



OAKVILLE TRIANGLE

City Council - December 12, 2020

Master Plan Amendment #2020-00003

CDD Concept Plan #2020-00003

Zoning Text Amendment #2020-00006

Oakville and Route 1 Corridor Vision Plan



LAND USE



- Transit-oriented, mixed-use
- Balance of residential and commercial uses
- Concentrated retail and maker spaces

CONNECTIVITY



- Metroway
- Pedestrian & cyclist priority
- Shared parking

OPEN SPACE



- Linkage to open space network
- Expanded open spaces and parks
- Neighborhood open spaces

DESIGN



- High-quality design & urban form
- Variety of height
- Enhanced public realm

ACTIVATION



- Activated ground floor
- Community gathering spaces
- Public art

Master Plan Amendments

2015 Approval



Current Request



- To enable redevelopment of Oakville Triangle anchored by Inova Healthplex as a new medical facility use
- In response to changing market/development trends
- Maintains 1M sq. ft. of residential use

Amendments include:

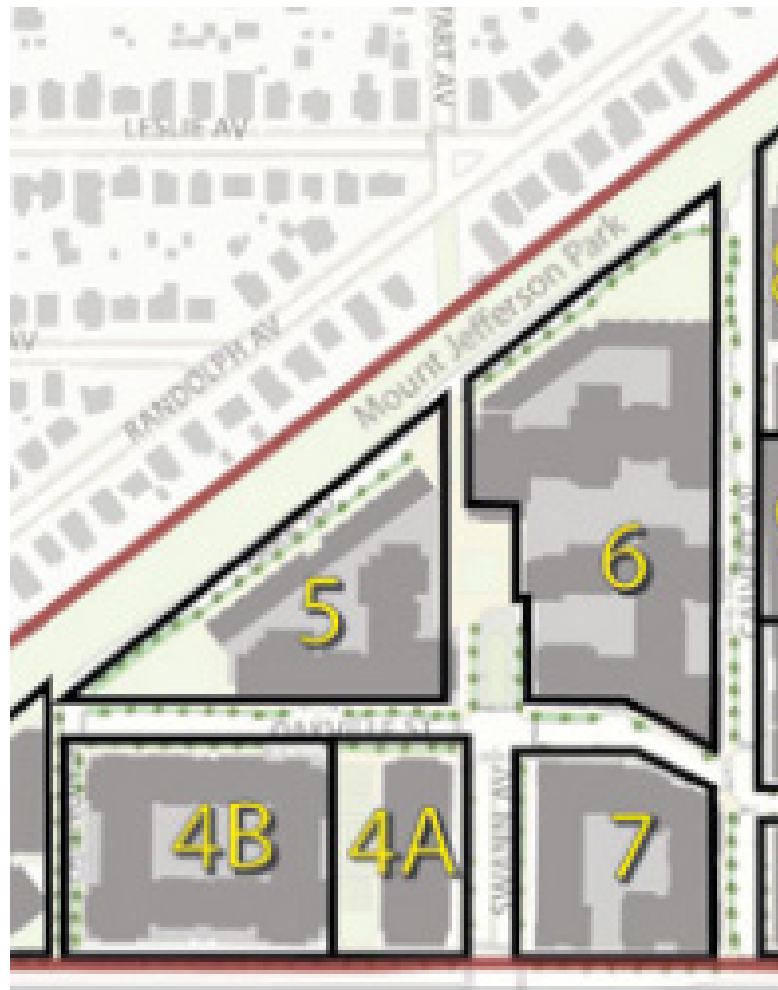
- Land use, including incorporation of medical care facility and revised retail and residential mix
- Building heights
- Framework streets
- Location of open spaces



Oakville Triangle Development Phasing



2015 Approval



Current Request



Phase 1:

- Street network
- Mount Jefferson Park improvements
- Blocks 4A, 4B, 6, 7, and 0.7 ac open space on Block 5

