

## **Oakville Triangle and Route 1 Corridor Advisory Group Community Meeting #12**

March 26, 2015

### **Summary of Feedback**

Staff provided a [presentation](#) covering the following topics:

- [Plan Area Land Uses \(Revised\)](#)
- [Plan Area Building Heights \(Revised\)](#)
- [Mt. Jefferson Park Draft Plan](#)
- [Oakville Triangle Building Character](#)

### **Advisory Group Questions and Discussion on Route 1 Building Character and Design Guidelines outline**

- Lower heights on Lynhaven and near Glebe addresses my previous concerns
- Ditto-comfortable w/revisions
- Character – important to have variety
- Character – more movement/variety within façade (not large planes)
- Hard to force character; Example of the fire station as a good project that demonstrates building character
- Concerned about potential tunnel effect with heights on Route 1. Will setbacks be more than Potomac Yard? Glebe Road setback is important
- Like the idea of a larger setback at Glebe/Rt 1
- Would like to move tall bar on the building located on the SE corner of Glebe/Route 1 further to south part of block
- Makes sense for more height at transit stop
- Could height at Swann be reduced to be compatible with Potomac Yard across street? Could City require an SUP if they want more height above that to preserve bargaining chip for more quality design/architecture?
- Comfortable with Design Guidelines outline and with building character – critical to require variety/features
- Clarify definition of height. Floor to roof is the height; Embellishments/penthouse are allowed above that

### **Advisory Group Questions and Discussion on Mt. Jefferson Park Draft Plan**

- Like the direction it's going in
- Interested in what the design will be at the southern end – will it be a big open area or closed off?
- Like larger dog park and low lying fence
- Like berms
- Want park to be somewhat open, but heavy planting to preserve sense of 'apartness'
- With dog park, take care not to extend too far – too close to houses
- Replace old buildings with heavy planting to maintain sense of enclosure

### **Advisory Group Questions on Oakville Triangle Building Character (Oakville Site)**

- Renderings presented should be posted online
- Like plaza

- Looks like intent is to make it visually interesting, consistent with AG discussion
- Would like to see more height variation

### **Community Questions and Comments**

- Important to have Azimuth study so we know what the shading impact will be of the new buildings on our existing residential neighborhood. This was promised months ago.
- Generally concerned about building height but glad to see they are being reduced
- Concerned about traffic impact on Glebe/Rt 1, as well as where the access to all new redevelopment will be
- Ideas for Design Guidelines
  - Need details about signage
  - Can we require repurposed material?
  - Incorporate local art
  - Parking space allocation signing
  - Building height; concerned about grade between Oakville triangle, relative to Lynhaven
- A new developer is interested in developing to 5 stories on Calvert – would like to have flexibility to work on this project with community input
- Would like to have a focus on limiting light pollution (dark sky)
- Will this plan lock in heights? About Calvert specifically, where existing zoning is 50'. If it is not rezoned to a new height, we will need to specify heights in plan
- Wesmond – residents concerned about height (and glad they have come down). However, still concerned about the abrupt transition and loss of sunlight
- Design guidelines should address lighting in detail (dark sky) color, type of lights, etc. (both in buildings and on streets)
- Wesmond - will this plan propose opening up Wesmond to Route 1 (remove cul de sac)?
- Tony's Corner site should have a future vision/ direction, rather than no guidance
- Should include Tony's corner in vision plan. It is inconsistent with future vision as currently designed.
- What is the average density of the area – especially compared to Potomac Yard? Feels very dense, even higher than PY. Can City provide an estimate of density under the proposed plan?
- Mt. Jefferson Park – would prefer that access be restricted to the existing northern and southern entrances to maintain the character of the park as a linear trail. Adding more access points with so many new people will lose current character. Bridge concept was an idea to allow access from Oakville to Stewart/Del Ray over the park to maintain limited access to trail.
- Don't see the 90' height buildings in the renderings.
- Will the city be planting trees in the Route 1 median/streetscape
- The roofs look very flat. Hope to see more variety on top
- Park Rd – have details been set? Will it be one or two way, how wide, on-street parking, etc.? Would like more detail.

In closing, staff provided information about next steps. Participants were asked to fill out a meeting evaluation and a feedback form. The meeting was adjourned at 9pm.