

# OAKVILLE TRIANGLE/ ROUTE 1 CORRIDOR PLANNING

Advisory Group Meeting #11  
February 26, 2015



# AGENDA

Review of Redevelopment Principles, Feedback from January

Plan Area Land Uses

Overview of Citywide Industrial Study

Plan Area Building Heights

Plan Area Open Space

*Discussion (Response to Questions 1-4)*

- *Advisory Group*
- *Community*

Oakville Triangle Heights and Building Character

*Discussion (Response to Questions 5-6)*

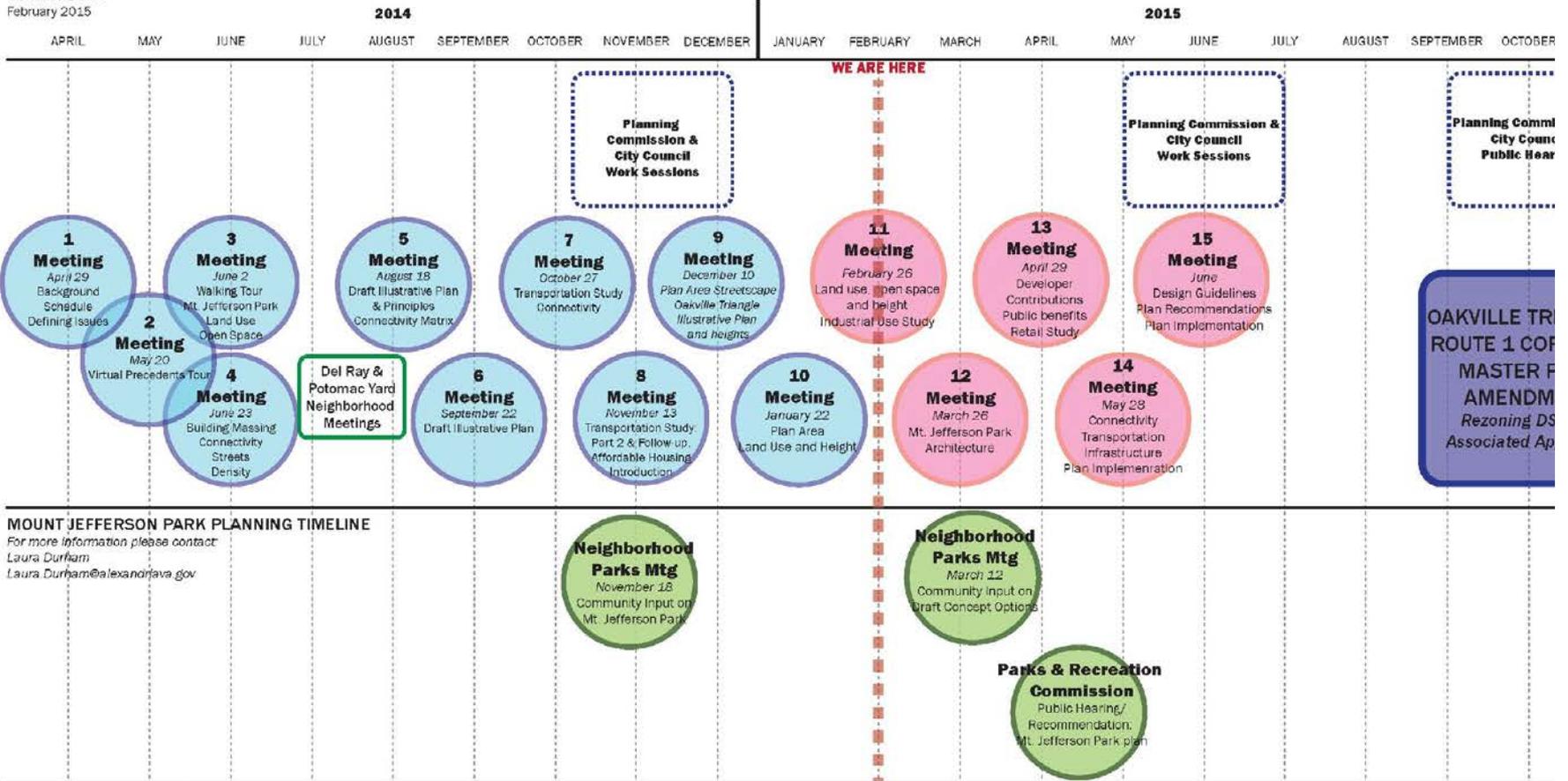
- *Advisory Group*
- *Community*



# PROCESS AND SCHEDULE

## OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

WORKING DRAFT  
February 2015



### MOUNT JEFFERSON PARK PLANNING TIMELINE

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For more information on Oakville Triangle and Route 1 Planning Process please contact Juliana Villebona at juliana.villebona@alexandriava.gov



# PRINCIPLES TO GUIDE REDEVELOPMENT

## AUGUST 2014

**Developing** The following summary represent common themes that have emerged over the course of the past four meetings address additional topics, including Community Amenities, Affordable Housing,

### Character and Design

- Expect high quality built environment and streetscape
- Consider identity of site, unique qualities and relationship to surrounding neighborhoods
- Consider incorporating industrial heritage into future design
- Reflect some identifiable characteristics of adjacent communities (streets, building scale) in new development

### Land Use

- Explore retaining some existing tenants/uses and neighborhood-serving retail uses
- Consider predominately residential, ground-floor retail and commercial uses on Route 1
- Future uses should be compatible with adjoining residential neighborhood
- Large format retail "big box" (>20,000 sf) is discouraged

### Building Heights

- Heights map shown at the June 2 community meeting generally satisfactory with consideration of the following:
  - Include the following as part of future study:
    - Solar/azimuth and sightline study, including view from Potomac Yard, comparisons of building heights to nearby examples
    - More information on "Transition areas"
    - Potentially reducing heights along the western portion of the north side of Calvert Street adjacent to existing residences to 25-35' or 20-35' with no setback or 30-45' with setback due to less buffer area
    - Potentially increasing heights in central portion of "medium" height zone, particularly along Swann Avenue with step down
    - Potential additional setback at intersections
  - Variation in building heights and facades
  - Appropriate location of 90' max height buildings

### Open Space

- Explore the following:
  - Character of park: pedestrian/commuter path, neighborhood serving, type of use
  - Characteristics of park

# CHARACTER AND DESIGN

- Expect **high-quality built environment and streetscape**
- Consider identity of site, unique qualities and **relationship to surrounding neighborhoods**
- Consider incorporating **industrial heritage** into future design
- Reflect some identifiable characteristics of **adjacent communities** (streets, building scale) in new development



# BUILDING HEIGHTS

Heights as shown in June 2 concept map, with consideration of following:

- Achieve **variation in heights and facades**
- Ensure **appropriate location of 90' max height buildings**
- Conduct Solar/azimuth and **sightline study**, including impact on existing neighborhoods
- Flesh out concept of **"Transition areas"**
- **Consider additional setback at intersections**



