

Oakville Triangle: External Connectivity Options Analysis

Updated 11/13/14

Connection Option	Direction	Timing	Planning Level Cost Estimate (Does not include land or design/engineering costs. These are preliminary numbers and subject to change)	Property and Infrastructure Impacts and Technical Feasibility	Connection Types Recommended for Further Study by Staff			Updated Staff Recommendation (11/13/14)	New Information/Findings (as of 11/13/14)
					Ped	Bike	Car		
1 North/South road west of Route 1 through commercial and industrial properties to Glebe Rd.	North-South	±5-10+ yrs	\$1.5M-2.5M	Potential two-way vehicular circulation with parallel parking on one side of the street and a sidewalk and landscape strip on each side of the street. The street will require a +/- 60 ft right-of-way. Impacts 20+ commercial- or industrial-zoned parcels. Creates opportunity for improved access for potential redevelopment. These new blocks enable the closure of undesirable curb cuts and improved streetscape along Route 1. Would require property owners to coordinate because redevelopment will require assembly of existing properties. Could be implemented in phases with future redevelopment.	Y	Y	Y	Staff recommends retaining this connectivity option for additional study.	Estimated +/- 125 vehicles per peak hour will utilize this new street connection. See street cross-section in powerpoint.
2 Oakville Triangle (Calvert Avenue) north to Raymond Ave through Mt. Jefferson Park	North-South	±0-5yrs	\$250-450K	Potential two-way vehicular circulation. Would result in loss of Public Open Space (+/- 8400 sf - new information as of 11/13/14) which would require replacement. The existing dog park would need to be relocated. A proposed road will require grading and mitigation within the park. The street could be designed in a way to maintain the uninterrupted trail/path within Mt. Jefferson Park. Pedestrian and/or bike access could be accommodated as part of the redevelopment of Oakville Triangle and associated Mt. Jefferson Park and Trail improvements.	Y	Y	N	Staff does not recommend a vehicular connection at Raymond. Staff does recommend providing pedestrian and bicycle connection.	Road connection from Calvert to Raymond through MJ Park will impact >8400 sq. ft. of open space; estimated traffic count is +/- 25 vehicles per peak hour
3 Stewart Ave connection through Mt. Jefferson Park	East-West	±0-5 yrs	\$250-450K	Potential two-way vehicular circulation. Would result in loss of Public Open Space (+/- 2,500 sf) which would require replacement. Would bisect the Mt. Jefferson Park and impact the natural uninterrupted character of the linear trail. A proposed road would require limited grading. The Department of Recreation, Parks, and Cultural Activities will be opening the fence in late 2014 at Stewart Avenue to provide maintenance and pedestrian/bike access to Mt. Jefferson Park. Additional pedestrian and/or bike access could be accommodated as part of the redevelopment of Oakville Triangle and associated Mt. Jefferson Park and Trail improvements.	Y	Y	N	Staff does not recommend a vehicular connection at Stewart. Staff does recommend providing pedestrian and bicycle connection.	-
4 Additional signalized intersections along Route 1	East-West	±0-10 yrs	\$300-500K	Potential two-way vehicular circulation with a median break and new traffic signals. Pedestrian crosswalks would also be included to connect Oakville Triangle to Potomac Yard. Requires reconfiguration and reconstruction of the recently completed transitway, including interruption of transit service during construction, and permanent changes to signal timing. Would also involve removal of significant amount of existing landscaping and trees to install new left turn lanes. New intersection not supported by staff due to impacts to the transitway operation and traffic. Staff will study potential solutions for pedestrian cross-traffic at non-signalized intersections along Route 1.	Y	Y	N	Staff does not recommend adding additional signals for vehicular traffic along the newly constructed Metroway on Route 1. Staff does recommend continuing to study potential additional pedestrian signals/crossings for enhanced pedestrian and bicycle circulation.	-
5 Move Fannon Street in Oakville Triangle north to align with Bluemont Ave in Potomac Yard	East-West	±0-5 yrs	\$300-500K	Potential two-way vehicular circulation with a median break and new traffic signals. Pedestrian crosswalks would also be included to connect Oakville Triangle to Potomac Yard. Requires reconfiguration and reconstruction of the recently completed transitway, including interruption of transit service during construction, and permanent changes to signal timing. Would also involve removal of a significant amount of existing landscaping and trees to install new left turn lanes. A new street would also impact existing right-of-way access for existing businesses and parcels south of Fannon St., as well as create awkward leftover site parcels after reconfiguration of the road. New intersection not supported by staff due to impacts to the transitway operation and traffic. Staff will study potential solutions for pedestrian cross-traffic at non-signalized intersections along Route 1.	N	N	N	Staff does not recommend adding additional signals for vehicular traffic along the newly constructed Metroway on Route 1.	-

All mode options recommended for further study
 Some mode options recommended for further study
 No mode options recommended for further study