Oakville Triangle & Route 1 Corridor Planning

Advisory Group Meeting #2
May 20, 2014
Agenda

1. Summary of 4/29 feedback
2. Urban Design Framework
3. Virtual Tour of Precedent Projects – Case Studies
4. Q&A
5. Group Activity
6. Next Steps
Plan Study Area

Oakville Triangle/Route 1 Plan Study Area

- Plan Study Area
- Plan Study Area Buffer (100 ft)
Work Program

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

2014

1
5 Months
Oakville Triangle Master Plan Amendment
Oakville Triangle Illustrative Plan Preparation

2
3 Months
Route 1 Corridor Planning
Design Guidelines

Planning Commission & City Council Work Sessions

3
5 Months
Design Guidelines
DSUP
City Preparation of Staff Reports to Planning Commission and City Council

4
4 Months
Draft Letter to PZ Director

Meeting #2: Virtual Tour

Oakville Triangle and Route 1 Corridor Planning
Urban Design – Placemaking

Best Practices

• Streets
• Block Sizes
• Mix of Uses
• Integration with transit
• Open space – Parks
• Sustainability

“The building of cities is one of man’s greatest achievements”
- Edmond Bacon
Streets – Connectivity

- Streets are an important resource, for transportation, retail, neighborhood interaction and a sense of identity.

- Access to diverse spaces – such as great streets and blocks are important open space resources.
Block Sizes – Streets

North Potomac Yard  Old Town  Del Ray
Block Size Comparison: Existing vs Del Ray Block Overlay
Block Size Comparison: Existing vs Old Town Block Overlay
Street Character
Street Character
Street Character
Sidewalk – Pedestrian Environment
Character Areas
Character Areas

- Yellow: Parcels with most depth for development
- Orange: Parcels with medium depth for development
- Blue: Parcels with shallow depth for development
- Red: Transportation
- Green: Open space

Meeting #2: Virtual Tour 5.20.14

Oakville Triangle and Route 1 Corridor Planning
Organizing Concepts
# Land Uses

*Table lists approved development totals*

<table>
<thead>
<tr>
<th>Use</th>
<th>North Potomac Yard</th>
<th>South Potomac Yard</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1,930,000 sf</td>
<td>2,072,346 sf</td>
<td>4,002,346 sf</td>
</tr>
<tr>
<td>Residential</td>
<td>1,100,000 sf</td>
<td>1,910,000 sf</td>
<td>3,010,000 sf</td>
</tr>
<tr>
<td>Flex (Office/Res.)</td>
<td>3,395,000 sf</td>
<td>0 sf</td>
<td>3,395,000 sf</td>
</tr>
<tr>
<td>Retail</td>
<td>930,000 sf</td>
<td>148,817 sf</td>
<td>1,078,817 sf</td>
</tr>
<tr>
<td>Hotel</td>
<td>170,000 sf</td>
<td>170,000 sf</td>
<td>340,000 sf</td>
</tr>
</tbody>
</table>

15,000sf Retail
Integration of Land Use and Transit

LEGEND
- Plan Area
- Signalized Intersection
- Transitway Station
- Street Connections
- Transitway
- PY Metro Alternatives

Meeting #2: Virtual Tour

Oakville Triangle and Route 1 Corridor Planning

5.20.14
Open Space – Parks

Open space as community gathering places

Strategically located to serve different neighborhoods and programs

Open spaces designed to reinforce neighborhood character

A place to come together – the City’s “living room”
Open Space – Parks

Access to a variety of open spaces – streets, neighborhood parks, plazas and squares.

Neighborhood parks provide an important amenity on a daily basis, and foster interaction between neighbors.