# OPEN SPACE

- Preserve/enhance characteristics of Mt. Jefferson Park:
  - Naturalistic
  - Retain topography; natural buffer
  - Stormwater solutions
  - Path material: natural, gravel, grass pavers
  - Improve safety with “eyes” on the park, access
- Potential narrow/quiet street with accessible sidewalk and bike path along eastern edge of park/western edge of new development
- On-site open space within Oakville Triangle

# LAND USE

- Explore retaining some **existing tenants/uses** and **neighborhood-serving retail uses**
- Consider **predominately residential, ground-floor retail and commercial uses on Route 1**
- Future uses should be **compatible** with adjoining residential neighborhood
- Typical large-format retail “big box” (>20,000 sf) is discouraged

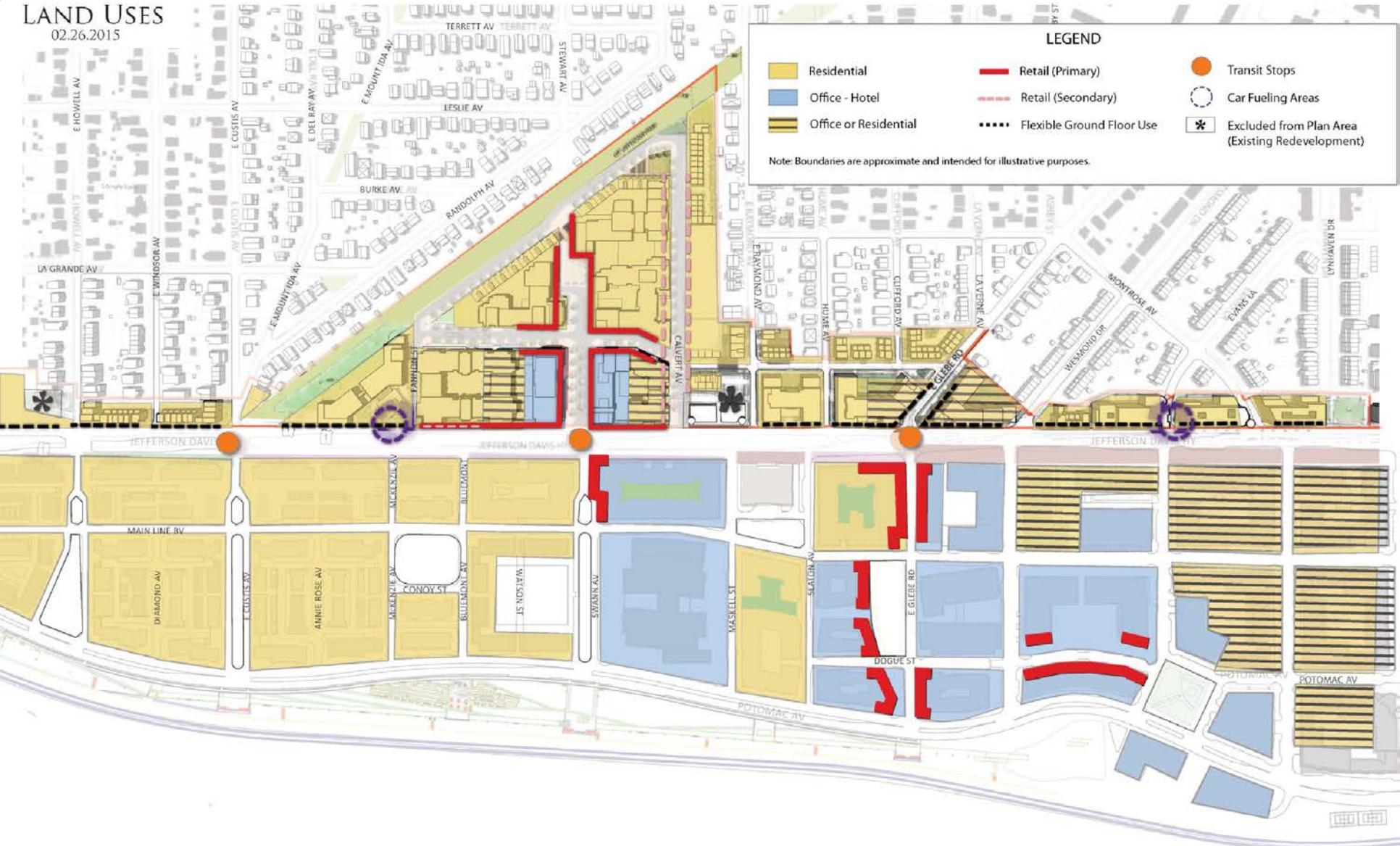
# FEEDBACK FROM JANUARY MEETING

- Provide more open space
- Explain “flexible uses”
- Concern regarding proposed 90 ft. tall buildings on Glebe Road/Route 1
- Provide a variety of building heights in context with existing homes
- Provide landscaping and height transitions between new development and existing homes



# LAND USES

LAND USES  
02.26.2015



**LEGEND**

Residential	Retail (Primary)	Transit Stops
Office - Hotel	Retail (Secondary)	Car Fueling Areas
Office or Residential	Flexible Ground Floor Use	Excluded from Plan Area (Existing Redevelopment)

Note: Boundaries are approximate and intended for illustrative purposes.



# 1ST FLOOR CATEGORIES

RETAIL  
EAT-SHOP-EXPERIENCE  
SWANN

## INTENT

SHOPPING & DINING  
EXPERIENTIAL  
ENGAGES THE STREET  
ATTRACTIVE, UNIQUE  
VARIETY OF TYPES/SIZES

## EXAMPLES:

### CONSISTENT W/INTENT:

RESTAURANTS  
RETAIL  
COOKING SCHOOL

### INCONSISTENT W/INTENT:

DRUG STORE  
BANK  
OFFICE

NEIGHBORHOOD  
GOODS & SERVICES  
CALVERT

## INTENT

PERSONAL SERVICES  
NEIGHBORHOOD NEEDS  
EXAMPLES:  
CONSISTENT W/INTENT:  
FITNESS  
HARDWARE/GARDEN  
DENTIST/CHIROPRACTOR  
INCONSISTENT W/INTENT:  
SELF STORAGE

