

Oakville Triangle/Route 1 Corridor Plan Advisory Group

Mr. Karl Moritz
Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, VA 22314

October 1, 2015

Re: Advisory Group Endorsement of the Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards & Guidelines

Dear Mr. Moritz:

On September 10, 2015, the Oakville Triangle/Route 1 Corridor Plan Advisory Group unanimously endorsed the *Oakville Triangle/Route 1 Corridor Vision Plan and Urban Design Standards & Guidelines*.

The Advisory Group was established by City Council to advise Staff on the planning and associated regulatory submissions for Oakville Triangle and the Route 1 Corridor, as well as to support the City's civic engagement efforts. Throughout the 18-month planning process, the Advisory Group worked with the community and staff to develop and refine core Plan principles related to Character and Design, Land Uses, Building Heights, Open Space, Connectivity, and Community Benefits.

At the September 10, 2015 meeting, the Advisory Group endorsed the Plan and recommended forwarding it to the Planning Commission and City Council for Public Hearing. With endorsement, members of the group called attention to the following key features and recommendations of the Plan:

- Strong design standards to achieve compatibility and appropriate transitioning into the surrounding neighborhoods and to retain their historic character;
- Recommended enhancements to Mount Jefferson Park to make it accessible and safe, but to preserve what makes it unique; and
- Inclusion of flexible first floor maker spaces as a tool for retaining neighborhood serving/light industrial type businesses.
- Bicycle network that provides connectivity within and between adjacent neighborhoods, businesses, and transit;
- New language to support a request by the Alexandria Library for indoor community meeting space in the Plan area;

In addition, members of the Advisory Group emphasized that the Plan is a framework with recommendations; the details of implementation will need to be carefully established and reviewed through the future CDD zoning conditions and redevelopment applications. In particular, the Group highlighted the following areas that will need to be closely monitored to ensure that the intent of the Plan and design standards is met and the Plan becomes a reality:

- Architecture and Building Materials: As new buildings are proposed within the Plan area, architecture and building materials should be carefully reviewed to ensure the highest quality of

architectural design. New projects should have variety of height and massing, and be well executed to be an asset to the community.

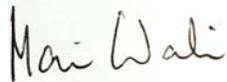
- Open Space: Ensure that the standards are met, and that the Plan area has a strong network of quality, usable, consolidated, open space.
- Transportation improvements and traffic calming: Establish development thresholds within the future CDD zoning conditions that ensure that the recommended transportation improvements are completed to coordinate with development.
- Loading/Delivery: Monitor how trucks will access businesses through the development review process.

Finally, the Advisory Group also provided guidance to Staff, Planning Commission, and City Council on the potential height increase request (above the 55' designated in the draft Plan) by the owners of the parcels located in the southern tip of Oakville Triangle (see Attachment 1). In part, because the request was received fairly late in the process, the Advisory Group decided not to support increasing the heights in the Plan, and instead to establish the following parameters regarding the site that the Planning Commission and City Council should consider in making a determination regarding potential increases in height:

- Require a more appropriate setback (larger than 12 feet proposed) between the proposed building and the future lower trail in Mount Jefferson Park;
- Maintain a 45' height limit adjacent to Mount Jefferson Park consistent with the 45' height established in the northern portion of Oakville Triangle; and
- Allow for some flexibility of building height on the Route 1 frontage above the currently proposed 55 feet if 45' is maintained along Mount Jefferson Park.

We appreciate the opportunity to participate in this process and contribute to the vision for Alexandria's future. The members of the Advisory Group look forward to working with the Planning Commission and City Council to implement the intent and vision of the Plan.

Sincerely,



Maria Wasowski, Planning Commission Representative, Chair
On behalf of the Oakville Triangle/Route 1 Corridor Plan Advisory Group
Pat Miller, Business Representative
Ben Flood, Del Ray Citizens Association Representative
Kory Mertz, Lynhaven Citizens Association Representative
Patricia Harris, Potomac Yard South Representative
Frank Fannon, At-Large Representative
David Fromm, At-Large Representative
Rodrigo Letonja, At-Large Representative
Peter Pocock, At-Large Representative

Cc: Alexandria Planning Commission
Mayor and Members of City Council
Oakville Triangle/Route 1 Corridor Plan Advisory Group
Mark Jinks, City Manager
Emily Baker, Deputy City Manager
Jeffrey Farner, Deputy Director, Department of Planning and Zoning