

# OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Advisory Group Meeting #14  
June 1, 2015



# AGENDA

7:00 Welcome

7:05 Introduction

7:20 Community Benefits Follow-Up

7:40 Questions and Discussion

8:20 Retail Market Analysis Overview

8:35 Questions and Discussion

8:50 Next Steps and adjourn

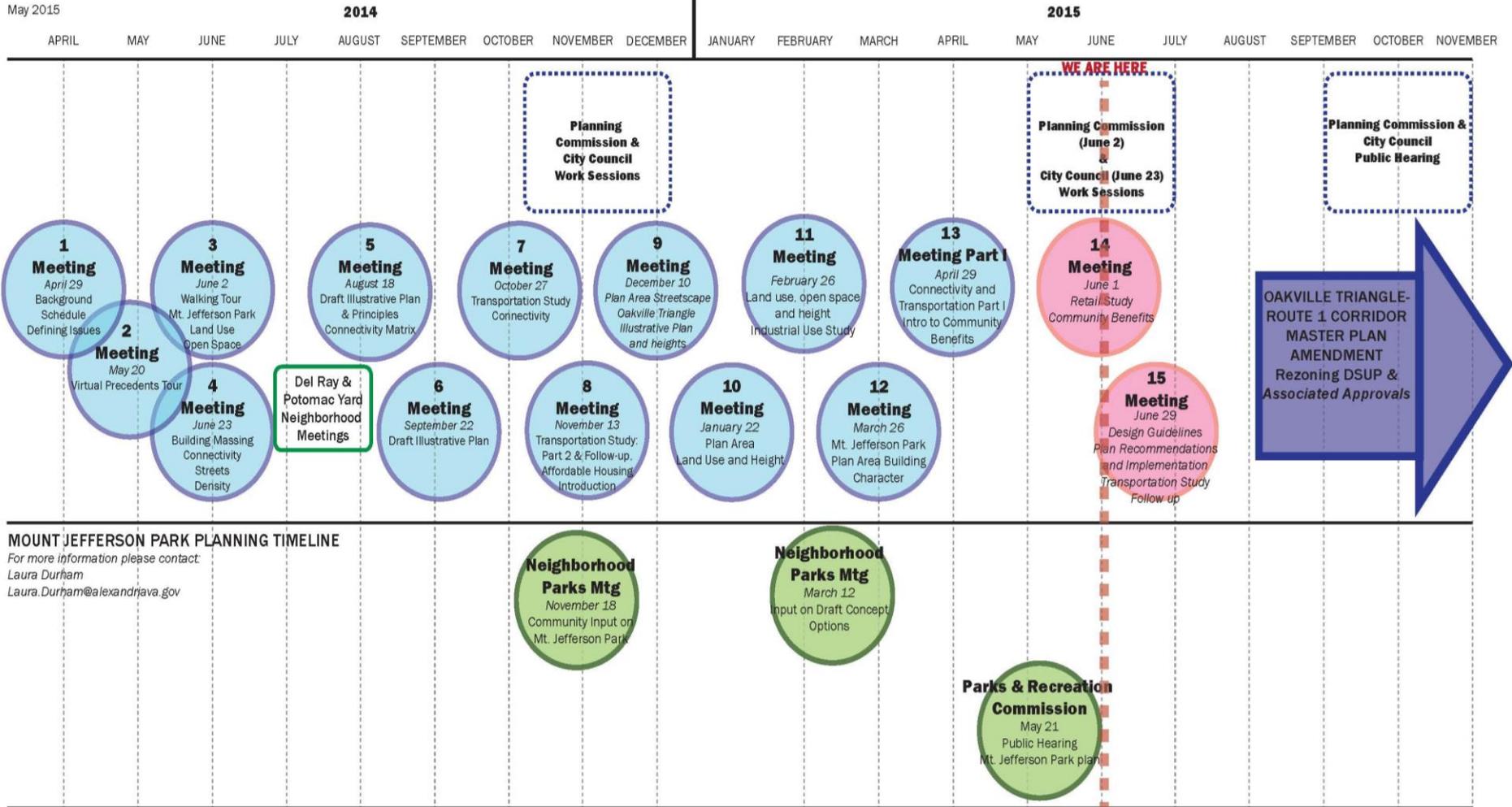


# PROCESS

## OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

WORKING DRAFT

May 2015



For more information on Oakville Triangle and Route 1 Planning Process please contact Carrie Beach at [Carrie.Beach@alexandriava.gov](mailto:Carrie.Beach@alexandriava.gov)



