

## **Attachment 1: Proposed Master Plan Amendment Revisions and Content**

1. **Plan Boundary Change:** The following additions/revisions are to be made to the **Oakville Triangle Route 1 Corridor Plan, Section 4D: ‘Plan Framework’**

~~a) Text to be added:~~

~~**Block 12 (413 and 415 Hume Avenue):** Staff recommends retention and integration of at least one of the existing structures into redevelopment of Block 12. Should the retention of one of the existing buildings not prove feasible, the larger development total assumed for Option 2 for Block 12 is included in the CDD #24 Development Table.~~

*b) Graphic to be added:*



Revised Zoning Plan

c) *Graphic to be added:*



### Revised Illustrative Plan

**d) Graphic to be added:**

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Revised Height Map

*e) Graphic to be added:*



Revised Land Use Map



Rezoning #2015-0004  
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2. Development Summary: The following additions/revisions are to be made to the **Oakville Triangle Route 1 Corridor Plan, Section 1C: 'Implementation:'**

a) *Development Summary Table to be added*

District #	Block #	Applicable notes (see notes page below)	Residential				Office	Hotel	Retail and Maker		Maximum Total (sq. ft.)
			1a	1b	2	3	4	5			
			Multifamily Residential (max. GFA)	Multifamily Residential (max. units)	Townhouse (max. GFA) Includes garages. See Note 1	Townhouse (max. units)	Office (max. GFA)	Max. GFA	Retail (Primary / Secondary) (max. GFA)	Retail (Maker Space Required (max. GFA) See Note c	
1	1	f	0	0	24,800	10	0	0	0	-	24,800
	2	f	0	0	24,800	10	0	0	0	-	24,800
2	3	a b f	<del>447,600</del> <b>140,500</b>	<del>426</del> <b>149</b>	0	0	0	0	0	9,500	<del>427,100</del> <b>150,000</b>
	4	b k l m n	307,000	326	0	0	135,200	0	46,000	0	488,200
	5	k l m q	162,600	172	35,100	14	0	0	31,000	0	228,700
	6	k l m q r	377,400	399	31,000	14	0	0	81,700	0	490,100
	7	b k l m p	117,100	125	0	0	0	145,300	35,200	0	297,600
3	8		0	0	44,900	18	0	0	0	0	44,900
	9	d	0	0	0	0	0	0	0	21,500	21,500
	10		<del>56,200</del> <b>66,800</b>	<del>60</del> <b>71</b>	<del>16,000</del> <b>14,800</b>	5	0	0	0	6,200	<del>78,400</del> <b>87,800</b>
	11		75,600	80	0	0	0	0	0	19,200	94,800
	12	e	0	0	30,100	13	0	0	0	0	30,100
	13		80,000	85	0	0	0	0	0	27,900	107,900
	14		0	0	21,800	9	0	0	0	0	21,800
	15		0	0	28,000	11	0	0	0	0	28,000
	16	b	134,900	143	0	0	0	0	0	29,800	164,700
	17	b	120,000	127	0	0	0	0	0	6,100	126,100
4	18	f	0	0	14,800	5	0	0	0	-	14,800
	19		79,700	85	0	0	0	0	0	8,600	88,300
	20		68,200	72	0	0	0	0	0	5,900	74,100
	21		61,700	65	0	0	0	0	0	5,600	67,300
CDD Total			<del>1,756,000</del> <b>1,791,500</b>	<del>1,865</del> <b>1,900</b>	<del>274,300</del> <b>270,100</b>	109	135,200	145,300	193,900	140,300	<del>2,644,000</del> <b>2,676,300</b>

As recommended for approval by the Planning Commission 1/7/16

All changes to cell values in the table are indicated with **bold underline** and ~~strikethrough~~

