



# **Oakville Triangle & Route 1 Corridor Planning**

City Council Work Session  
June 23, 2015

# Key Policy Issues

- Funding the Plan - Developer Contributions & Tax Increment
- Prioritizing Community Benefits identified in the Plan
- Phasing: Infrastructure and Development

# Plan Study Area

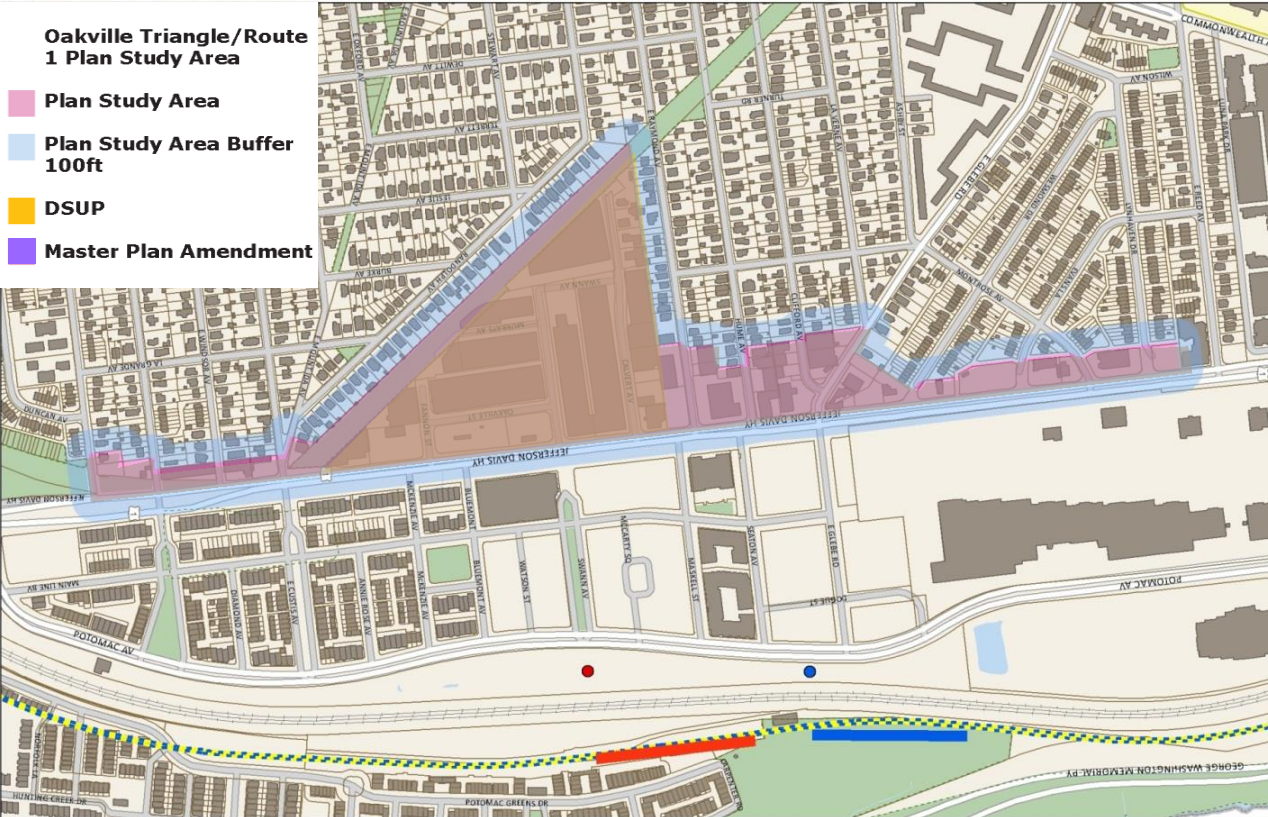
## Oakville Triangle/Route 1 Plan Study Area

