

Oakville Triangle & Route 1 Corridor Planning

Advisory Group Meeting #3

June 2, 2014



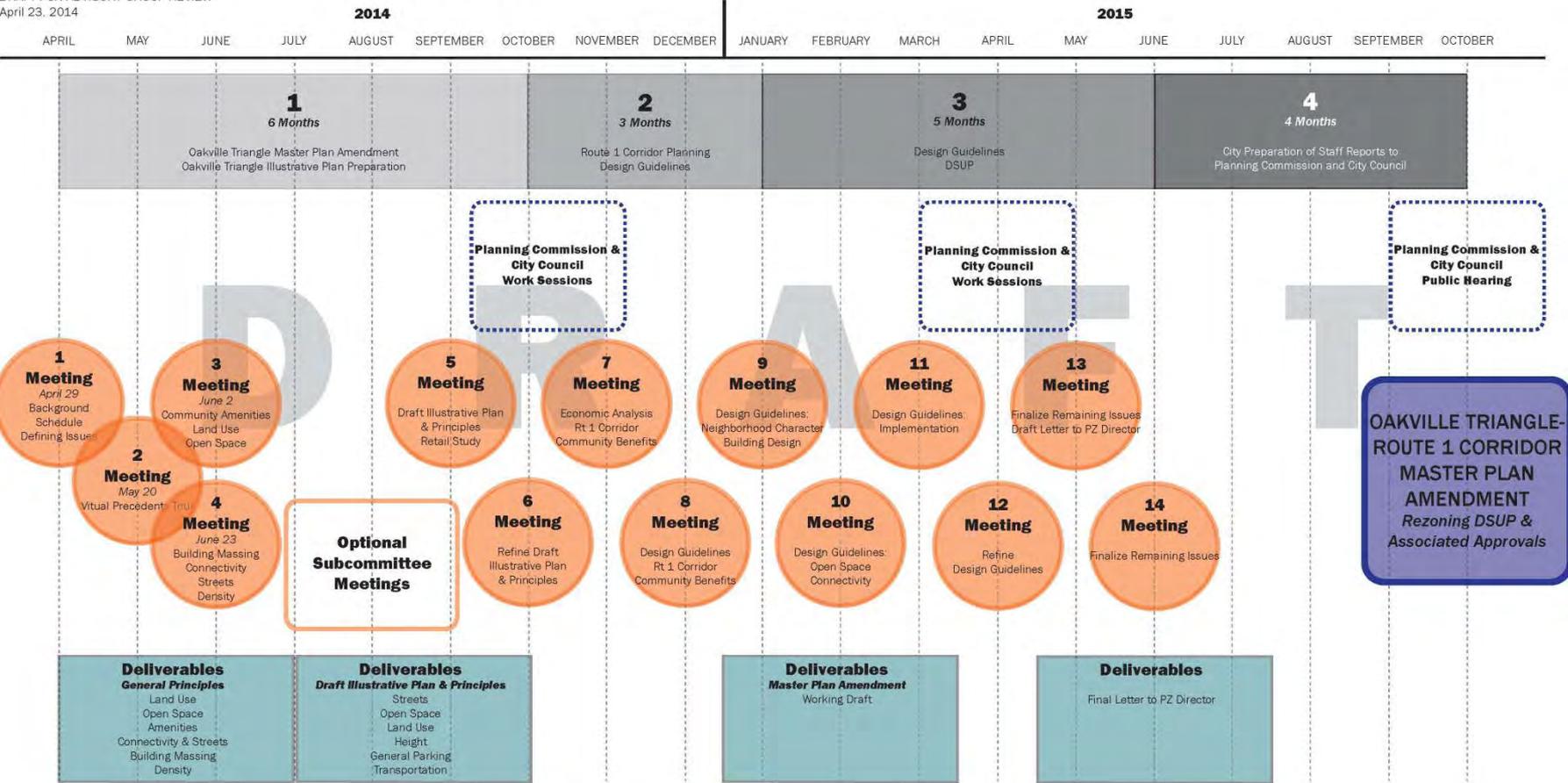
Agenda

1. Summary of 5/20 feedback
2. Presentation: Heights, Open Space, Scale/Transitions/Edge Conditions
3. Group Exercise
4. Next Steps



Work Program

DRAFT OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM
 DRAFT FOR ADVISORY GROUP REVIEW
 April 23, 2014



Topic Areas for Future Principles

- Character and Design
- Land Use (including affordable housing, schools)
- Open Space
- Sustainability
- Transportation (including connectivity)

Feedback: 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



Feedback: Land Use

- Explore retaining some existing tenants/uses
- Explore 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
- Concerns about large-format retail should be addressed
- Explore greater building heights on Route 1, with scale transitions to existing neighborhoods



Feedback: Open Space

- Consider retaining naturalistic character of Mt. Jefferson Park
- Consider widening Mt. Jefferson Park, or consider adding open space buffer along the Oakville border
- Improve safety of Mt. Jefferson Park with “eyes” on the park
- Plan for improvements for Mt. Jefferson Park, including drainage
- Provide on-site open space
- Consider other types of open space, including community gardens and dog parks