Development Summary Table

*b) Notes Accompanying Development Summary Table to be added*

**Notes and regulations**

**For the Purposes of the CDD Area:**

1. Gross Floor Area (GFA) is defined as the sum of all gross horizontal areas under a roof or roofs. These areas are measured from the exterior faces of walls or from the centerline of party walls. Elevator and stair bulkheads, multi-story atriums and similar volumetric construction, not involving floor space are excluded. Below grade parking structure is excluded. See notes k and l below for blocks 4-7.
2. The floor area defined for each block within CDD #24 is a maximum floor area subject to compliance with the Oakville Triangle & Route 1 Corridor Vision Plan, the CDD requirements, and applicable requirements of the Zoning Ordinance.
3. Community facilities, public buildings and associated accessory uses may be provided on any block and shall not be deducted from the maximum permitted gross floor area; however the uses shall be subject to height requirements, the Oakville Triangle & Route 1 Corridor Vision Plan and other applicable elements as part of the DSUP process.
4. For lots identified in the Oakville Triangle & Route 1 Corridor Vision Plan with maker spaces on all four street-facing facades, if not feasible to provide maker spaces on all four sides, a minimum of 3 street-facing facades shall be used to provide maker spaces.
5. The mix of office and residential uses shall be consistent with the intent of the Oakville Triangle & Route 1 Corridor Vision Plan.
6. Any conversions between residential units and commercial floor area shall occur at the ratio defined in row 11. below
7. Not Used
8. For lots identified in the Oakville Triangle & Route 1 Corridor Vision Plan as appropriate for a gas/charging station, development associated with those uses may be exempted from GFA with SUP approval to a maximum of 6,000 sf
9. Bonus density achievable through section 7-700 shall not be applicable in CDD #24
10. The locations for uses shall be pursuant to the Land Use Map in the Oakville Triangle & Route 1 Corridor Vision Plan
11. Conversion rate from GFA SF to dwelling unit = 940 SF
12. Residential sq.ft may be used as office. To be determined during DSUP process.

**Block / Lot Specific:**

- a** Based on heights in the approved Oakville Triangle & Route 1 Corridor Vision Plan, October 2015. If greater heights are allowed, maximums may be increased to the approval of PC & CC.
- b** A portion or all of residential gross floor area may be used for office. If approved by the City Council through a DSUP submission.
- c** If maker retail space is not feasible, as fully demonstrated through a market study, the sq. ft. may be converted to retail use (preferable), or alternatively to residential through the DSUP process, in which case the a conversion ratio shall be per row 11. above
- d** **Block 9:** as part of the CDD, no additional development is assigned to this block. Uses within this block shall be limited to Maker Spaces pursuant to CDD #24
- e** **Block 12:** Staff recommends retention and integration of at least one of the existing structures into redevelopment of Block 12. Should the retention of 415 Hume Avenue not prove feasible, the larger development total assumed for Option 2 for Block 12 is included in the CDD #24 Development Table.
- f** Maker space retail may be provided on this block.
- g, h, i** Not used
- k** Service/BOH areas are not listed in this chart and may be calculated above the max. GFA in the Development Summary Table (above)
- l** Above grade structured parking areas are not listed in this chart and may be calculated above the max. GFA in the Development Summary Table (above)
- m** Development (sf) based on Preliminary CDD Concept Plan CDD2014-0002 submission 10/29/15
- o** Not Used
- n** Includes Block 4A and Block 4B
- p** Room numbers shall be commensurate with the approved CDD Concept Plan CDD2014-0002 (max. 189 rooms)
- q** Townhouses shall be liner units per the approved CDD Concept Plan CDD2014-0002
- r** As per all blocks, required retail identified in the plan at ground floor locations is required. Non-ground floor retail may be converted to an alternate use through the DSUP process

Text: Notes Accompanying Development Summary Table



3. Recommended Plan Improvements: The following additions/revisions are to be made to the **Oakville Triangle Route 1 Corridor Plan, Section 1C: 'Implementation'**

*a) Text for Transportation Improvements to be added:*

The following transportation improvements are required in/near the Plan area with the responsibility/funding as identified in the table below:

*b) Transportation Improvements Table to be added:*

**TRANSPORTATION IMPROVEMENTS**

Phase	Description	Responsibility/ Funding	Required Timing
1	Construction of lane modifications eastbound Swann Ave. at Route 1, as specified in Oakville Triangle CDP	Developer of Oakville Triangle	Operational prior to issuance of first Certificate of Occupancy (CO) for development within the Oakville Triangle CDP area (not including above or below grade parking).
1	Initial work on Phase 1 improvements at Route 1/E. Glebe Rd. (eastbound right turn modified to allow overlap right turns), as specified in Oakville Triangle CDP	Developer of Oakville Triangle to provide \$200,000	Prior to release of the final site plan for the first block within the Oakville Triangle CDP area.
1	Route 1 / E. Reed signal modifications (Address through Potomac Yard North SAP Amendment)	Developer contributions and /or incremental tax	Prior to 800,000 sf of development (net of parking)
2	Phase 1 improvements at Route 1/E. Glebe Rd.: Signal phasing and construction from Route 1 to new North-South Road	Developer of Oakville Triangle to provide \$1,400,000	Earlier of: (1) 1 year after issuance of final CO for completion of Phase I (Block A1, B & D) or (2) prior to first final site plan submission for fourth block in the project.
2	Route 1/E. Reed intersection improvements: Westbound lanes modified from exclusive left turn lane and shared through/right lane to exclusive left, through and right turn lanes	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
2	New signal at Montrose Ave./ Route 1.	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
2	Improvements on Montrose Avenue and at the intersection of Montrose Avenue at East Glebe Road / Ashby Street	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)