Plan Study Area

Plan Study Area Buffer 100ft

DSUP

Master Plan Amendment



# Advisory Group

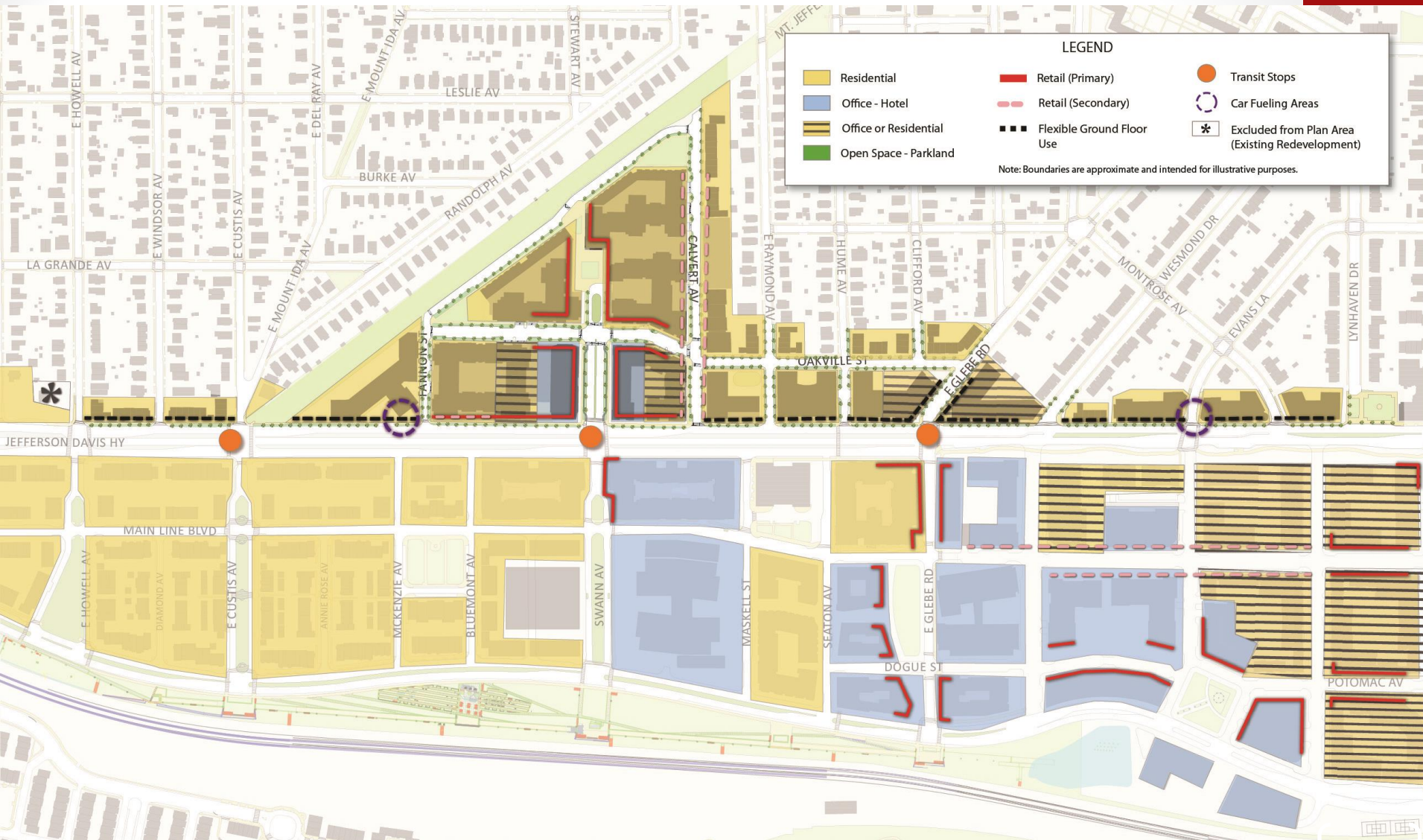
## Composition

- Maria Wasowski, Chair      Planning Commission
- Frank Fannon      At-Large
- David Fromm      At-Large
- Rodrigo Letonja      At-Large
- Peter Pocock      At-Large
- Pat Miller      Business (DRBA)
- Ben Flood      Del Ray Civic Association
- Andrew Dubinsky      Lynhaven Civic Association
- Patricia Harris      PY South





# Land Uses



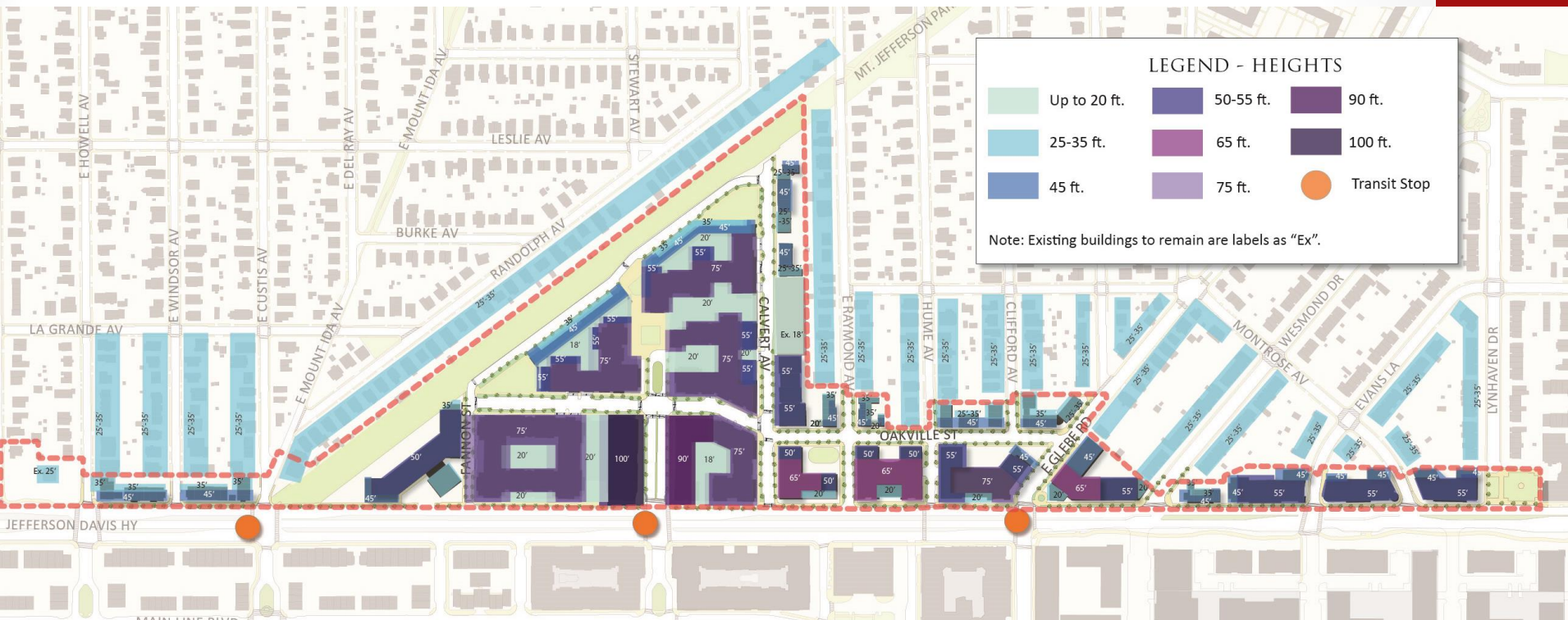
# Retail Market Analysis Conclusions

- *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



# Building Heights - maximums





# North South Road



# Open Space





# Mt. Jefferson Park Plan



SURFACING TREATMENT OPTION  
CELL-TEK GRAVEL-LOK PERMEABLE SURFACE (or similar product)

- 7 LOW-IMPACT STORMWATER MANAGEMENT AND DRAINAGE**
- STORMWATER AND DRAINAGE ISSUES IMPROVED THROUGH LANDSCAPE TREATMENTS SUCH AS RAIN GARDENS AND SWALES
  - NO LARGE STORMWATER STRUCTURES PROPOSED



RAIN GARDEN / BEST MANAGEMENT PRACTICE (B.M.P.)

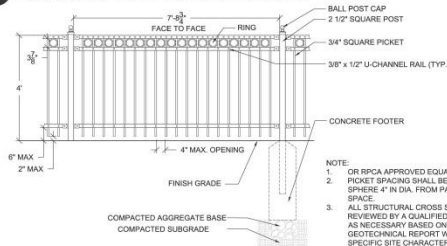


EXISTING TREES  
TO REMAIN



PROPOSED TREES

## 8 ORNAMENTAL FENCE CREATES GATEWAY AT ROUTE 1



- NOTE:
- OR RPCA APPROVED EQUAL
  - PICKET SPACING SHALL BE SET SO AS TO PREVENT A SPHERE 4" IN DIA. FROM PASSING THROUGH THE SPACE
  - ALL STRUCTURAL CROSS SECTIONS SHALL BE REVIEWED BY A QUALIFIED ENGINEER AND MODIFIED AS NECESSARY BASED ON THE SITE SPECIFIC GEOTECHNICAL REPORT WHICH IDENTIFIES THE SPECIFIC SITE CHARACTERISTICS
  - COLOR TO BE BLACK
  - ALL FIELD WELDING SHALL BE GROUND SMOOTH & CLEANED PRIOR TO PAINTING
  - INSTALL PER MANUFACTURERS INSTRUCTIONS
  - FENCING TO BE INSTALLED AT DOG EXERCISE AREA AND RT. 1 ENTRANCE

