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
Meeting #11: Land use, height, open space and building character
Principles to Guide Redevelopment
August 2014

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 adjacent 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 access
    - Light and shadow study
    - Consideration of building heights to nearby examples
    - More information on “transition area”
    - Potentially reducing heights along the western portion of the north side of Cabot Street adjacent to existing residences to 75-80’ or 70-75’ with no setback or 90-95’ with setback, due to less buffer area
    - Potentially increasing heights in central portion of “transition” height zone, particularly along Seaside Avenue with trees
    - Potential additional setbacks at intersections
  - Variations in building heights and facades
  - Appropriate location of 50’ max height buildings

Open Space
- Explore the following:
  - Character of park, pedestrian and commuter paths, neighborhood serving, type of use
  - Seaside Avenue and streetscape 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

Meeting #11: Land use, height, open space and building character 02.26.15
### 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

#### 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
Meeting #11: Land use, height, open space and building character

02.26.15
MAKING, FIXING, AND RETAIL GROUND FLOOR AND BUILDING HEIGHT
Citywide Industrial Study Overview
INDUSTRIAL STUDY TARGET AREAS

Meeting #11: Land use, height, open space and building character 02.26.15
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 65 Feet)
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
PLAN AREA BUILDING HEIGHTS
E. GLEBE ROAD AND ROUTE 1

LEGEND - HEIGHTS

- Up to 20 ft.
- 25-35 ft.
- 45 ft.
- 50-55 ft.
- 65 ft.
- 75 ft.
- 90 ft.
- 100 ft.

Note: Existing buildings to remain are labeled as “Ex”.

4/11/2012
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
LYNHAVEN DRIVE AND ROUTE 1
BUILDING HEIGHTS - CONTEXT
LYNHAVEN DRIVE AND ROUTE 1
BUILDING HEIGHTS - CONTEXT

CALVERT AVENUE AND PARK ROAD
Note:
For existing zoning 30% of the required was assumed to be at grade.
TYPES OF OPEN SPACE – CHARACTER
OPEN SPACE – GLEBE – ROUTE 1

LEGEND

- Public Parks
- Ground Level Open Space
- Roof top Open Space
- Transit Stops
- Alternative Metro Locations

Notes:
1. Boundaries are approximate and intended for illustrative purposes.
2. All townhouses: third level depicted as rooftop open space.
3. Multifamily buildings are assumed to have +/- 30% of the rooftop as open space.
4. Open spaces depicted include existing and planned open spaces and parks.
5. Open spaces in PotomacYard are approximate for illustrative purposes.
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
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
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