REGIONAL/COMMUTER  
GOODS & SERVICES  
ROUTE 1 OAKVILLE FRONTAGE

EXAMPLES  
NATIONAL RETAIL  
BANK  
DRUGSTORE

JOBS-MAKING-FIXING  
ROUTE 1

## INTENT

JOBS, CRAFT  
MANUFACTURING,  
FABRICATION, REPAIR

## EXAMPLES:

### CONSISTENT W/INTENT:

CABINET MAKER  
AUTO REPAIR  
SIGN FABRICATOR

### INCONSISTENT W/INTENT:

SELF STORAGE  
WAREHOUSE &  
DISTRIBUTION

# JOBS, MAKING , FIXING - CITY PRECEDENTS



# MAKING, FIXING, AND RETAIL GROUND FLOOR AND BUILDING HEIGHT



# MAKING, FIXING, DESIGN STANDARDS



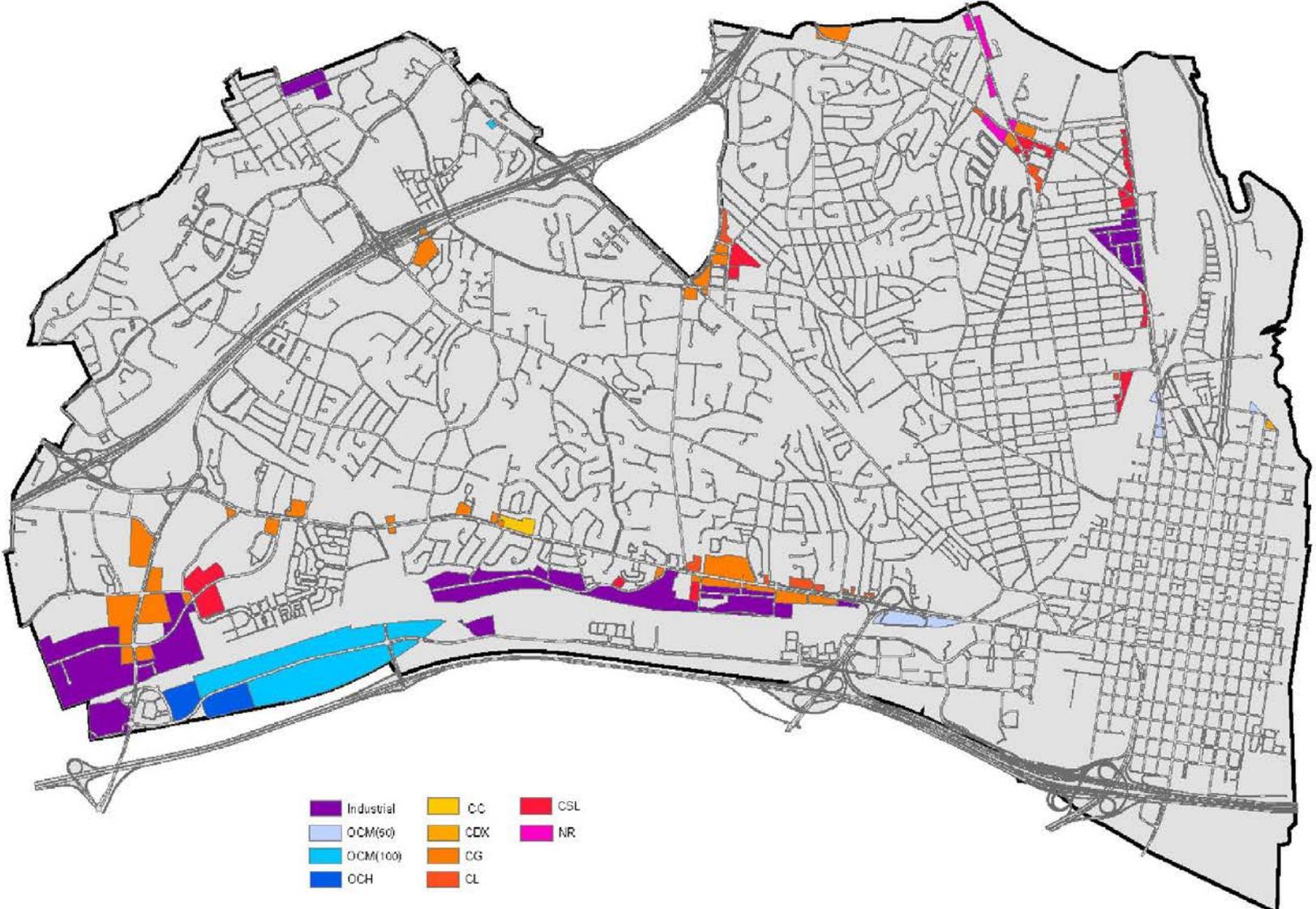
# CITYWIDE INDUSTRIAL STUDY OVERVIEW



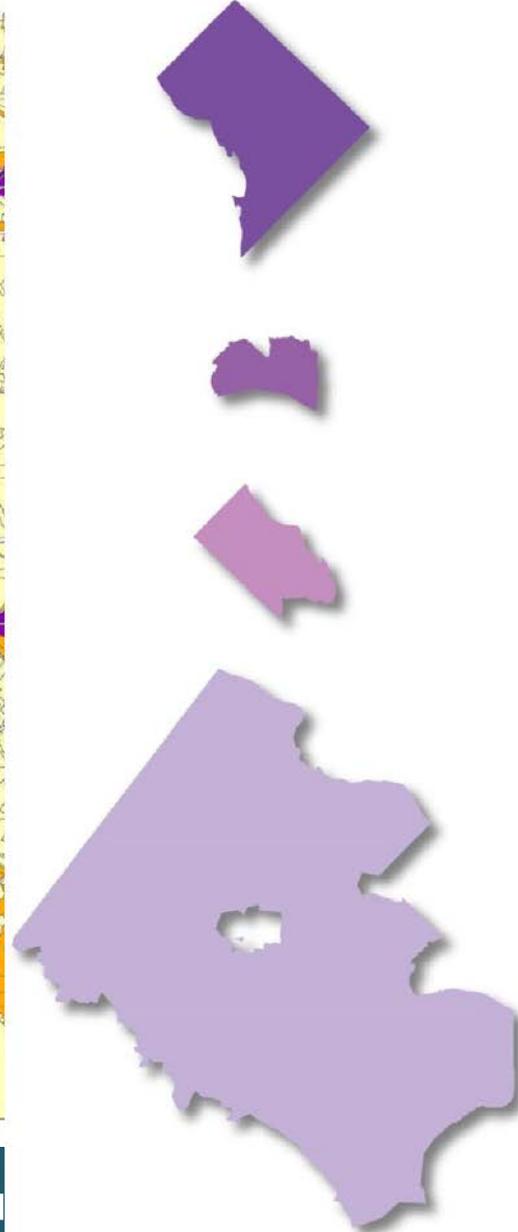
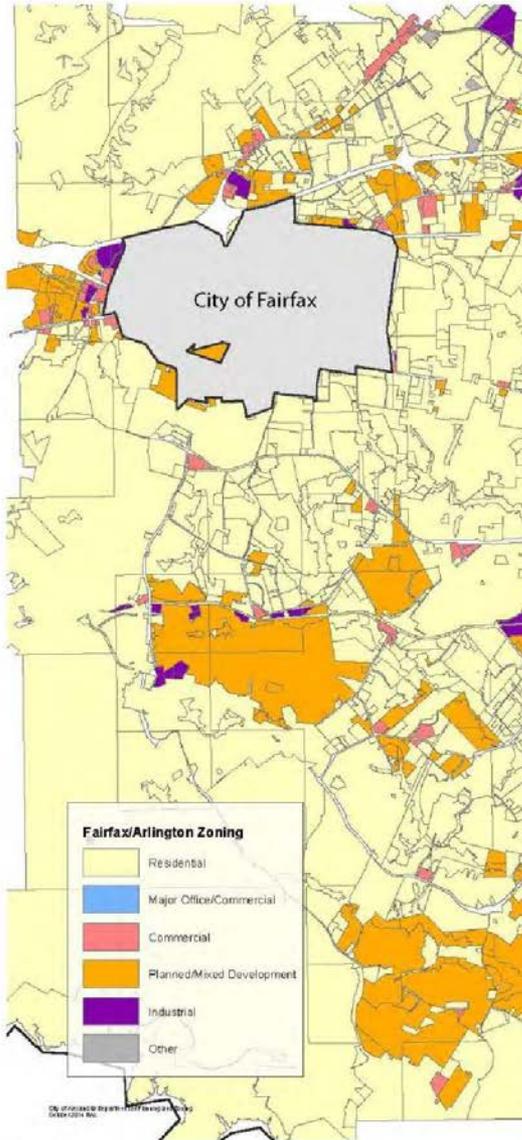
# CITYWIDE INDUSTRIAL STUDY