## GENERAL PARK IMPROVEMENTS

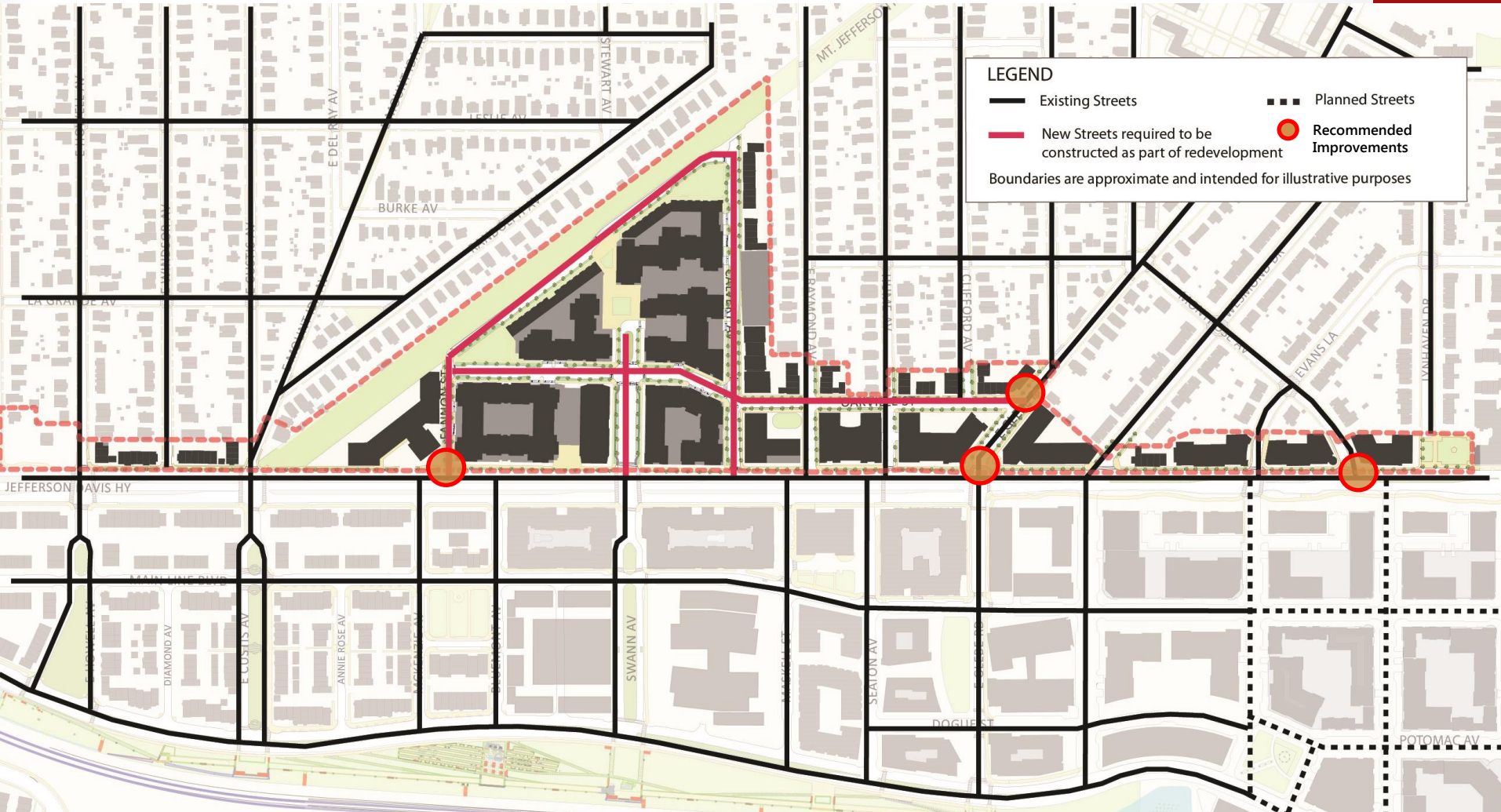
- 1 IMPROVE DOG EXERCISE AREA
- 2 TRAIL IMPROVEMENTS
- 3 TRAIL CONNECTION
- 4 IMPROVE SIGNAGE AND WAYFINDING \*
- 5 ENHANCE BUFFER //
- 6 PHASED REMOVAL OF INVASIVE SPECIES \*
- 7 IMPROVE STORMWATER MANAGEMENT AND DRAINAGE
- 8 ROUTE 1 ENTRANCE

## OVERALL PARK GOAL:

"MAINTAIN AND ENHANCE THE EXISTING PARK CHARACTER"