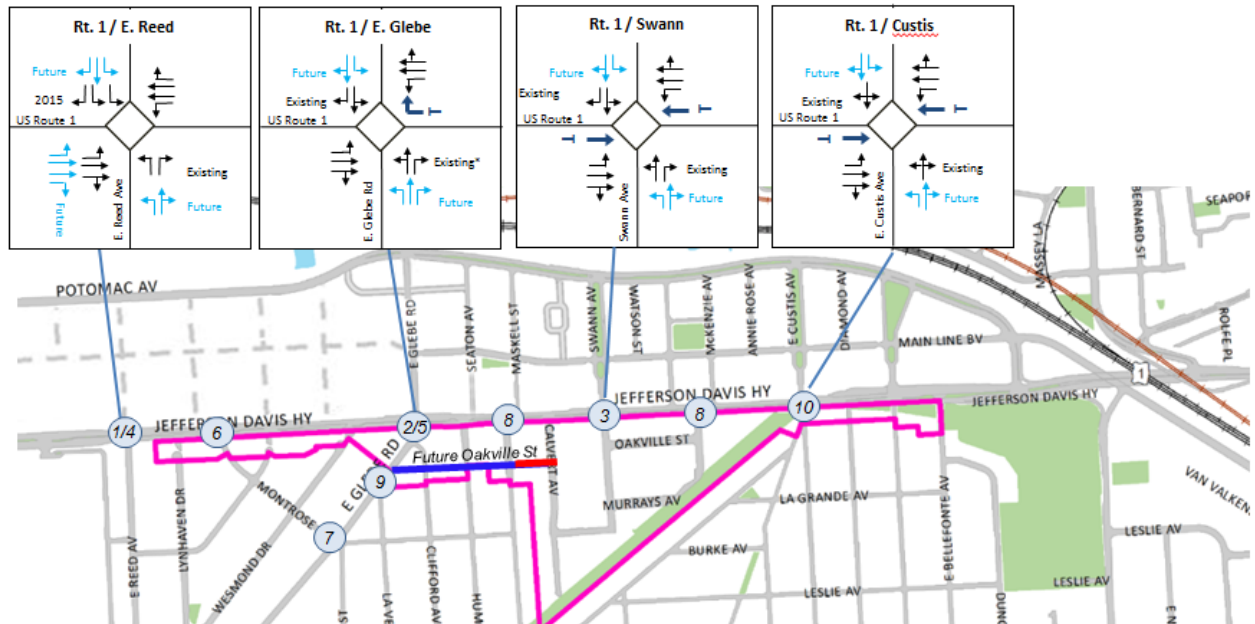
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<b>2</b>	New Route 1 pedestrian crossing/signal between East Custis Avenue and East Glebe Road.	Developer contributions and /or incremental tax	Prior to issuance of CO at 1.6 million sf (Net without parking)
<b>3</b>	Route 1 / E. Glebe Intersection improvements (Phase 2 from the new North-South Road to LaVerne Avenue) or comparable improvement – in consultation with property owners.	Developer contributions and/or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)
<b>3</b>	Modification of lane configuration at Route 1/Custis Ave.	Developer contributions and/or incremental tax	Prior to issuance of CO at 2 million sf (Net without parking)

**Transportation Improvements Table**

c) *Transportation Improvements Phasing graphic to be added*

**Oakville-Route 1 - Transportation Improvement Phasing**



Phase 1 – Operational prior to 800,000 Sq. Ft. (Net without parking)

- 1 – Signal modifications at Route 1 and E. Reed Ave
- 2 – Signal modifications at Route 1 and E. Glebe Road
- 3 – Lane modifications at Route 1 and Swann Ave.