# ROLE OF AG IN NEXT STEPS

- Finalize Plan and Design Guidelines
- Review development proposals for Oakville Triangle for consistency with the Plan and design standards.
- Continue to provide comments on the plan for Mount Jefferson Park



# NEXT STEPS

- Planning Commission Work Session (June 2)
- City Council Work Session (June 23)
- Finalize Sequencing – Costs
- Next Advisory Group Meeting (June 29)
- Draft Plan and Design Guidelines and updated transportation (June 29)
- Follow up meetings – final Plan/DG and development proposal for Oakville

# TRANSPORTATION STUDY FOLLOW-UP

- To be discussed at next Advisory Group Meeting (June 29)

# GRAPHICS FOLLOW-UP DESIGN GUIDELINES & STANDARDS



# DESIGN GUIDELINES – GRAPHICS

## VIEW LOCATIONS



# RUBY TUCKER PARK EXPANSION LOOKING SOUTH



# GRAPHICS – VIEW LOCATIONS



# NORTH-SOUTH ROAD AND GLEBE ROAD LOOKING SOUTH



# GRAPHICS – VIEW LOCATIONS



# NORTH – SOUTH ROAD – PEDESTRIAN LEVEL LOOKING SOUTH



# GRAPHICS – VIEW LOCATIONS



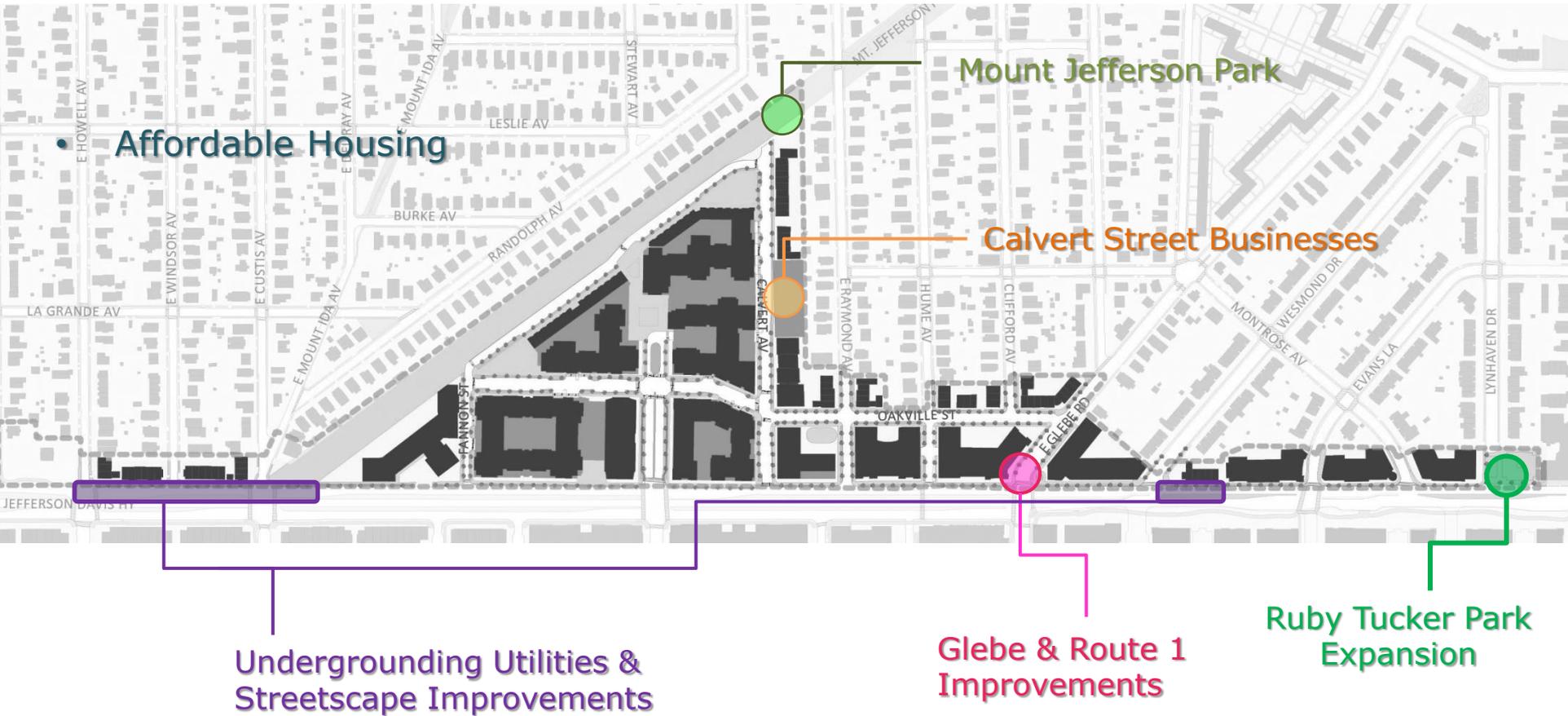
# GRAPHICS – VIEW LOCATIONS ROUTE 1/CUSTIS LOOKING SOUTH



# COMMUNITY BENEFITS FOLLOW UP



# COMMUNITY BENEFITS



# PLAN IMPLEMENTATION

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

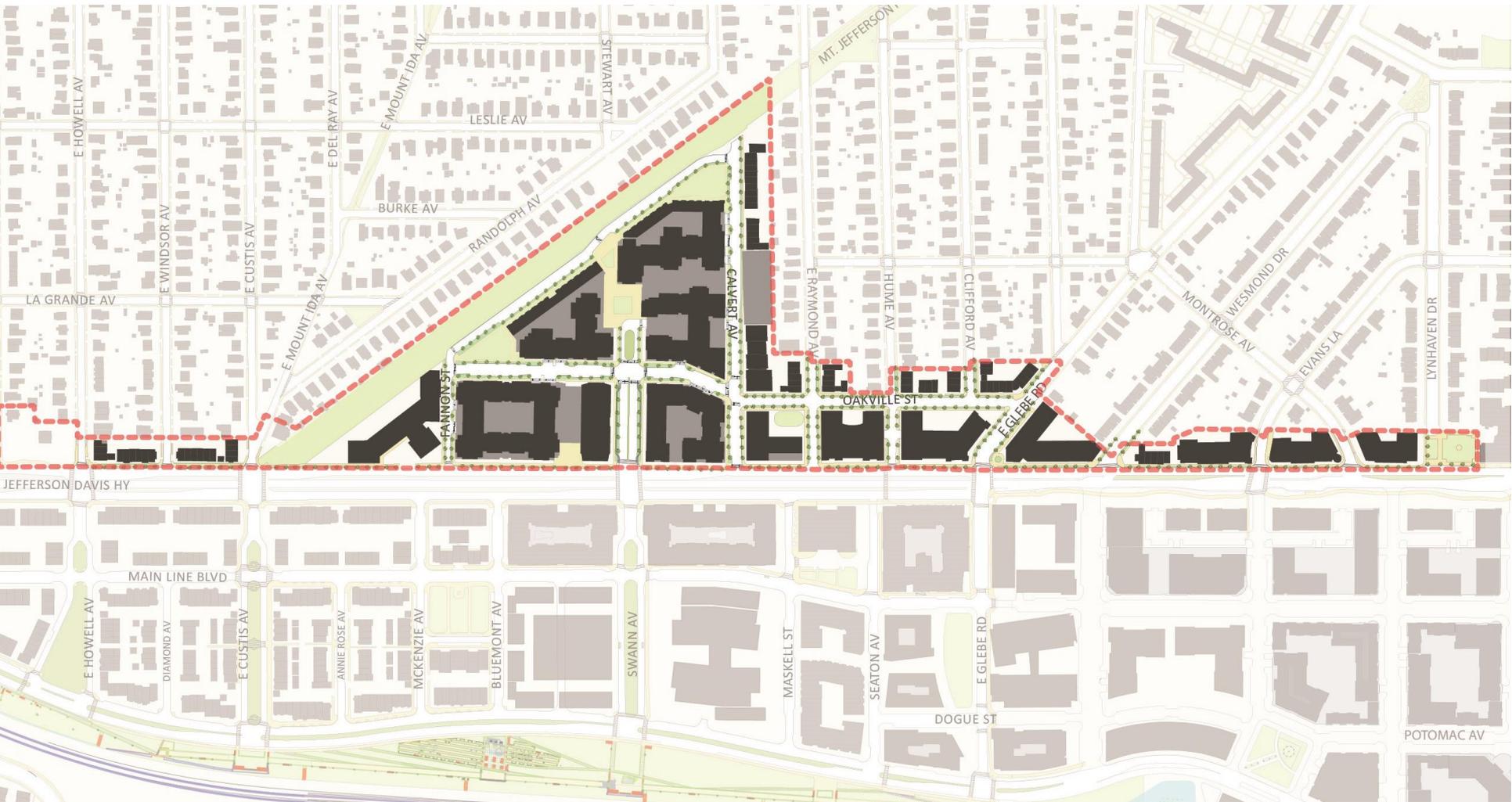


# APPROACH TO PLAN IMPLEMENTATION FUNDING

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



# DEVELOPER CONTRIBUTIONS



# MOUNT JEFFERSON PARK



-  MT. JEFFERSON PARK BOUNDARY
-  AREA RE-PURPOSED TO MT. JEFFERSON PARK
-  PROPOSED BUILDINGS
-  EXISTING BUILDINGS TO BE REMOVED
-  EXISTING TRAIL (approximate alignment)
-  NEW TRAIL (approximate alignment)

- developer funded/constructed
- first phase
- improvements completed at one time