# Street Network - New Streets & Recommended Improvements





# 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



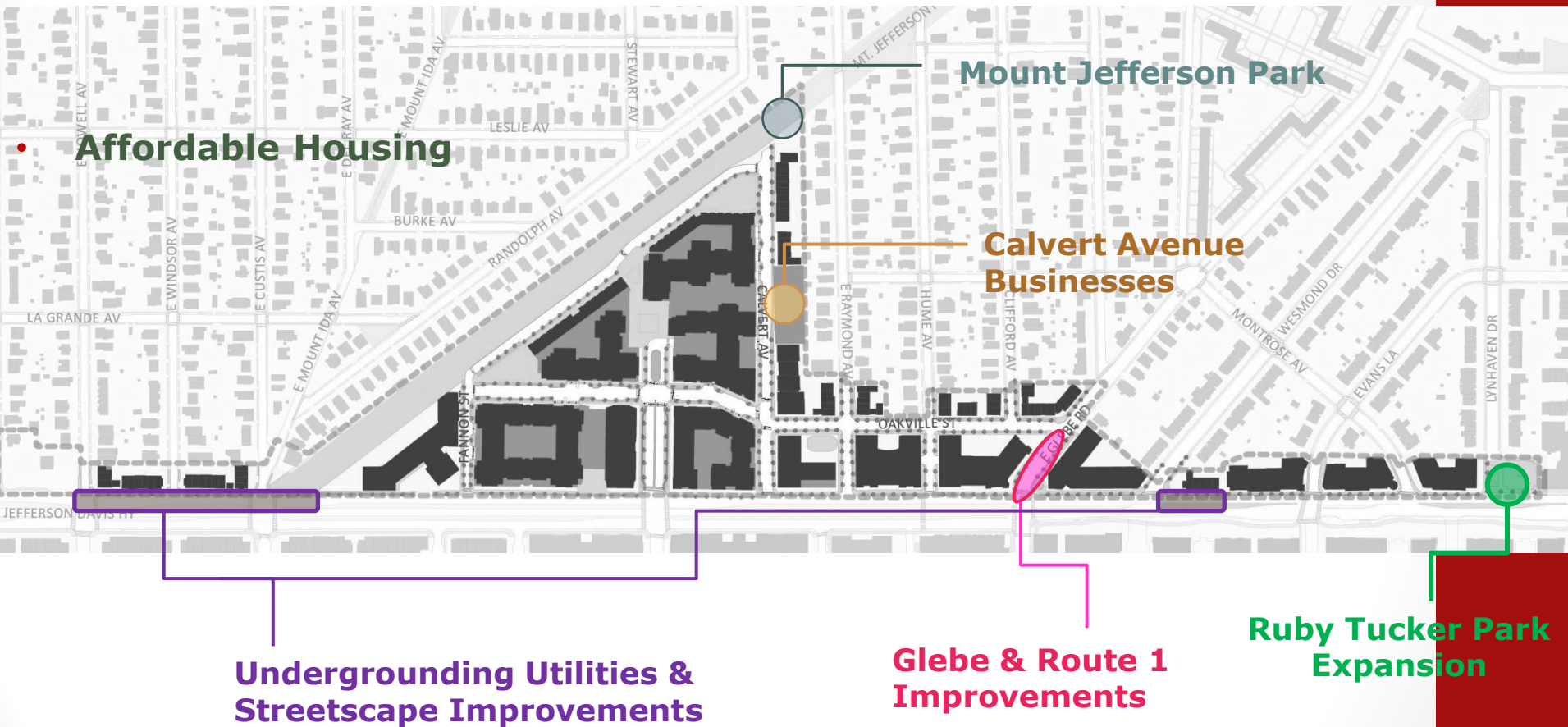
## Plan Area Overall

- Target level of affordability is 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 Plan Area

## Oakville Triangle

- Affordable rental housing onsite
- Number of units +/- 65 depending on mix of unit types and level of affordability
- Studios/Junior 1 BR may be appropriate

# Community Benefits



# Approach to Plan Implementation Funding

- Percentage of future new City tax revenue (15% to 20%)
- Developer contributions
- Redevelopment – City Approvals/Requirements



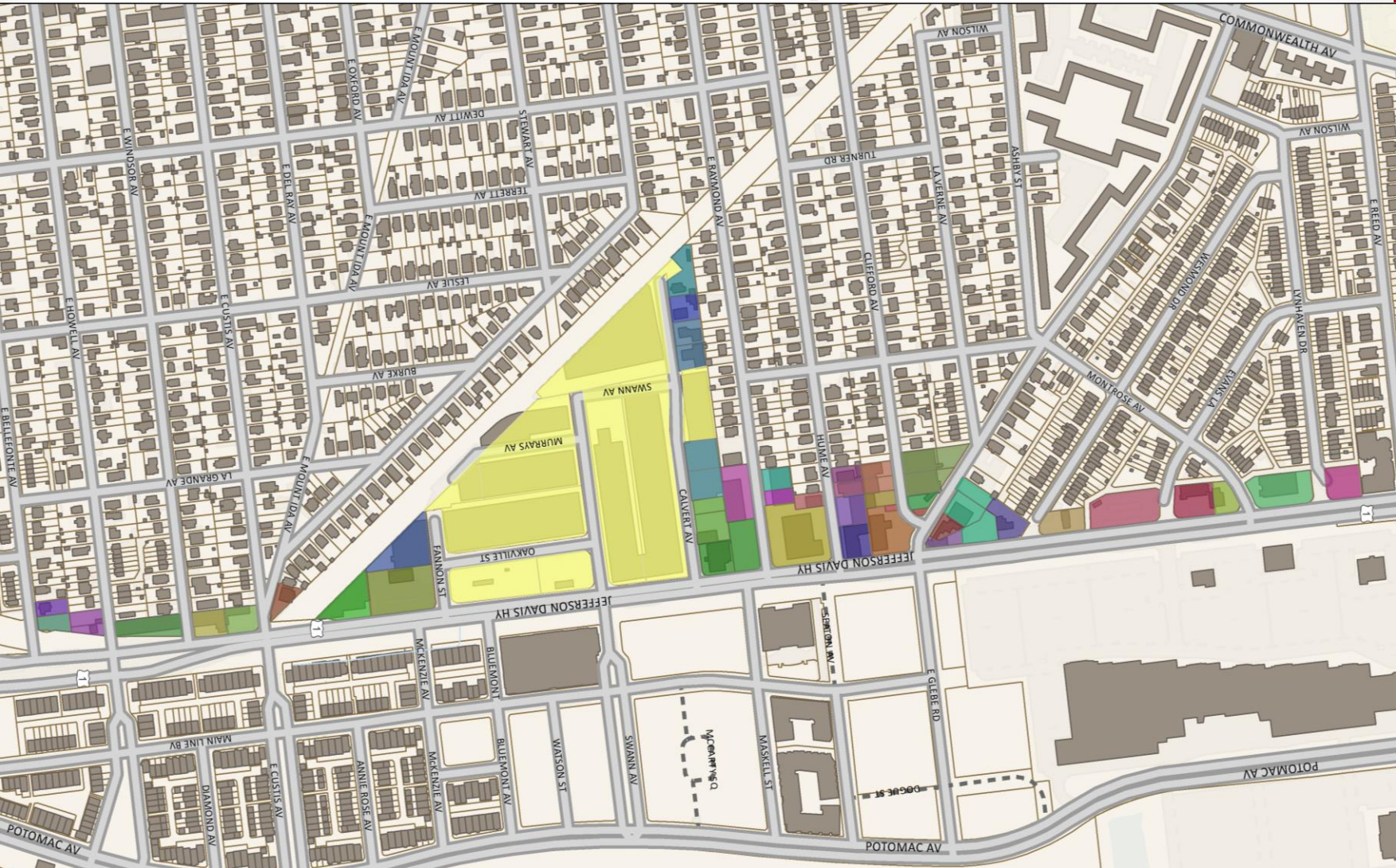
# Timing – Phasing – Revenue

0-5 years					6-10 years					11-15 years					16-20 years				
Mt. Jefferson Park																			
Affordable Housing																			
		Glebe/Route 1 Phase I							Glebe/Route 1 Phase II										
—	—	—	—	With DSUP	—	—	—	—	—	—	—	Route 1 Utilities-Streetscape							
												Ruby Tucker Park Expansion							