Topics for Future Analysis and Discussion

- Connectivity
 - Pedestrian, Bike, Car
- Sustainability
- Transportation Study Analysis
- Infrastructure, ex:
 - Schools
 - Stormwater
 - Utilities
- Affordable Housing



Comments and Questions

- Feedback points intended to reflect previous discussions, begin to synthesize information into “principles,” or metrics by which we can evaluate future development
- If you have questions or concerns about what we’ve summarized here, please contact Amy Friedlander:
amy.friedlander@alexandriava.gov

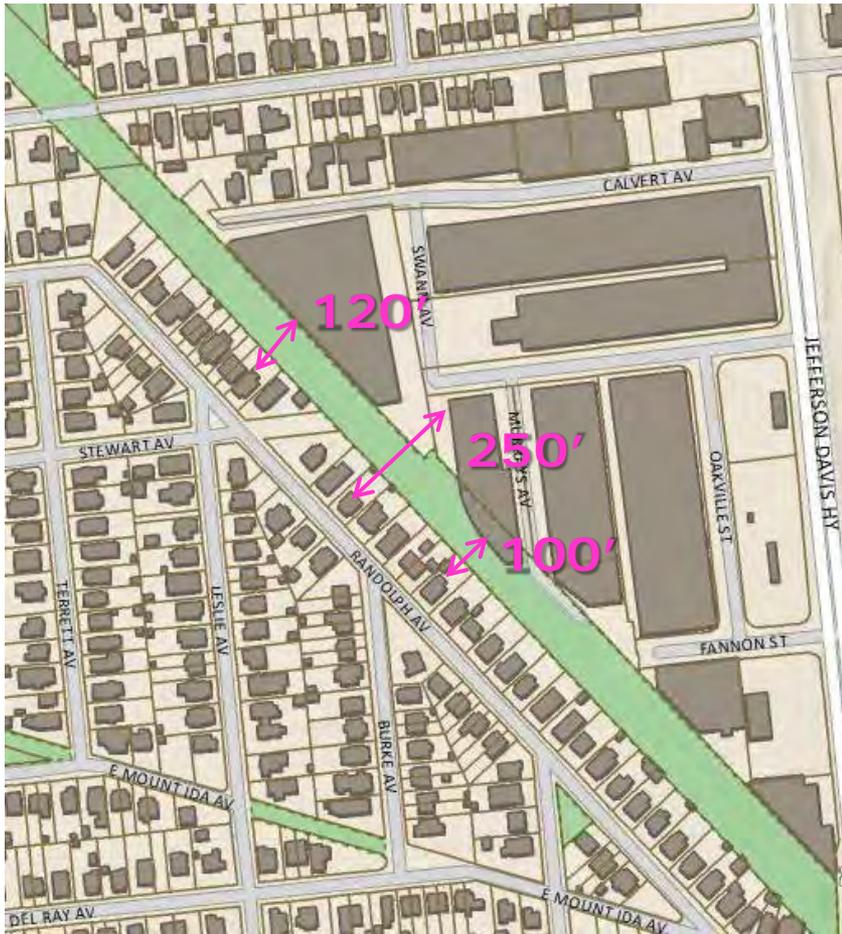


Heights: Considerations

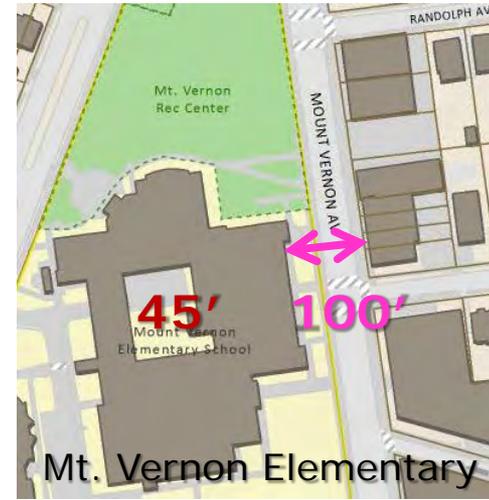
- Height maximums
- Appropriate locations for height
- Relationship to existing neighborhoods
 - homes to the north and west
- Distance between existing buildings and plan area
- Design options for establishing transitions in addition to height
- Height, transit and public benefits



