



**Oakville Triangle / Route 1 Corridor Planning
Plan Area Land Use and Height
Questions and Answers**

1. What does flexible ground floor use mean? [See [Plan Area Land Use Map](#)]

A: Flexible ground floor use refers to first floor space with ceiling heights of +/- 20 feet to accommodate a diverse range of business types such as contractor's offices, manufacturing, retail and light industrial uses with residential and/or office uses on the stories above. We will discuss examples at the next advisory group and community meeting on February 26, 2015.

2. What will happen to existing uses within the plan area?

A: The goal of the Oakville Triangle and Route 1 Plan is to reinforce the mixed-use nature of the area with uses such as dining, retail, and neighborhood services to provide an active, people-oriented streetscape that encourages pedestrian activity. The uses permitted per existing zoning would continue to operate within the plan area.

3. Provide a list of existing uses and indicate what would be allowed in flexible use zone?

A: Staff will provide this at the next meeting.

4. Could new development be exempt from parking requirements?

A: Currently the city is preparing a policy that lowers parking ratios near to transit stations. While the parking requirements will rightsize parking based on proximity to transit it will not reduce parking to zero

5. How much open space will the city require?

A: The plan will establish a minimum percentage of ground floor open space and total open space for each site. This topic will be discussed further on February 26. In addition the plan is proposing improvements to the Mount Jefferson Park, as well as an extension of Ruby Tucker Park on Route 1, north of Lynhaven Drive.

6. Please show topography and heights. What is the elevation of the various colored areas in the "Plan Area Building Heights" and what is the resulting perceived height from existing neighborhoods?)

A: See the attached [Plan Area Topography Graphic](#)

7. Are there any non-conforming uses currently onsite?

A: Yes, there are non-conforming uses on site but the plan will not affect their status.

8. How does the city measure building heights?

A: See the attached [Measurement of Building Height Graphic](#)

9. What influence does the community have?

A: The community is encouraged to participate in all the Oakville Triangle and Route 1 Corridor Advisory Group/Community meetings and discuss ideas or concerns with advisory group members who will submit a formal recommendation to City staff. In addition, the public can contact City staff directly (see contact info below). Feedback provided at meetings, to AG members, and to staff informs each revised iteration of recommendations, and ultimately, the final plan.

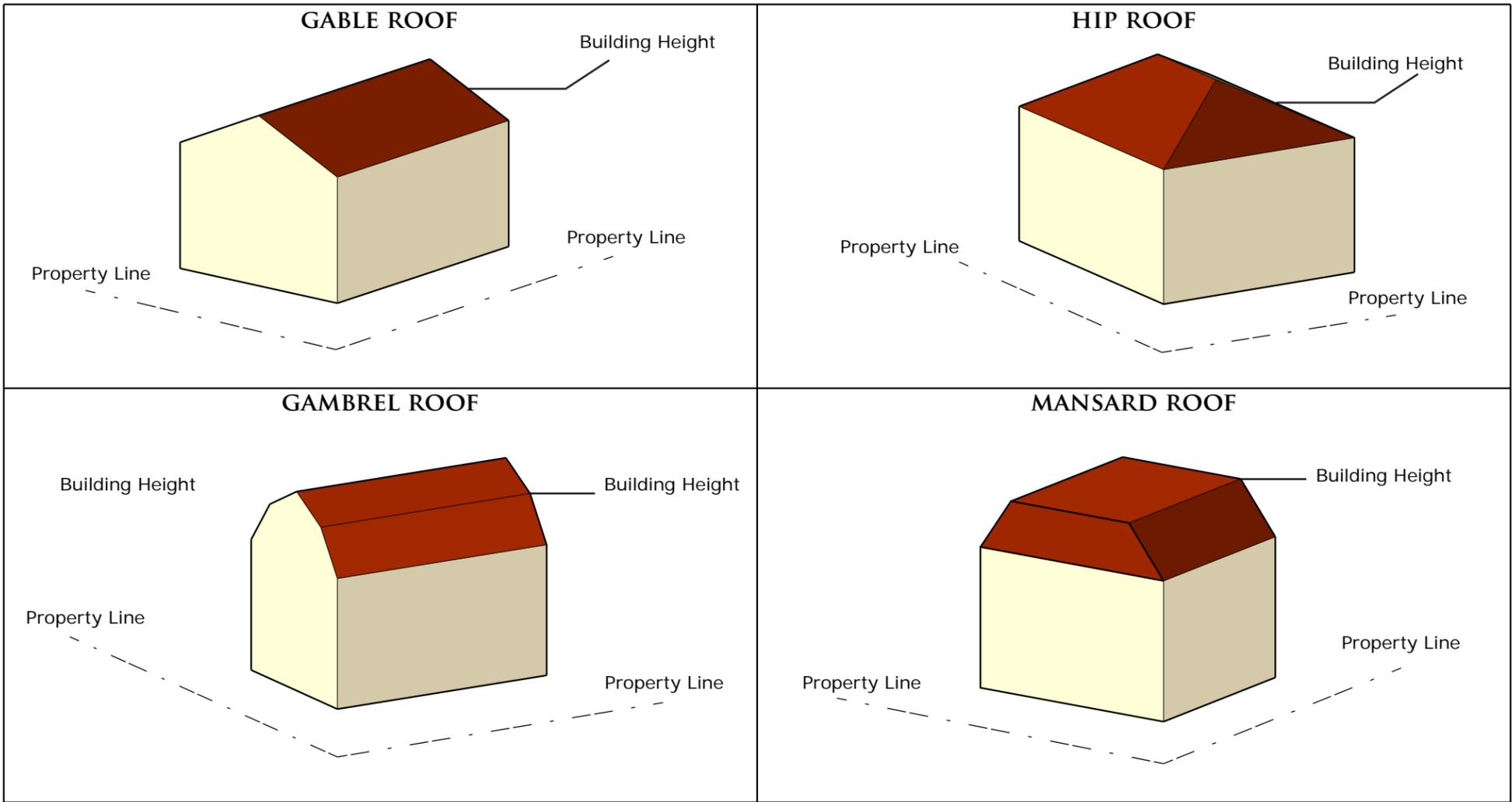
10. What is the difference between the yellow height buffer zone depicted in the Plan Area Building Heights Working Draft graphic as compared to current zoning?

