Meeting Objective:
To review proposed recommendations for community benefits, transportation study, and the draft Vision Plan/Design Standards document.

Agenda

7:00  Welcome and Introduction

7:05  Community Benefits

7:15  Questions and Discussion

7:35  Transportation Study Follow Up

7:50  Questions and Discussion

8:20  Vision Plan and Design Guidelines

8:30  Questions and Discussion

8:50  Next Steps and adjourn
## Meeting #15: Community Benefits, Transportation Study, Draft Plan/DG

**06.29.15**

### OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

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

**WORKING DRAFT**

**June 2015**

<table>
<thead>
<tr>
<th>2014</th>
<th>APRIL</th>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUGUST</th>
<th>SEPTEMBER</th>
<th>OCTOBER</th>
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<tr>
<td>1 Meeting</td>
<td>April 29</td>
<td>Background Schedule</td>
<td>Defining Issues</td>
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<td>Draft Year-Round Use Plan</td>
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### MOUNT JEFFERSON PARK PLANNING TIMELINE

**MOUNT JEFFERSON PARK PLANNING TIMELINE**

**For more information please contact:**

Laura Durham
Laura.Durham@alexandriava.gov

**For more information on Oakville Triangle and Route 1 Planning Process please contact Carrie Beach at Carrie.Beach@alexandriava.gov**

**Meeting #15: Community Benefits, Transportation Study, Draft Plan/DG**

**06.29.15**
COMMUNITY BENEFITS
FOLLOW-UP
Community Benefits With Plan And Redevelopment

- Affordable Housing
- Fannon Ped Crossing

Undergrounding Utilities & Streetscape Improvements
Dark Purple - Non-DSUP
Light Purple - DSUP

Glebe & Route 1 Improvements

Ruby Tucker Park Expansion

For illustrative purposes only
Implementation Funding Sources

- Typical Redevelopment Conditions
- Developer Contributions
- Net New Tax Revenue
- Phasing and Sequencing Public Benefits
### STANDARD COMMUNITY BENEFITS PROVIDED WITH DSUP

<table>
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<tr>
<th></th>
<th>0-5 years</th>
<th>6-10 years</th>
<th>11-15 years</th>
<th>16-20 years</th>
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<td>Environmental Upgrades – Stormwater Management</td>
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**Note:** Times are approximate for planning purposes.
### ADDITIONAL COMMUNITY BENEFITS

**DEVELOPER CONTRIBUTIONS + NET NEW TAX REVENUE**

<table>
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<tr>
<th>Time Period</th>
<th>Benefits</th>
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<tbody>
<tr>
<td>0-5 years</td>
<td>Mt. Jefferson Park</td>
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<td>6-10 years</td>
<td>On-Site Affordable Housing Implemented in Phases</td>
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<td></td>
<td>Glebe/Route 1 Phase I</td>
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<td>Glebe/Route 1 Phase II</td>
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<td>Fannon Ped Crossing</td>
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<td>11-15 years</td>
<td>Rte 1 Utilities-Streetscape</td>
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<td></td>
<td>Ruby Tucker Park Expansion</td>
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<td>16-20 years</td>
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Note: Times are approximate for planning purposes.
Cost Estimates

- Streetscape/Undergrounding Route 1
- On-site Affordable Housing in Oakville Triangle
- Glebe Rd Intersection Improvements
- Mount Jefferson Park Improvement
- Ruby Tucker Park Expansion
- Fannon/Route 1/Transitway Pedestrian Crossing
Questions/Discussion
Community Benefits & Plan Implementation
Transportation Study Follow-Up
Future Development Assumptions (Partial Buildout – 2021)

Development:
• 1.5M SF (Oakville)
• 360,000 SF (Rest of plan area)

Background Development:
• Approximately 4.3M SF

Potomac Yard Metrorail station
Enhanced bicycle and pedestrian network
Future Development Assumptions  
(Full Buildout – 2027)

Development:
• 1.5M SF (Oakville)
• Approx. 1M SF (Rest of plan area)

Background Development:
• Approximately 7.3M SF

Potomac Yard Metrorail station
Enhanced bicycle and pedestrian network
**Phasing of Improvements**

Phase I (2021)
- Signal modifications
- New signal at Montrose
- E. Glebe/ Rte. 1 Phase I (*Rt 1 to NS Road*)
- Pedestrian crossing at Fannon Street

Phase II (2027)
- Lane modifications on Custis at Route 1
- North-South Road and signal at Glebe
- E. Glebe/Rte. 1 Phase II (*NS Road to La Verne*)
Eastbound Approach Delays

Legend (measured by time in seconds per vehicle):
2014 AM/PM Eastbound Approach Peak Hour Vehicle Delays
2027 Without Development AM/PM Eastbound Approach Peak Hour Vehicle Delays
2027 With Development AM/PM Eastbound Approach Peak Hour Vehicle Delays
2027 Mitigation AM/PM Eastbound Approach Peak Hour Vehicle Delays

Prepared 6/25/2015 4:00 PM
Northbound and Southbound Route 1
Through Movement Delays

Legend (measured by time in seconds per vehicle):
2014 AM Northbound/PM Southbound Peak Hour Vehicle Delays
2027 Without Development AM Northbound/PM Southbound Peak Hour Vehicle Delays
2027 With Development AM Northbound/PM Southbound Peak Hour Vehicle Delays
2027 Mitigation AM Northbound/PM Southbound Peak Hour Vehicle Delays

Reed
2014 AM Northbound: 17.3 seconds
2014 PM Southbound: 74.5 seconds
2027 Without Development AM Northbound: 248.7 seconds
2027 Without Development PM Southbound: 88.6 seconds
2027 Mitigation AM Northbound: 120.8 seconds
2027 Mitigation PM Southbound: 49.7 seconds

Glebe
2014 AM: 25.1 seconds
2014 PM: 197.1 seconds
2027 Without Development AM: 122.0 seconds
2027 Without Development PM: 110.8 seconds
2027 Mitigation AM: 102.6 seconds
2027 Mitigation PM: 86.4 seconds

Swann
2014 AM: 6.3 seconds
2014 PM: 57.3 seconds
2027 Without Development AM: 22.7 seconds
2027 Without Development PM: 8.2 seconds
2027 Mitigation AM: 9.3 seconds
2027 Mitigation PM: 15.5 seconds

Custis
2014 AM: 19.2 seconds
2014 PM: 91.6 seconds
2027 Without Development AM: 12.4 seconds
2027 Without Development PM: 7.6 seconds
2027 Mitigation AM: 12.4 seconds
2027 Mitigation PM: 7.6 seconds

Prepared 6/25/2015 4:00 PM
Transportation Study Questions/Discussion
Working Draft Vision Plan & Design Standards
1. Does the vision plan / design standards document reflect the discussions by the advisory group and community over the course of the process?

2. If not, what specific changes would you recommend?
Next Steps

June 25
- Post Online *Working Draft* Plan/Design Standards for public review

July 2 - July 27
- Online Comment period on *Working Draft* Plan/Design Standards

August 10
- Post Online the *Revised* Plan/Design Standards & Public Comment/Response Summary

August 17 AG Meeting
- Final Endorsement of Plan/Design Standards
- Review architecture for Oakville Triangle for consistency

September/October PC and CC
- Public Hearing on Plan/Design Standards

September – October – November AG Meetings (dates TBD as needed)
- Review of Oakville Triangle DSUP/CDD (Architecture, Mount Jefferson Park, Urban Plaza, Retail, Conditions)

December PC and CC
- Public Hearing on Oakville Triangle DSUP and CDD Zoning