Arlandria Action Plan
Implementation Advisory Group
Meeting

Monday, November 17, 2014
Agenda

• Welcome and Introductions
• Open Space Update
• Mt. Vernon Village Center Development Project
• Transportation Infrastructure Improvement Projects
• Oakville Triangle/Route 1 Planning Process
• Advisory Group Open Discussion
• Next Steps
Open Space: Four Mile Run Restoration Demonstration Project

- 100% documents complete
- Construction contractor in procurement
- Construction set to begin March 2014
- Community meeting to be held in winter with construction manager to discuss schedule and park impacts
Open Space: Four Mile Run Park

- Park and Recreation Commission and City Council endorsed the Park Plan in May 2014
- Staff is working to include recommendations in upcoming 10-year CIP or seek funding through partnerships
Projects underway since plan endorsement

Four Mile Restoration design complete

Rain garden installation as part of Community Building plan

New playground and futsal court planned in coordination with Mt. Vernon Village

New trees planted as buffer between alley and park
Open Space: Neighborhood Parks

- Community feedback process complete on 17 neighborhood parks, including Hume Springs and 3550 Commonwealth Ave

- Feedback included public workshop, online survey and park “graffiti signs;” overall staff heard from over 275+ residents (≈ 10-15 for Hume Springs and ≈ 10-15 for 3550 Commonwealth)

- Running Brooke organization fundraising for Hume Springs improvement

- Staff will present draft recommendations and plan in spring
Four Mile Run Park Community Building

- Wayfinding sign installed displaying new facility name; The Conservatory Center at Four Mile Run Park
Mt. Vernon Village Center Development Project

Mt Vernon Village Center, 3809-3839 Mount Vernon Ave
Transportation Improvement Projects: Complete Streets

Florence Drive and West Glebe Road

- Installed new crosswalk
- Provide rapid flashing beacon for improved pedestrian safety
- Complete
Transportation Improvement Projects: Complete Streets

Cora Kelly Safe Routes to School

- E. Reed Ave & Commonwealth Ave Intersection
  - Realigned intersection
  - Shorter crossing distances
  - ADA Compliant bus stop
  - New sidewalks
  - In progress
Transportation Improvement Projects: Complete Streets – Ongoing

• Bicycle and Pedestrian Master plan update
  – Ad Hoc meeting December 9th
  – Public meeting Spring 2015

• Complete Streets Design Guidelines
Transportation Improvement Projects: Temporary On-Street Parking

- **Temporary On-Street Parking on Mt. Vernon Avenue along Four Mile Run Park**
  - Construction staging at north parking lot
  - Traffic and Parking Board hearing
  - Consistent with Four Mile Run Park Expansion Concept Plan (2012)
Transportation Infrastructure Improvement Projects: Bus Shelters

- Mt. Vernon Ave/W. Glebe
  - Installation is complete
- Mt. Vernon Ave/Executive Ave
  - Spring 2015 installation
Transportation Improvement Projects: Mt. Vernon Ave/Russell Rd Intersection

- Safety improvements for pedestrians, cyclists, and motorists
- FY15 CIP: $250,000
  - Planning, Design, Engineering
- FY16 CIP: $1,200,000
  - Construction

Per 2003 Arlandria Action Plan
Oakville Triangle & Route 1 Corridor Planning
## Oakville Triangle/Route 1 Plan Study Area by the Numbers

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<thead>
<tr>
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<th>Oakville Triangle</th>
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<tbody>
<tr>
<td><strong>Total Plan Area</strong></td>
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<tr>
<td>Existing Acreage</td>
<td>23 Acres approx.</td>
<td>13 Acres approx.</td>
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<td><strong>Existing Building Area</strong></td>
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<td>742,000 SF</td>
<td>446,000 SF</td>
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<tr>
<td><strong>Potential Max. Devt. (existing zoning)</strong></td>
<td>1,163,000 SF approx.</td>
<td>727,996 SF</td>
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<tr>
<td><strong>Potential Devt. with Rezoning</strong></td>
<td>2.5M SF approx.</td>
<td>1.5M SF approx.</td>
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### Mount Jefferson Park

4.7 total acres approx. (with .5 restored to City use)
Challenges - Opportunities

- Mount Jefferson Park – preserve & enhance
- Connectivity, transportation improvements, minimizing traffic impact
- Appropriate height transitions
- Options for existing neighborhood serving uses
- Underground utilities/Route 1 streetscape
- Affordable housing
- Environmental improvements – stormwater and open space
Mt. Jefferson Park

Initial AG/Community Input:

- Preserve/enhance physical character of trail
- Naturalistic, tranquil area
- Retain topography as buffer
- Consider other design options for buffer
- Increase safety with eyes on the park
- Address drainage issues

Park planning

Fall/winter  Initial community input, existing conditions
Winter/Spring  Develop draft plans, community input
Spring/Summer  Develop recommendations and costs, community input
Summer/Fall  Develop final plan to inform Oakville Triangle
**Development by the Numbers**

+/- 1,000 residential units (rental/for sale)

+/- 150,000 sq.ft of retail/restaurants

+/- 150-room hotel
Next Steps

• **Neighborhood Parks Meeting Nov. 18** on Mount Jefferson Park

• **AG Meeting Dec. 10**: Building Heights and Onsite Open Space - Oakville Triangle Plan

• **Winter-Spring 2015**: Heights, Economic Analysis, Community Amenities, Retail Analysis, Design/Architecture
Questions / Discussion
Next Steps

- Regular updates to the Advisory Group
- Quarterly meetings with the Executive Committee
- Joint Open House with the Four Mile Run Joint Task Force – Early 2015
- Advisory Group Meeting #15 & Status of Implementation Open House – May 2015
Reference Slides
Ownership
Existing Land Use

LEGEND
- Single Family/Townhouse
- Multifamily
- Hotel
- Office
- Commercial
- Retail Center
- Institutional
- Retail Frontage
- Gas Station
- Retail Locations (Approx.)
Oakville Triangle Route 1 Corridor Planning Study Work Program

**DRAFT OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM**

**Arlandria Action Plan Implementation**

**Planning Commission & City Council Work Sessions**

**Deliverables**
- Oakville Triangle Master Plan Amendment
- Oakville Triangle Illustrative Plan Preparation

**2014**
- **1 Meeting**
  - April 29: Background Schedule Defining Issues
- **3 Meeting**
  - June 23: Community Amenities Land Use Open Space
- **4 Meeting**
  - June 23: Building Mixage Connectivity Streets Density
- **5 Meeting**
  - August 18: Draft Illustrative Plan & Principles Connectivity Matrix
- **6 Meeting**
  - September 23: Draft Illustrative Plan
- **7 Meeting**
  - October 27: Transportation Study Connectivity
- **8 Meeting**
  - November 13: Del Ray & Potomac Yard Neighborhood Meetings

**2015**
- **2 Meeting**
  - January 15: Route 1 Corridor Planning Design Guidelines
- **3 Planning**
  - May 13: Design Guidelines DSUP
- **4 Meeting**
  - September 20: City Preparation of Staff Reports to Planning Commission and City Council

**Deliverables**
- **General Principles**
  - Land Use
  - Open Space
  - Amenities
  - Connectivity & Streets
  - Density
- **Illustrative Plan & Principles**
  - Streets
  - Open Space
  - Land Use
  - Height
  - General Parking
  - Transportation
- **Master Plan Amendment**
  - Working Draft
- **Final Letter to PZ Director**