Phase 2:

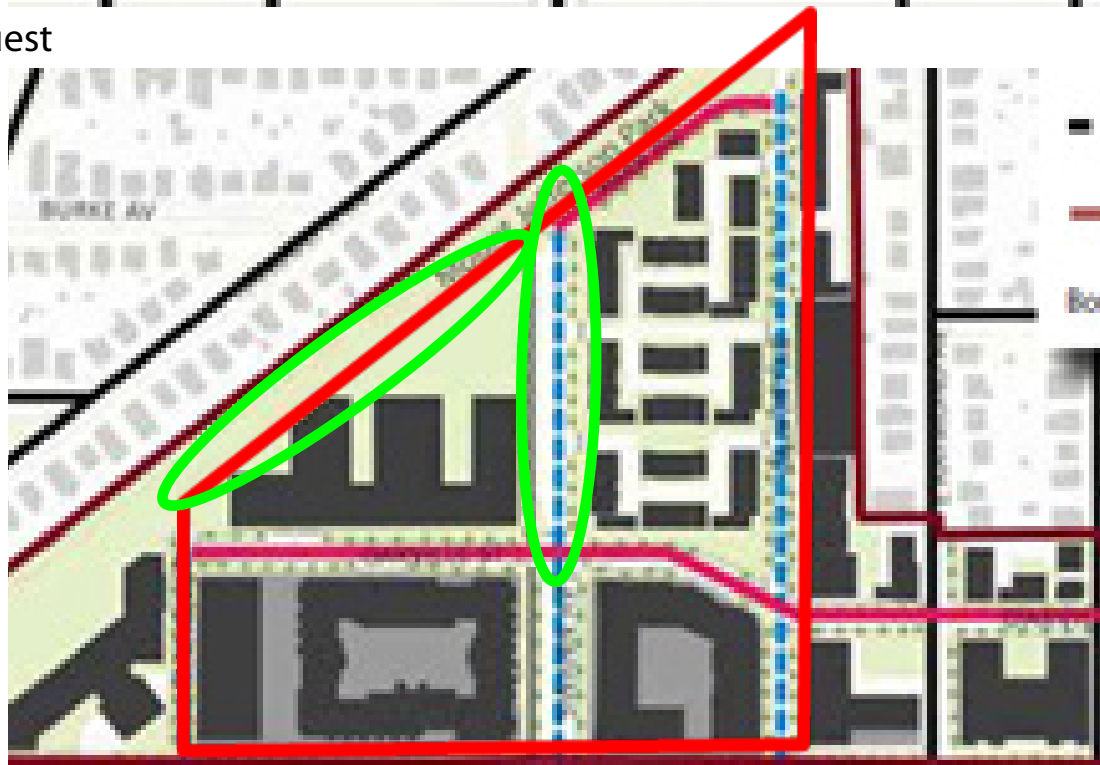
- Remainder of Block 5

Framework Streets

2015 Approval



Current Request



- Extension of Swann Ave. west
- Removal of Park Road from Swann Ave. to Fannon St. results in direct connection to Mount Jefferson Park
- Dedicated off-street cycle track on Swann Ave. connecting Mount Jefferson Park to Potomac Yard
- Maintains blocks sizes consistent with intent of the Plan
- Updated street cross-sections that reinforce the vision of the Plan