Phase 2 – Operational prior to 1.6 Million Sq. Ft. (Net without parking)

- 4 – Intersection improvements at Route 1 / E. Reed
- 5 - Intersection improvements at Route 1 / E. Glebe (Phase 1)
- 6 – New signal at Route 1 and Montrose
- 7 – Improvements on Montrose and at Montrose/Ashby/E. Glebe
- 8 – Pedestrian crossing across Route 1 (at Fannon St. or Raymond Ave)

Phase 3 – Operational prior to 2 million Sq. Ft. (Net without parking)

- 9 – Improvements at Route 1 / E. Glebe (Phase 2)
- 10 – Lane modifications at Route 1 / E. Custis Ave

**Transportation Improvement Phasing Graphic**



*d) Non-Transportation Improvements Text to be added:*

The following non-transportation improvements are required in/near the Plan area with the responsibility/funding as identified in the table below:

*e) Non-Transportation Improvements Table to be added:*

**NON-TRANSPORTATION IMPROVEMENTS**

Phase	Description	Respons- ibility/ Funding	Required Timing
<b>All</b>	<b>Affordable Housing:</b> The City will work with developers to achieve all applicable Housing Master Plan goals and objectives, including the desire to achieve new onsite affordable housing units with re-zonings.	Developer contributions	Phased throughout development
<b>OT</b>	<b>Affordable Housing:</b> The Oakville Triangle site will provide 65 units of onsite affordable housing integrated within the development, at an approximate value of \$7.8M (2015).	Developer of Oakville Triangle	Phased throughout development of Oakville Triangle
<b>All</b>	<b>Streetscape/Undergrounding on Route 1 Frontage:</b> All blocks expected to complete these improvements consistent with specifications established in the Plan as part of the redevelopment of their site. The remainder of the redevelopment sites will also be responsible for locating utilities on their site below grade as part of the development special use permit process. The cost for undergrounding utilities for some smaller and shallow blocks (see Plan, Figure 17, Rte 1 Streetscape Improvements) could be provided through the Plan area tax increment fund.	Standard Development Conditions, Developer contributions and/or incremental tax	Phased throughout development
<b>OT</b>	<b>Streetscape and Undergrounding on Route 1 Frontage:</b> all utilities for Oakville Triangle Route 1 frontage to be located below grade.	Developer of Oakville Triangle	As part of construction of first building on the site.
<b>OT</b>	<b>Streetscape and Undergrounding The</b>	Standard	With redevelopment of each

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	remainder of the above grade utilities for the site will be located below grade.	Developer conditions	block.
<b>All</b>	<b>Open Space:</b> Consideration in the Plan's phasing ensures that sufficient, consolidated, high quality open space is provided based on planned development. On-site open space is required for the Oakville site consistent with the Plan. Significant on-site open spaces (e.g. Swann Plaza) are required to be provided with adjacent development blocks.	Developer of Oakville Triangle and other blocks in the Plan area	With redevelopment of each block.
<b>OT</b>	<b>Mount Jefferson Park</b> Construction of and funding for the Mount Jefferson Park Improvement called for in the Concept Plan will be completed by the developer in conjunction with redevelopment of the Oakville Triangle site.	Developer of Oakville Triangle	Timing for initiation and completion of park improvements is specified in the CDP for the Oakville Triangle site. Improvements shall be fully constructed and accepted by the City prior to issuance of first Certificate of Occupancy for any building in the CDP area, or within a maximum 24 months of issuance of permit to demolish any building or structure in or adjacent to Park (whichever is earlier).
	<b>Mount Jefferson Park:</b> Additional improvements to the southern section of Mount Jefferson Park will be designed and provided in conjunction with redevelopment of adjacent Block 3 parcels, with requirements to be outlined in related DSUP.	Developer of Block 3	With redevelopment of the block.
<b>All</b>	On-site open space is required for Oakville site consistent with the Oakville Plan.	Developer contributions	With redevelopment of each block.
	<b>Expansion of Ruby Tucker Park</b>	Developer contributions and/or incremental tax	In conjunction with redevelopment of the property at intersection of Route 1/Lynhaven Drive, adjacent to park, or earlier if feasible

**Non Transportation Improvements Table**

4. Uses: The following additions/revisions are to be made to the **Oakville Triangle Route 1 Corridor Plan, Section 1C: ‘Implementation’**

*a) Uses text to be added:*

**Community Facilities**

Community facilities owned and/or operated by the City, and accessory uses, including but not limited to uses such a library, cultural center, recreation center, meeting spaces, or similar uses consistent with the intent of the Plan to create an urban pedestrian-oriented mixed-use community. Each use and building will need to comply with the applicable provisions of the Design Guidelines. All community facilities and or uses will require approval of a development special use permit and all other applicable approvals for each building and/or uses. The floor area of each building(s) and/or use will not be deducted from the approved square footage within the approved CDD Concept Plan.