- 7** IMPROVE STORMWATER MANAGEMENT AND DRAINAGE
- 1** IMPROVE DOG EXERCISE AREA
  - SAFETY
  - SEPARATION OF DOGS FROM MT. JEFFERSON TRAIL
- 3** TRAIL CONNECTION AT CALVERT AVE
  - CONNECT MT. JEFFERSON PARK TRAIL TO SIDEWALK AT CALVERT AVE
- 4** IMPROVE SIGNAGE AND WAYFINDING
- 5** ENHANCE BUFFER ALONG EASTERN EDGE OF PARK
- 6** PHASED REMOVAL OF INVASIVE SPECIES
  - WITH ASSOCIATED REPLANTING OF NATIVE PLANT MATERIAL
- 8** ROUTE 1 ENTRANCE
  - REMOVE CHAIN LINK FENCE
  - ADD BOLLARD AND ORNAMENTAL FENCE

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

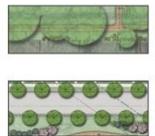


SURFACING TREATMENT OPTION  
CELL-TEK GRAVEL-LOK PERMEABLE SURFACE (or similar product)

- 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



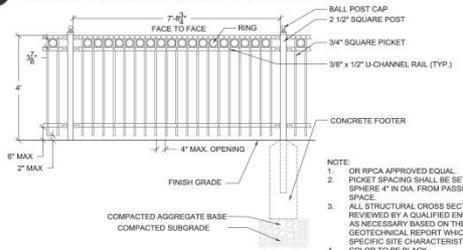
RAIN GARDEN / BEST MANAGEMENT PRACTICE (B.M.P.)