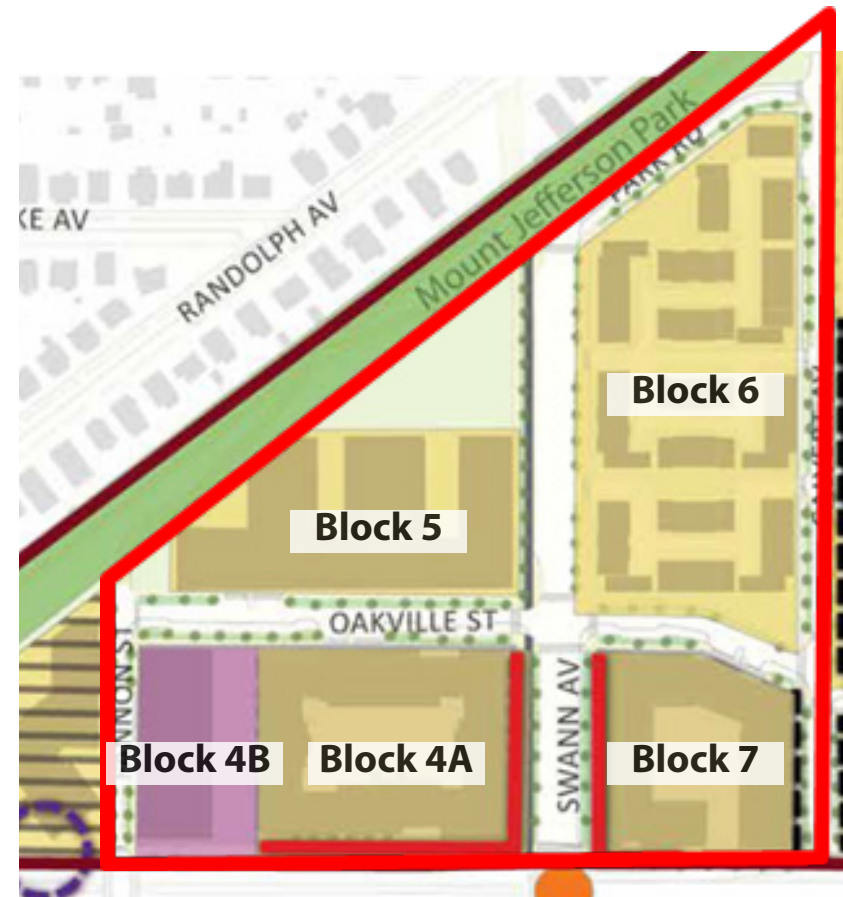
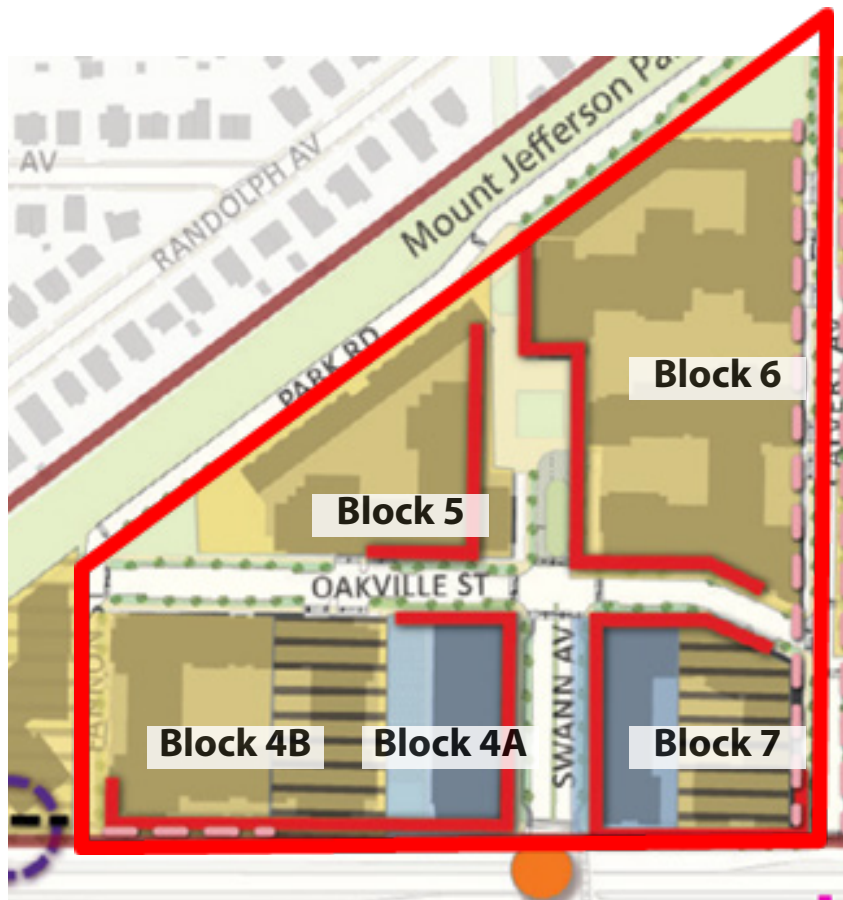


