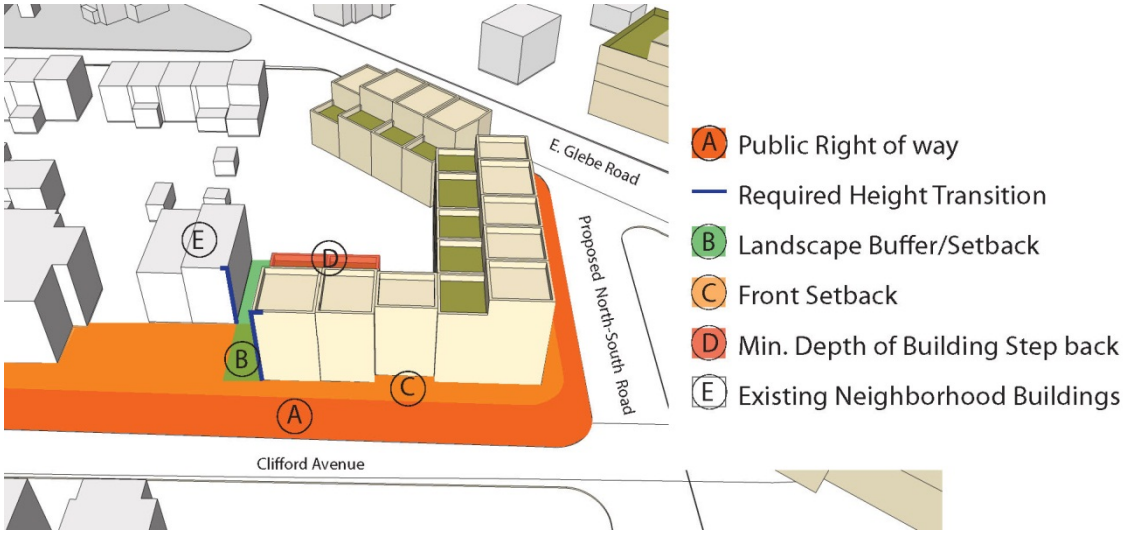
© 2015 Cooper Carry, Inc. 625 North Washington Street, Suite 200, Alexandria, Virginia 22314 Tel. 703-519-6152 Fax 703-519-7127