Note: Times are approximate for planning purposes

*Background slides for reference if needed*

# Ownership





# History – Context





# plan principles

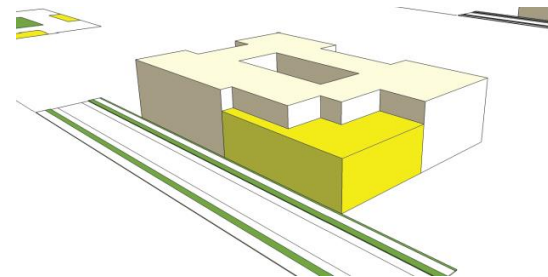
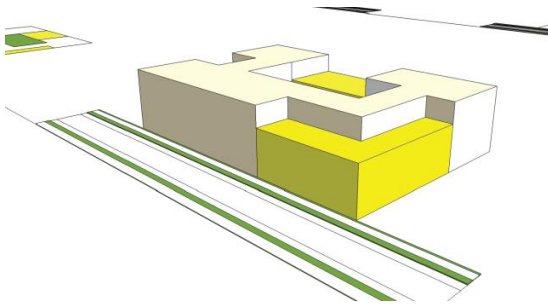
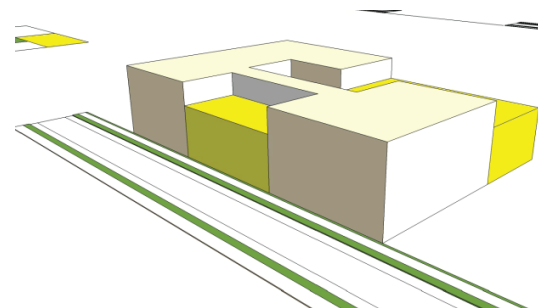
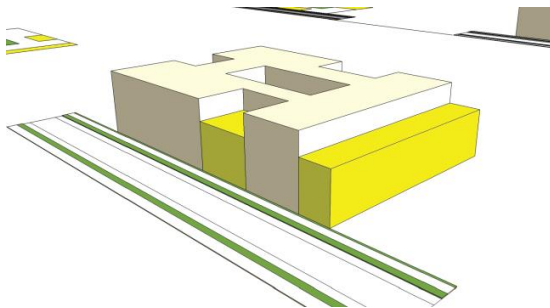


1. Integrate into fabric of *existing neighborhoods*, ensuring *compatibility* of uses & heights
2. Enhance existing character of *Mount Jefferson Park*
3. Maximize *proximity to transit* and provide robust *connectivity*
4. Provide an active, high quality *public realm, built environment, streetscape*
5. Incorporate a *mix of housing types* affordable to a *range of incomes*
6. Ensure *variety of height, scale and material*; unique character, industrial heritage
7. Provide *maker spaces* and *neighborhood-serving* retail/ service