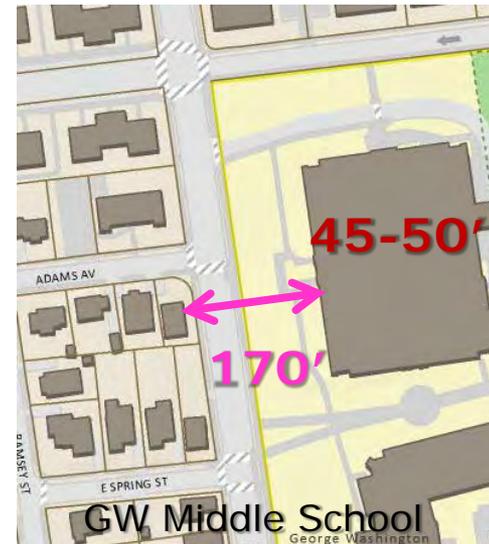
Existing Setback Examples



Oakville Triangle



Mt. Vernon Elementary



GW Middle School

Heights: 30-45ft



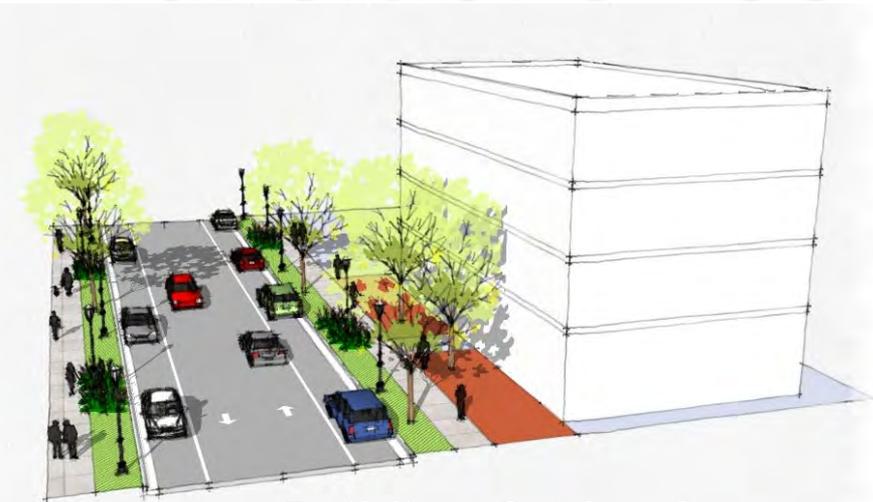
Heights: 45-75ft



Heights: 75-90ft



Transitions Toolkit



Building **Setback**



Building **Stepback**



