Oakville Triangle/Route 1 Corridor Planning

Advisory Group Meeting #12
March 26, 2015
PRINCIPLES TO GUIDE REDEVELOPMENT

Character and Design

- Expect high-quality built environment and streetscape
- Consider identity of site, unique qualities and relationship to surrounding neighborhoods
- Consider incorporating industrial heritage into future design
- Reflect some identifiable characteristics of adjacent communities (streets, building scale) in new development

Building Heights

- Achieve variation in heights and facades
- Ensure appropriate location of 90’ max height buildings
- Conduct Solar/azimuth and sightline study, including impact on existing neighborhoods
- Flesh out concept of “Transition areas”
- Consider additional setback at intersections
PRINCIPLES TO GUIDE REDEVELOPMENT

LAND USE

• Explore retaining some existing tenants/uses and neighborhood-serving retail uses
• Consider predominately residential, ground-floor retail and commercial uses on Route 1
• Future uses should be compatible with adjoining residential neighborhood
• Typical large-format retail “big box” is discouraged

OPEN SPACE

• Preserve/enhance naturalistic character with “eyes” on the park. (access)
• Retain topography and propose stormwater solutions
  - Path material: natural, gravel, grass pavers
• Potential narrow/quiet street with accessible sidewalk and bike path along eastern edge of park/western edge of new development
• On-site open space within Oakville Triangle
ISSUES TO BE ADDRESSED FROM FEBRUARY MEETING

• Revise building heights at Glebe Road/Route 1 and adjacent to Lynhaven

• Maker/Flexible Spaces

• Concern about rooftop use impact (light, noise, late) and proximity to existing residential
DESIGN GUIDELINES – CONTENTS

• Illustrative Plan
• Framework Streets
• Land Uses
• Ground Floor Uses
• Building Heights and Transitions
• Open Space – Parks
• Bike – Pedestrian Network
• Blocks
• Building Massing
• Building Character
• Parking (screening – location)
• Streetscape requirements
• Street (cross-sections)
PLACE MAKING

- order and variety
- activity
- compact – walkable
- orientation
- scale
- local
FRAMEWORK STREETS (3-26-15)
MAKER SPACE – STOREFRONTS
BUILDING HEIGHTS
PLAN 03-26-15

LEGEND - HEIGHTS

- Up to 20 ft.
- 25-35 ft.
- 45 ft.
- 50-55 ft.
- 65 ft.
- 75 ft.
- 90 ft.
- 100 ft.

Note: Existing buildings to remain are labeled as “Ex.”
GLEBE ROAD AND ROUTE 1 PERSPECTIVE (03-26-15)
TOWNHOUSES – SCALE TRANSITIONS
BUILDING MASSING – VARIETY
PARKING – SCREENING LOCATION

A  Structured Parking
B  Liner – Active Uses
A CITY OF NEIGHBORHOODS
STREETSCAPE
Streetscape-Industrial heritage
BUILDING CHARACTER

24?
BUILDING CHARACTER - TOWNHOUSES

- Materials, brick, metal, wood
- Secondary elements porches, bay windows
- Color and scale to transition to neighborhoods.
MULTI-FAMILY BUILDINGS
SIGNAGE
1. Do you have specific feedback on the proposed elements of the design guidelines?

2. Is the building character presented for the Route 1 Plan Area headed in the right direction?

*Use the space provided on the worksheet to explain your answer.*
QUESTIONS
REVISED ROUTE 1 PLAN AREA HEIGHTS

3. Do you agree with the Plan Area height ranges as revised in response to feedback from the February meeting?

Use the space provided on the worksheet to explain your answer.
Mount Jefferson Park
4. Does the Mount Jefferson draft plan reflect and balance the community needs and comments received to date?

*Use the space provided on the worksheet to explain your answer.*
OAKVILLE TRIANGLE SITE
5. Is the building character presented for the Oakville Triangle site still headed in the right direction?

*Use the space provided on the worksheet to explain your answer.*
NEXT STEPS

Next Advisory Group/Community Meeting
April/May 2015, Location TBD
Discussion Topics (to be confirmed):
• Connectivity and Transportation
• Infrastructure and Plan Implementation
• Developer Contributions
• Retail Study

Next Mt. Jefferson Park Meeting
May 21, 2015, Parks & Recreation Commission
Public Hearing: Recommendation Mt Jefferson Park Plan