# INDUSTRIAL STUDY TARGET AREAS



# REGIONAL INDUSTRIAL LAND



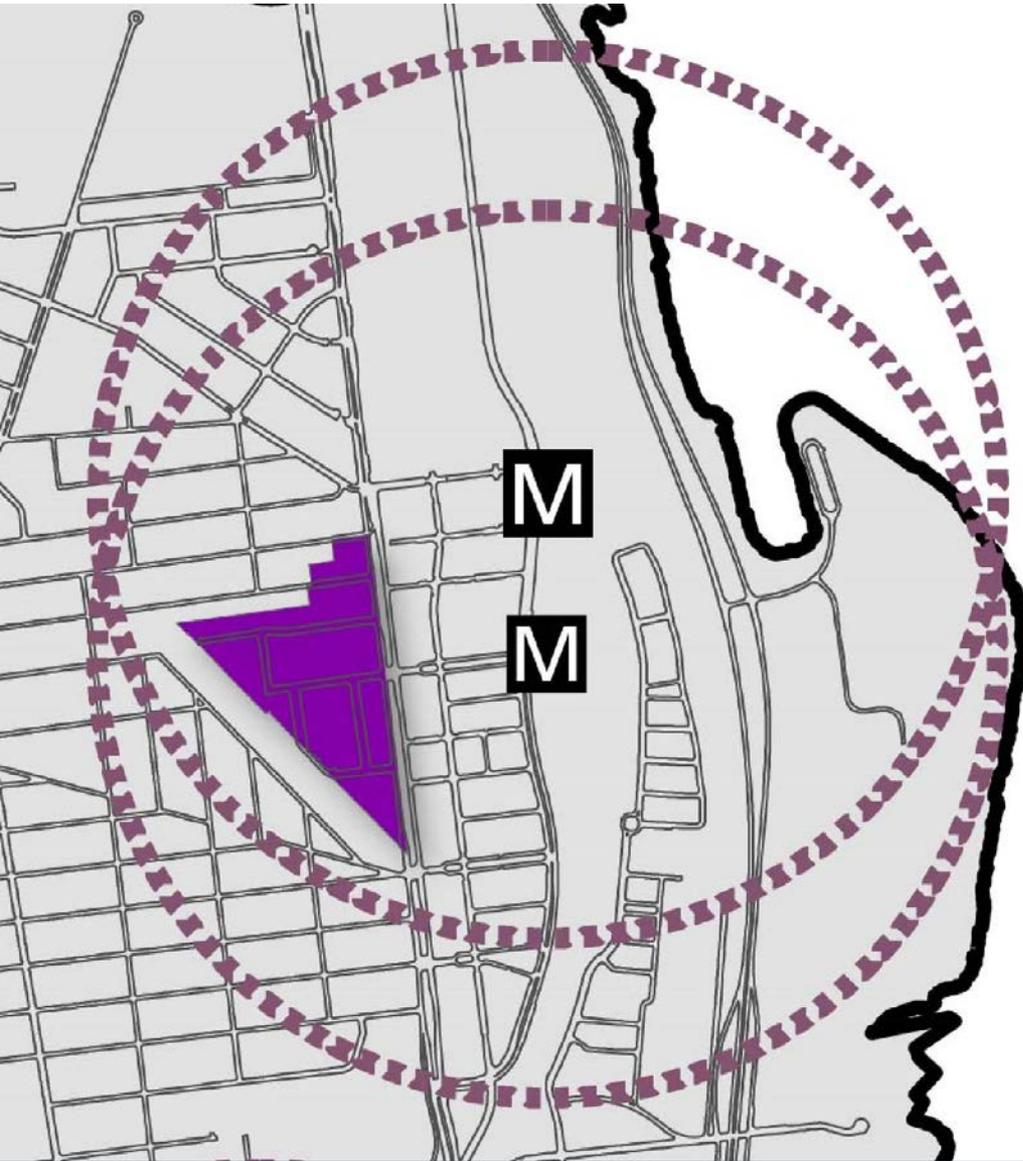
District of Columbia  
~2,000 acres  
5%

City of Alexandria  
~255 acres  
2.6%

Arlington County  
~144 acres  
.8%

Fairfax County  
~9,250 acres  
.4%

# OAKVILLE TRIANGLE SITE



~13 acres I-zoned

Predominant uses within the area are auto-related, food industries, and neighborhood serving uses.