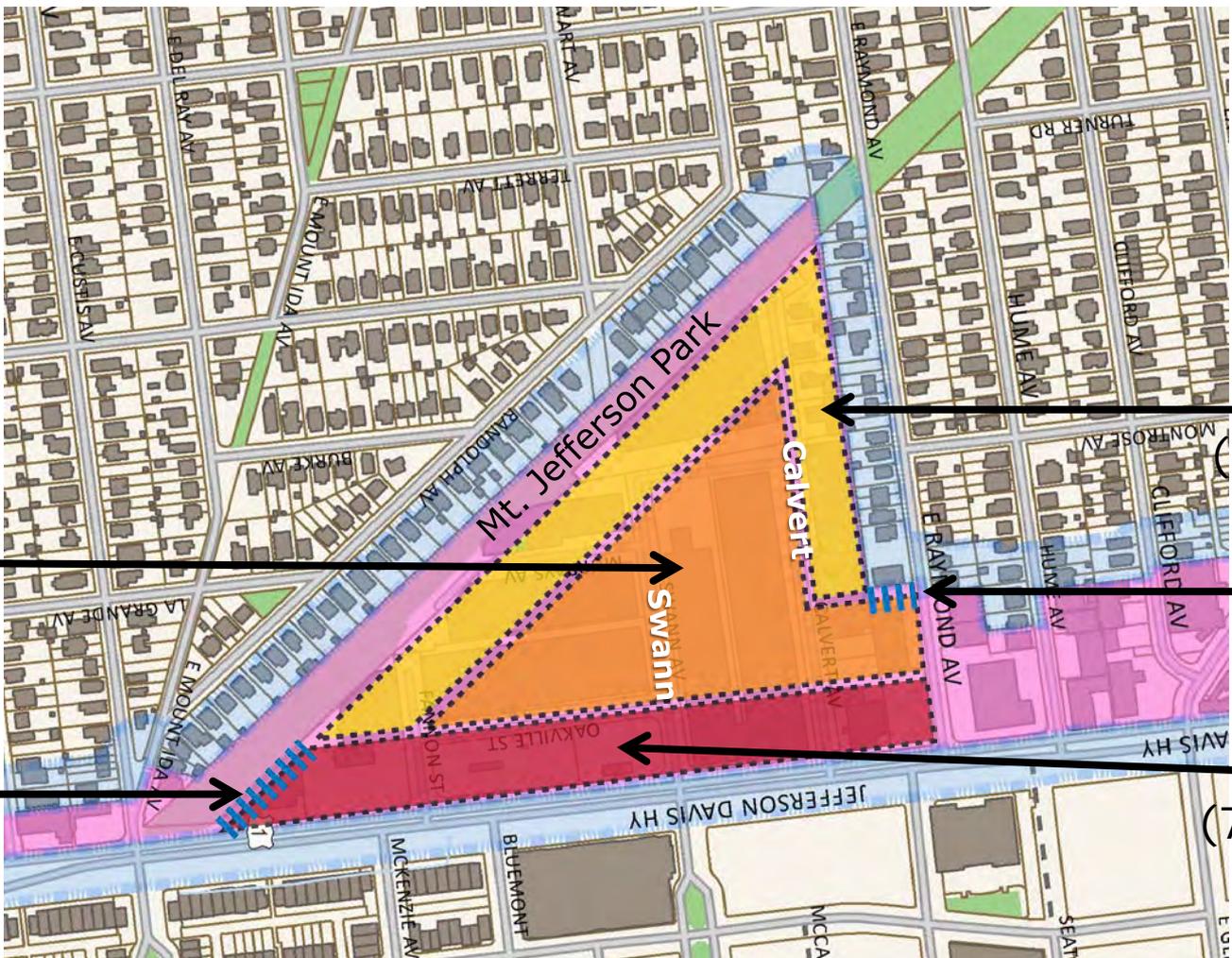
Building **Shoulder**



Building **Courtyard**

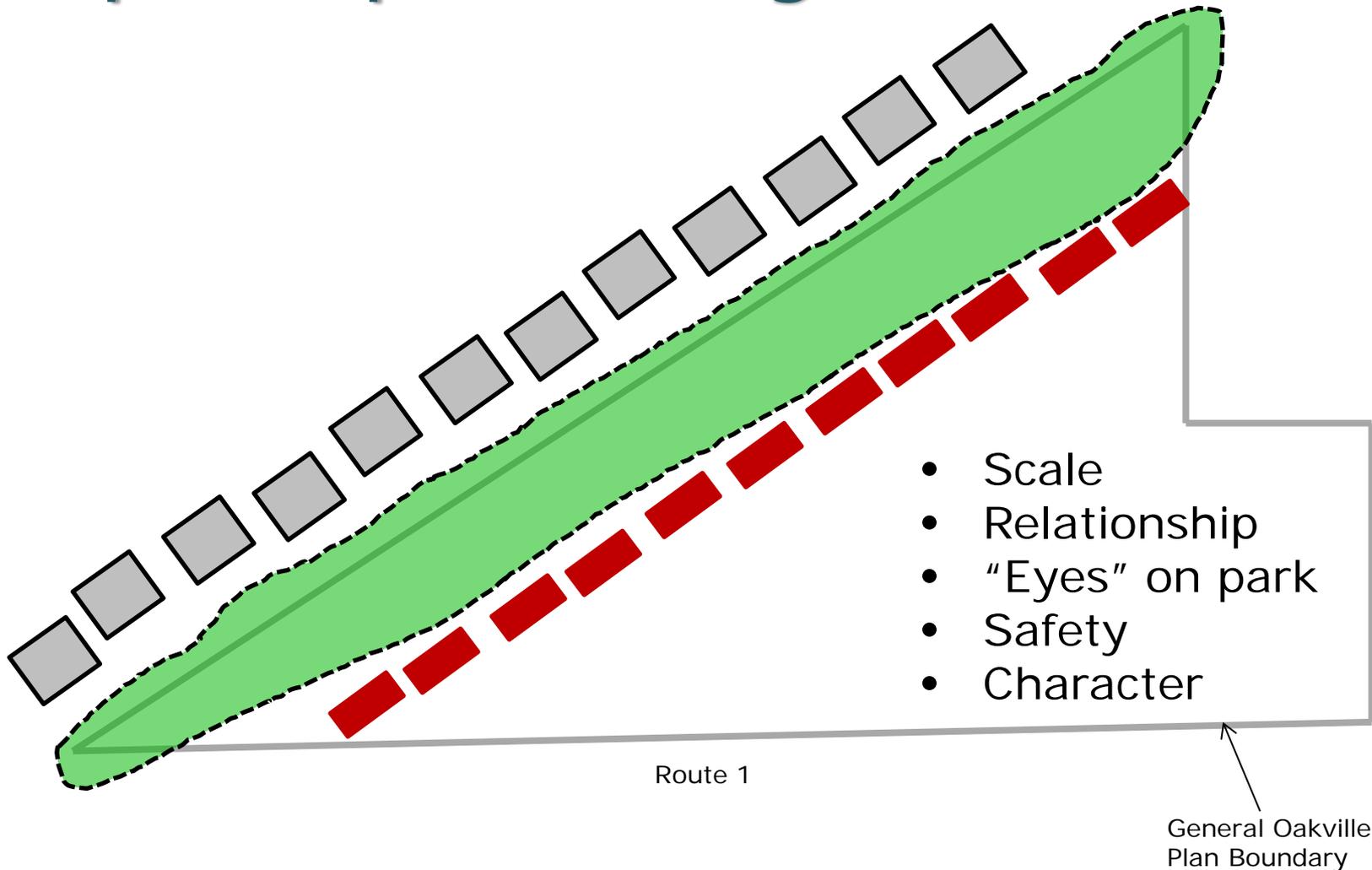
Building Height Options

Note: The height areas will be determined more precisely as the street grid is established, this graphic serves to depict general zones of potential heights and transitions.