Custis Avenue and Route 1

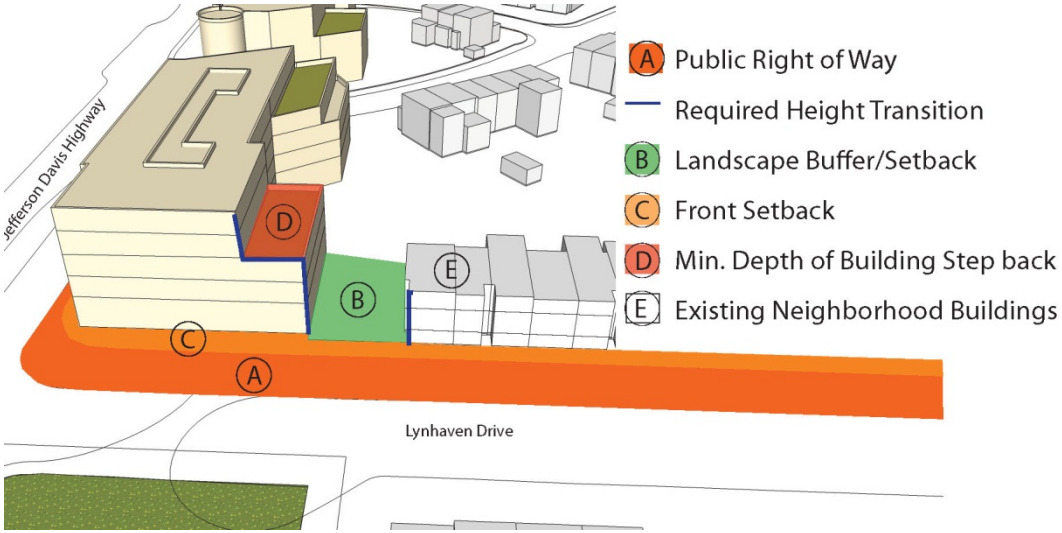
Ruby Tucker Park Expansion

Scale Transitions

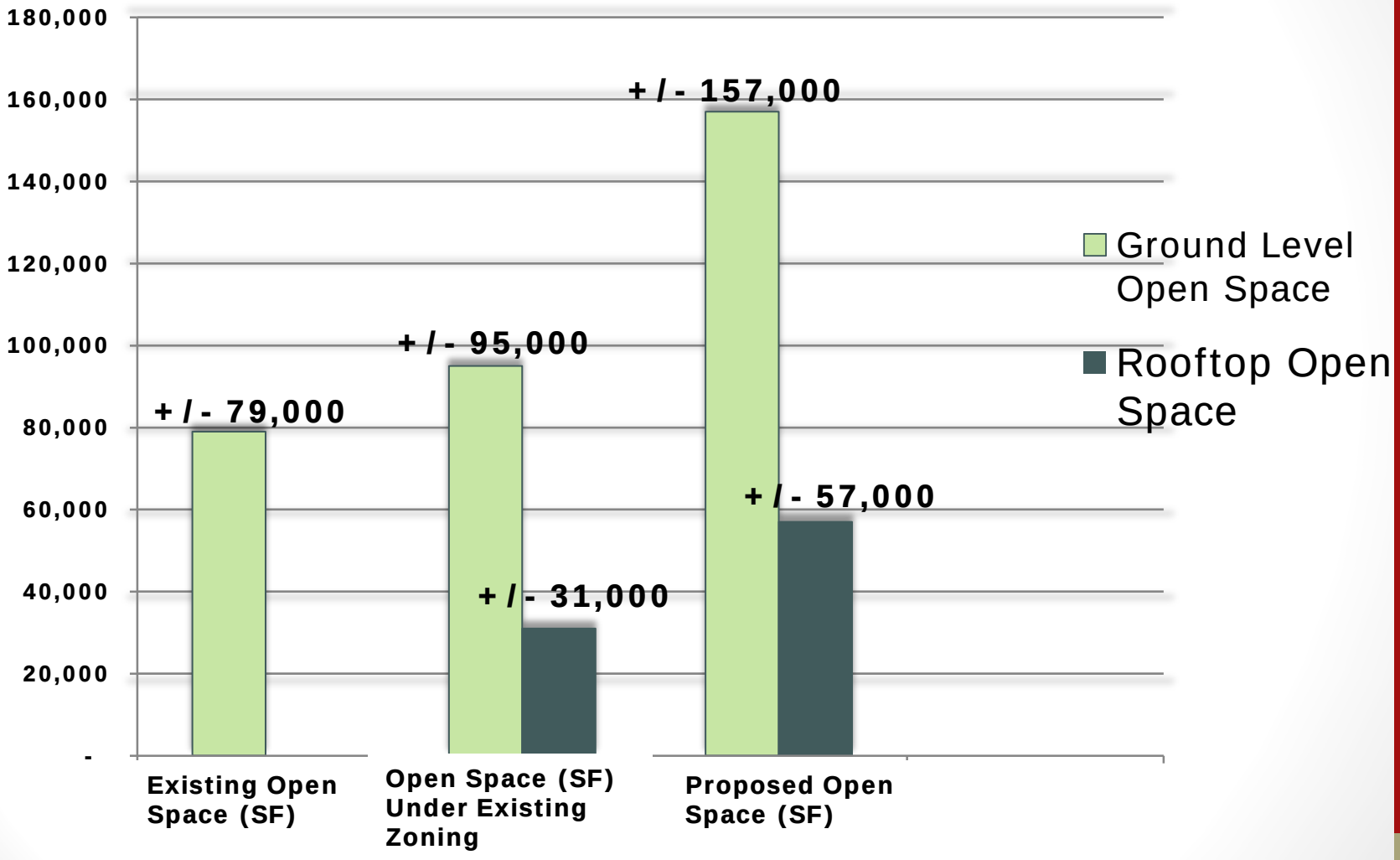
Townhomes



Multi-family

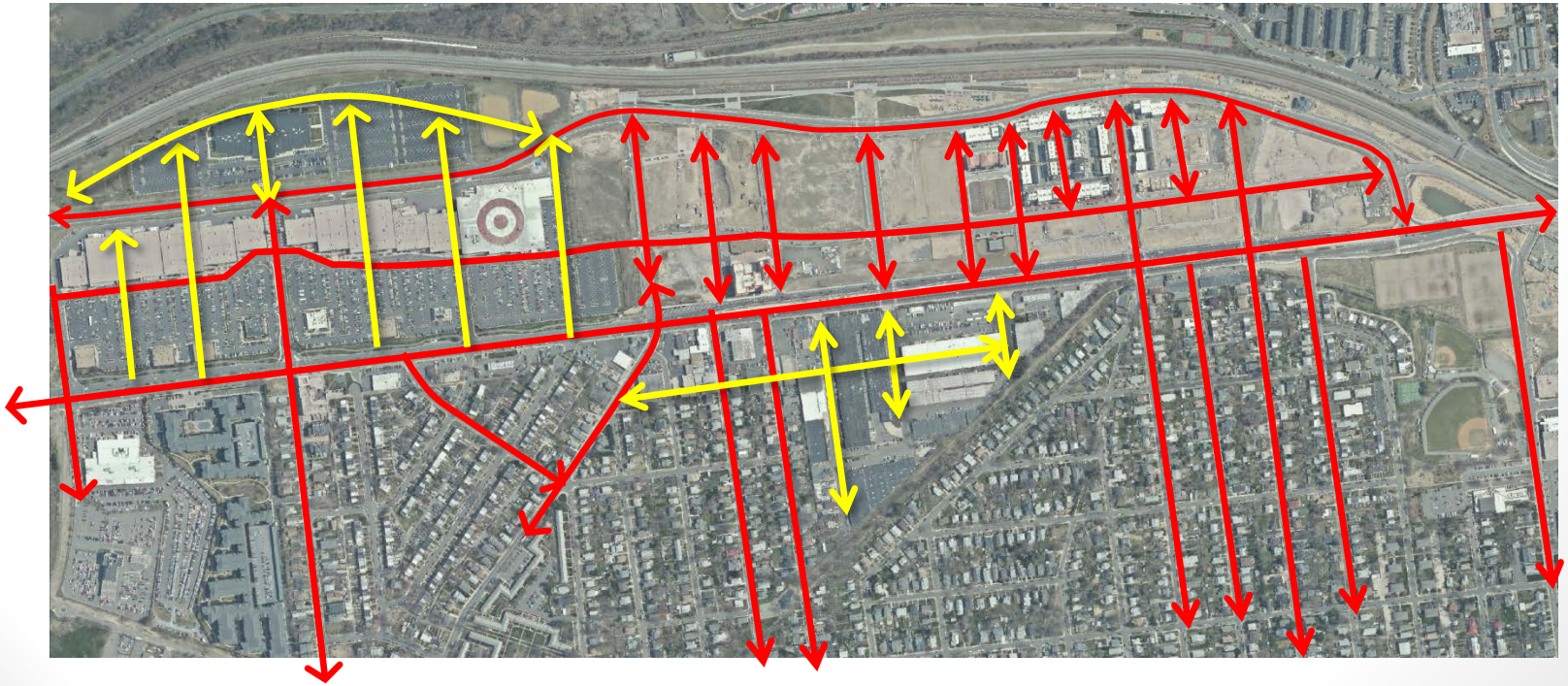


Plan Area Open Space



Transportation Infrastructure Existing - Future

- Local bus service
- Dedicated Transitway with enhanced bus service