# FINDINGS

- Majority of businesses/uses within industrial zone can occur in other zones citywide; Approximately 77% of existing uses are permitted in other zones in the City.
- About 100 acres of existing industrial land within ½ mile of Metro stations (existing and planned).
- City is largest land owner of I/Industrial property

# FINDINGS

- Market rents for industrial buildings considerably lower than other commercial properties
- Vacancy rates for industrial buildings in industrial zone higher (11.5%) than industrial buildings on commercial zones (.9%)
- Regionally, within 10 miles of Alexandria, there are over 3,600 acres of industrial land available (primarily in Fairfax)

# INITIAL RECOMMENDATIONS

- Permit formerly “industrial” uses in commercial zones (e.g. craft manufacturing, brewery)
- Restrict I/Industrial zone to industrial uses; remove some non-industrial permitted uses (e.g. Office use, day care centers)
- Small Area Plans can explore ways to retain light industrial/neighborhood serving uses.
- Establish building parameters that provide flexibility as properties redevelop.
- Examine retention of existing areas

# BUILDING HEIGHTS & OPEN SPACE



# BUILDING CHARACTER – STREETSCAPE



# BUILDING HEIGHT

## 2-4 LEVELS (+/-30 TO 45 FEET)



# BUILDING HEIGHT

## 4-5 LEVELS (+/-50 TO 65FEET)

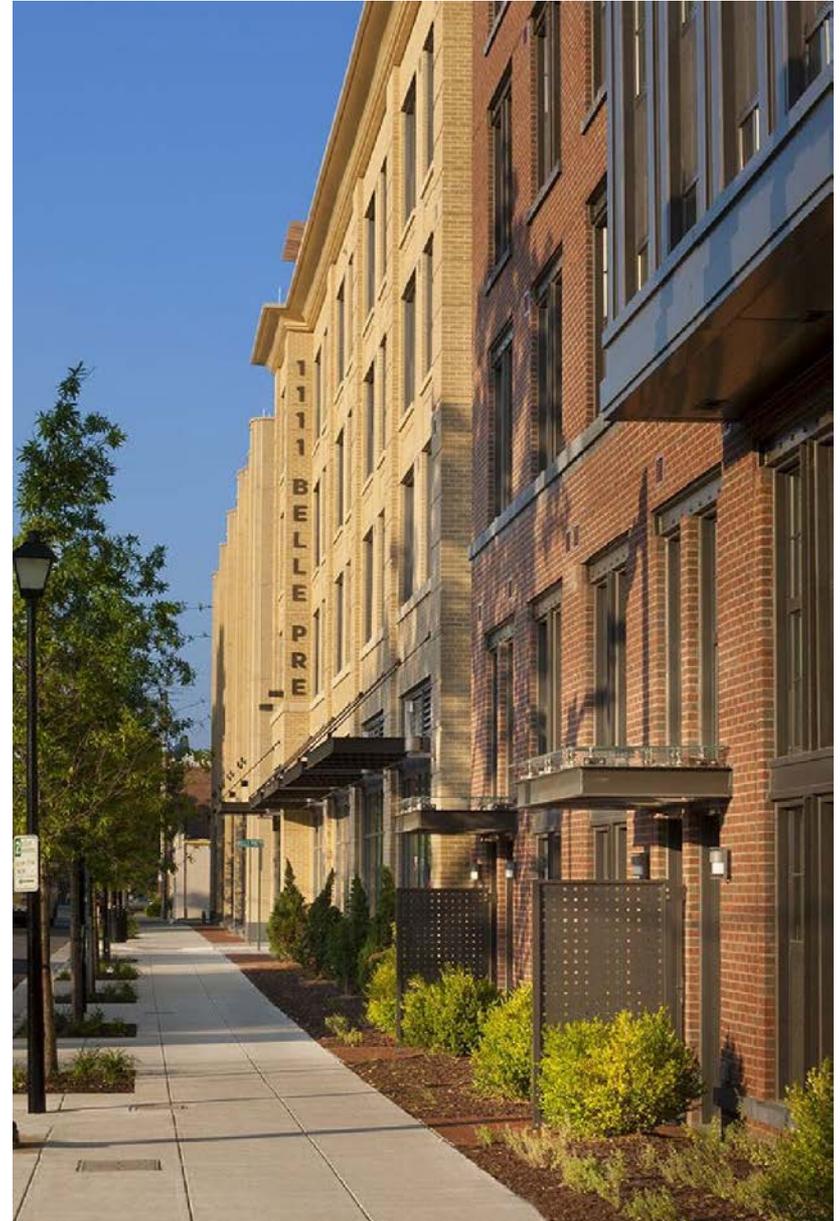


# BUILDING HEIGHT

## 7-10 LEVELS (+-70 TO 100 FEET)



# BUILDING CHARACTER BELLE PRE-HENRY ST.



# PERCEPTION OF HEIGHT

Scale, Material, Color Changes (Building Footprint and Building Design)

