

Oakville Triangle and Route 1 Corridor Advisory Group

April 29th, 2014 - Group Activity Summary

Topics and Issues

- Land Use – Height
 - Loss of industrial/commercial/flex space
 - Abundance of residential development in Alexandria versus commercial
 - Impacts of development to local business owners
 - Loss of services to local residents
 - Shortage of gas stations in area currently
 - Shortage of community spaces in area currently
 - Support for local small business, small business allowance
 - Transition for existing small businesses? How to keep them in Alexandria
 - Can developer promote small local business to go into new development
 - Industrial Use Needs Assessment – City-wide
 - Impacts on schools
 - Incentivize assembly of properties through rezoning, additional development rights
 - Creative solutions to preserve industrial-zoned property and businesses
 - Density should be along Route 1, with height transitions to existing neighborhoods
 - Small business/industrial incubator space
 - Current residents are used to existing businesses; area not busy after 5pm
 - Dog care facilities are heavily used
 - New uses should be compatible with existing single family neighborhood
 - Affordable leasing for small businesses
 - To what economic class will new development cater
 - 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*)
 - Character of built environment: what should the relationship between Potomac Yard, Del Ray; and Oakville be? Importance of authenticity of design
 - Current issues: noise, light, security
 - No big box retail or large chains
 - Need community serving retail, unique businesses
 - Not a Reston Town Center or Clarendon Commons
 - Unique destination, area with “personality”
 - Activate street with foot traffic and retail frontages
 - Quality of built environment
 - Emphasis on service-oriented businesses in new development
 - Open air market
 - Below-grade parking
 - Undergrounding of utilities – 230 kV line

- Open Space
 - Dog parks
 - Widen Mt. Jefferson park
 - Co-op/neighborhood community garden
 - Require adequate recreation space for future residents
 - Trail additions/improvements
 - Safety of Mt. Jefferson park currently an issue, “eyes” on park/streets
- Environmental Sustainability
 - Lots of existing concrete is an issue
 - Fix drainage problem in Mt. Jefferson park
 - Keep “wild” feel of Mt. Jefferson park with native plantings
 - Wildlife preservation
- Multimodal Connectivity and Pedestrian Environment
 - Increased traffic, cut-through traffic
 - North/South and East/West connectivity
 - Bicycle and pedestrian connectivity, infrastructure
 - Could development be timed to align with nearby transportation improvements?
 - Would Del Ray on-street parking need to be stickered (RPP?)
 - How is BRT being promoted by City, community?
 - Use developer contributions for future potential Metrorail station?
 - Limit spill-over parking into Del Ray neighborhood
 - Potential connection from Stewart Ave to Route 1
- Affordable Housing
 - New development would not displace currently affordable housing, could contributions be better used elsewhere?
 - Possibility of creating more affordable units near transit
- Potential Community Amenities
 - Public Art
 - Community meeting/polling space
 - Small business/industrial incubator space
 - Open air market
 - Below-grade parking
 - Undergrounding of utilities – 230 kV line
 - Dog parks
 - Widen Mt. Jefferson park
 - Co-op/neighborhood garden
 - Trail additions/improvements
 - Require adequate recreation space for future residents
 - Affordable housing – contribution or units