- Limited connectivity west of Route 1
- Incomplete bicycle and pedestrian network
- Metro Station
- Enhanced bicycle and pedestrian network (on and off street)
- Additional connectivity



Plan Implementation

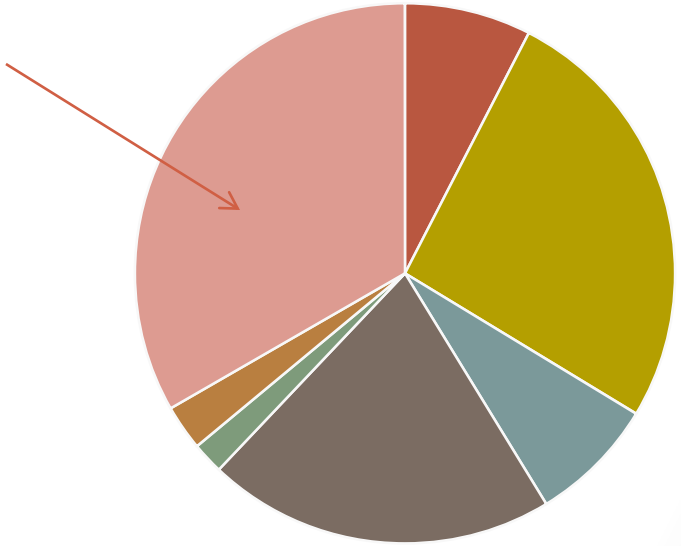
- How do we pay for improvements prioritized by the Plan?
- How do we sequence the improvements?