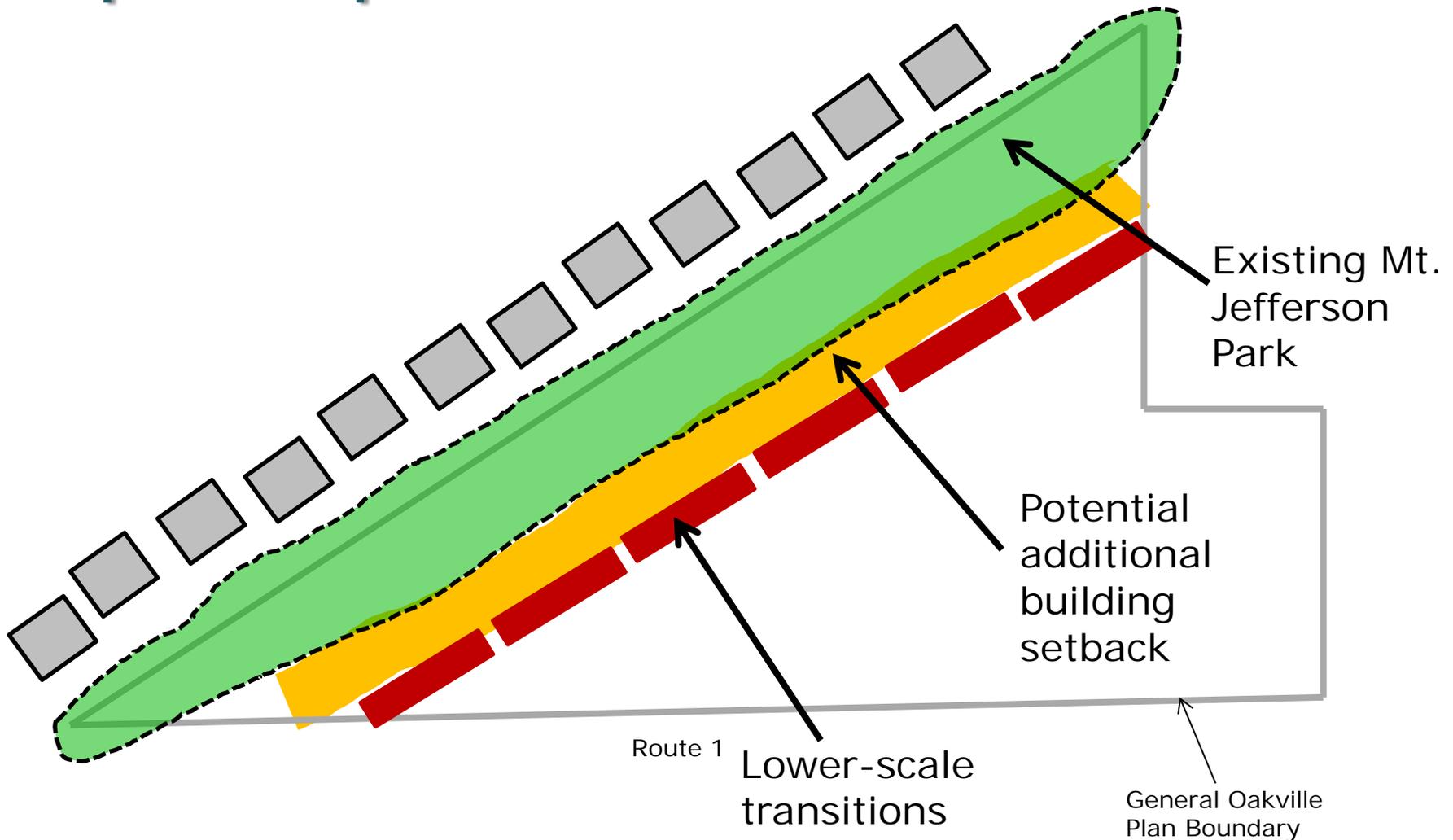
Graphic is for illustrative purposes only; not to scale

Open Space: Edge Condition



Graphic is for illustrative purposes only; not to scale

Open Space: Plan View



Graphic is for illustrative purposes only; not to scale

Open Space: Considerations

- Overall plan
- Drainage
- Connections
- Accessibility
- Needs Assessment
- Character
- Shared Resource



Open Space – Edge Condition



Open Space – Edge Condition



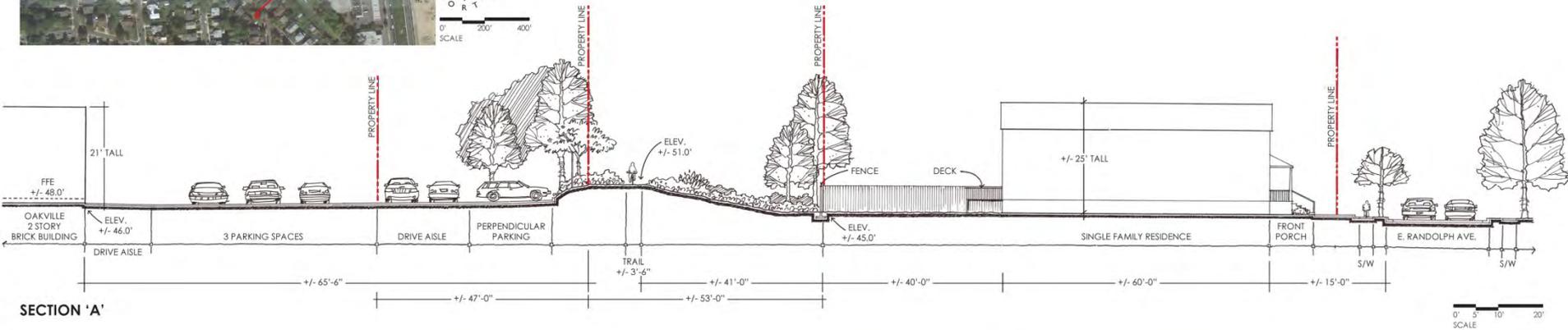
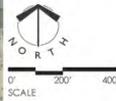
Open Space – Edge Condition