EXISTING TREES TO REMAIN

PROPOSED TREES

**8** ORNAMENTAL FENCE CREATES GATEWAY AT ROUTE 1



- NOTE:
1. OR RP/CA APPROVED EQUAL PICKET SPACING SHALL BE SET SO AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPACE.
  2. 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.
  3. COLOR TO BE BLACK.
  4. ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING.
  5. INSTALL PER MANUFACTURERS INSTRUCTIONS.
  6. FENCING TO BE INSTALLED AT DOG EXERCISE AREA AND RT. 1 ENTRANCE

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"

# GLEBE ROAD - ROUTE 1 INTERSECTION

Glebe Road Section



- Phasing
- Reconfiguration
- Streetscape improvements



# CALVERT STREET USES – BUILDINGS



- Zoned Industrial
- FAR .85 (with SUP 1.25)
- Existing Zoning vs Proposed Zoning



# AFFORDABLE HOUSING

## Housing Master Plan

*"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."*



# ROUTE 1 – STREETSCAPE UTILITIES



Note: Other on-site above grade utilities will be required to be located below grade as part of the Development Special Use Permit Process.

# TIMING – PHASING – REVENUE

0-5 YEARS	6-10 YEARS	11-15 YEARS	16-20 YEARS
MT. JEFFERSON PARK			
AFFORDABLE HOUSING			
	GLEBE/ROUTE 1 - PHASE I	GLEBE/ROUTE 1 - PHASE II	
			ROUTE 1 UNDERGROUND UTILITIES/STREETScape
		RUBY TUCKER PARK EXPANSION	

Note:

Times are approximate for planning purposes.

# DISCUSSION

## COMMUNITY BENEFITS – PLAN IMPLEMENTATION

1. Given existing conditions, constraints, and limited resources, are you comfortable with the general sequencing of community benefits implementation as proposed?
2. Are there specific elements you would propose to change, and if so, why?