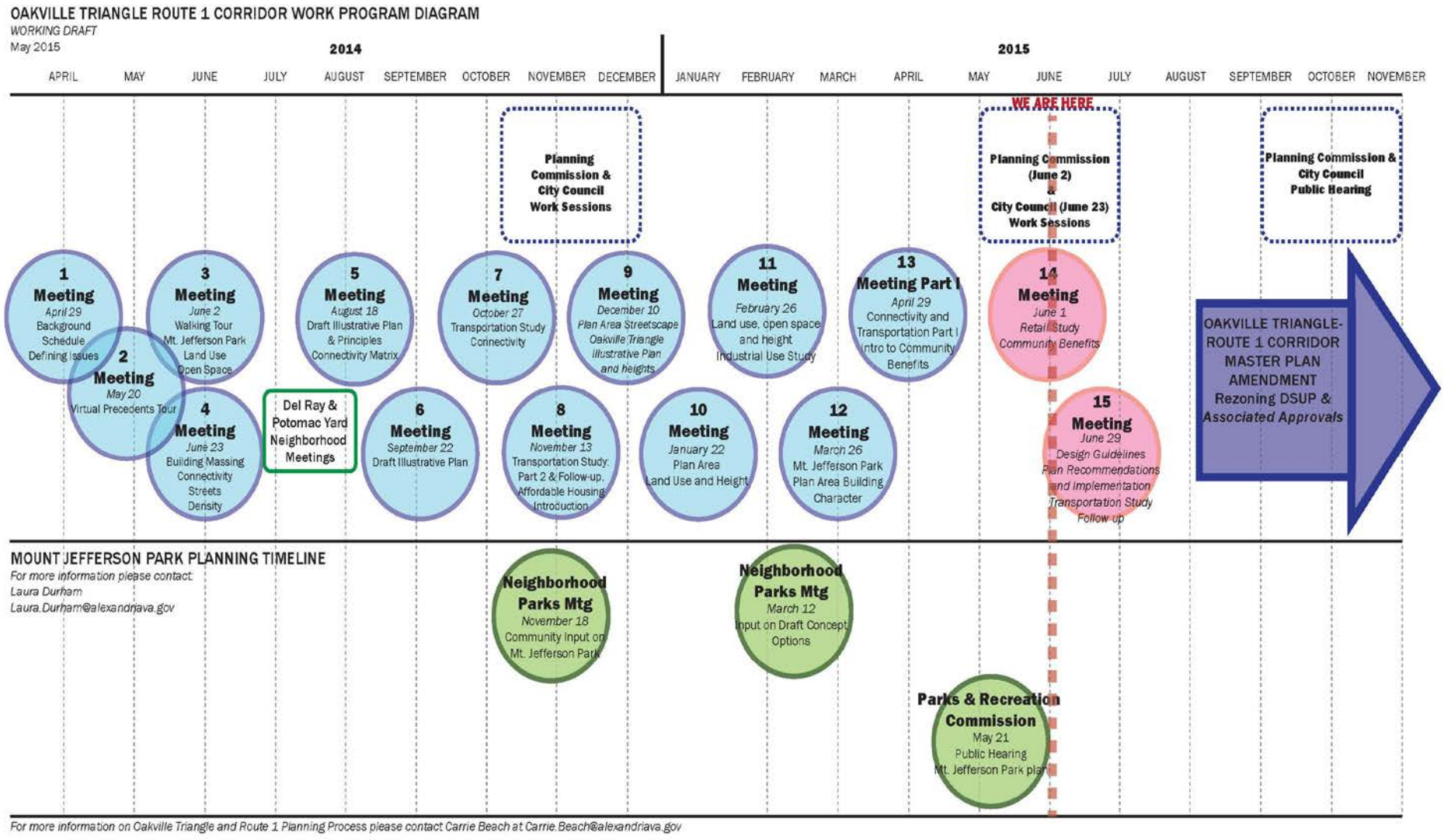
Community Benefits with Development SUP

- Undergrounding utilities & streetscaping onsite
- Environmental upgrades – stormwater management
- Open space
- Affordable housing contribution
- Public art contribution
- Transportation Management Plan contribution
- Sanitary Sewer

Plan Implementation

- 20% of future new taxes
- Developer Contributions
- Identified priorities
  - **Streetscaping & Undergrounding Utilities non-DSUP**
  - **Mount Jefferson Park**
  - **Affordable Housing**
  - **Glebe / Route 1 Phase 1**
  - **Glebe / Route 1 Phase 2**
  - **Fannon Ped Crossing**
  - **Ruby Tucker Park Expansion**



Note: Chart reflects approximate relative costs for illustrative purposes only

PROCESS – NEXT STEPS