

OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Advisory Group Meeting #13

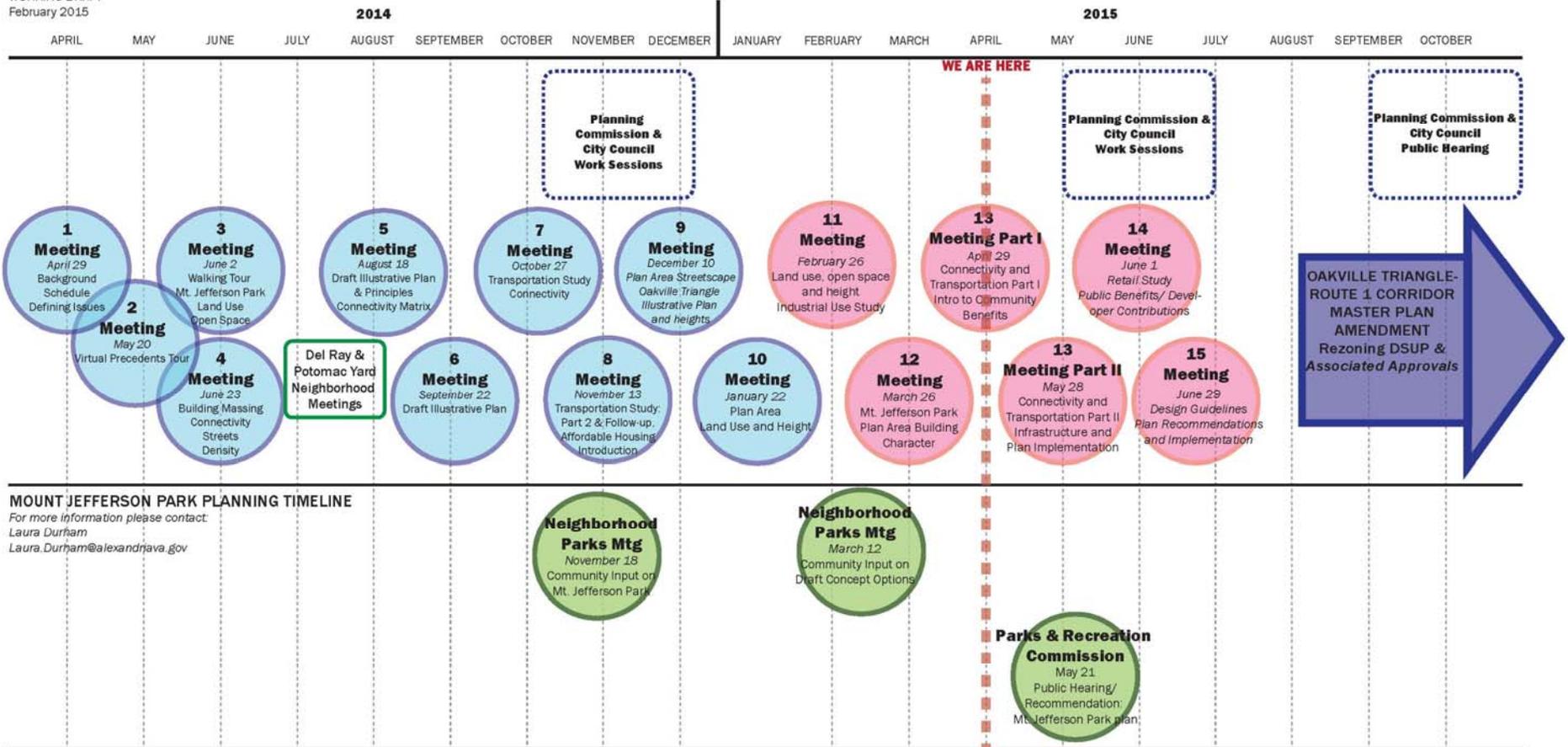
April 29, 2015



PROCESS

OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

WORKING DRAFT
February 2015



MOUNT JEFFERSON PARK PLANNING TIMELINE

For more information please contact:
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Laura.Durham@alexandriava.gov

For more information on Oakville Triangle and Route 1 Planning Process please contact Juliana Villabona at juliana.villabona@alexandriava.gov

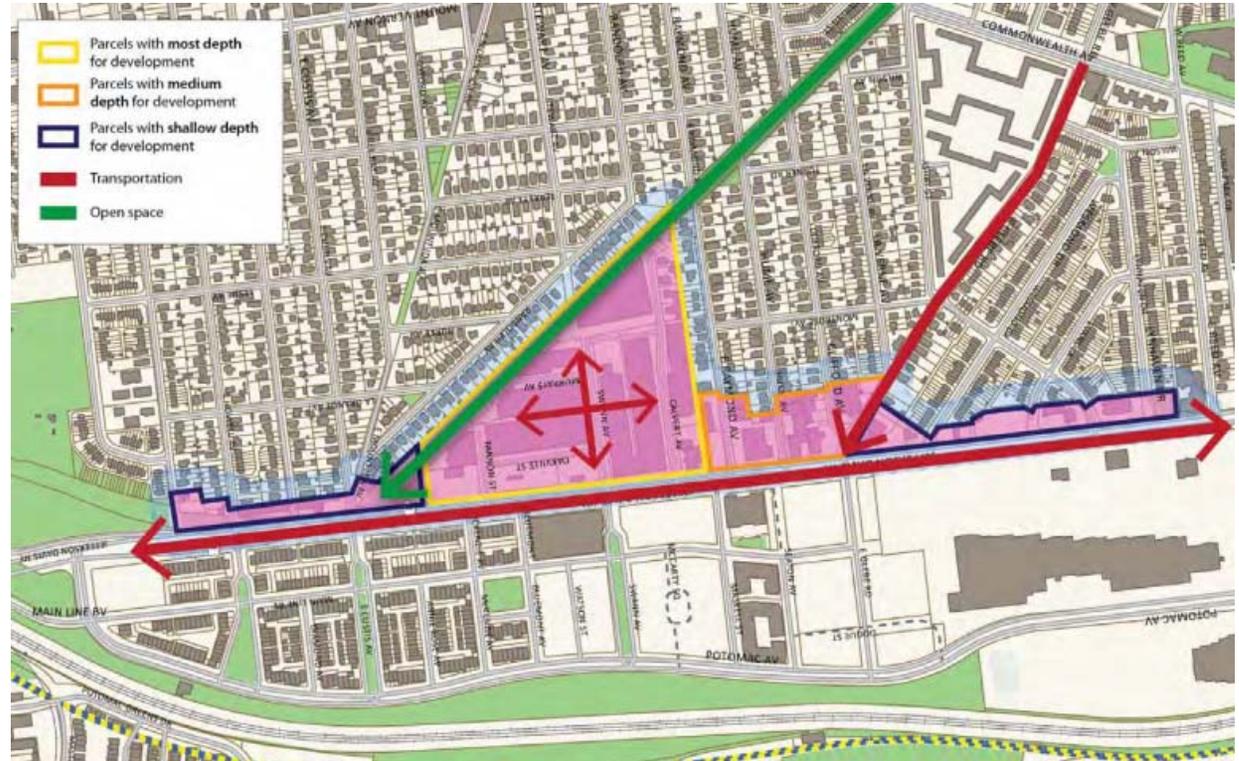


UPCOMING MEETINGS

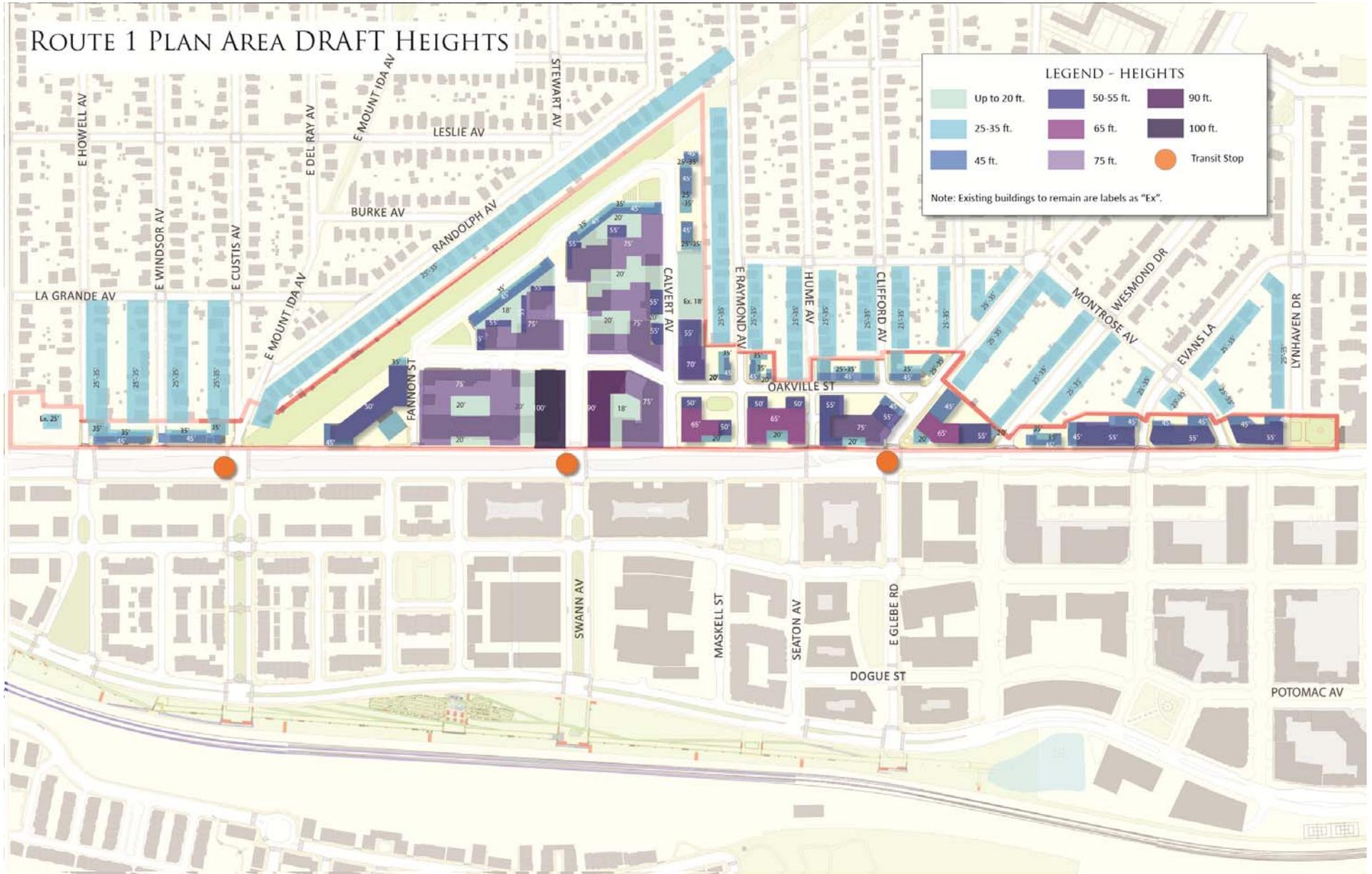
| Date | Event | Topic |
|----------|--|---|
| April 29 | AG – Community Mtg. #13 Mount Vernon Rec. Center | Transportation Study Follow –up Intro to Community Benefits |
| May 21 | Parks & Recreation Commission Public Hearing on Mount Jefferson Park Plan | |
| May 28 | AG – Community Mtg. #14 Charles Houston | Transportation Study Follow-up Infrastructure and Implementation |
| June 1 | AG – Community Mtg.# 15 Charles Houston | Retail Study Community Benefits |
| June 2 | Planning Commission Work Session | |
| June 15 | Draft Plan/Design Guidelines posted online for public review | |
| June 23 | City Council Work Session | |
| June 29 | AG – Community Mtg. #16 Charles Houston | Draft Plan and Design Guidelines |



