

Oakville Triangle and Route 1 Corridor Advisory Group Community Meeting #4

June 23, 2014

Summary of Group Activity and Advisory Group Feedback

Group Activity – Connectivity

- Explore the following potential connections (no mode specified)
  - Parallel road west of Route 1 through commercial properties to Glebe Rd.
  - Parallel road along Mt. Jefferson Park, not within park boundaries, connecting Calvert St. to Fannon St.
  - Move Fannon St. north to align with Bluemont Ave.
  - Stewart Ave connection through Mt. Jefferson Park
  - Additional signalized intersections along Route 1
  - 2621 Randolph Ave. (Triangle shaped property adjacent to Mt. Jefferson Park, private residential with no building)
  - Montrose Ave connection through Oakville Triangle
  - Parallel road along Oakville Triangle site within Mt. Jefferson Park boundaries
  - Connection from Oakville Triangle north to Raymond Ave through Mt. Jefferson Park
  - LaGrange Ave. to Oakville Triangle through Mt. Jefferson Park
  - Connect Fannon St. to Custis Ave. through Mt. Jefferson Park
  - Move Fannon St. south to align with McKenzie Ave.
  - Realign McKenzie Ave. or Bluemont Ave. with existing Fannon St.
  - Pedestrian bridge over Route 1
- Feedback on various options:
  - Parallel road west of Route 1 through commercial properties to Glebe Rd.
    - Benefits
      - Reconfiguring Glebe intersection
      - Additional access to west-bound roads
    - Challenges
      - Reconfiguring Glebe intersection
      - Multiple property owners
      - Timing
  - Additional Route 1 Crossings
    - Benefits
      - Connection to Metro, neighborhoods
    - Challenges
      - Potential options limited, pedestrian bridge at Swann?
  - Stewart Ave
    - Benefits
      - Creates half-mile walk from Oakville to Mt. Vernon Ave.
      - Connection to Metro, neighborhoods
      - Logical connection point within existing street grid
    - Challenges
      - Road connection would change nature of Mt. Jefferson Park
      - Pedestrian only connection might encourage parking in neighborhoods
      - Road connection might encourage cut-through or kiss and ride traffic to potential new Metro station
      - Increases in conflicts between vehicle and pedestrian traffic at Mt. Vernon Community School
      - Potential noise issues for immediate neighbors
  - Re-aligning Fannon with cross streets (McKenzie or Bluemont)
    - Benefits
      - Additional Route 1 crossing
      - Additional signal for new development

- LaGrande Ave Extension
  - Benefits
    - Logical connection point within existing street grid
  - Challenges
    - Would affect several residential properties
    - Cuts through Mt. Jefferson Park
- Parallel Road along Mt. Jefferson Park towards Raymond Ave
  - Benefits
    - Less invasive connection
  - Challenges
    - Connection would be narrow, Raymond Ave is also narrow
    - Traffic increases on a narrow road
- Montrose
  - Benefits
    - Logical connection point within existing street grid
    - Montrose is a wider road, side of houses face road
  - Challenges
    - Residential property and homes

#### Advisory Group Feedback

- General comments
  - Less concerned about what the development is as what it looks like
  - City should reach out to business owners in Oakville
  - Community attitudes seem to be shifting from concern to interest/excitement
  - Del Ray business reactions starting to shift from concern about competition to seeing potential for synergy
  - Hotel would be a welcome amenity in Del Ray where houses are small and it is difficult to have guests, Art on the Avenue artists need hotels
  - Neighborhoods and integration into larger community are important for this new development
  - Limited amount of industrial zoned land in Alexandria, businesses improve quality of life, should work on options to keep businesses in the area
  - Address affordable housing, schools, and infrastructure
  - Concerns that a “new” downtown might hurt the “old” downtown
  - Other option for hotel site could be a senior living/continuous care facility
- Mt. Jefferson Park
  - Community cherishes this park
  - Heard concerns about how development will impact trail
  - What would the qualities of a potential road look like?
  - Want trail to stay natural, secluded area
- Building heights
  - Building heights along park should reflect buildings adjacent to park
  - Lynhaven residents have found the Preston and Reserve at Potomac Yard to be good buffers along Route 1 to quiet the inner neighborhoods
- Connectivity
  - Community divided on potential connection at Stewart Ave
  - Potomac Yard residents are close by but it is hard to access amenities to the west, Del Ray, etc.
  - Want to see all modes of transportation
  - Concerns about cut-through traffic
  - Various metro options, should consider how they relate to this site