Land Use – Height
  o Loss of industrial/commercial/flex space
  o Abundance of residential development in Alexandria versus commercial
  o Impacts of development to local business owners
  o Loss of services to local residents
  o Shortage of gas stations in area currently
  o Shortage of community spaces in area currently
  o Support for local small business, small business allowance
  o Transition for existing small businesses? How to keep them in Alexandria
  o Can developer promote small local business to go into new development
  o Industrial Use Needs Assessment – City-wide
  o Impacts on schools
  o Incentivize assembly of properties through rezoning, additional development rights
  o Creative solutions to preserve industrial-zoned property and businesses
  o Density should be along Route 1, with height transitions to existing neighborhoods
  o Small business/industrial incubator space
  o Current residents are used to existing businesses; area not busy after 5pm
  o Dog care facilities are heavily used
  o New uses should be compatible with existing single family neighborhood
  o Affordable leasing for small businesses
  o To what economic class will new development cater
  o Importance of commercial/professional jobs

Placemaking – Built Environment (This was not one of the original topics, but many comments seemed to fit in this type of category)
  o Character of built environment: what should the relationship between Potomac Yard, Del Ray; and Oakville be? Importance of authenticity of design
  o Current issues: noise, light, security
  o No big box retail or large chains
  o Need community serving retail, unique businesses
  o Not a Reston Town Center or Clarendon Commons
  o Unique destination, area with “personality”
  o Activate street with foot traffic and retail frontages
  o Quality of built environment
  o Emphasis on service-oriented businesses in new development
  o Open air market
  o Below-grade parking
  o Undergrounding of utilities – 230 kV line
• Open Space
  o Dog parks
  o Widen Mt. Jefferson park
  o Co-op/neighborhood community garden
  o Require adequate recreation space for future residents
  o Trail additions/improvements
  o Safety of Mt. Jefferson park currently an issue, “eyes” on park/streets

• Environmental Sustainability
  o Lots of existing concrete is an issue
  o Fix drainage problem in Mt. Jefferson park
  o Keep “wild” feel of Mt. Jefferson park with native plantings
  o Wildlife preservation

• Multimodal Connectivity and Pedestrian Environment
  o Increased traffic, cut-through traffic
  o North/South and East/West connectivity
  o Bicycle and pedestrian connectivity, infrastructure
  o Could development be timed to align with nearby transportation improvements?
  o Would Del Ray on-street parking need to be stickered (RPP?)
  o How is BRT being promoted by City, community?
  o Use developer contributions for future potential Metrorail station?
  o Limit spill-over parking into Del Ray neighborhood
  o Potential connection from Stewart Ave to Route 1

• Affordable Housing
  o New development would not displace currently affordable housing, could contributions be better used elsewhere?
  o Possibility of creating more affordable units near transit

• Potential Community Amenities
  o Public Art
  o Community meeting/polling space
  o Small business/industrial incubator space
  o Open air market
  o Below-grade parking
  o Undergrounding of utilities – 230 kV line
  o Dog parks
  o Widen Mt. Jefferson park
  o Co-op/neighborhood garden
  o Trail additions/improvements
  o Require adequate recreation space for future residents
  o Affordable housing – contribution or units