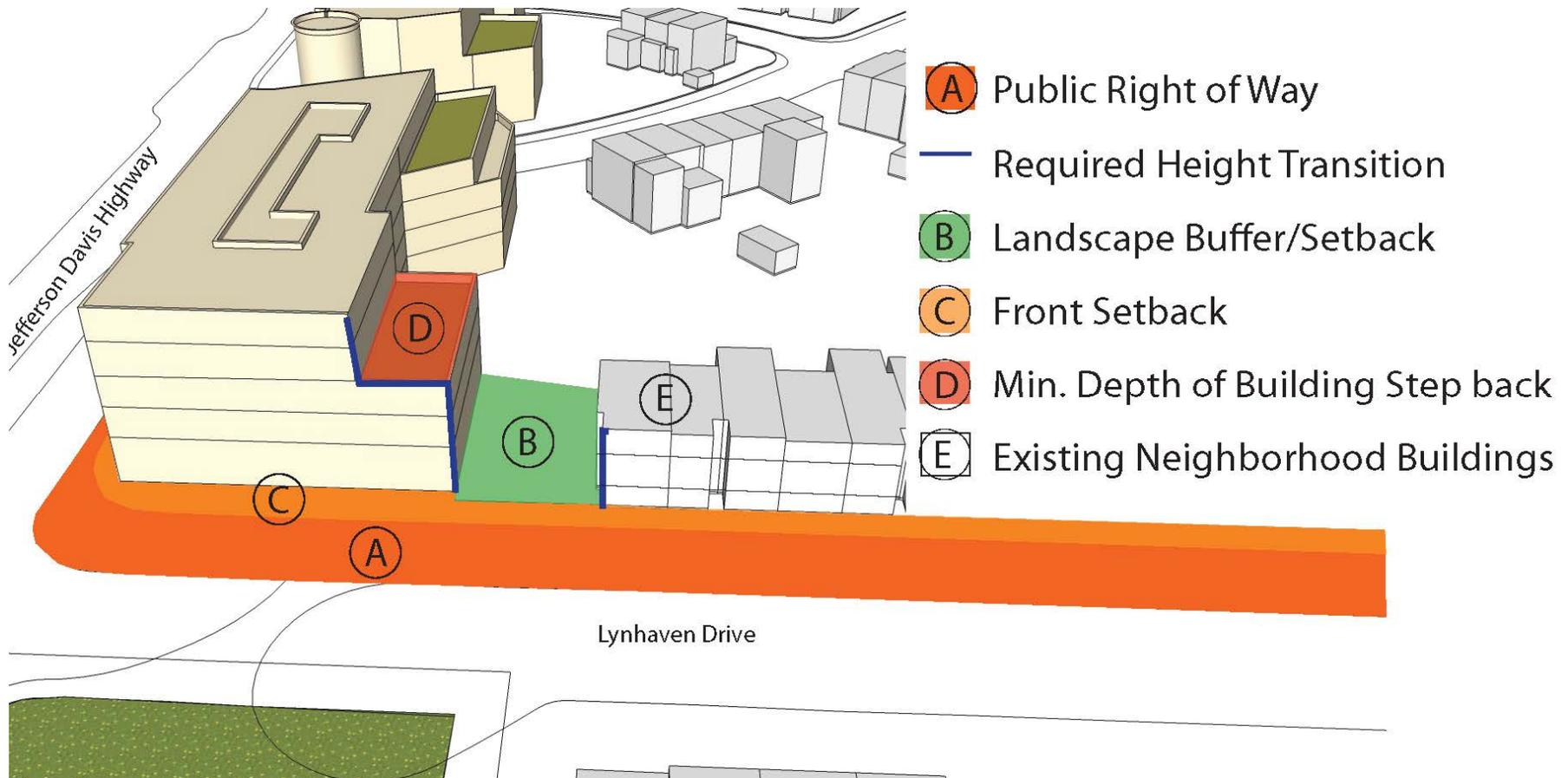
WHERE WE WERE



WHERE WE ARE NOW

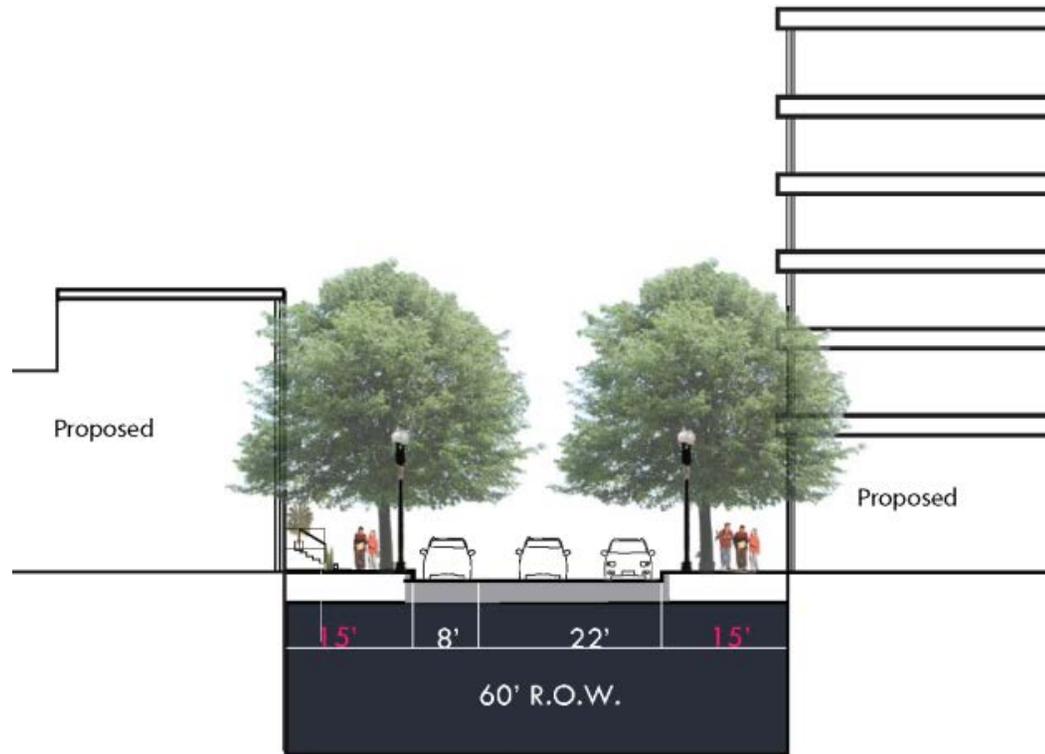


WHERE WE ARE NOW



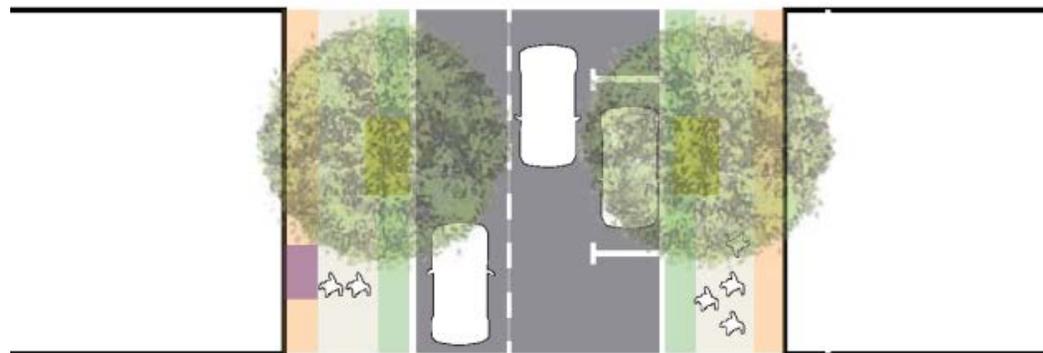
WHERE WE ARE NOW

Street Section



Proposed North-South Road

Plan view



VISION PLAN AND DESIGN STANDARDS

Vision Plan

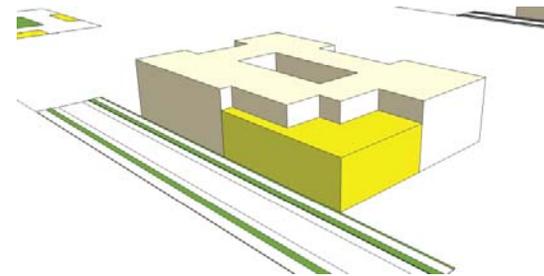
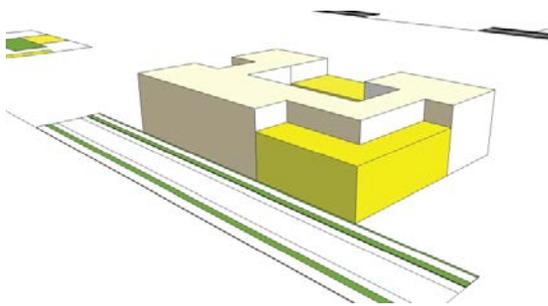
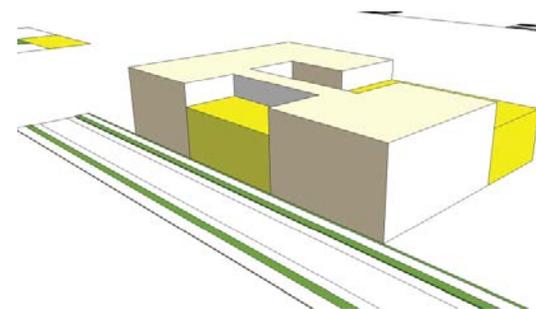
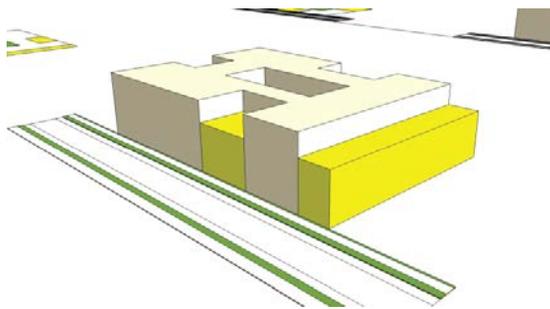
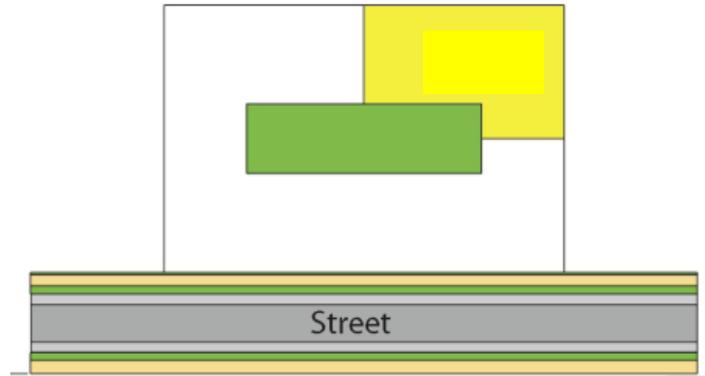
- **Big ideas - Principles**