Details at the Ground Level

Importance of Quality Streetscape

Variety of Height – Scale Transitions based on context

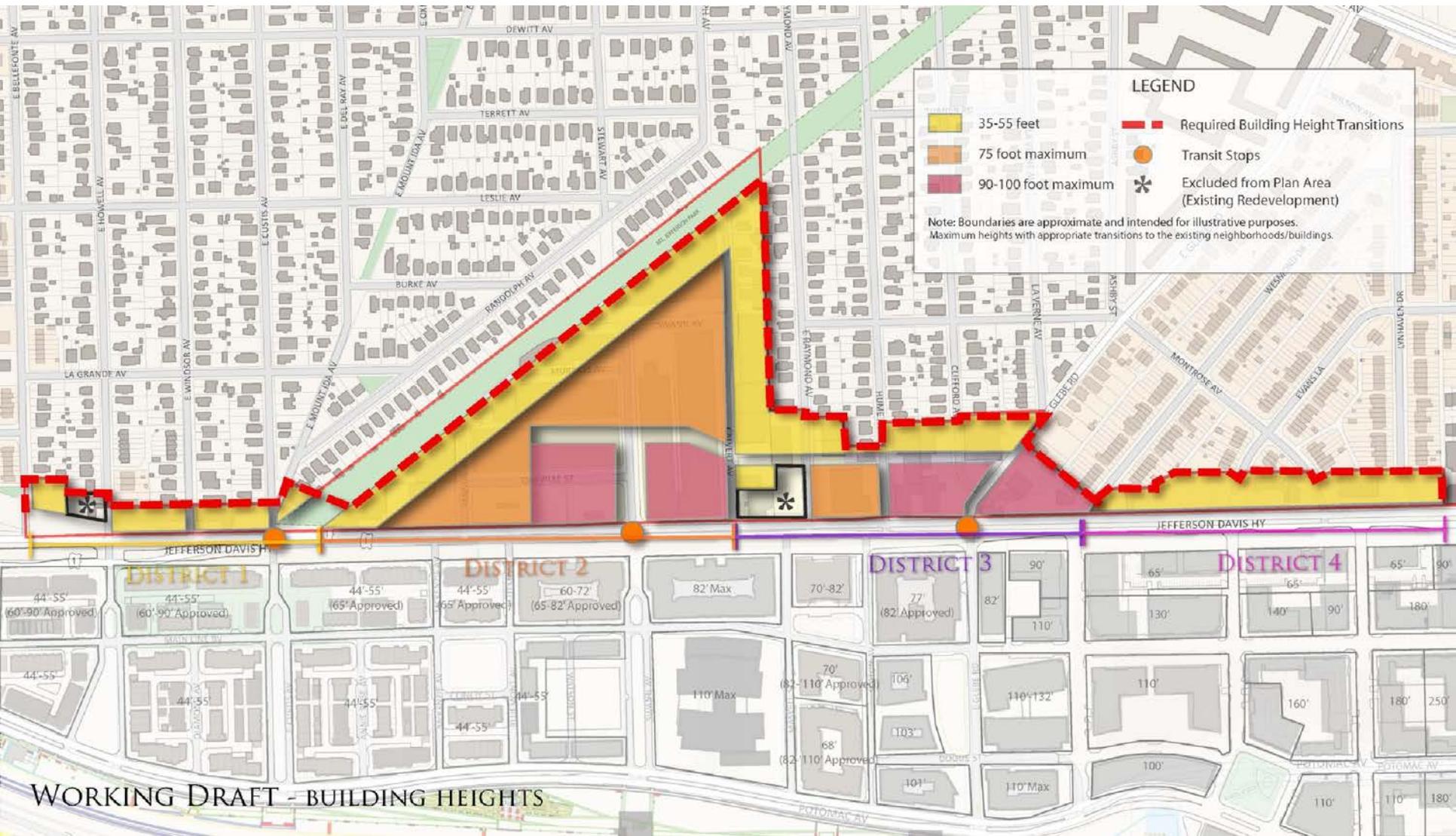
Importance of Secondary Elements

Quality Materials



# BUILDING HEIGHTS

## FROM 1.22.15

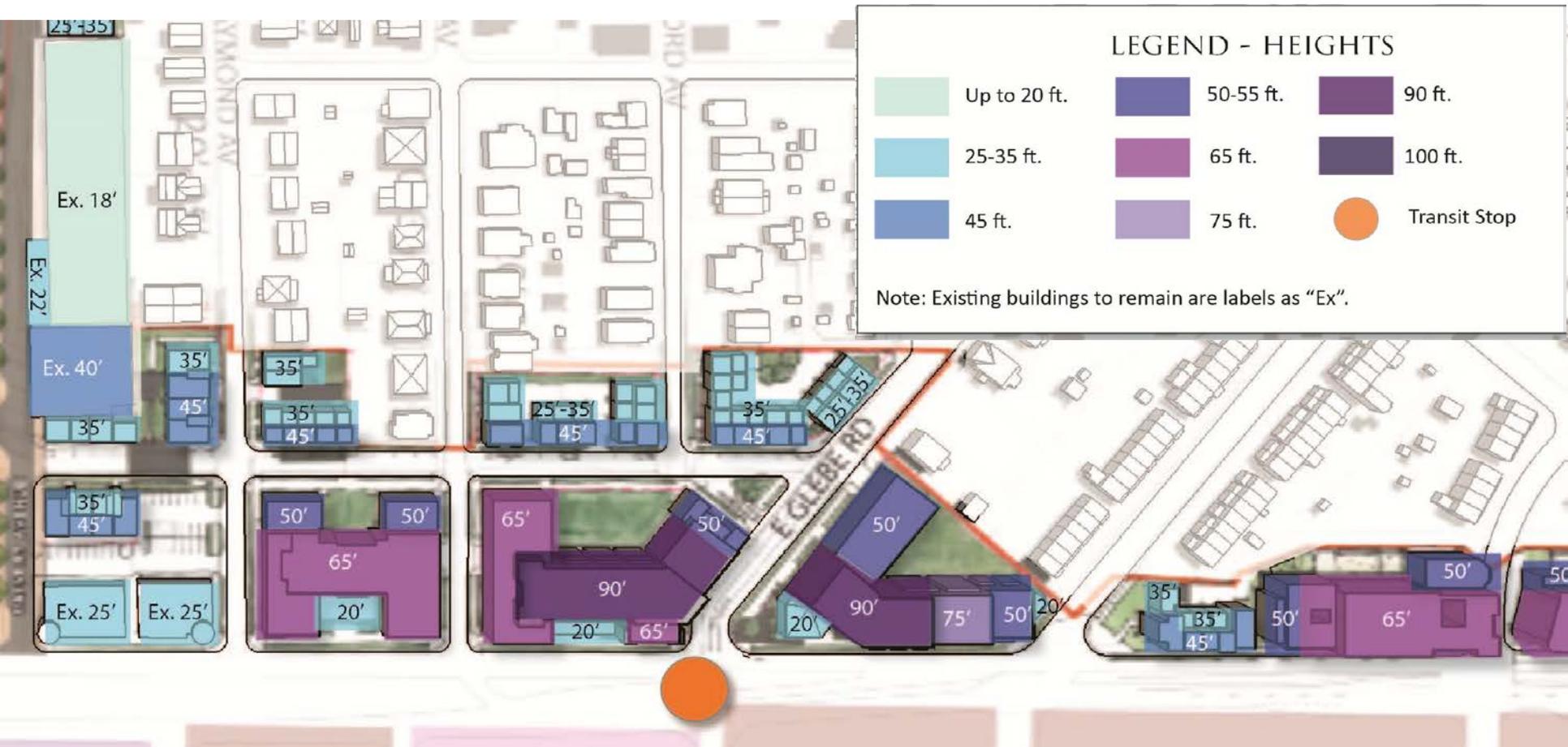


WORKING DRAFT - BUILDING HEIGHTS



# PLAN AREA BUILDING HEIGHTS

## E. GLEBE ROAD AND ROUTE 1



# BUILDING HEIGHTS - CONTEXT

## GLEBE ROAD AND ROUTE 1



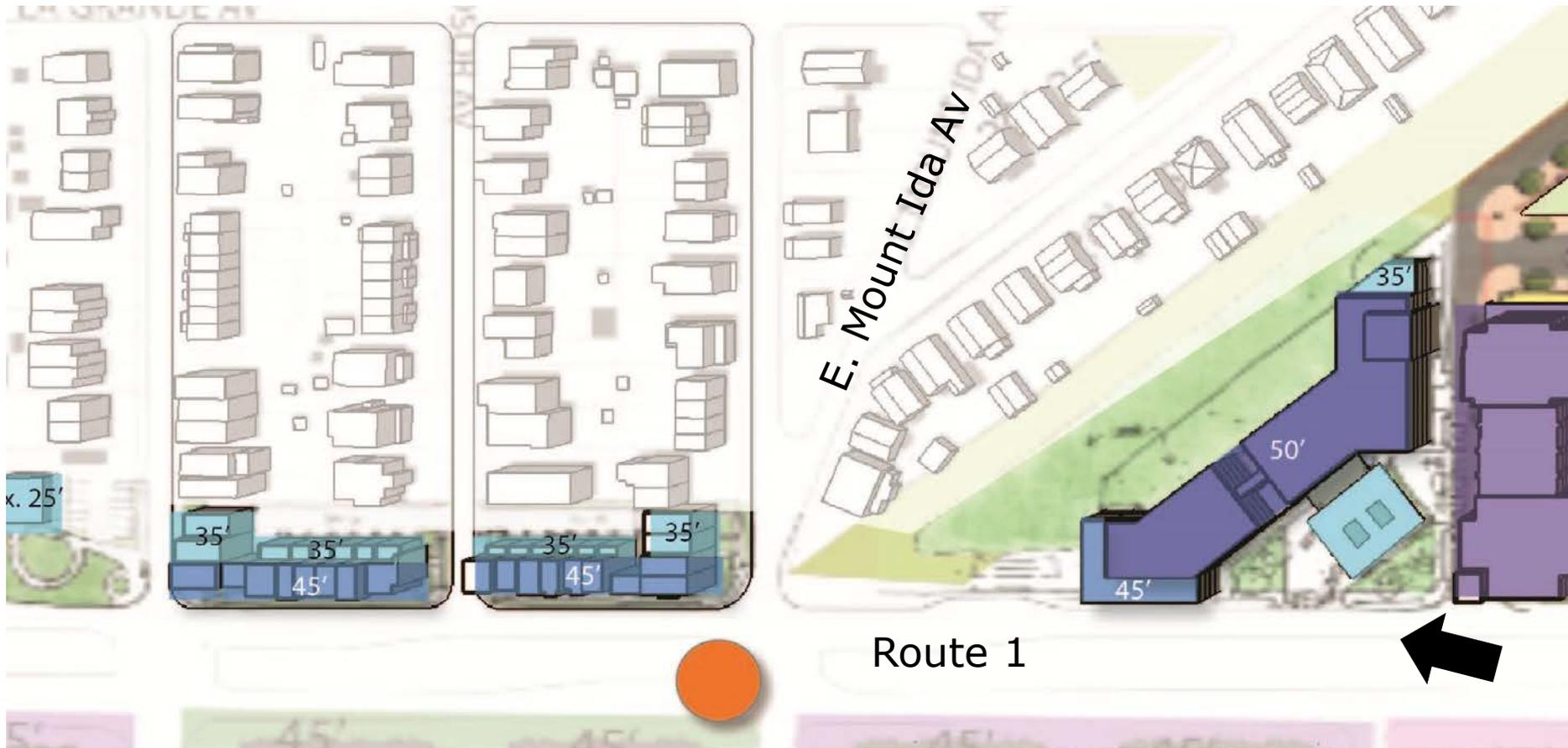
# BUILDING HEIGHTS - CONTEXT

## GLEBE ROAD AND ROUTE 1



# BUILDING HEIGHTS - CONTEXT

## CUSTIS AVENUE AND ROUTE 1



# BUILDING HEIGHTS - CONTEXT

## CUSTIS AVENUE AND ROUTE 1



# BUILDING HEIGHTS - CONTEXT

## LYNHAVEN DRIVE AND ROUTE 1



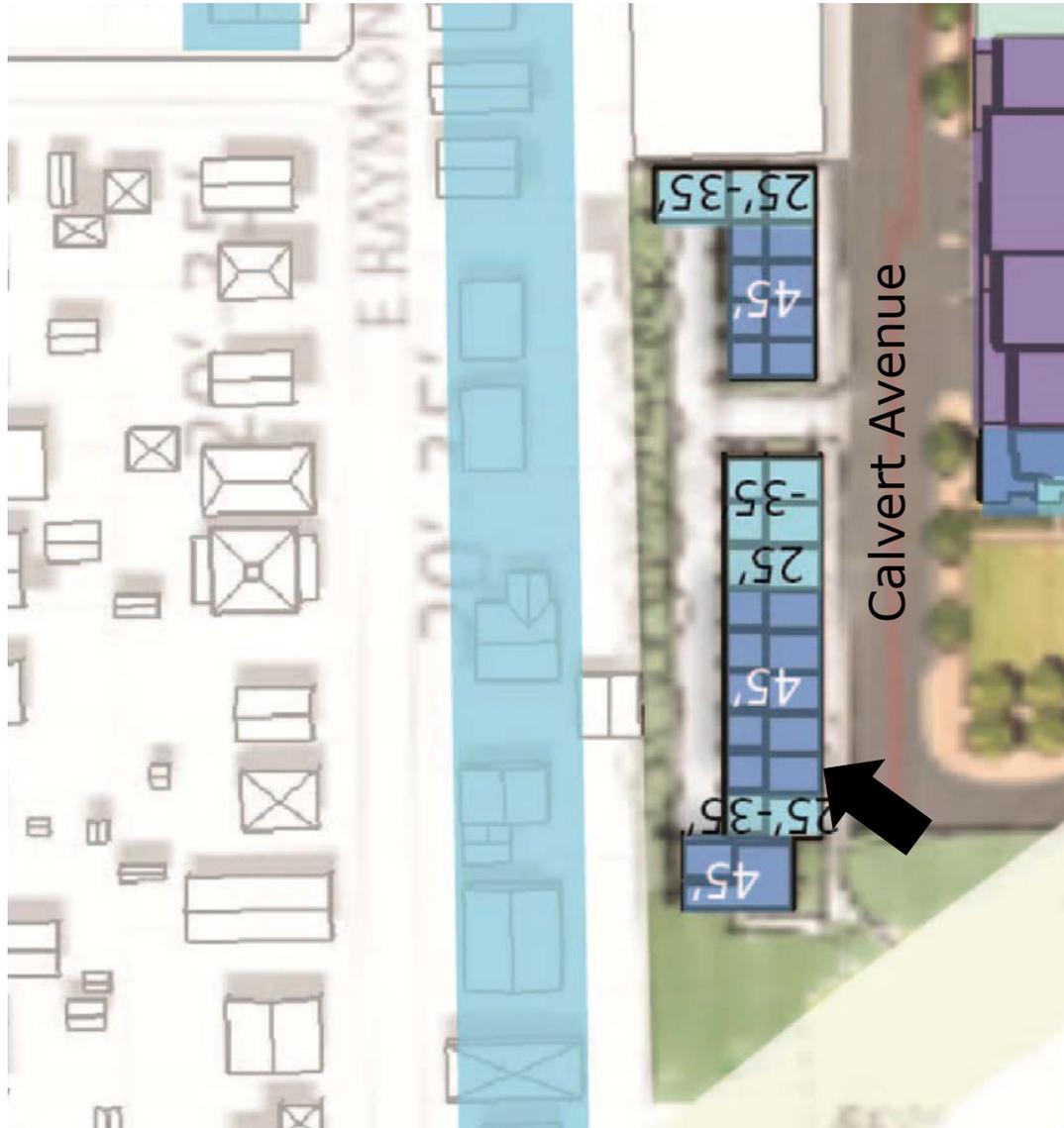
# BUILDING HEIGHTS - CONTEXT

LYNHAVEN DRIVE AND ROUTE 1



# BUILDING HEIGHTS - CONTEXT

## CALVERT AVENUE AND PARK ROAD

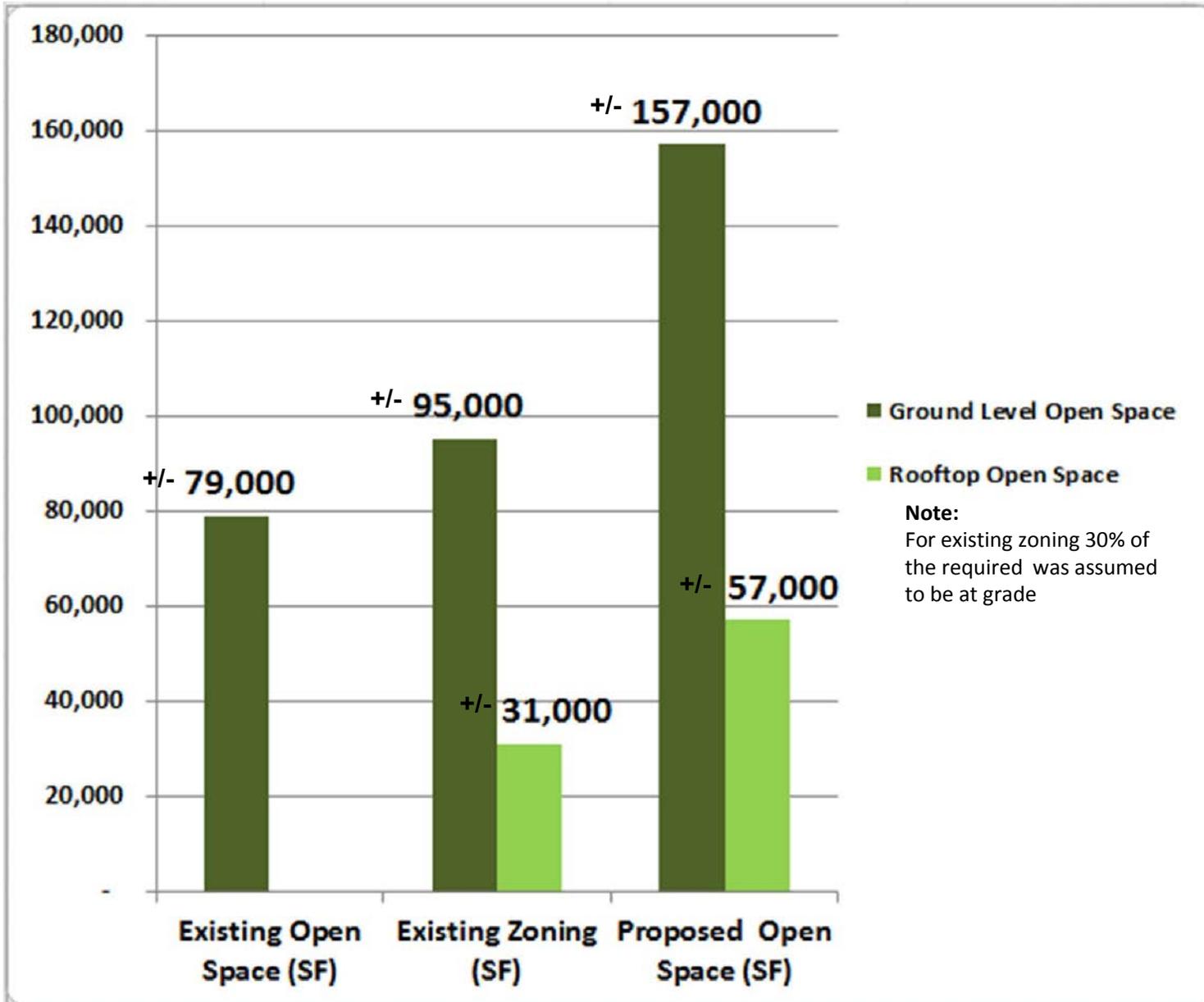


# BUILDING HEIGHTS-CONTEXT

## CALVERT AVENUE AND PARK ROAD



# PLAN AREA OPEN SPACE



# OPEN SPACE

OPEN SPACE 02 -26-15



**LEGEND**

- Public Parks
- Ground Level Open Space
- Rooftop Open Space
- Transit Stops
- M Alternative Metro Locations

**Notes:**

1. Boundaries are approximate and intended for illustrative purposes.
