

OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Parks & Recreation Commision

March 19, 2015



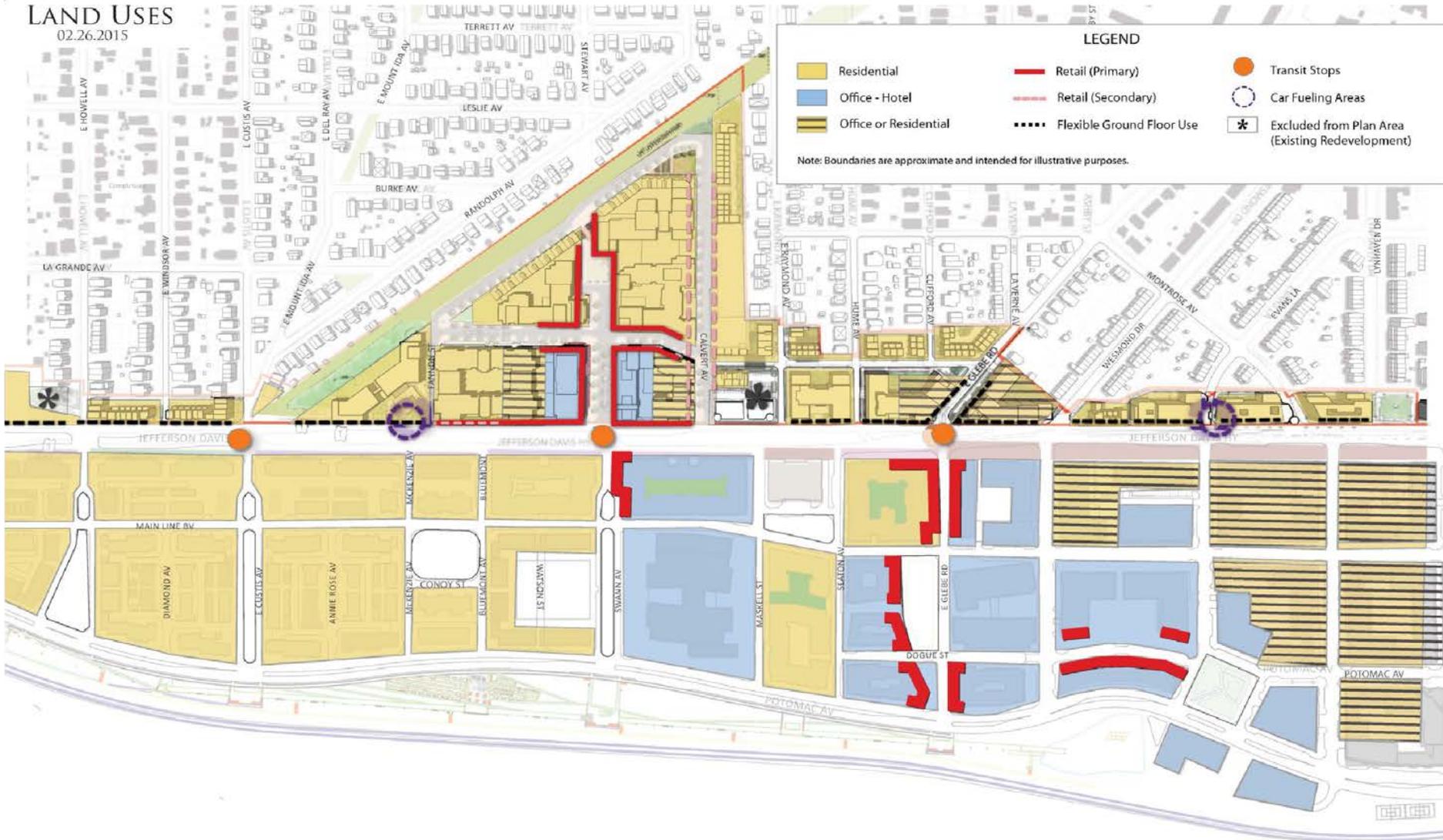
AGENDA

- Where we are
- Plan Area Land Use
- Plan Area Building Heights
- Oakville Triangle Heights and Building Character
- Plan Area Open Space



LAND USES

LAND USES
02.26.2015



SUMMARY

OAKVILLE TRIANGLE/ROUTE 1 PLAN AREA LAND USE CONCEPT

- Predominantly residential uses on upper floors with some hotel and office uses at transit locations