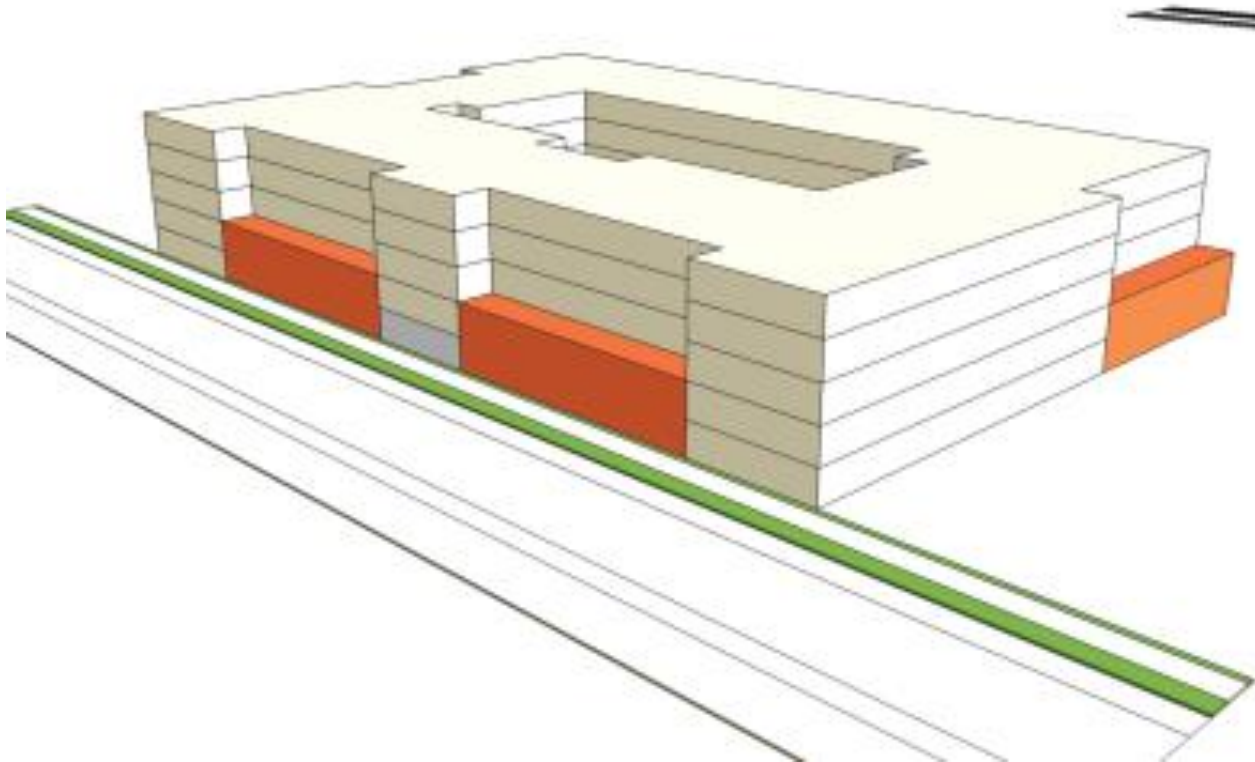


# Variation in Height





# Variation in Footprint



Belle Pre



The Monarch



Edmonson Plaza



# Additional Community Benefits

## Rezoning/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

# Maker Space

## Craft Manufacturing-Production-Repair



# Retail Market Analysis

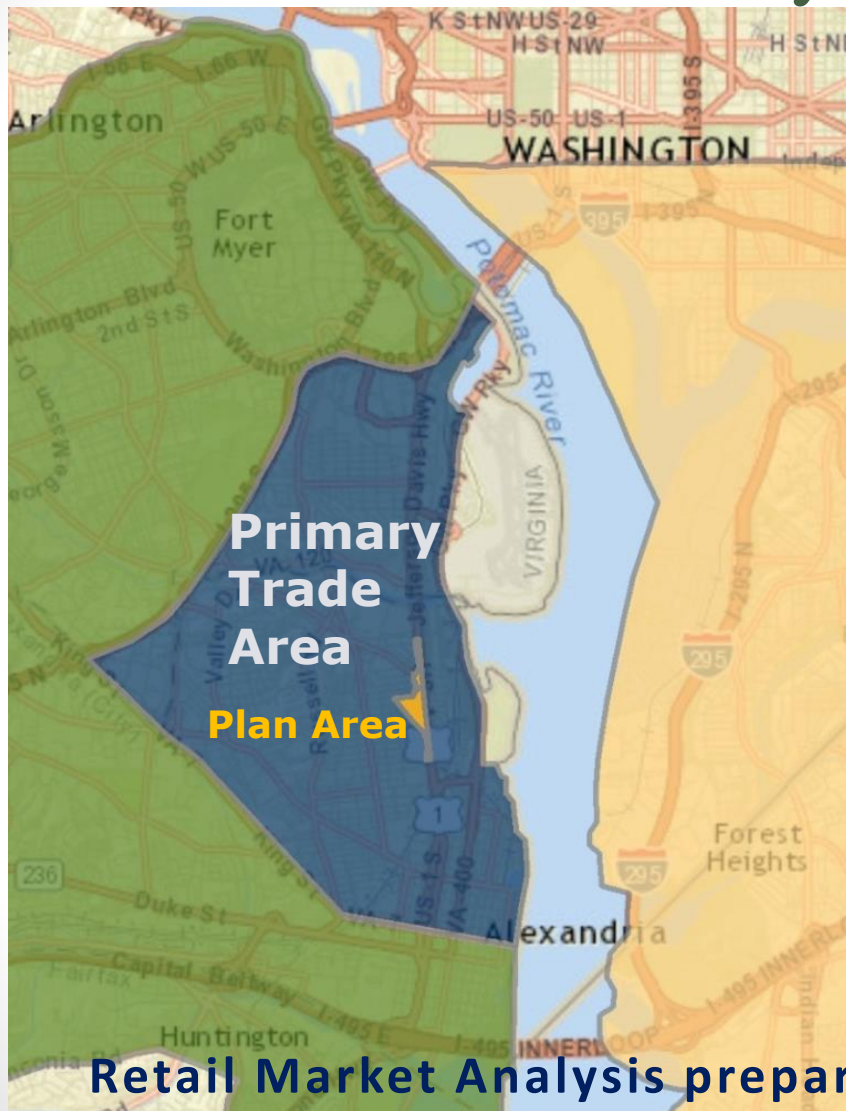
## Primary Trade Area

**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 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



PROJECT NO. 20140051.00 REVISION NO. 000 DATE 02/11/2015

Notes

RETAIL LAYOUT DIAGRAM

STONEBRIDGE CARRAS



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OAKVILLE  
Alexandria, Virginia