- **Implementation**
- **Financing**

Design Standards

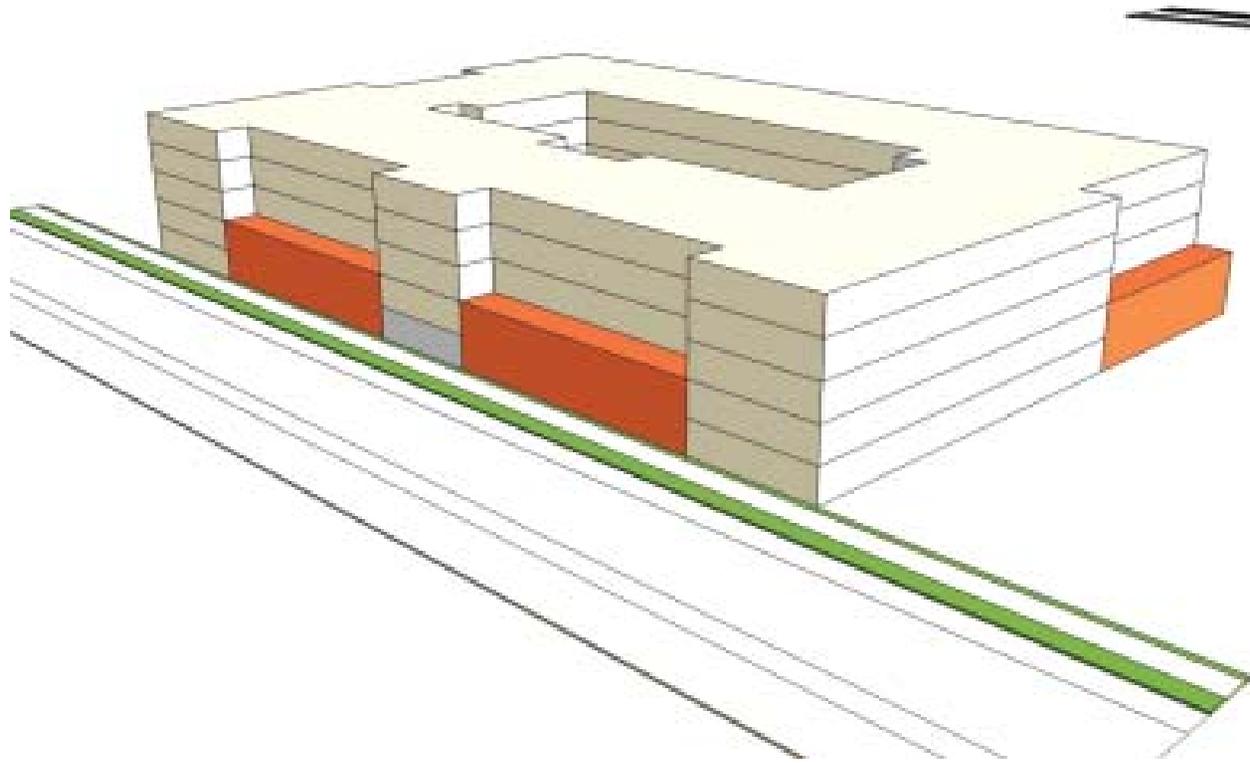
- **Districts**
- **Plan Framework** Streets, Blocks, Land Use, Open Space, Retail and Maker Space, Building Heights, Gateways, Development Summary
- **Urban Design** Building Streetwall, Building Heights- Variety-Transitions, Building Types, Fueling/Charging stations, Porches/Stoops, Building Entries, Roofs, Walls/Fences
- **Ground Floor Uses**
- **Signage**
- **Streets**
- **Summary of Standards**
- **Appendix - Community Process**