- Commercial Areas:
 - Swann: Eat-Shop-Experience Retail
 - Calvert: Neighborhood Goods & Services
 - Route 1 frontage of Oakville Triangle site: Regional Goods & Services
 - Rest of Route 1: Working-Making-Fixing

BUILDING HEIGHTS – CONTEXT

GLEBE ROAD AND ROUTE 1



BUILDING HEIGHTS – CONTEXT

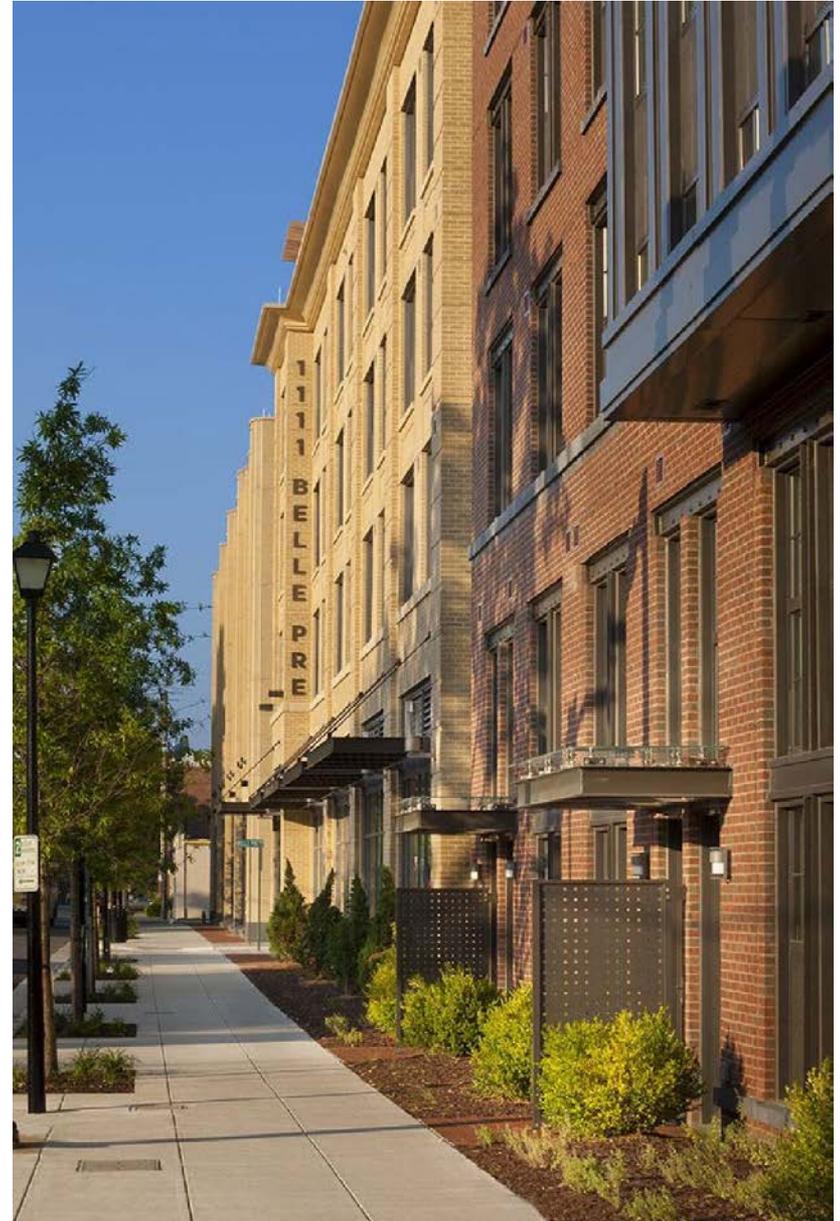
CUSTIS AVENUE AND ROUTE 1



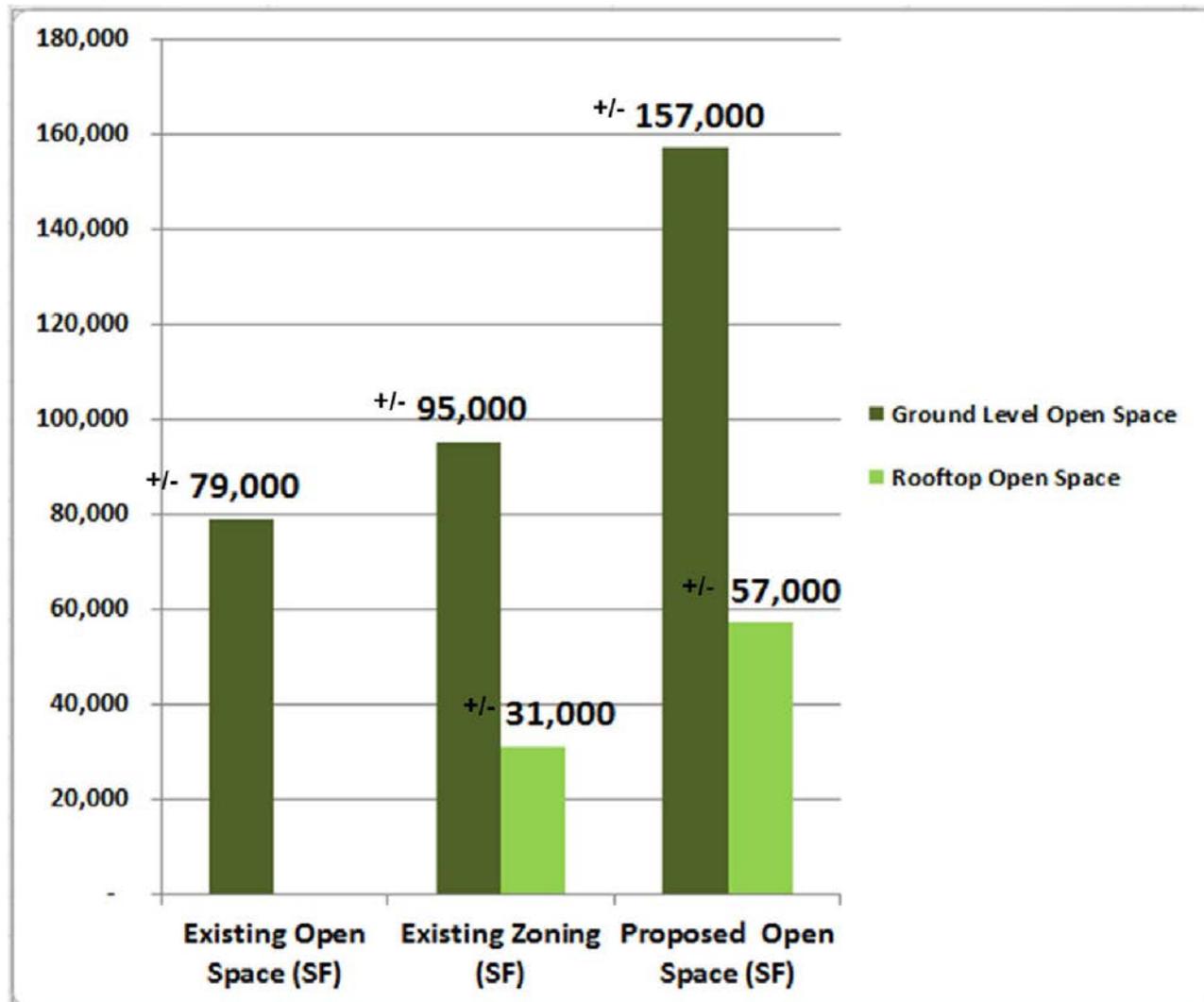
BUILDING CHARACTER – STREETSCAPE



BUILDING CHARACTER BELLE PRE-HENRY ST.



PLAN AREA OPEN SPACE



OPEN SPACE



● EXISTING DOG EXERCISE AREA
 * DRAINAGE, ACCESS AND SAFETY CONCERNS DUE TO PROXIMITY TO RAYMOND AVE



● ADJACENT BUILDINGS DIRECTLY FACE PARK



● EXISTING CHAIN LINK FENCE AT STEWART AVE



● EXISTING BUILDING AND PARKING LOT ENCROACH INTO PARK



--- MT. JEFFERSON PARK BOUNDARY

■ AREA OF BUILDING/ROAD ENCROACHMENT INTO PARK

◄ ● ● ● ► EXISTING TRAIL (approximate alignment)