A: See the attached [Current Zoning/Proposed Yellow Height Buffer Zone](#)

For more information or to provide feedback, contact Juliana Villabona, Urban Planner, by email at juliana.villabona@alexandriava.gov, or by phone at: 703.746.3851.

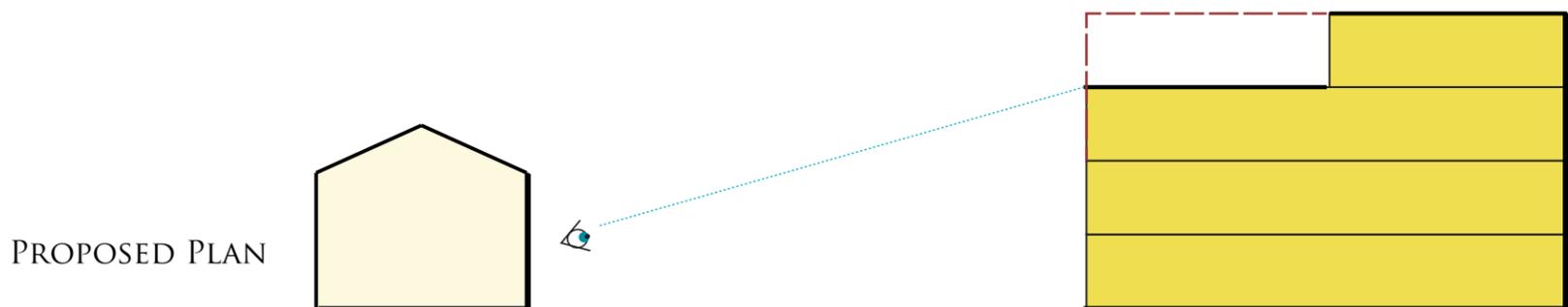
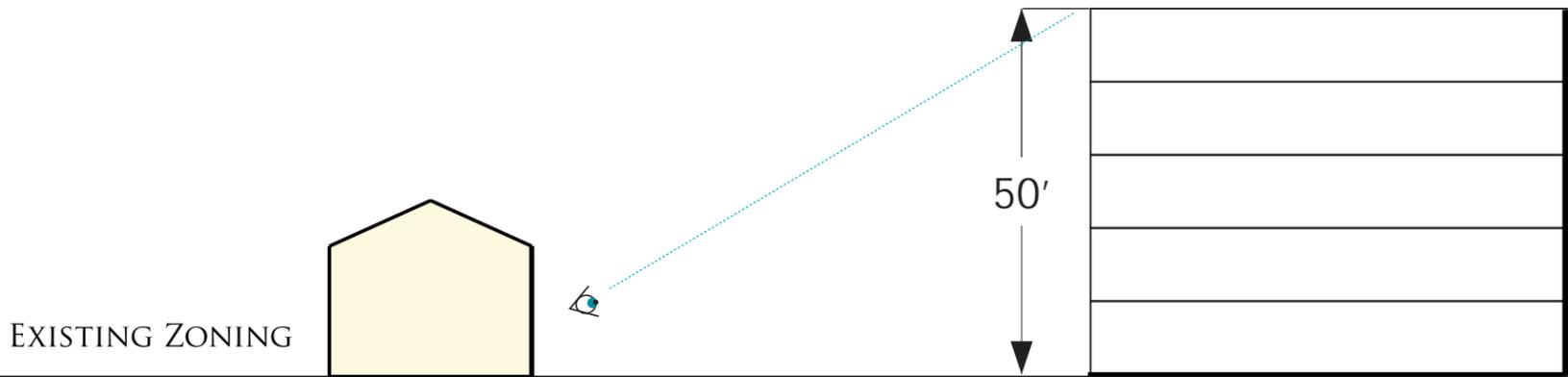
For project background and meeting materials, visit the project website at <http://www.alexandriava.gov/planning/info/default.aspx?id=76672>

MEASUREMENT OF BUILDING HEIGHT
(ILLUSTRATIVE ONLY)



NOTE: HEIGHT IS MEASURED FROM AVERAGE FINISHED GRADE

CURRENT ZONING / PROPOSED YELLOW HEIGHT BUFFER ZONE
(ILLUSTRATIVE ONLY)



NOTE: DRAWING FOR ILLUSTRATIVE PURPOSES ONLY TO DEPICT A POTENTIAL SCALE TRANSITION