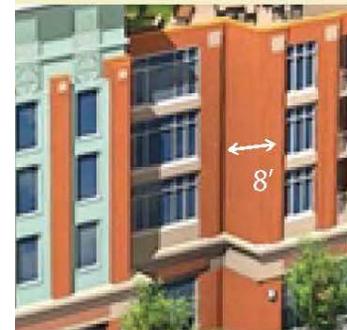
VARIATION IN HEIGHT



VARIATION IN FOOTPRINT



Belle Pre



The Monarch



Edmonson Plaza



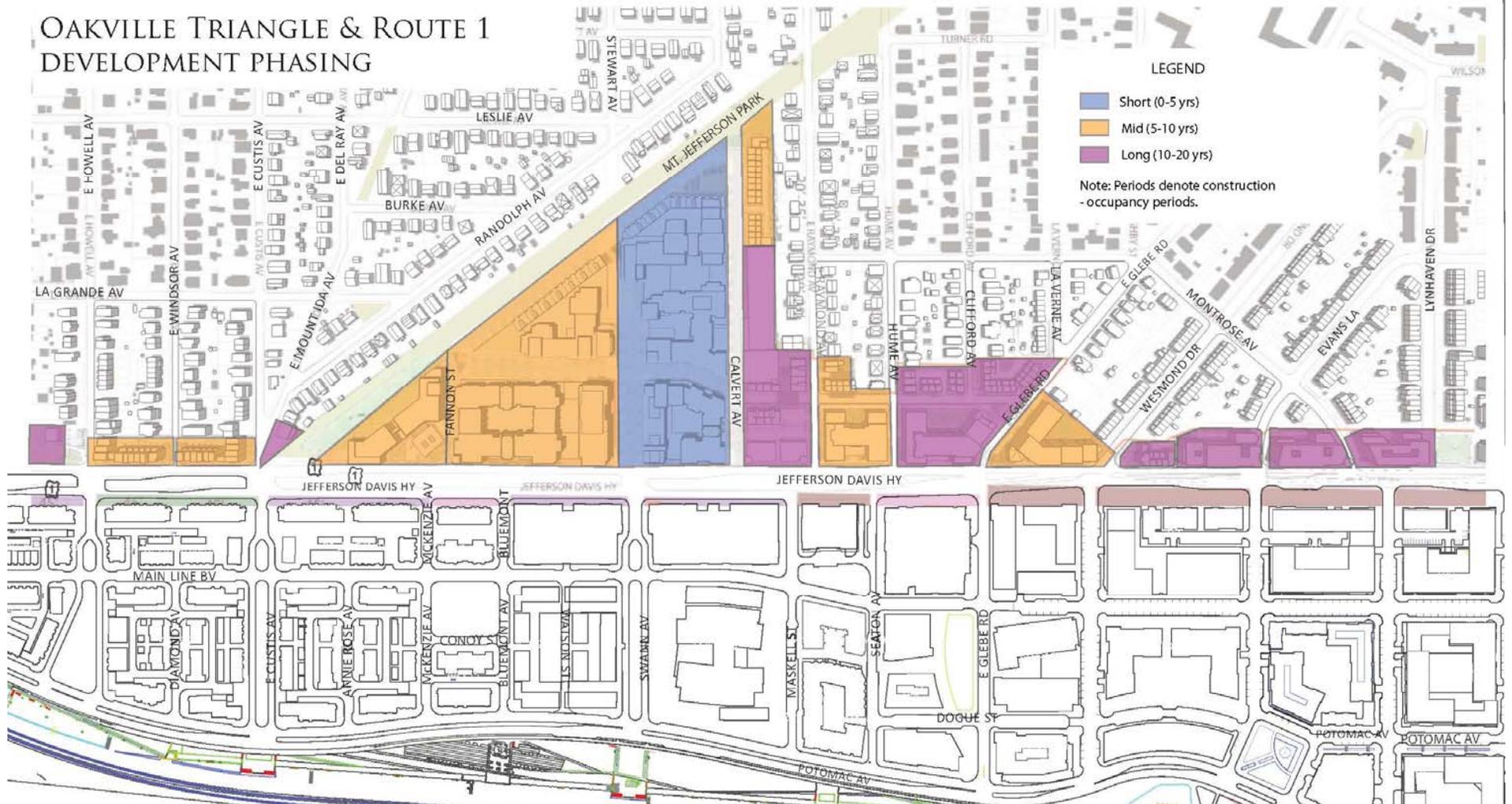
QUESTIONS – COMMENTS FROM MARCH MEETING

- Population – Phasing
- Solar study
- Inclusion of Calvert Street sites in Plan

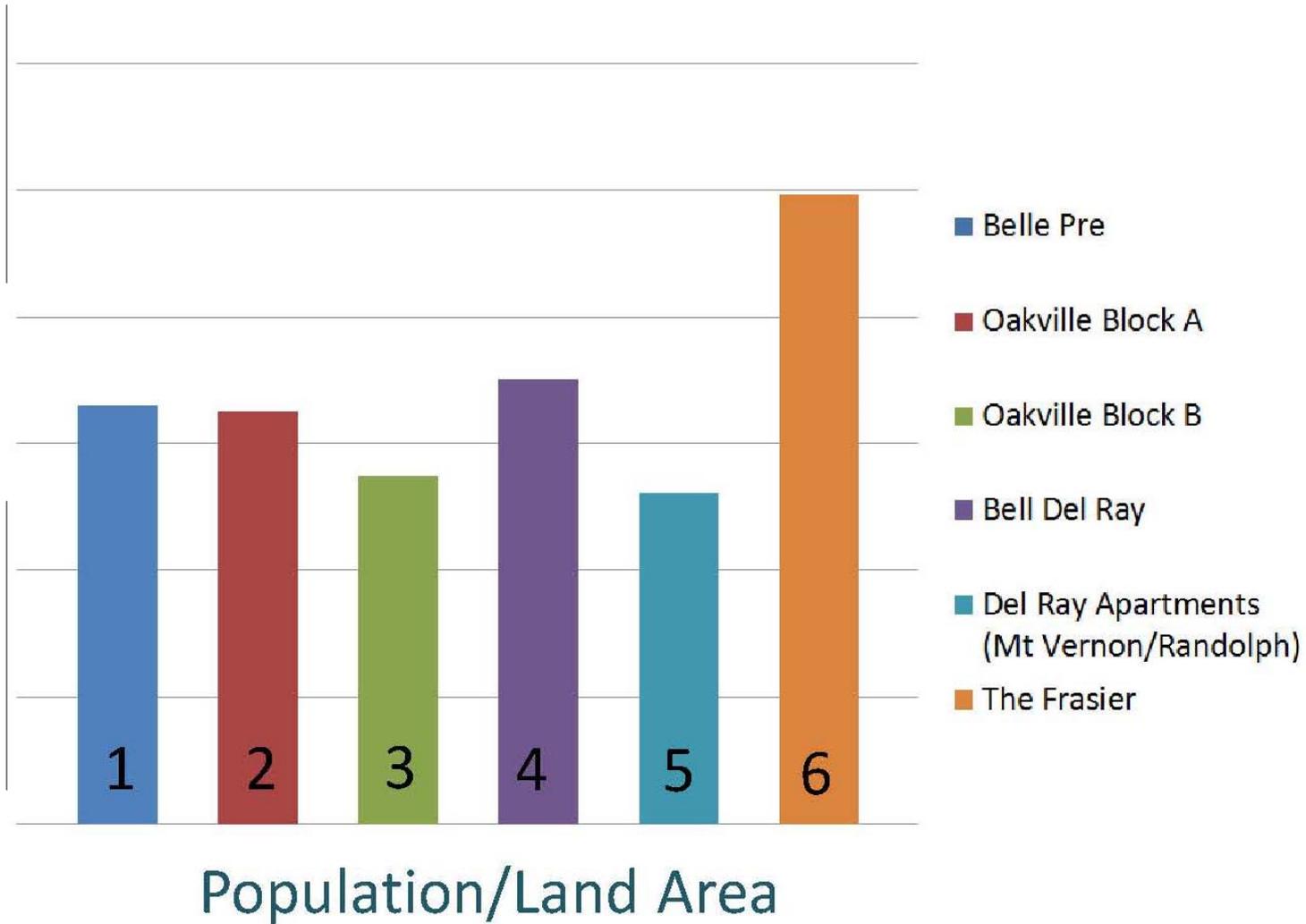


PHASING

OAKVILLE TRIANGLE & ROUTE 1 DEVELOPMENT PHASING



PROJECT COMPARISON



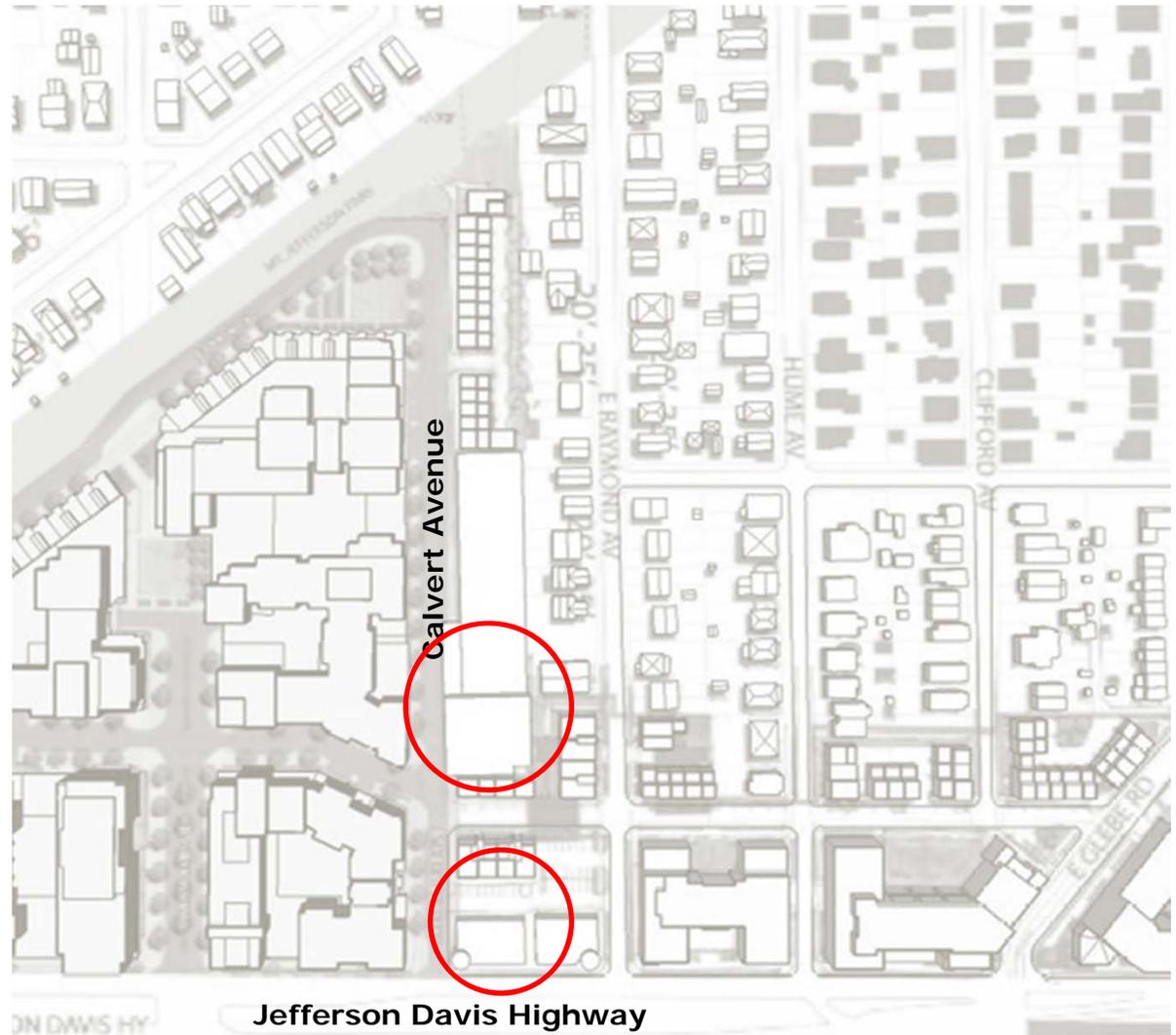
SOLAR STUDY



SOLAR STUDY



CALVERT STREET SITES EXISTING



CALVERT STREET SITES



OTHER SITES

The Dorn

587 E Howell Ave

Del Ray Animal Hospital

524 E Mt Ida Ave

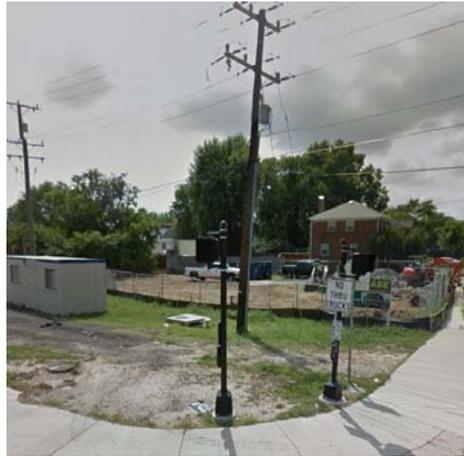
Zone CSL

Max. FAR 0.5 (commercial)