Land Uses



2015 Approval

Current Request



LEGEND

- | | | |
|-------------------------------|--|----------------------------|
| Residential | Retail (Primary) | Transit Stop |
| Office/ Medical Care Facility | Retail (Secondary) | Car Fueling Area Permitted |
| Office or Residential | Maker Uses (Flexible Ground Floor Use) | Existing Zoning to Remain |

- Change in mix of uses to enable near term redevelopment and incorporation of Inova Healthplex on Block 4B

- Conversion from multifamily to townhouse development on Block 6

- Concentrated ground floor retail along Route 1 and Swann Ave.

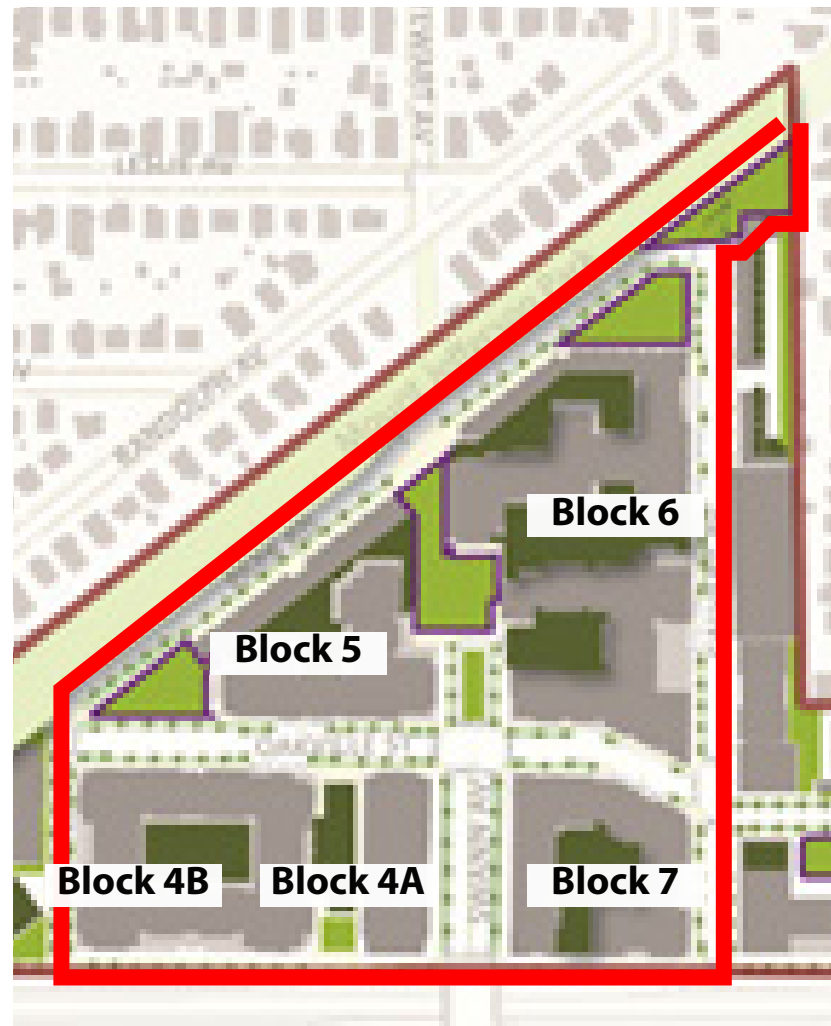
- Maintains maker-space ready first floor on Block 7

