Key Policy Issues

• Funding the Plan - Developer Contributions & Tax Increment
• Prioritizing Community Benefits identified in the Plan
• Phasing: Infrastructure and Development
Plan Study Area
Proximity to Metro/BRT
LAND USES
Retail Market Analysis
Conclusions

• Current undersupply of retail space in the primary trade area
  • Today: Opportunity for 1.5M SF additional retail
  • By 2020: Opportunity for 2.3M SF additional retail

• Sufficient demand for proposed 160,000 SF of retail space at Oakville

• Recommended tenant mix:
  • 50% comparison goods
  • 35% restaurants
  • 15% services

Retail Market Analysis prepared by Delta Associates April 2015
Building Heights - Maximums

Legend - Heights
- Up to 20 ft.
- 25-35 ft.
- 45 ft.
- 50-55 ft.
- 65 ft.
- 75 ft.
- 90 ft.
- 100 ft.
- Transit Stop

Note: Existing buildings to remain are labeled as “Ex.”
OPEN SPACE
Mt. Jefferson Park Plan

1. Improve Dog Exercise Area
   - Safety
   - Separation of Dogs from Mt. Jefferson Trail

2. Trail Improvements
   - Improve Trail Surfacing from Raymond Ave to Route 1

3. Trail Connection at Calvert Ave
   - Connect Mt. Jefferson Park Trail to Sidewalk at Calvert Ave

4. Improve Signage and Wayfinding
   - Area to be re-purposed to Mt. Jefferson Park

5. Enhance Buffer along Western Edge of Park
   - Includes removal of chain link fence, installation of split rail fence, removable Boulevard gravel path, stone boulders, signage

6. Phased Removal of Invasive Species
   - With associated replanting of native plant material

7. Low Impact Stormwater Management and Drainage
   - Stormwater and drainage issues improved through landscape treatments such as rain gardens and swales
   - No large stormwater structures proposed

8. Route 1 Entrance
   - Remove chain link fence
   - Provide Boulevard and ornamental fence

 GENERAL PARK IMPROVEMENTS

1. Improve Dog Exercise Area
2. Trail Improvements
3. Trail Connection
4. Improve Signage and Wayfinding
5. Enhance Buffer
6. Phased Removal of Invasive Species
7. Improve Stormwater Management and Drainage
8. Route 1 Entrance

OVERALL PARK GOAL:
"Maintain and enhance the existing park character"
Street Network - New Streets & Recommended Improvements
Affordable Housing

Housing Master Plan – December, 2013

“Affordable housing may be created when an application for a rezoning is proposed as part of implementation of a Small Area Plan .... when additional density is provided through rezoning, developer contributions should take into account that affordable housing is one of the City’s highest priorities.”
**Affordable Housing**

**Plan Area Overall**

- Target level of affordability is 50-60% AMI
  - $38,220-$45,864 for a 1-person household
  - $43,680-$52,416 for a 2-person household
- Units can serve employees in retail, hotel, restaurant services, office jobs, in immediate area
- ARHA replacement units also possible in Plan Area

**Oakville Triangle**

- Affordable rental housing onsite
- Number of units +/- 65 depending on mix of unit types and level of affordability
- Studios/Junior 1 BR may be appropriate
Community Benefits

• Affordable Housing

Undergrounding Utilities & Streetscape Improvements

Mount Jefferson Park

Calvert Avenue Businesses

Glebe & Route 1 Improvements

Ruby Tucker Park Expansion
APPROACH TO PLAN IMPLEMENTATION FUNDING

- Percentage of future new City tax revenue
- Developer contributions
- Redevelopment – City Approvals/Requirements
### Timing – Phasing – Revenue