Open Space – Edge Condition



Existing Conditions – Mt. Jefferson Park



VIEW 1: OAKVILLE 2 STORY BRICK BUILDING



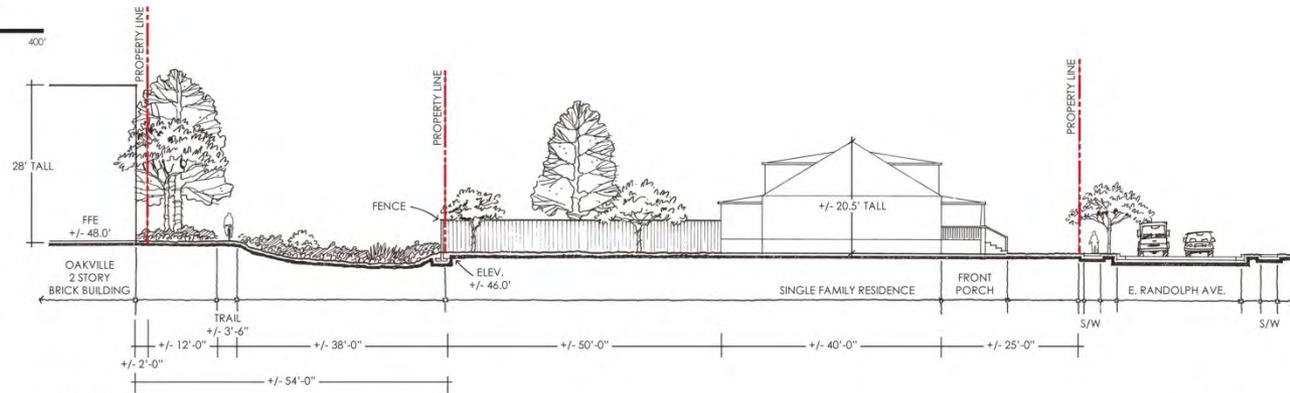
VIEW 2: TRAIL VIEW BETWEEN OAKVILLE 2 STORY BUILDING AND 2 STORY SINGLE FAMILY RESIDENTIAL



VIEW 3: 2 STORY SINGLE FAMILY RESIDENTIAL



Existing Conditions – Mt. Jefferson Park



SECTION 'B'



VIEW 1: OAKVILLE 2 STORY BRICK BUILDING

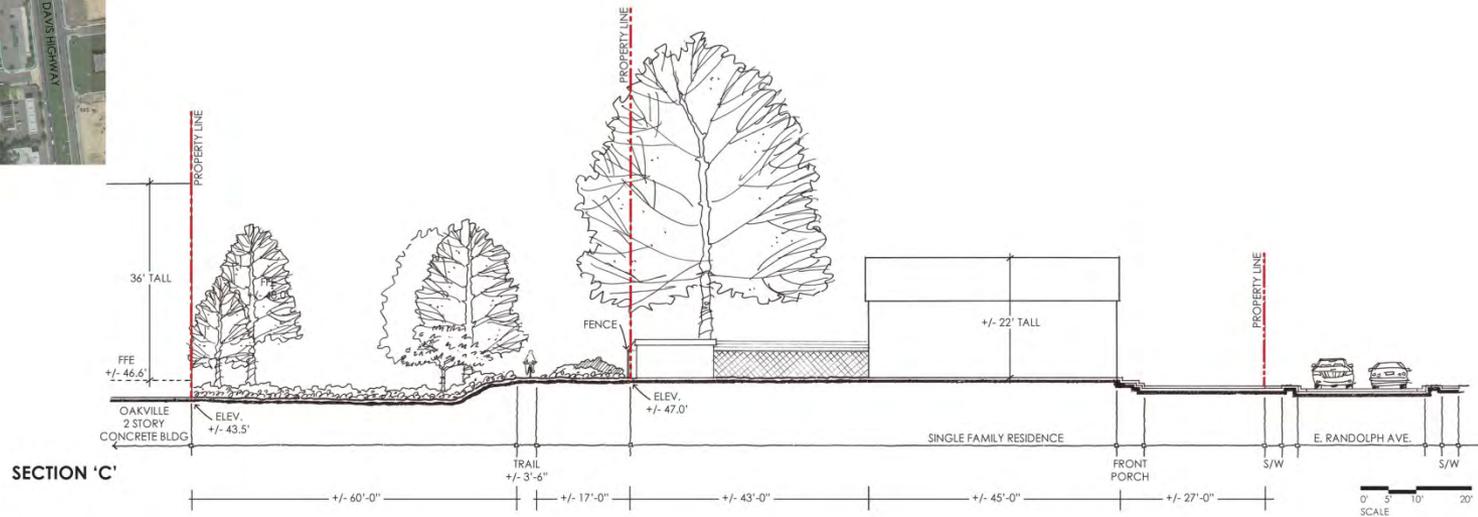


VIEW 2: TRAIL VIEW BETWEEN OAKVILLE 2 STORY BUILDING AND 2 STORY SINGLE FAMILY RESIDENTIAL



VIEW 3: 2 STORY SINGLE FAMILY RESIDENTIAL

Existing Conditions – Mt. Jefferson Park



CALVERT AVENUE - EAST VIEW
(NORTH OF PROPERTY LINE)