- Provides flexibility for future hotel use in Plan area

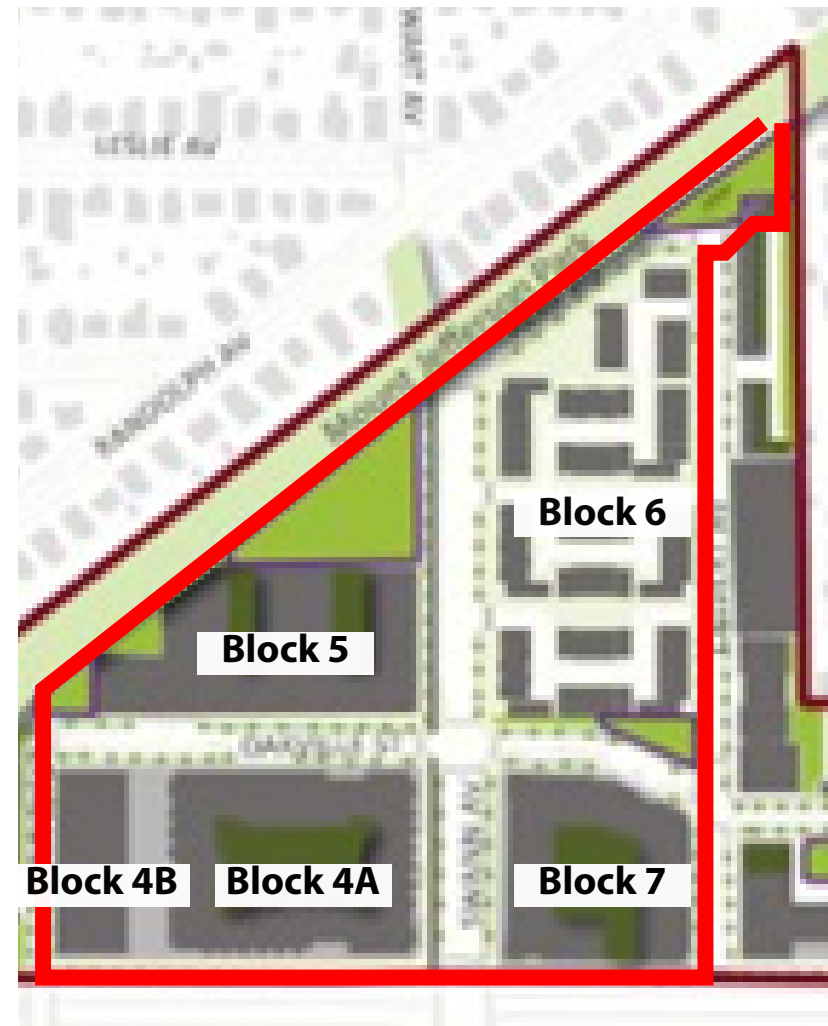
Open Space





2015 Approval



Current Request



-  Publicly Accessible Open Space
-  Above Grade Open Space

- Proposed street network provides opportunity for consolidated publicly accessible open space, specifically on Block 5 with 0.7 AC park
- Townhouse (Block 6) - 15% ground level open space; 10% rooftop amenity space
- Mixed-use (Blocks 4, 5, 7) - 40% total open space
 - Increase from 15% to 20% ground level open space
 - Remainder rooftop amenity space