28



# Custis Avenue and Route 1



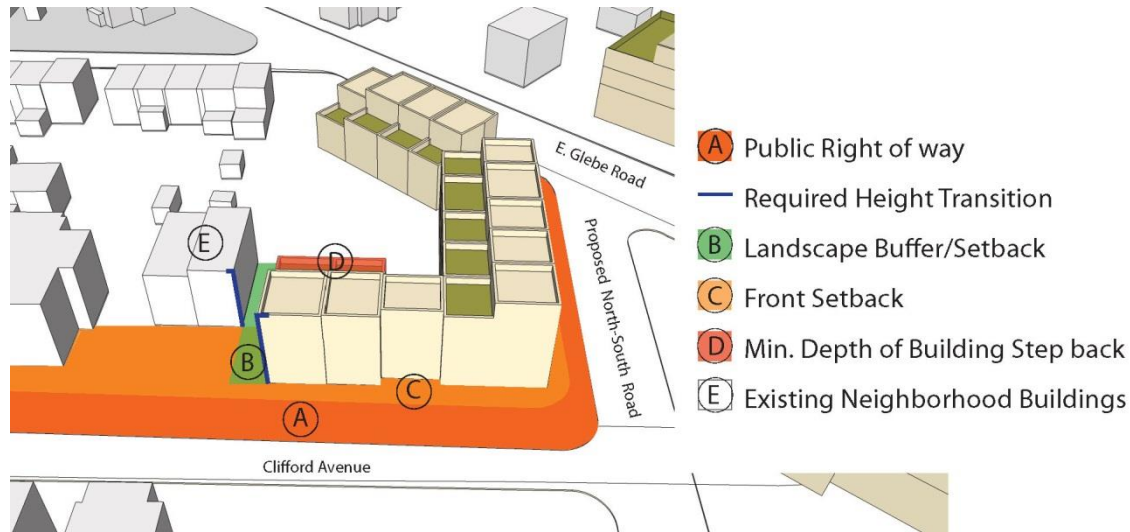


# Ruby Tucker Park Expansion

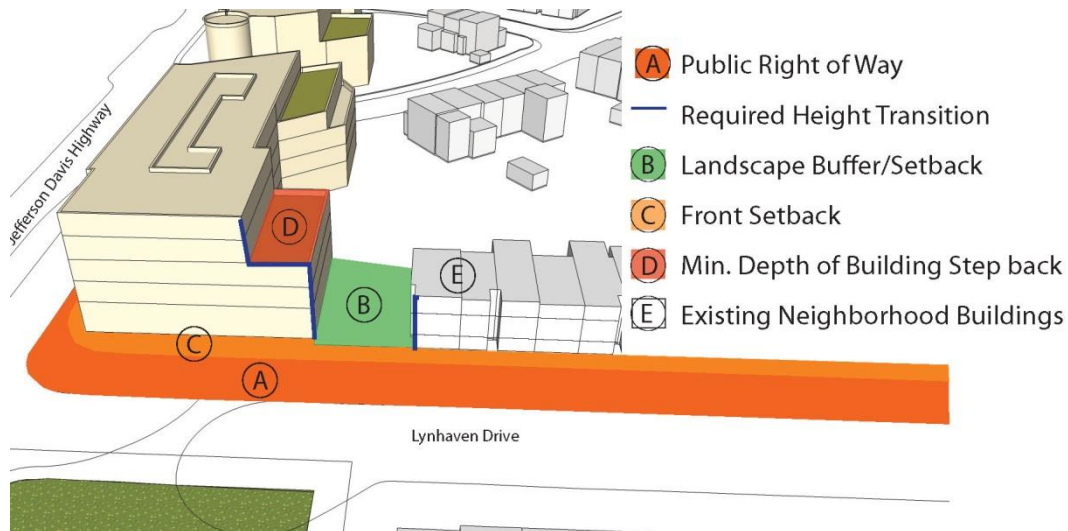


# Scale Transitions

Townhomes

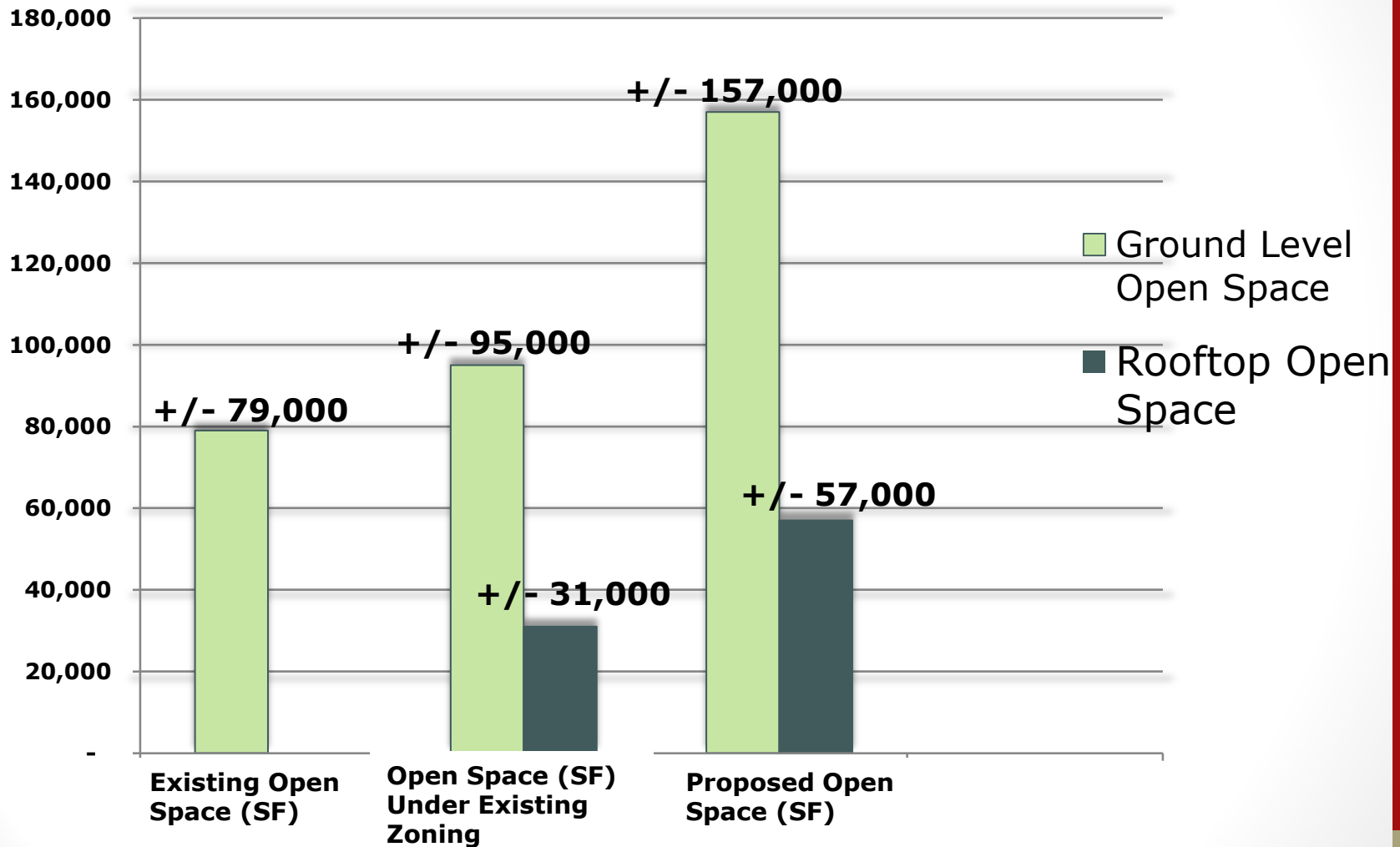


Multi-family



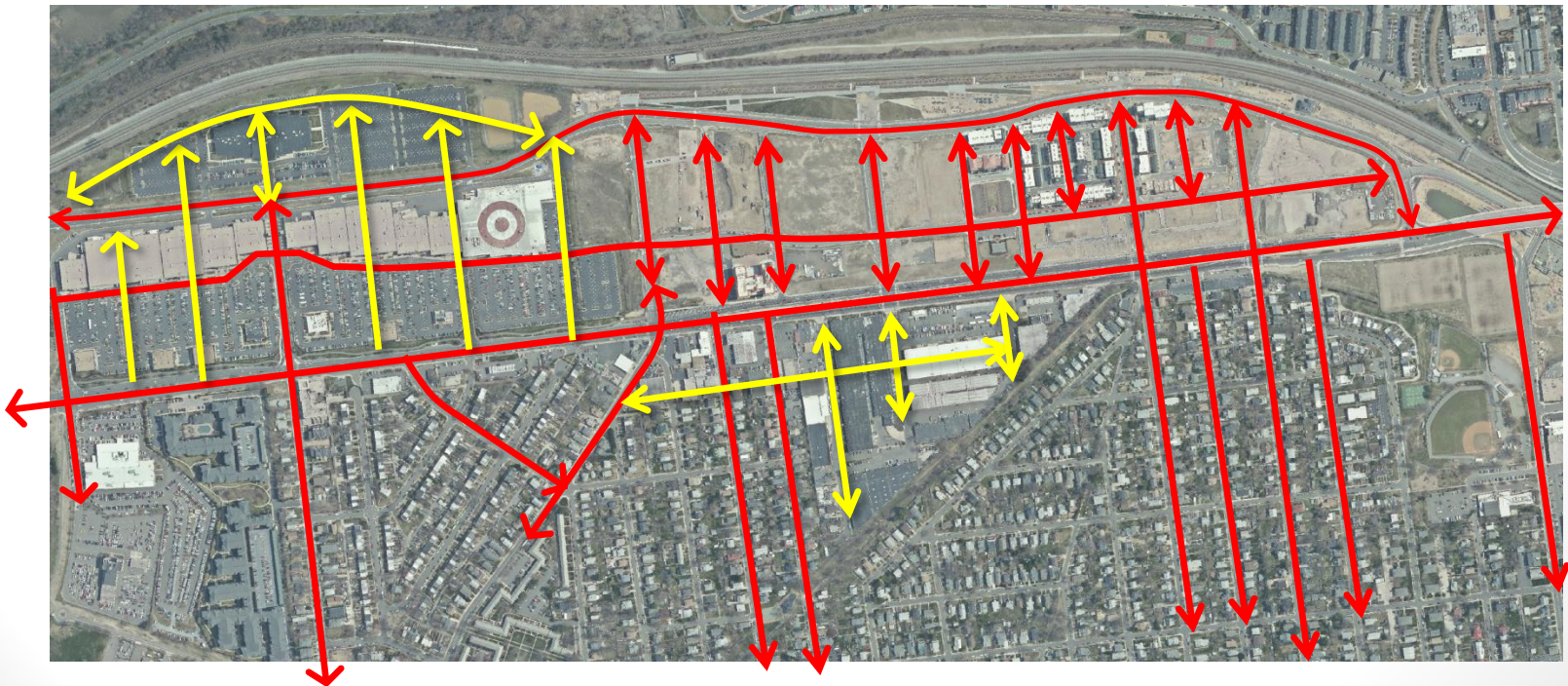


# Plan Area Open Space



# 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



# Plan Implementation

- How do we pay for improvements prioritized by the Plan?
- How do we sequence the improvements?

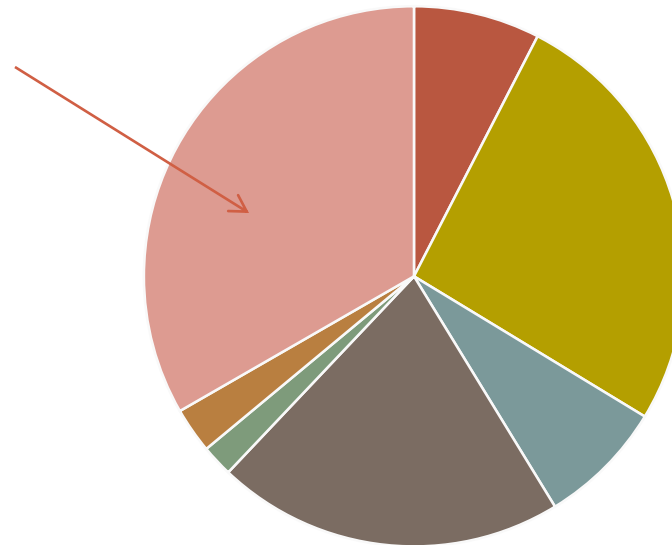