# **RETAIL MARKET ANALYSIS SUMMARY**

## **OAKVILLE TRIANGLE / ROUTE 1 CORRIDOR PLANNING STUDY AREA ALEXANDRIA, VIRGINIA**

**April 27, 2015**

**Prepared by Delta Associates for:**

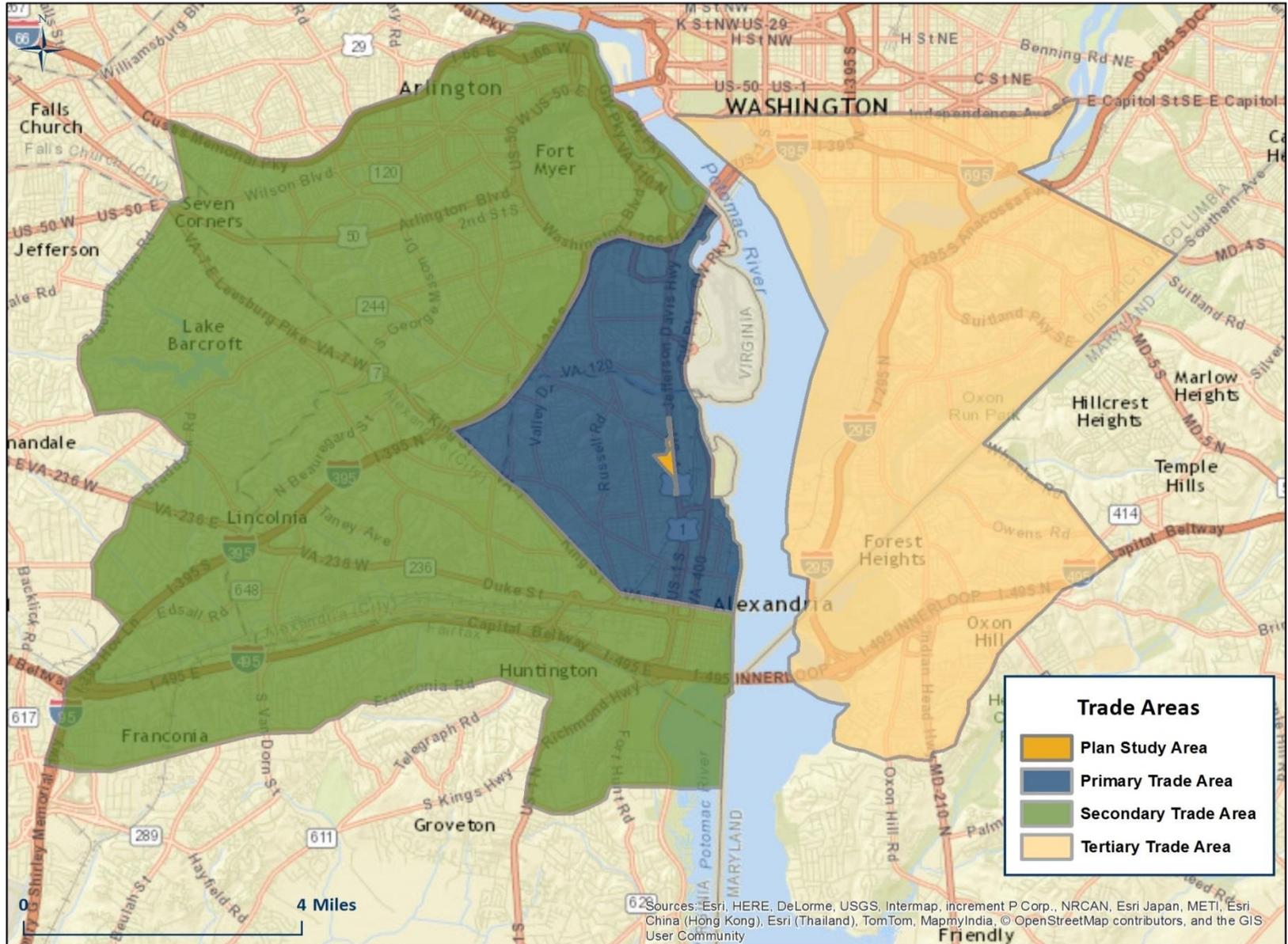
**STONEBRIDGECARRAS**

# STUDY AREA LOCATION





# TRADE AREAS



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# PRIMARY TRADE AREA DEMOGRAPHICS

- ***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

# PRIMARY TRADE AREA RETAIL SUPPLY AND DEMAND

## 2015

Tenant Category	Supportable Space (SF)	Occupied Space (SF)	Under/(Over) Supply (SF)
Comparison Goods	3,839,500	2,787,549	1,051,951
Grocery and Convenience Goods	1,638,200	1,376,459	261,741
Eating Places	1,304,600	1,072,771	231,829
<b>Total</b>	<b>6,782,300</b>	<b>5,236,779</b>	<b>1,545,521</b>

## 2020

Tenant Category	Supportable Space (SF)	Occupied Space (SF)	Under/(Over) Supply (SF)
Comparison Goods	4,755,000	3,220,534	1,534,466
Grocery and Convenience Goods	2,040,200	1,783,453	256,747
Eating Places	1,568,700	1,072,771	495,929
<b>Total</b>	<b>8,363,900</b>	<b>6,076,758</b>	<b>2,287,142</b>

*\*Supportable retail space is estimated for the entire primary trade area and is not site-specific. Please refer to full report for methodology and assumptions used for estimates above.*

# CONCEPTUAL MERCHANDISING PLAN



# RETAIL IDENTITY – Swann Ave.



- **Central Piazza**
- **National and Local Brands**
- **Restaurant and Comparison Goods**
- **Community Gathering Location**



# RETAIL IDENTITY – Calvert St.



- ***Vibrant***
- ***Local***
- ***Neighborhood Serving***



# CONCLUSIONS AND RECOMMENDATIONS

- ***There is an undersupply of retail space in the primary trade area***
  - Opportunity for 1.5 million SF of additional retail currently
  - Current undersupply: 1 million SF of comparison goods space, 260,000 SF of grocery and convenience goods space, and 230,000 SF of restaurants.
  - Opportunity for 2.3 million SF additional retail by 2020

# CONCLUSIONS AND RECOMMENDATIONS

- ***Sufficient demand for 160,000 SF of retail space at the subject site***
- ***Recommended tenant mix:***
  - 50% comparison goods
  - 35% restaurants
  - 15% services

# RETAIL MARKET ANALYSIS

## ISSUES TO CONSIDER

- Management/Programming
- Identity-Brand
- Signage
- Relationship to Potomac Yard and Mount Vernon Avenue

# RETAIL MARKET ANALYSIS QUESTIONS/DISCUSSION