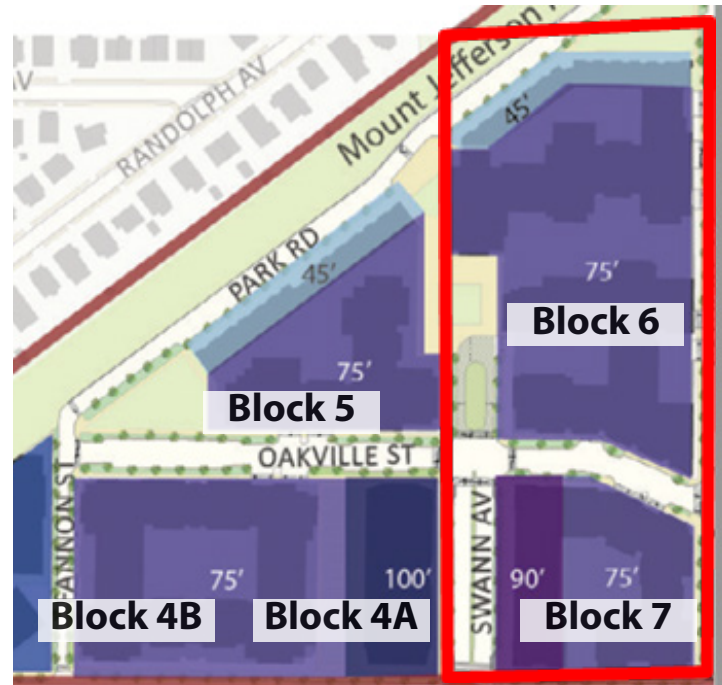
Building Heights



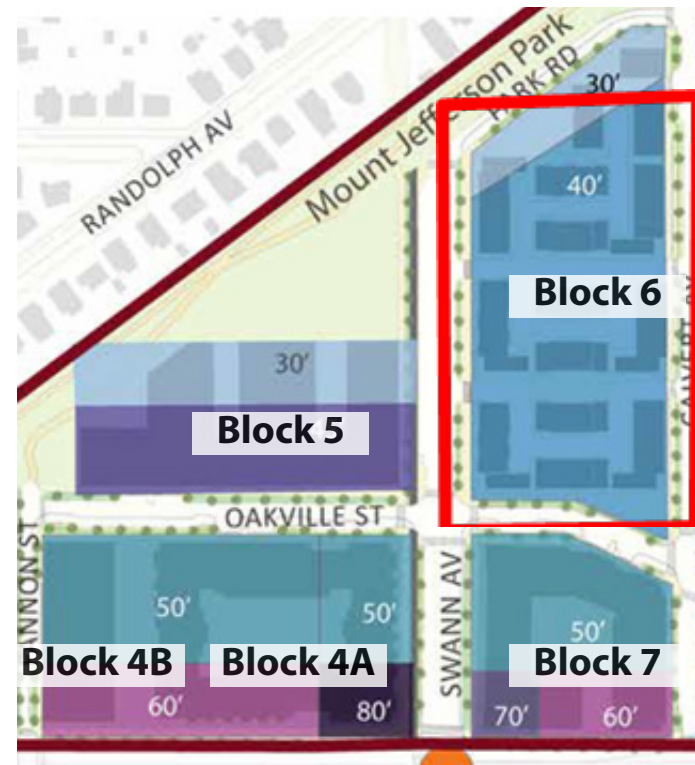
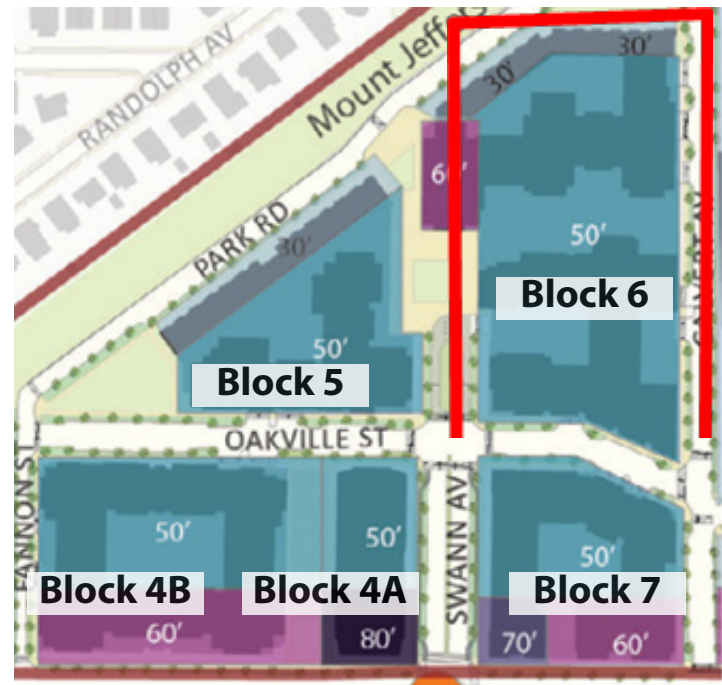
2015 Approval