Max. FAR 0.75 (residential)

Max. Height 50 feet (Commercial)

Max. Height 35-45 feet (residential)



TRANSPORTATION STUDY FOLLOW-UP



PLAN AREA

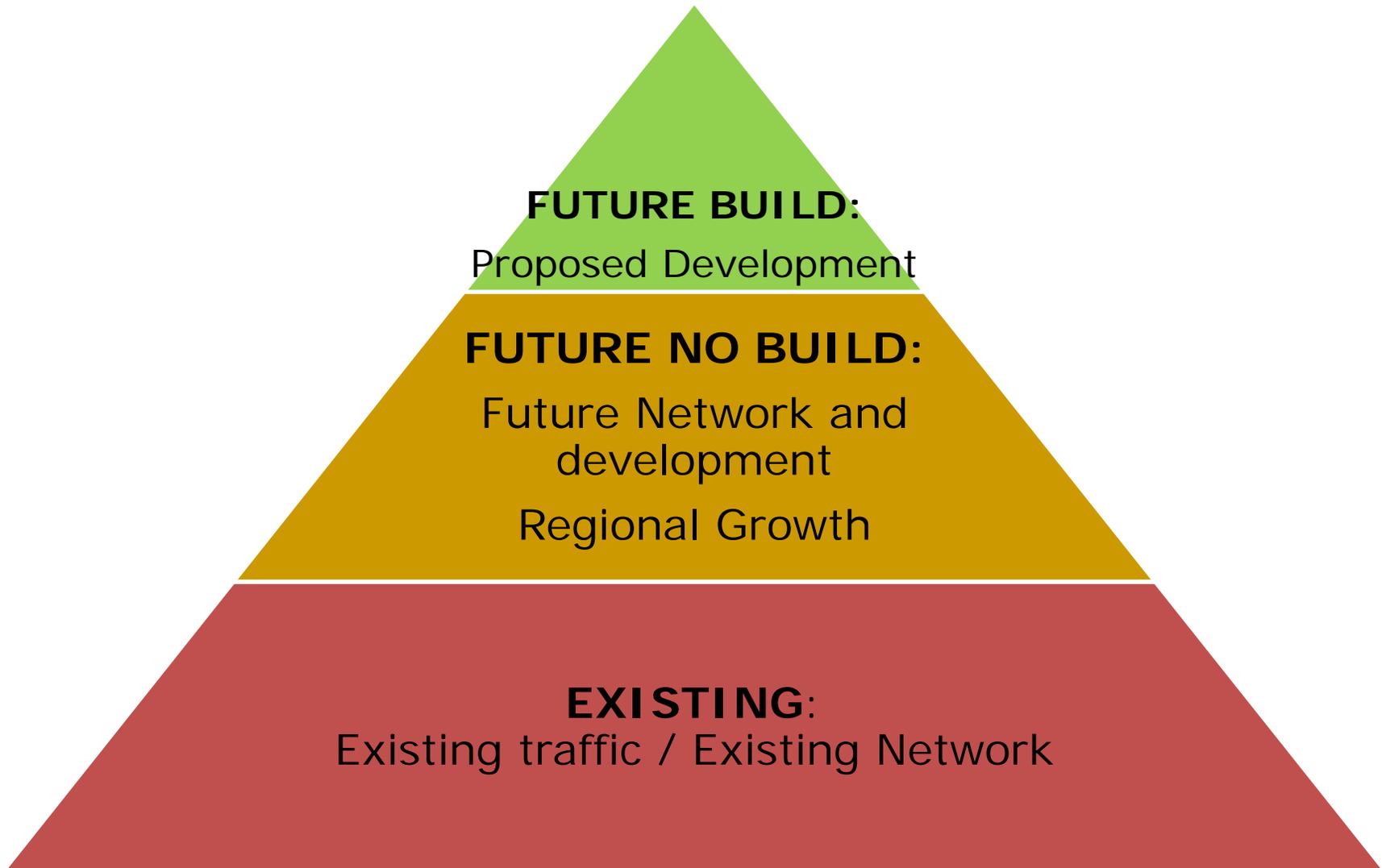
Oakville Triangle/Route 1
Plan Study Area

 Plan Study Area

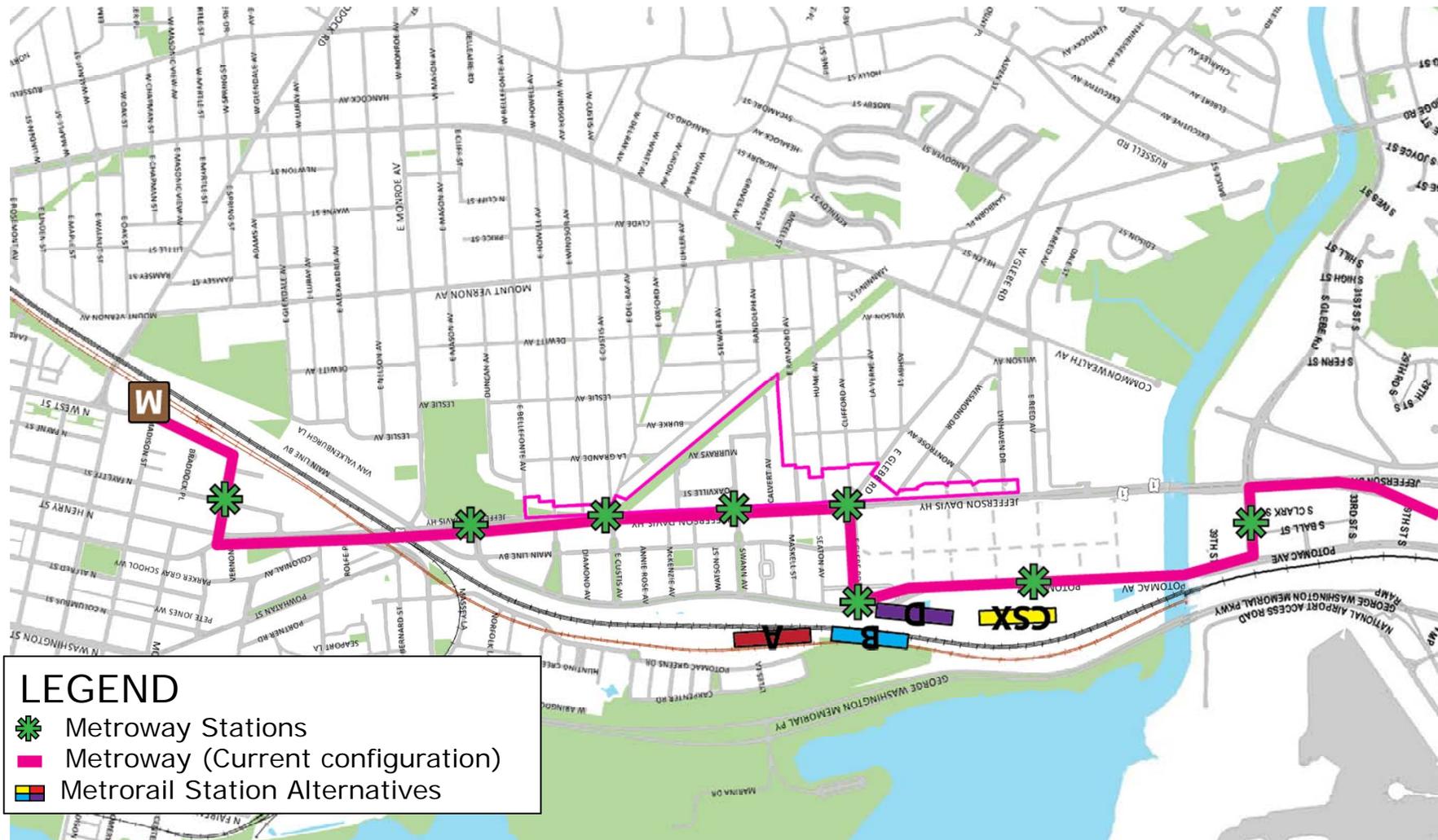
 Plan Study Area Buffer
(100 ft)