**Primary Retail**

Intent: For the purposes of the Oakville Triangle/Route 1 Corridor Plan Area, the areas designated for “primary retail” are intended to achieve an experiential environment, where shopping, dining, and other establishments engage pedestrians and activate the street front with attractive, unique storefronts. Generally, this includes restaurants and retail. As shown on the Land Uses Map, the area designated for primary retail is Swann Avenue within Oakville Triangle, with some additional primary retail designated for north and south of Swann on Oakville Street and Route 1. Examples of Primary Retail include restaurants, coffee shops, bakeries, gourmet food, home and fashion retail, and interactive establishments such as cooking or other experiential schools.

Allowed Uses: For the purposes of the Plan area, Primary Retail is defined to include:

- Restaurants
- Retail shopping establishments (excluding uses detailed below)

Additional Uses: Other uses consistent with the active pedestrian-oriented retail intent of the Plan, may be allowed at the discretion of the Director of Planning and Zoning. Private academic or commercial schools that focus on art, technical, and/or trade instruction, experiential in nature, may be allowed at the discretion of the Director of Planning and Zoning.

Excluded Uses: For the purposes of the Plan, the following uses are considered incompatible with the intent of Primary Retail:

- Excluded retail shopping establishments: Appliances, Auto parts without service or installation on premises, Drugstores, lawn and garden supplies, Variety Goods
- Personal service establishments

## **Secondary Retail**

Intent: For the purposes of the Oakville Triangle/Route 1 Corridor Plan Area, the Plan areas designated for “secondary retail” are intended to achieve a neighborhood-serving and personal services retail environment, where frequent shopping, repair, or service needs can be met. The main area designated for secondary retail is on Calvert Avenue, where there is also a significant degree of overlap with Maker Space Use (Figure 7).

Allowed Uses: For the purposes of the Plan area, Secondary Retail is defined to include:

- Retail
- Personal service uses (excluding uses detailed below)
- Amusement enterprises
- Restaurants

Additional Uses: Other uses consistent with the neighborhood-serving intent of the Plan herein, may be allowed at the discretion of the Director of Planning and Zoning.

Excluded Uses: For the purposes of the Plan area, Secondary Retail may not include the following:

- Retail shopping establishments shall not include appliance stores and auto parts stores
- Personal service uses shall not include appliance repair and rental, contractors' offices, laundromats, and pawnshops

## **Maker Space/ PWR Uses: (Flexible Ground Floor Use)**

Intent: Maker Space and Production, Distribution, and Repair (PWR) Uses, as defined in the Plan, encompass a wide range of light industrial and/or personal service/neighborhood serving uses including but not limited to manufacturing (craft and light), small food production and distribution (including breweries, distilleries, and other beverage production), technology, media and communications, arts and creative uses, shared office spaces, and green industries.

Maker spaces and PWR uses establish areas that maintain and promote mixed-use developments that integrate a neighborhood-serving light industrial, commercial uses, and residential uses either within a single structure or multiple but integrated structures or within a neighborhood. These shall be located on the ground-floor facing a sidewalk and provide an eclectic mix of uses that serve residents and businesses. Maker space and PWR uses should be developed and integrated, whether through site design and/or building construction, so as to be in character with such developments, and to the effect to not be detrimental or a nuisance to nearby residential properties.

Allowed Uses: For the purposes of the Plan area, “Maker” space uses are defined to include:

- Light assembly, service and crafts

- Manufacturing (to include but not limited to), leather, software, green technology, beverage production, and miscellaneous manufacturing at the discretion of the Director of Planning and Zoning
- Automobile repair, light
- Automobile service station
- Catering operations
- Bakeries under 3500 sf
- Wholesale business
- Medical laboratory
- Personal Service Uses, including: Art studios, and crafts studios or stores, Barbershop, beauty salon, private commercial schools (fitness related only), musical instrument repair, Professional photographer studio, Dressmakers and tailors, Shoe repair, Furniture upholster shops, Bicycle repair, Watch/jewelry repair, Printing and photography services
- Neighborhood-Serving Uses, including: Pet supply, grooming, and training with no overnight accommodation

Additional Uses: Other uses consistent with the maker use intent herein, may be allowed at the discretion of the Director of Planning and Zoning. For the purposes of the Plan area, Maker Use may include the following subject to future review, and also subject to a maximum of 20% for each building where maker uses are permitted. The 20% may be waived or modified by City Council as part of a Development Special Use Permit and/or SUP if the Council determines the use(s) are not feasible and the proposed ground floor use is consistent with the intent of the Plan:

- Retail shopping establishment (excluding the following: auto parts without service and installation, department stores, drug stores, groceries, tobacco, toys, video rental and sales)
- Restaurant
- Amusement enterprise uses
- Business and professional offices