Current Request

Maximum Building Heights



Minimum Building Heights



- Appropriate townhouse heights:
 - Block 6: decrease maximum building height from 75' to 55'
 - Block 6: decrease the minimum building height from 60'-50' to 40'
- Reinforce gateway at Swann Avenue:
 - Block 7: increase building heights from 90-100 feet on the southern portion and up to 75-85 feet on the northern portion
- Maintains height transitions to existing residential

Total Maximum Development



| 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, Medical Care Facility (max. GFA) | Max. GFA | Retail (Primary/Secondary) (max. GFA) | Retail (Maker Space Required (max. GFA) See Note c | |
| 1 | 1 | <i>f</i> | 0 | 0 | 24,800 | 10 | 0 | 0 | 0 | 0 | 24,800 |
| | 2 | <i>f</i> | 0 | 0 | 24,800 | 10 | 0 | 0 | 0 | 0 | 24,800 |
| 2 | 3 | <i>a b f</i> | 140,500 | 149 | 0 | 0 | 0 | 0 | 0 | 9,500 | 150,000 |
| | 4 | <i>b k l m n</i> | 310,000 307,000 | 330 326 | 0 | 0 | 115,000 115,200 | 0 | 40,000 46,000 | 0 | 465,000 488,200 |
| | 5 | <i>k l m q</i> | 200,000 162,600 | 240 172 | 0 | 35,100 | 0 | 0 | 0 | 31,000 | 200,000 228,700 |
| | 6 | <i>k l m q r</i> | 0 | 377,400 399 | 250,000 31,000 | 90 14 | 0 | 0 | 0 | 81,700 | 250,000 490,100 |
| | 7 | <i>b k l m p</i> | 270,000 117,100 | 260 125 | 0 | 0 | 0 | 145,300 | 25,000 35,200 | 0 | 295,000 297,600 |
| 3 | 8 | | 0 | 0 | 44,900 | 18 | 0 | 0 | 0 | 0 | 44,900 |
| | 9 | <i>d</i> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21,500 | 21,500 |
| | 10 | | 66,800 | 71 | 14,800 | 5 | 0 | 0 | 0 | 6,200 | 87,800 |
| | 11 | | 75,600 | 80 | 0 | 0 | 0 | 0 | 0 | 19,200 | 94,800 |
| | 12 | | 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 | <i>b</i> | 134,900 | 143 | 0 | 0 | 0 | 0 | 0 | 29,800 | 164,700 |
| | 17 | <i>b</i> | 120,000 | 127 | 0 | 0 | 0 | 0 | 0 | 6,100 | 126,100 |
| 4 | 18 | <i>f</i> | 0 | 0 | 14,800 | 5 | 0 | 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 | | | <u>1,607,400</u> 1,791,500 | <u>1,707</u> 1,900 | <u>454,000</u> 270,100 | <u>171</u> 109 | <u>115,000</u> 135,200 | <u>145,300</u> | <u>65,000</u> 193,900 | <u>140,300</u> | <u>2,381,700</u> 2,676,300 |