<table>
<thead>
<tr>
<th>0-5 Years</th>
<th>6-10 Years</th>
<th>11-15 Years</th>
<th>16-20 Years</th>
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<tbody>
<tr>
<td><strong>Mt. Jefferson Park</strong></td>
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| **Affordable Housing** | | | |
|------------------------| | | |
| **Glebe/Route 1 Phase I** | | | |
| **Glebe/Route 1 Phase II** | | | |
| **With DSUP** | | | |
| **Route 1 Utilities-Streetscape** | | | |
| **Ruby Tucker Park Expansion** | | | |

Note: Times are approximate for planning purposes.
Background slides for reference if needed
Advisory Group

Composition

- Maria Wasowski, Chair  Planning Commission
- Frank Fannon  At-Large
- David Fromm  At-Large
- Rodrigo Letonja  At-Large
- Peter Pocock  At-Large
- Pat Miller  Business (DRBA)
- Ben Flood  Del Ray Civic Association
- Andrew Dubinsky  Lynhaven Civic Association
- Patricia Harris  PY South
Ownership
History – Context
PLAN PRINCIPLES

1. Integrate into fabric of existing neighborhoods, ensuring compatibility of uses & heights
2. Enhance existing character of Mount Jefferson Park
3. Maximize proximity to transit and provide robust connectivity
4. Provide an active, high quality public realm, built environment, streetscape
5. Incorporate a mix of housing types affordable to a range of incomes
6. Ensure variety of height, scale and material; unique character, industrial heritage
7. Provide maker spaces and neighborhood-serving retail/ service
ILLUSTRATIVE PLAN
VARIATION IN HEIGHT
VARIATION IN FOOTPRINT
Additional Community Benefits
Rezonings/Large Projects

• Require higher level of contribution to mitigate impact, over/above standard conditions

• Economic analysis to determine value added

• Examples:
  • Transportation infrastructure – streets, capital bikeshare stations, etc.
  • Additional on-site affordable housing
  • Additional open space
  • Plan-specific mitigation of impact – varies by site
Maker Space
Craft Manufacturing-Production-Repair
Population: 80,931 in 2014, growing by 7,112 persons by 2019

Households: 40,768 in 2014, growing by 3,815 households by 2019

Average household income: $122,249

Daytime population: 73,000 office workers in 2014, growing by 15,000 by 2020
OAKVILLE TRIANGLE

CONCEPTUAL MERCHANDISING PLAN
Custis Avenue and Route 1
Ruby Tucker Park Expansion
Scale Transitions

Townhomes

Multi-family

- Public Right of way
- Required Height Transition
- Landscape Buffer/Setback
- Front Setback
- Min. Depth of Building Step back
- Existing Neighborhood Buildings
Plan Area Open Space

Existing Open Space (SF)
- +/- 79,000

Open Space (SF) Under Existing Zoning
- +/- 95,000
- +/- 31,000

Proposed Open Space (SF)
- +/- 157,000
- +/- 57,000

Legend:
- Ground Level Open Space
- Rooftop Open Space
Transportation Infrastructure
Existing - Future

- Local bus service
- Dedicated Transitway with enhanced bus service
- Limited connectivity west of Route 1
- Incomplete bicycle and pedestrian network
- Metro Station
- Enhanced bicycle and pedestrian network (on and off street)
- Additional connectivity
Plan Implementation

• How do we pay for improvements prioritized by the Plan?

• How do we sequence the improvements?
COMMUNITY BENEFITS WITH DEVELOPMENT SUP

- Undergrounding utilities & streetscaping onsite
- Environmental upgrades – stormwater management
- Open space
- Affordable housing contribution
- Public art contribution
- Transportation Management Plan contribution
- Sanitary Sewer
Plan Implementation

- 20% of future new taxes
- Developer Contributions
- Identified priorities
  - Streetscaping & Undergrounding Utilities non-DSUP
  - Mount Jefferson Park
  - Affordable Housing
    - Glebe/Route 1 Phase 1
    - Glebe/Route 1 Phase 2
  - Fannon Ped Crossing
  - Ruby Tucker Park Expansion

Note: Chart reflects approximate relative costs for illustrative purposes only