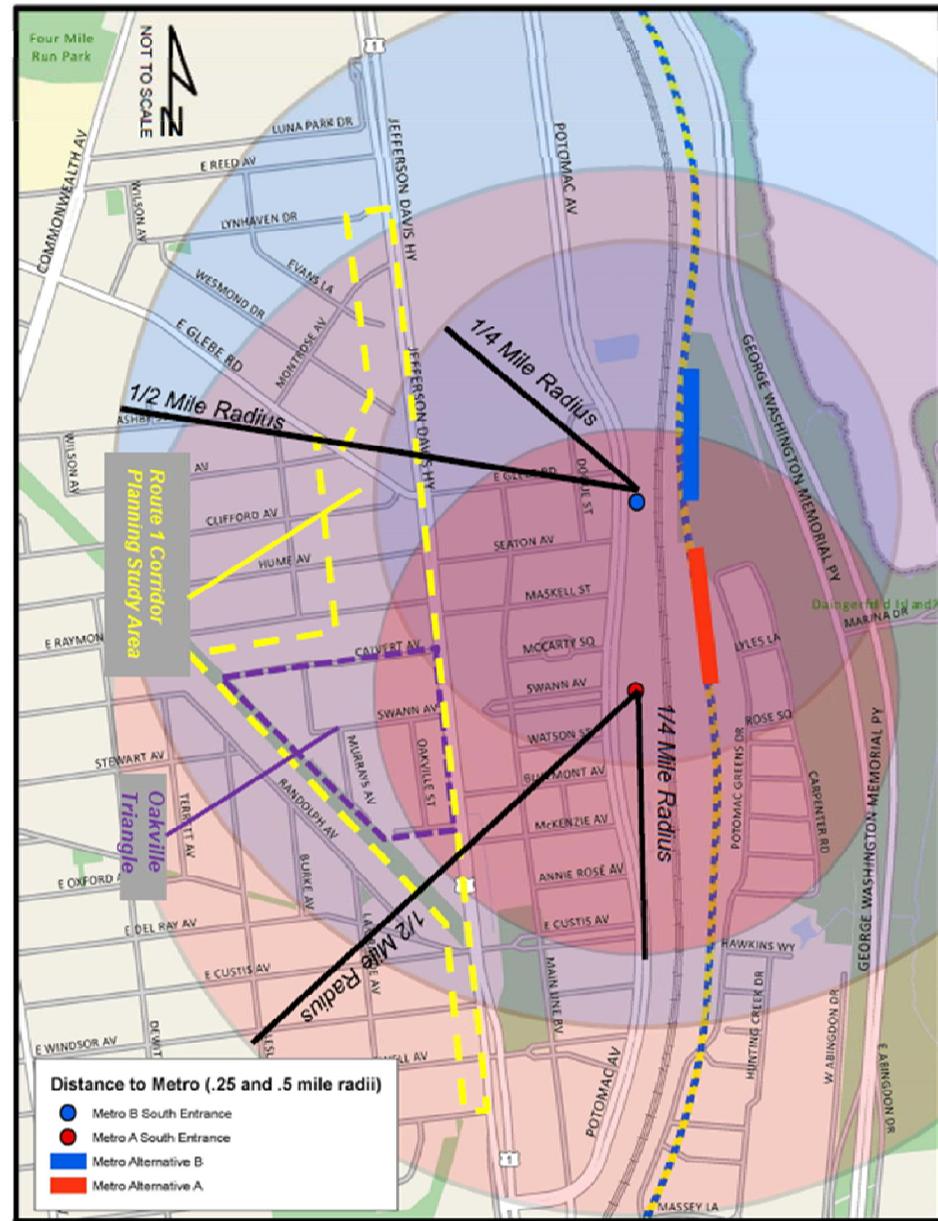
TRANSPORTATION STUDY



EXISTING & FUTURE TRANSPORTATION NETWORK



PROXIMITY TO POTOMAC YARD METRO STATION



Distance to Metro (.25 and .5 mile radii)

- Metro B South Entrance
- Metro A South Entrance
- Metro Alternative B
- Metro Alternative A

- Distance to Metro (.25 and .5 mile radii)
- Metro B South Entrance
 - Metro A South Entrance
 - Metro Alternative B
 - Metro Alternative A

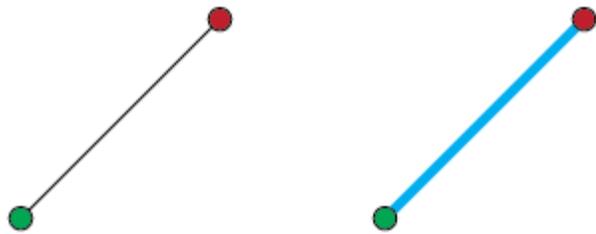


TRANSPORTATION INFRASTRUCTURE: EXISTING VS. FUTURE

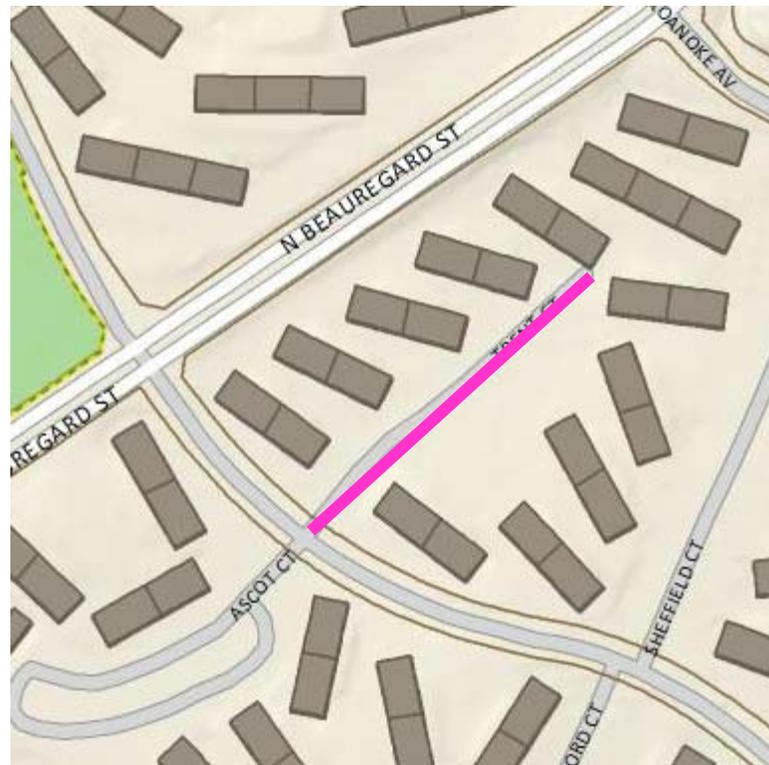
- Local bus service
- Dedicated Transitway with enhanced bus service
- Limited connectivity west of Route 1
- Incomplete bicycle and pedestrian network
- Metro Station
- Enhanced bicycle and pedestrian network (on and off street)
- Additional connectivity



STREET NETWORK CONNECTIVITY



1 street
1 route



STREET NETWORK CONNECTIVITY

5x5 streets = 70 routes

6x6 streets = 252 routes

7x7 streets = 924 routes

8x8 streets = 3,432 routes

9x9 streets = 12,870 routes



FUTURE DEVELOPMENT ASSUMPTIONS

Development:

- **1.5M SF (Oakville)**
- **1M SF (Rest of plan area)**

Background Development:

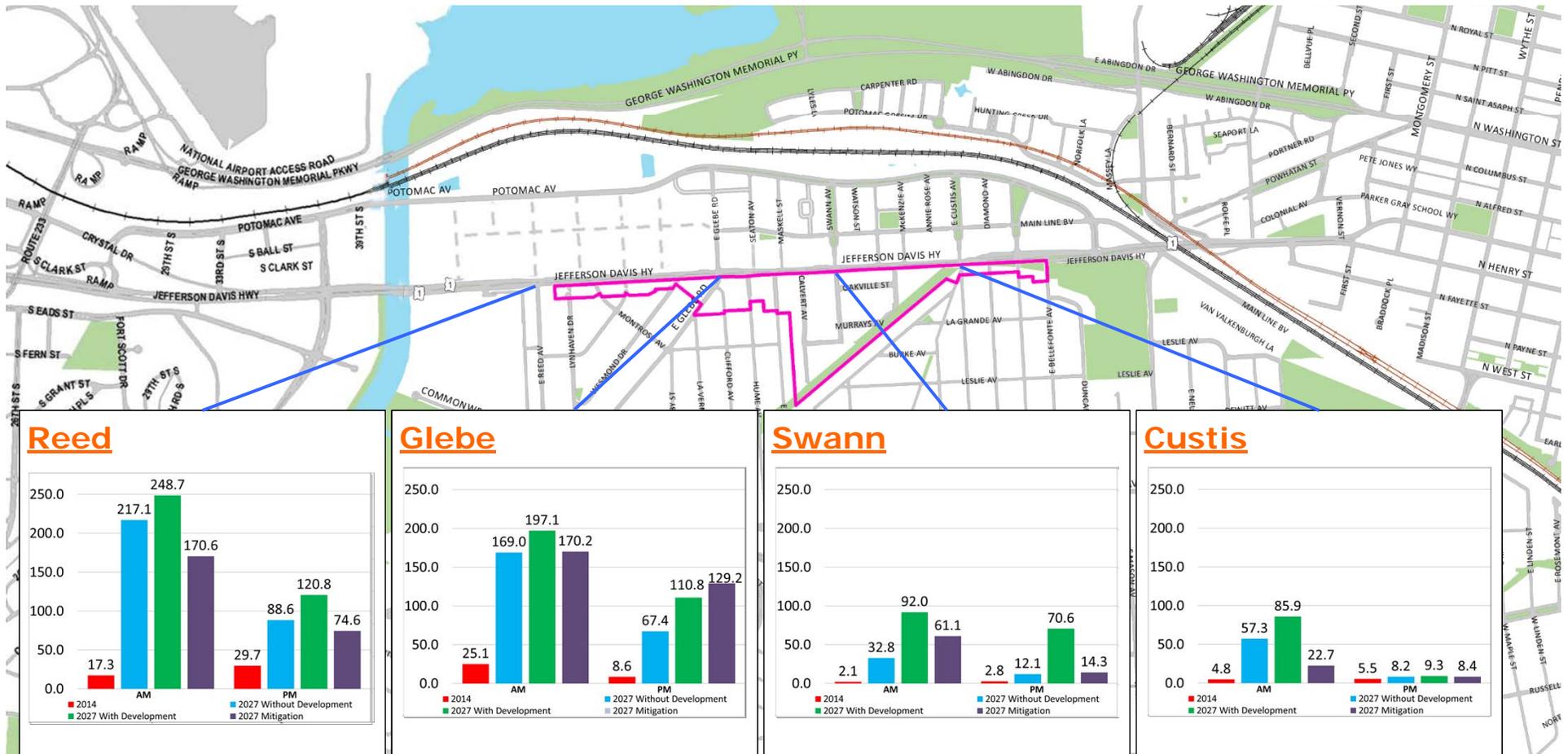
- **Approximately 7.3M SF**

Potomac Yard Metrorail station

Enhanced bicycle and pedestrian network



NORTHBOUND AND SOUTHBOUND ROUTE 1 THROUGH MOVEMENT DELAYS



Legend (measured by time in seconds per vehicle):