# Community Benefits with Development SUP

- Undergrounding utilities & streetscaping onsite
- Environmental upgrades – stormwater management
- Open space
- Affordable housing contribution
- Public art contribution
- Transportation Management Plan contribution
- Sanitary Sewer

# 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**



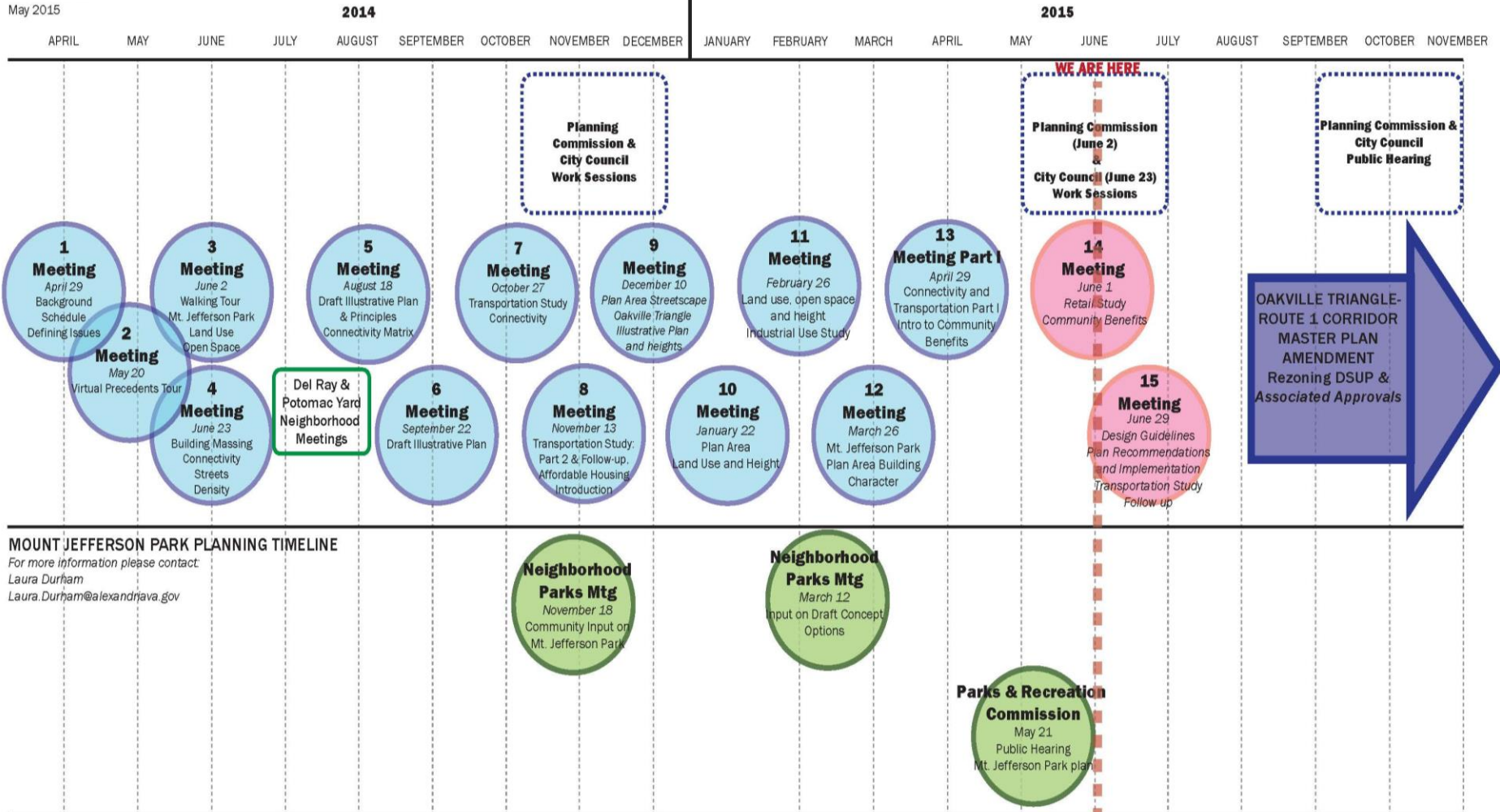
*Note: Chart reflects approximate relative costs for illustrative purposes only*

# process – next steps

## OAKVILLE TRIANGLE ROUTE 1 CORRIDOR WORK PROGRAM DIAGRAM

WORKING DRAFT

May 2015



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