- Decrease maximum development from 2.67M sq. ft. to 2.38M sq. ft. (excludes below grade parking structures)
- Residential density from 1,030,200 sq. ft. to 1,030,000 sq. ft.
- Retail from 193,900 sq. ft. to 65,000 sq. ft.
- Office density from 135,200 sq. ft. to 115,000 sq. ft. with the medical care facility use (Inova Healthplex) utilizing office density
- Hotel use removed from development program
- All density are analyzed for traffic, sewer, stormwater, public facilities, and infrastructure.

Sustainability



- Through site redevelopment the following will occur:
 - Provision of on-site stormwater management
 - Incorporation of Green Infrastructure within the public realm
 - Soil contamination and site remediation
 - Recapture of over an acre of pervious area
 - Pursue LEED-ND or comparable neighborhood certification
 - Compliance with the City's Green Building Policy
 - Provision of solar ready multifamily mixed-use buildings

Zoning Text Amendment



- Amendment to Section 5-602(A) of the Zoning Ordinance in the CDD #24 Zoning Table, to amend the “Uses” section to include medical care facility and expand the number uses

| CDD Number | CDD Name | Without a CDD Special Use Permit | With a CDD Special Use Permit | | |
|------------|--|---|---|--|---|
| | | | Maximum Development | Maximum Height | Uses |
| 24 | Oakville Triangle and Route 1 Corridor | The CSL, I and R2-5 zone regulations shall apply to the properties as generally depicted within Figure 23 of the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines. | <p>The development controls for each block including gross Floor area (GFA), the size of public open spaces, ground level open spaces, the land uses, and the ground floor uses shall comply with the Oakville Triangle and Route 1 Vision Plan and Urban Design Standards and Guidelines.</p> <p>All streets, blocks, sidewalks, building forms, building volumes, building heights, land uses, screening of parking, retail design, signage, open space and associated elements shall comply with the Oakville-Route 1 Route 1 Vision Plan and Urban Design Standards.</p> <p>Any variation from the standards shall require approval by the City Council as part of the DSUP or associated approval application(s)</p> | <p>Heights and height transitions shall be as depicted in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines, <u>as may be amended.</u></p> | <p>1) <u>Mixed-use development to include amusement enterprises; child care home; day care center; health and athletic club, health professional office; home professional office; park and community recreation buildings; outdoor dining; valet parking; hotel, restaurant, business and professional office, residential-multifamily dwelling; townhouse dwelling; home for the elderly; nursing home; parks and open spaces; private school (commercial); private school (academic); personal service public schools; special utility.</u></p> <p>2) <u>Retail shopping establishment and personal service; light assembly, service and crafts; and maker uses as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>3) <u>Community Facilities as defined in the approved Oakville Triangle and Route 1 Corridor Vision Plan and Urban Design Standards and Guidelines.</u></p> <p>4) <u>Other similar pedestrian-oriented uses as approved by the Director of P&Z to meet the intent of providing active pedestrian-oriented uses are allowed.</u></p> <p>5) <u>Medical Care Facilities</u></p> |

Developer Contributions



- The following contributions will be provided with Phase 1 redevelopment of Oakville Traingle:
 - Mount Jefferson Park Improvements;
 - 65 on-site affordable units at 60% AMI increased the term of affordability from 25 to 35 years.
 - Four publicly accessible open spaces within Oakville Triangle, including 0.7-acre open space adjacent to Mount Jefferson Park
 - Lane modification improvements at Swann Avenue and Route 1;
 - E. Glebe Road & Route 1 Phase 1 contribution increase from \$200,000 to \$350,000
 - New signalized pedestrian crossing and intersection improvements at Fannon Street and Route 1
 - Streetscape and undergrounding of utilities on Route 1 frontages

Recommendation

- Staff and Planning Commission recommend ***Approval***

