PROCESS – NEXT STEPS

OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM
WORKING DRAFT
May 2015

2014

2015

WE ARE HERE...

Planning Commission & City Council Work Sessions

Meeting
April 29
Background Schedule Defining Values

Meeting
May 20
Virtual Precincts Tour

Meeting
June 2
Walking Tour
Mt. Jefferson Park
Land Use
Open Space

Meeting
August 18
Draft Illustrative Plan
& Principles
Connectivity Matrix

Meeting
October 27
Transportation Study
Connectivity

Meeting
December 10
Plan Area Streetscapes
Oakville Triangle
Illustrative Plan
and heights

Meeting
February 26
Land use, open space
and heights
Industrial Use Study

Meeting
April 29
Connectivity and Transportation Part 1
Intro to Community Benefit

Meeting
June 1
Retail Study
Community Benefits

Meeting
June 21
Design Guidelines
Plan Recommendations
Implementation
Transportation Study Follow-up

Planning Commission & City Council
Public Hearing

OAKVILLE TRIANGLE-
ROUTE 1 CORRIDOR
MASTER PLAN
AMENDMENT
Rezoning DSUP &
Associated Approvals

1 Meeting
April 29
Background Schedule
Defining Values

2 Meeting
May 20
Virtual Precincts Tour

3 Meeting
June 2
Walking Tour
Mt. Jefferson Park
Land Use
Open Space

4 Meeting
June 22
Building Height
Connectivity
Streetscape
Density

5 Meeting
August 18
Draft Illustrative Plan
& Principles
Connectivity Matrix

6 Meeting
September 22
Draft Illustrative Plan

7 Meeting
October 27
Transportation Study
Connectivity

8 Meeting
November 12
Transportation Study
Part 2 & Follow-up
Affordable Housing
Introduction

9 Meeting
December 10
Plan Area Streetscapes
Oakville Triangle
Illustrative Plan
and heights

10 Meeting
January 22
Plan Area
Land Use and Height

11 Meeting
February 26
Land use, open space
and heights
Industrial Use Study

12 Meeting
March 26
Mt. Jefferson Park
Plan Area Building
Character

13 Meeting Part 1
April 29
Connectivity and Transportation Part 1
Intro to Community Benefit

14 Meeting
June 1
Retail Study
Community Benefits

15 Meeting
June 21
Design Guidelines
Plan Recommendations
Implementation
Transportation Study Follow-up

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For more information on Oakville Triangle and Route 1 Planning Process please contact Carrie Beach at Carrie.Beach@lexingtonkya.gov

Planning Commission Work Session June 2, 2015
PLAN PRINCIPLES

1. Integrate into fabric of existing neighborhoods, ensuring compatibility of uses and 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. Achieve housing diversity

6. Build in unique character, reflecting industrial heritage

7. Provide maker spaces and neighborhood-serving retail / service
Proximity to Metro/BRT
LAND USES

LEGEND
- Residential
- Office - Hotel
- Office or Residential
- Retail (Primary)
- Retail (Secondary)
- Car Fueling Areas
- Transit Stops
- Flexible Ground Floor Use
- Open Space - Parkland

Note: Boundaries are approximate and intended for illustrative purposes.

Planning Commission Work Session June 2, 2015
Maker Space
Retail Market Analysis
Primary Trade Area

**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
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
OAKVILLE TRIANGLE

CONCEPTUAL MERCHANDISING PLAN

KEY
- MINI ANCHOR SPACE IN THE 25,000 SF RANGE
- DINING & CASUAL
- HOME FURNISHINGS
- NEIGHBORHOOD DAILY NEEDS RETAIL
- LOCAL SPECIALTY STORES
- GENERAL RETAIL
- OFFICE
- RESIDENTIAL
- HOTEL
- BACK OF HOUSE/PARKING

RETAIL LAYOUT DIAGRAM

STONEBRIDGECARRAS

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Retail Market Analysis
Issues to Consider

• Management/Programming

• Identity-Brand

• Relationship to Potomac Yard and Mount Vernon Avenue
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.”
Custis Avenue and Route 1
North South Road
Ruby Tucker Park Expansion
VARIATION IN HEIGHT
Variation in Footprint
Scale Transitions

Townhomes

Multi-family

A. Public Right of Way
B. Required Height Transition
C. Landscape Buffer/Setback
D. Front Setback
E. Min. Depth of Building Step back
F. Existing Neighborhood Buildings
Open Space

LEGEND

- Public Parks
- Ground Level Open Space
- Footpath Open Space
- Transit Stops
- Alternative Metro Location

Notes:
1. Lines are approximate and intended for illustrative purposes.
2. All development, street level development, and parking are open space.
3. All buildings and structures are assumed to have 30 ft. of setbacks or open space.
4. Open spaces depicted include existing and planned park areas and streets.
5. Open space is provided as an alternative to the total land uses.

Oakville Triangle and Route 1 Corridor Planning

Planning Commission Work Session June 2, 2015
Plan Area Open Space

Existing Open Space (SF)

Open Space (SF) Under Existing Zoning

Proposed Open Space (SF)

- +/- 79,000

+/- 31,000

+/- 57,000

+/- 95,000

+/- 157,000

Ground Level Open Space

Rooftop Open Space
Mt. Jefferson Park Plan

Planning Commission Work Session June 2, 2015
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

• Target level of affordability 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 the Plan Area
Affordable Housing
Oakville Triangle

- Affordable rental housing onsite
- Number of units +/- 65 depending on mix of unit types and level of affordability
- Studios/Junior 1 bedrooms may be appropriate
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
Street Network - New Streets & Recommended Improvements
Community Benefits

- Affordable Housing

- Undergrounding Utilities & Streetscape Improvements

- Calvert Avenue Businesses

- Mount Jefferson Park

- Ruby Tucker Park Expansion

- Glebe & Route 1 Improvements
Plan Implementation

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

• How do we sequence the improvements?
Approach to Plan Implementation Funding

- Percentage of future new City tax revenue
- Developer contributions
- Redevelopment – City Approvals/Requirements
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
Addisonal 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
**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*
# 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**

- **Ruby Tucker Park Expansion**
- **Route 1 Utilities-Streetscape**

Note: Times are approximate for planning purposes.
Policy Issues Planning Commission

• Is the Plan Vision appropriate?
• Is the Plan Implementation Strategy sound?