Open spaces and trails, when programmed well, can become an important place for the community to come together.
Open Space Network

- How do we enhance the relationship of new development to the adjoining Mount Jefferson Park?
- Is a central park preferred over a series of smaller parks, why or why not?
- How could these parks and open spaces be used and programmed?
Sustainability
Precedents – Case Studies

- King Street
- Mount Vernon Avenue – Arlandria
- Market Common Clarendon
- The Village at Shirlington
- Mosaic District: Merrifield, VA
- Pearl: San Antonio, TX
King Street: Alexandria, VA

5700 feet = 1.1 miles

Oakville Triangle and Route 1 Corridor Planning
Mt. Vernon Avenue: Alexandria, VA
Mt. Vernon Avenue – Arlandria

Oakville Triangle and Route 1 Corridor Planning
Market Common Clarendon: Arlington, VA
Market Common Clarendon: Arlington, VA
Market Common Clarendon: Arlington, VA
The Village at Shirlington: Arlington, VA
The Village at Shirlington: Arlington, VA
The Village at Shirlington: Arlington, VA
Mosaic District: Merrifield, VA

Mill Creek
Ground floor retail
residential above
Opening 2014
Mosaic District: Merrifield, VA
Meeting #2: Virtual Tour

Mosaic District: Merrifield, VA

Oakville Triangle and Route 1 Corridor Planning

5.20.14
Pearl: San Antonio, TX
Pearl: San Antonio, TX
Pearl: San Antonio, TX
# Case Study Summary

<table>
<thead>
<tr>
<th>Case Study</th>
<th>Estimated/Actual Opening Date</th>
<th>Approx. Site Acreage (or length)</th>
<th>Approximate Existing/Planned</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Residential Units</td>
<td>Retail (SF)</td>
<td>Hotel (Rooms)</td>
</tr>
<tr>
<td>The Village at Shirlington</td>
<td>1944/2000</td>
<td>27</td>
<td>950+/-</td>
<td>266,000+/-</td>
</tr>
<tr>
<td>Market Common Clarendon</td>
<td>2001</td>
<td>10</td>
<td>387</td>
<td>240,000+/-</td>
</tr>
<tr>
<td>Mosaic District</td>
<td>2012</td>
<td>32</td>
<td>920</td>
<td>520,000+/-</td>
</tr>
<tr>
<td>Pearl San Antonio</td>
<td>2006</td>
<td>22</td>
<td>400+/-</td>
<td>67,000+/-</td>
</tr>
<tr>
<td>King Street (2004)</td>
<td>1749</td>
<td>1.1 mile</td>
<td>--</td>
<td>833,000+/-</td>
</tr>
<tr>
<td>Mt. Vernon Ave. (2005)</td>
<td>1930s</td>
<td>1 mile</td>
<td>493+</td>
<td>196,000+/-</td>
</tr>
</tbody>
</table>

Note: Figures are for planning purposes only and are approximate.
Case Study Open Spaces: Scale and Size Comparison

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shirlington</td>
<td>0.17 ac</td>
</tr>
<tr>
<td>Market Common Clarendon</td>
<td>0.48 ac</td>
</tr>
<tr>
<td>Mosaic District, Merrifield</td>
<td>1.0 ac</td>
</tr>
<tr>
<td>Market Square, Alexandria</td>
<td>1.0 ac</td>
</tr>
</tbody>
</table>
Group Exercise

• **GOAL:** Discussion among advisory group and community members about preferences for future development and initial thoughts on the future mix/location of uses at the Oakville site.

• **QUESTIONS FOR DISCUSSION**
  • Discuss what you liked and didn’t like in the images presented tonight of other projects. Think about organizing your group’s likes and dislikes into the following categories (plus any others you would like to include):
    – Uses
    – Parks/open space/public space
    – Transitions/connections to adjoining neighborhoods
    – Scale and height
    – Neighborhood needs
    – Other
  
  • Look at the map handout showing current or planned land use in adjoining areas (Potomac Yard, Del Ray). Discuss the potential mix of uses in Oakville (first floor retail, possible hotel, and residential on upper floors) and how you think it fits (or doesn’t) within the larger area context.
  
  • Based on what you heard tonight about best practices from an urban planning and market standpoint, do you see the Oakville site as having distinct areas that might be suited for particular uses? Mark up the large map with your group’s ideas.