Oakville Triangle/Route 1 Corridor Planning

Parks & Recreation Commission
March 19, 2015
AGENDA

- Where we are
- Plan Area Land Use
- Plan Area Building Heights
- Oakville Triangle Heights and Building Character
- Plan Area Open Space
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
Building Heights
Refined 2.26.15

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 labels as “Ex”.

Parks & Rec Commission Update: Land Use, Heights and Open Space 03.19.15
Building Heights – Context

Glebe Road and Route 1
Building Heights – Context

Custis Avenue and Route 1
BUILDING CHARACTER – STREETSCAPE
Plan Area Open Space

- Existing Open Space (SF): +/− 79,000
- Proposed Open Space (SF): +/− 157,000
- Existing Zoning (SF): +/− 95,000
- Proposed Zoning (SF): +/− 57,000

Ground Level Open Space
Rooftop Open Space
Open Space
Open Space
Open Space

LEGEND

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

Notes:
1. Non-Maneuverable spaces are represented as green symbols.
2. Activity areas are represented as orange symbols.
3. Alternative Metro locations are represented as black circles.
4. Open space depicted as solid green and dotted open spaces and parks.
5. Open space continues outside the map area as indicated.

Parks & Rec Commission Update: Land Use, Heights and Open Space

03.19.15
Types of Open Space - Character
SUMMARY

Plan Area Open Space

- 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