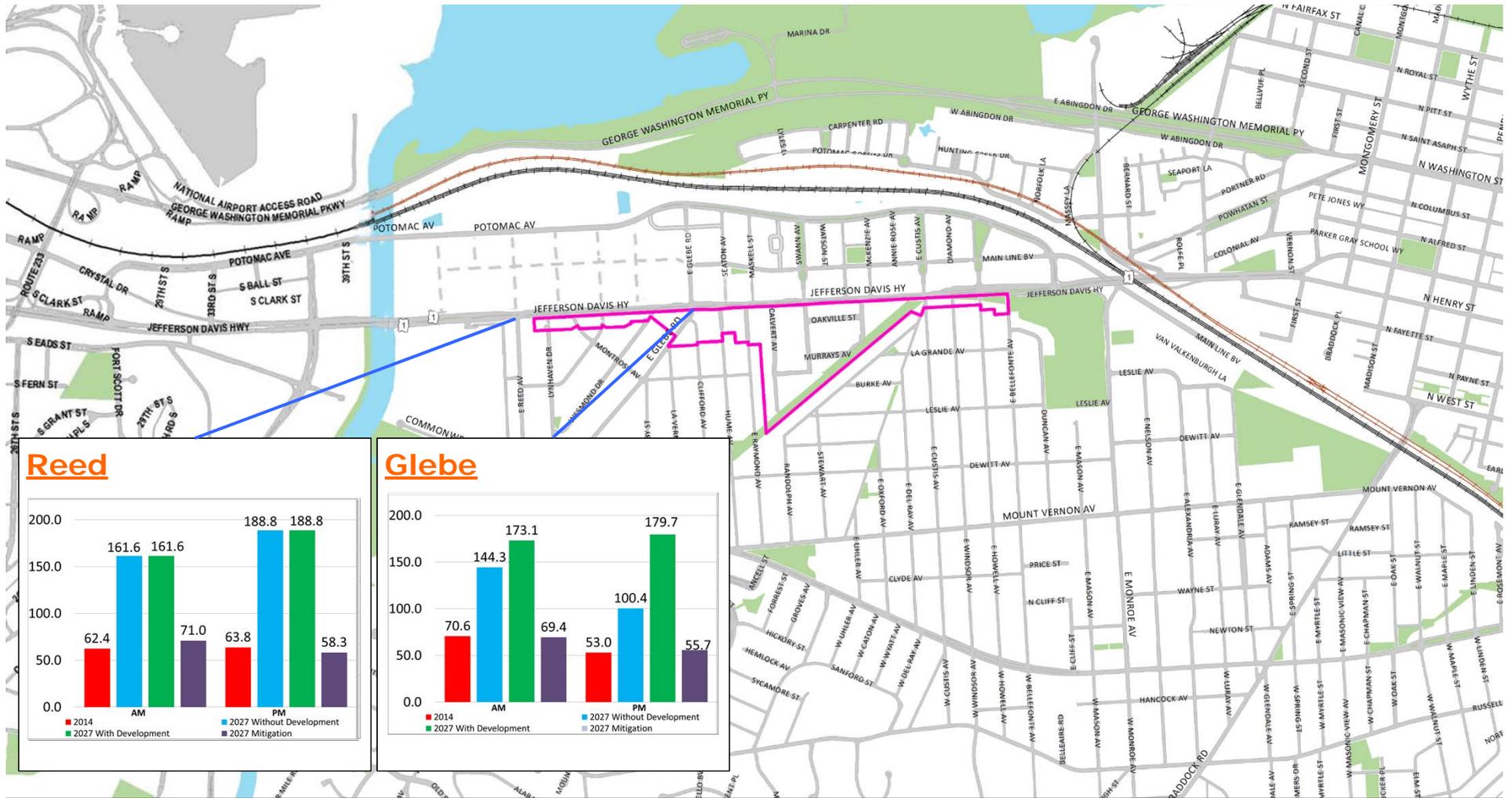
2014 AM Northbound/PM Southbound Peak Hour Vehicle Delays

2027 Without Development AM Northbound/PM Southbound Peak Hour Vehicle Delays

2027 With Development AM Northbound/PM Southbound Peak Hour Vehicle Delays

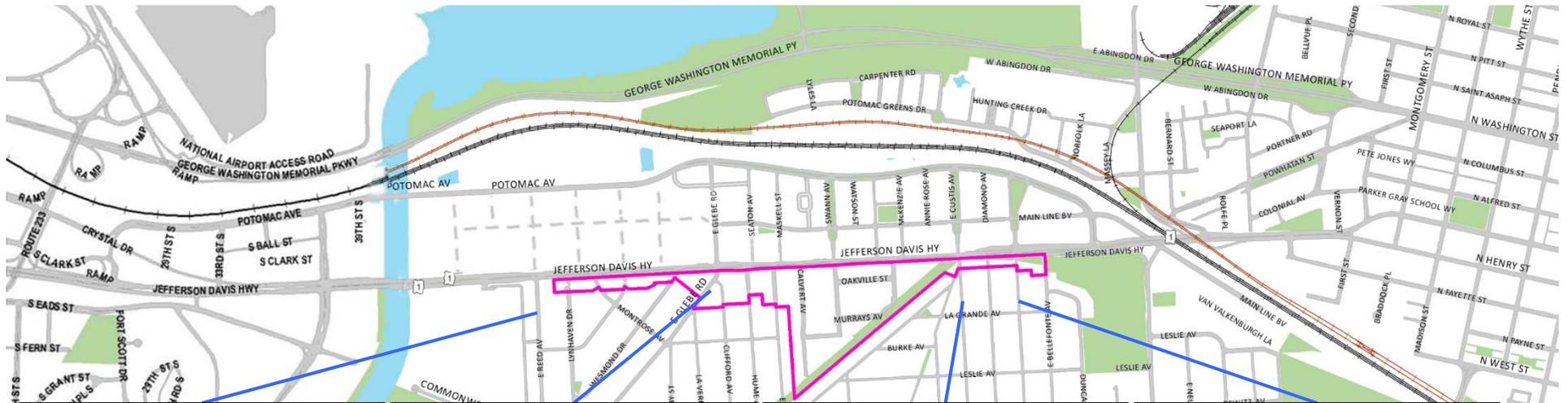
2027 Mitigation AM Northbound/PM Southbound Peak Hour Vehicle Delays

EASTBOUND APPROACH DELAYS

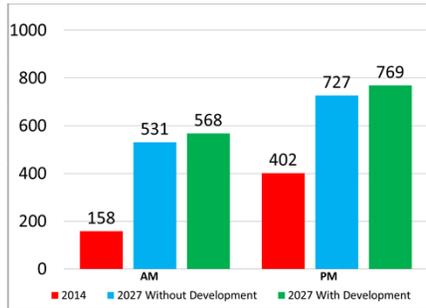


Legend (measured by time in seconds per vehicle):
 2014 AM/PM Eastbound Approach Peak Hour Vehicle Delays
 2027 Without Development AM/PM Eastbound Approach Peak Hour Vehicle Delays
 2027 With Development AM/PM Eastbound Approach Peak Hour Vehicle Delays
 2027 Mitigation AM/PM Eastbound Approach Peak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

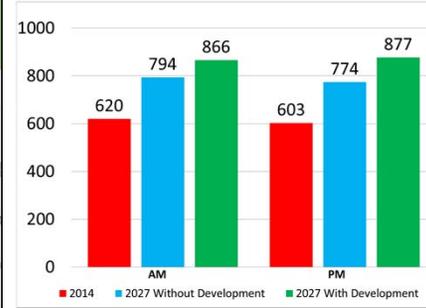
TRAFFIC VOLUMES ON RESIDENTIAL STREETS



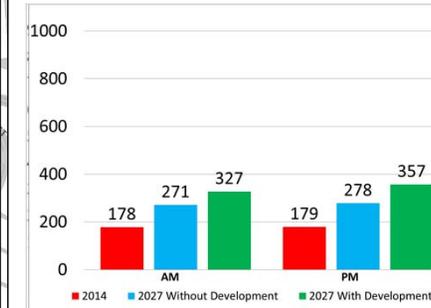
Reed



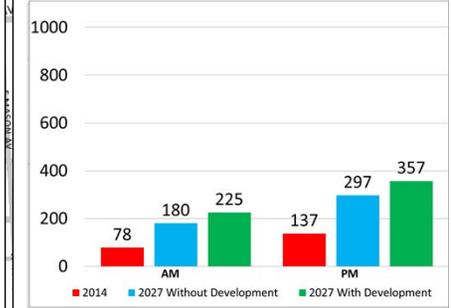
Glebe



Custis



Howell



Legend (measured by number of vehicles per hour):

2014 Bidirectional AM/PM Peak Hour Traffic Volume

2027 without Development Bidirectional AM/PM Peak Hour Traffic Volume

2027 with Development Bidirectional AM/PM Peak Hour Traffic Volume

FINDINGS

FUTURE- NO BUILD

Congested Intersections:

- Route 1 / E. Reed
- Route 1 / Glebe

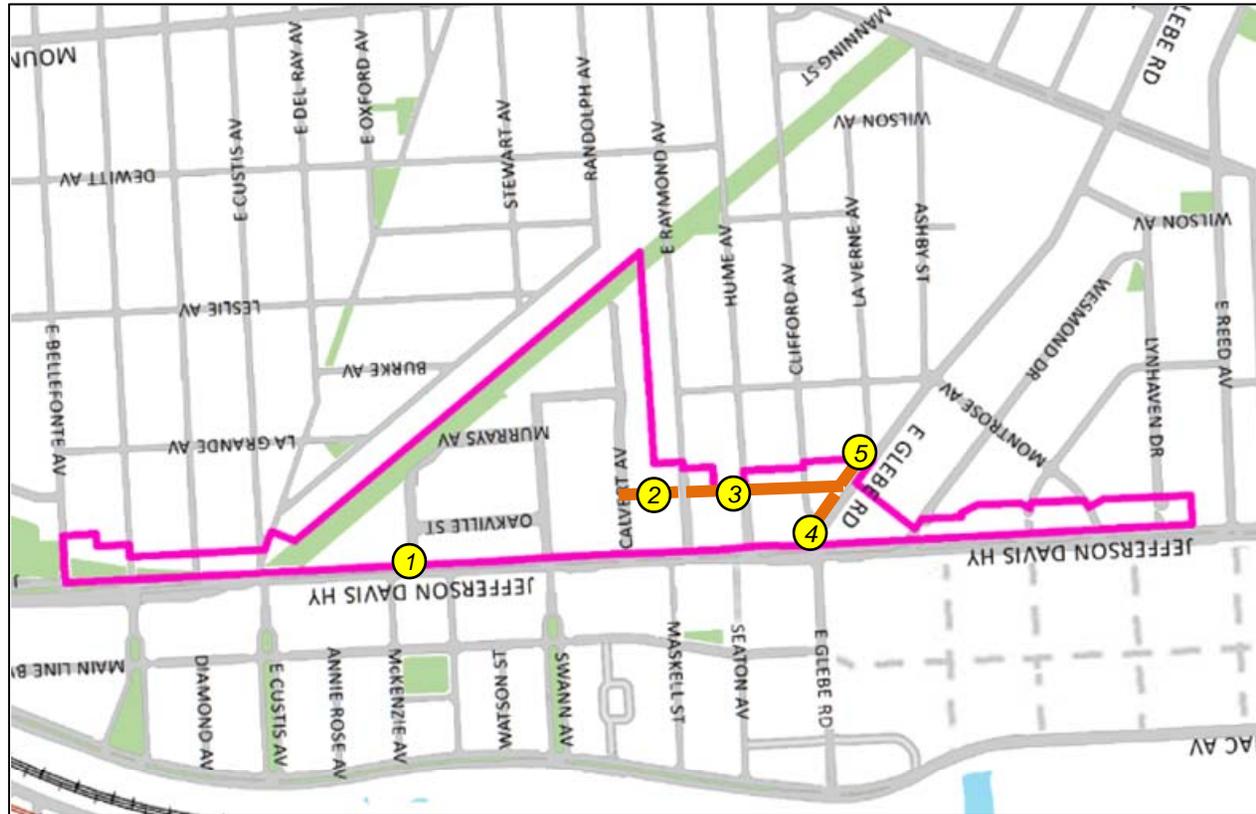
FUTURE- BUILD:

Congested Intersections:

- Route 1 / E. Reed
- Route 1 / Glebe



IMPROVEMENTS UNDER STUDY



- ① Pedestrian crossing at Fannon St.
- ② N-S Road (Calvert to Raymond)
- ③ N-S Road (Raymond to Glebe)
- ④ Glebe Improvements (Phase 1)
- ⑤ Glebe Improvements (Phase 2)



PHASING OF IMPROVEMENTS

Phase I

- Signal modifications
- N-S road Calvert to Raymond
- E. Glebe/ Rte. 1 Phase I
- Pedestrian crossing at Fannon Street

Phase II

- Lane modifications on Custis at Route 1
- N-S road Raymond to E. Glebe
- E. Glebe/Rte. 1 Phase II



ADDITIONAL STUDY

- Access for development parcels along Route 1
- Additional east-west connectivity north of E. Glebe
- Development triggers



POTENTIAL COMMUNITY BENEFITS



EARLY FEEDBACK ON POTENTIAL COMMUNITY BENEFITS

April 29, 2014 (first meeting)

- Mount Jefferson Park
- Utility Undergrounding
- Public art
- Affordable Housing
- Community meeting space
- Small business/industrial incubator space/educational space
- Open air market
- Below-grade/wrapped parking
- Dog Park
- Co-op/neighborhood garden
- Environmental remediation
- Retail
- Public spaces



REQUIRED COMMUNITY BENEFITS WITH DEVELOPMENT SUP

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



ADDITIONAL COMMUNITY BENEFITS REZONINGS – LARGE PROJECTS

- Require a higher level of contribution to mitigate impact, over and above standard conditions
- Economic analysis to determine value added

Examples:

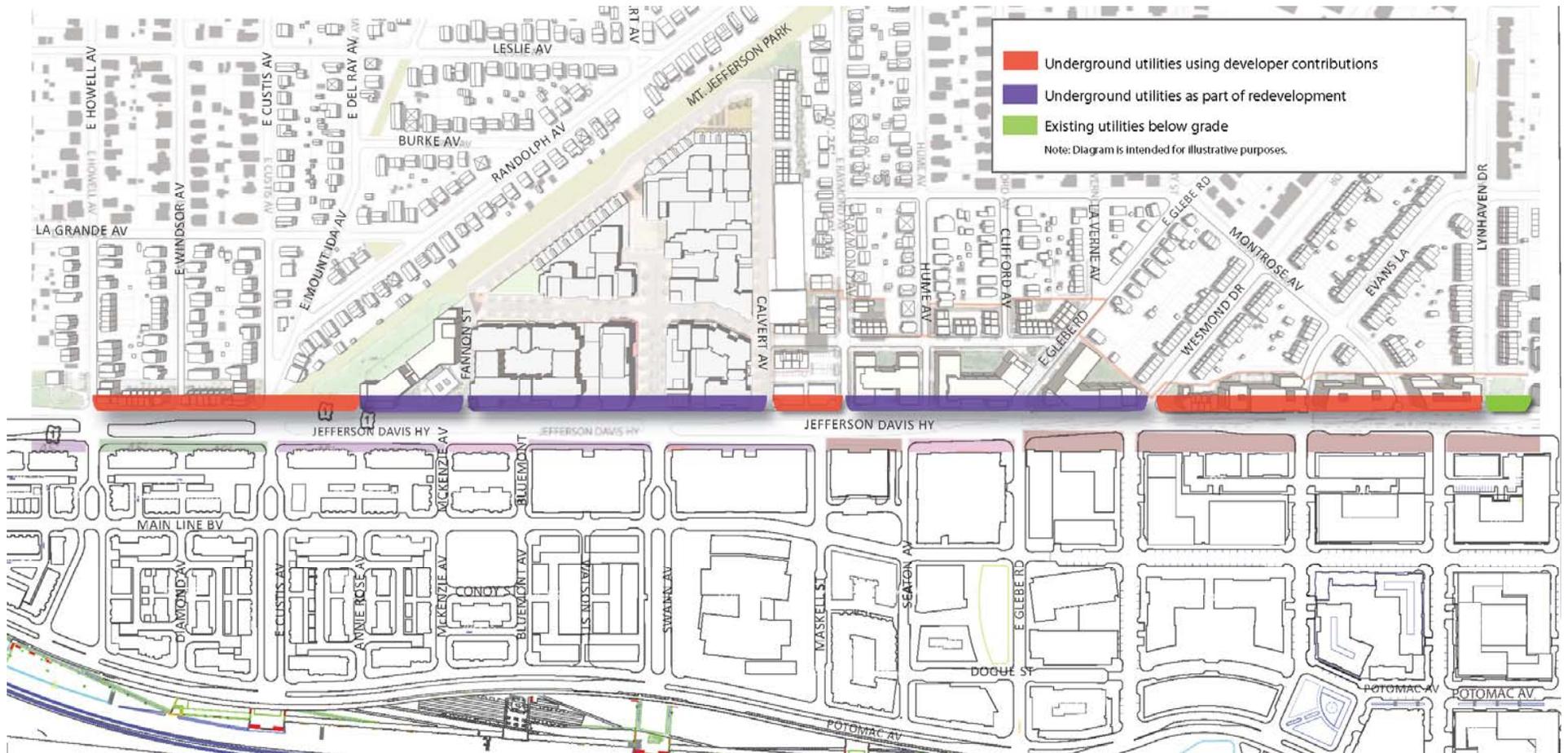
- Transportation infrastructure On-site affordable housing
- Additional open space
- Plan-specific mitigation of impact



SHALLOW PARCELS



UNDERGROUND UTILITIES



COMMUNITY BENEFITS UNDER CONSIDERATION

- Mount Jefferson Park Improvements
- Glebe/Route 1 Improvements
- Calvert Street Warehouse
- Utility Undergrounding & Streetscaping (plan-wide)
- Affordable Housing
- Fannon Pedestrian Connection



BUDGET IMPLEMENTATION

Revenue

Tax increment
Developer contributions

Factors

Funding Source
Timing
Strategy

Expense

- Mount Jefferson Park Improvements
- Utility Undergrounding & Streetscaping (plan-wide)
- Affordable Housing
- Calvert Street Warehouse
- Glebe/Route 1 Improvements
- Pedestrian Crossing at Fannon



DISCUSSION

COMMUNITY BENEFITS

Provide feedback on proposed phasing and prioritization of potential community benefits.

Staff will take input and present a refined proposal with more detail during June 1st A.G. and Community meeting.

UPCOMING MEETINGS

| Date | Event | Topic |
|---------|---|---|
| May 21 | Parks & Recreation Commission Public Hearing on Mount Jefferson Park Plan | |
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