OPEN SPACE

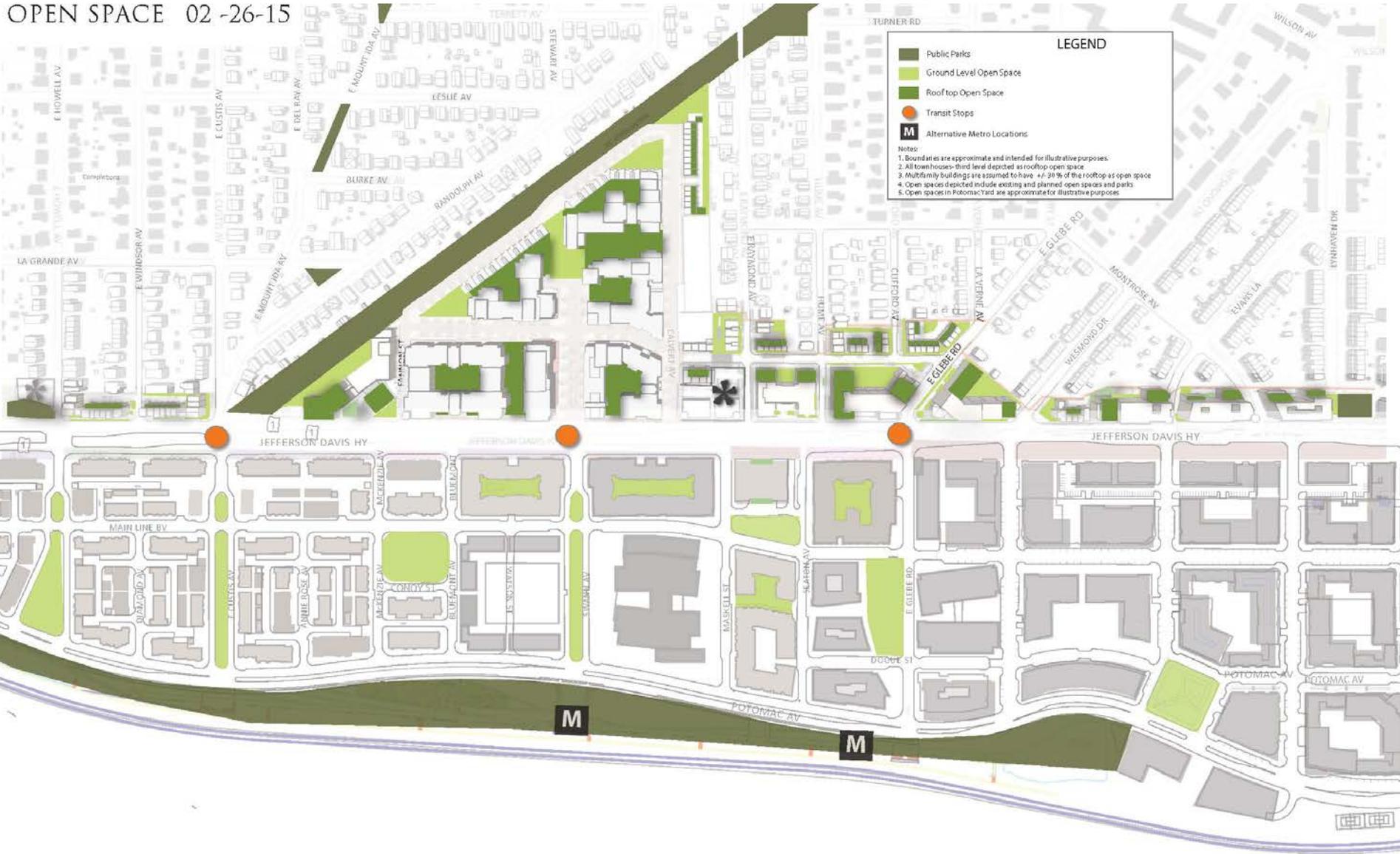


- MT. JEFFERSON PARK BOUNDARY
- AREA RE-PURPOSED TO MT. JEFFERSON PARK
- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO BE REMOVED
- EXISTING TRAIL (approximate alignment)
- NEW TRAIL (approximate alignment)



OPEN SPACE

OPEN SPACE 02 -26-15



TYPES OF OPEN SPACE - CHARACTER



SUMMARY

PLAN AREA OPEN SPACE

- Appropriate setbacks and landscape buffers adjacent to existing neighborhoods
- Required onsite ground level open space for each block
- Expansion and enhancement of Mount Jefferson Park
- Expansion and enhancement of Ruby Tucker Park