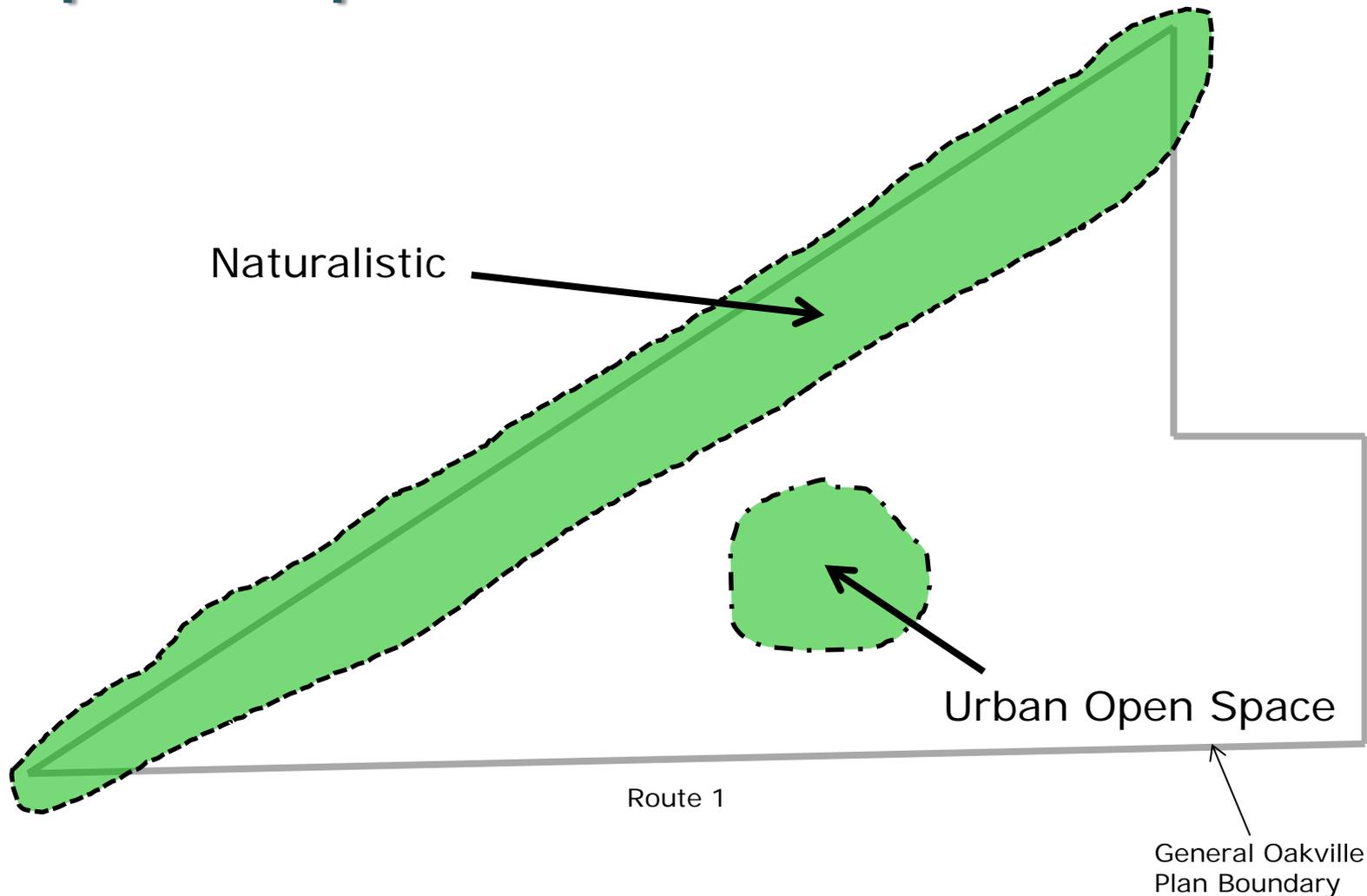


TRAIL VIEW BETWEEN OAKVILLE 2 STORY BUILDING AND 2 STORY RESIDENTIAL DUPLEX



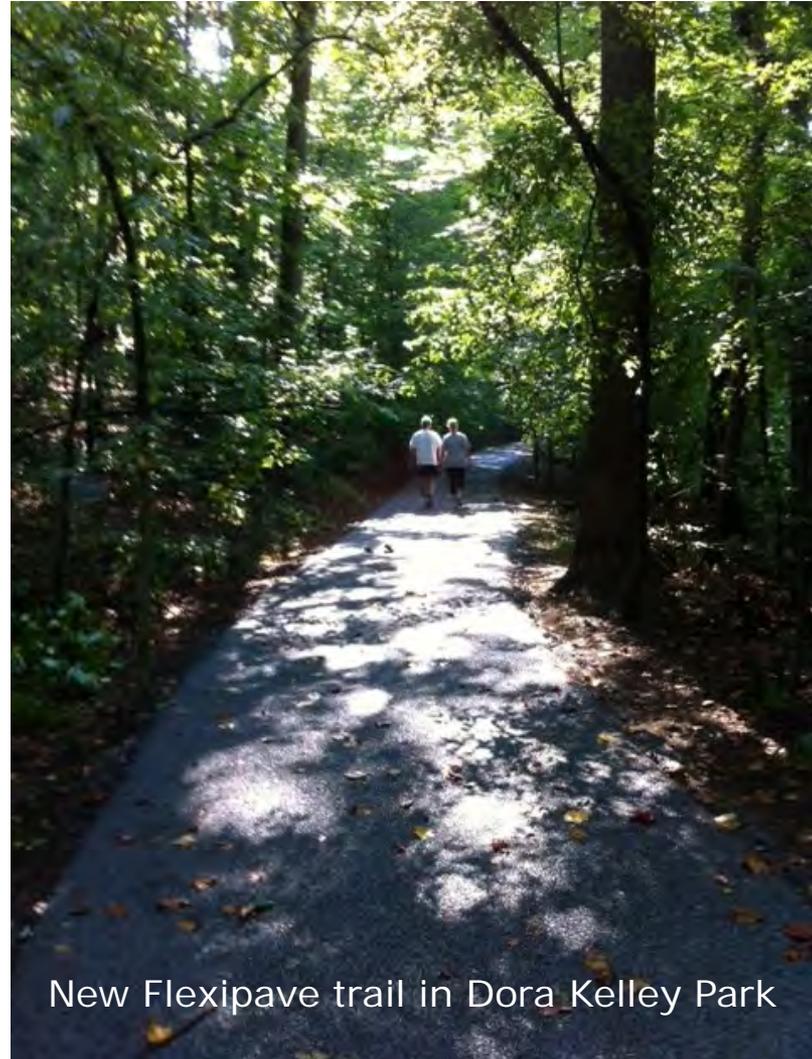
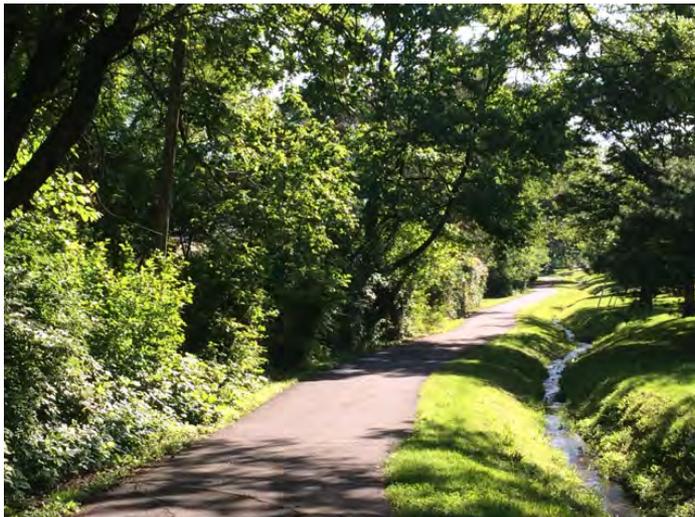
2 STORY RESIDENTIAL DUPLEX

Open Space



Graphic is for illustrative purposes only; not to scale

Open Space – Naturalistic, Trails



New Flexipave trail in Dora Kelley Park

Group Exercise

PART 1: Mount Jefferson Park and Trail and the western edge of Oakville (25 minutes for discussion, 10 minutes for report out)

- Discuss and draw on the map what your group thinks is appropriate along the western edge of the Oakville site, addressing:
- Mount Jefferson Park and Trail: What kind of park do we want it to be? Provide 3 key words.
- Transition/buffer: What should the transition/buffer from park to new development look like? Discuss security, accessibility, and connectivity (we will talk more about connectivity at the next meeting).

PART 2: Heights

(25 minutes for discussion, 10 minutes for report out)

- Review the conceptual diagram showing ideas for general heights on the site. Discuss appropriate height ranges within the zones and mark up your map to show what your group discussed.

REMINDERS:

- *Designate a group member to record the conversation on a flipchart*
- *Sit with people you may not already know*
- *Don't dominate the conversation – give everyone at the table a chance to talk!*
- *Contribute to the conversation – we need to hear from you!*
- *Stay on topic – we need your feedback on the Western edge of the Oakville site and Heights*



Next Meeting

Monday, June 23, 7pm

Charles Houston Recreation Center

Large Multipurpose Room

Topic:

- Connectivity