2. All freestanding, three-level structures are rooftop open space.
3. Multifamily buildings are assumed to have 47-30 % of the rooftop as open space.
4. Open spaces depicted include existing and planned open spaces and parks.
5. Open spaces in Potomac Yard are approximate for illustrative purposes.

# TYPES OF OPEN SPACE – CHARACTER



# OPEN SPACE – GLEBE – ROUTE 1



# DISCUSSION/FEEDBACK

- Land Use Concept
- Open Space
- Heights

# 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

# QUESTIONS

## OAKVILLE TRIANGLE/ROUTE 1 PLAN AREA LAND USE CONCEPT

1. Do you agree with the proposed Plan Area land uses concept?
2. Do you agree that allowing “maker” uses and greater flexibility for 1st floor Route 1 commercial spaces is an appropriate way to address the recommendations of the industrial study, and the loss of warehouse space within the Plan area?

*Use the space provided on the worksheet to explain your answer.*

# SUMMARY

## PLAN AREA OPEN SPACE AND HEIGHTS

- Highest heights at Transit Stops (Swann and Glebe on Route 1) 90 feet with appropriate transitions
- Required height transitions 30-45 feet adjacent to existing neighborhoods
- 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

# QUESTIONS

## PLAN AREA OPEN SPACE AND HEIGHTS

3. Do you agree with the proposed Plan Area open space concept?
4. Do you agree with the proposed Plan Area height ranges?

*Use the space provided on the worksheet to explain your answer.*

# OAKVILLE TRIANGLE SITE



# SUMMARY

## OAKVILLE TRIANGLE HEIGHTS

- Highest heights at Swann/Route 1 intersection (Transit Stop) 90-100 feet
- Height transitions achieved through townhouses adjacent to Mount Jefferson Park and through building step-downs on Calvert

# SUMMARY

## OAKVILLE TRIANGLE BUILDING CHARACTER

- “Loft” style with industrial origins
- High quality building materials
- Variation in height and façade
- Active retail / pedestrian streetscape

# QUESTIONS

## OAKVILLE TRIANGLE HEIGHTS & BUILDING CHARACTER

5. Are the proposed Oakville Triangle site heights consistent with the previous direction of the Advisory Group and has the plan implemented the concept appropriately?

6. Is the building character presented for the Oakville Triangle site headed in the right direction?

*Use the space provided on the worksheet to explain your answer.*

# NEXT STEPS

## **Next Advisory Group/Community Meeting**

March 26, 2015, Location TBD

Discussion Topics:

Mount Jefferson Park, Plan Area Architecture

## **Next Neighborhood Parks Meeting**

March 12, 2015, Mount Vernon Rec. Center

Discussion Topic:

Mount Jefferson Park Draft Concept Options

