

**Meeting Topics:** Meeting #12 Follow-up, Transportation Study Follow-up, Introduction to Community Benefits

A copy of the presentation and meeting materials can be found here:  
<http://www.alexandriava.gov/planning/info/default.aspx?id=83465>

## **Discussion Summary**

### Topic 1: Meeting 12 Follow-Up

- Need to ensure that the proposed N-S Road will have the capacity to handle loading and parking for the maker spaces
- Explain strategy with regard to rezoning/CDD and the Plan at next meeting.
- Need to add proposed land use/height etc. for missing commercial property on Bellefonte
- Provide further clarification on anticipated density. How many people total will there be compared to Potomac Yard and Del Ray? Would like this information so we can gauge impact on transportation, parking, park, etc.
  - Plan area/North Potomac Yard/South Potomac Yard – average
  - Include total residents, land area
- What public comments have been accepted so far?
- Provide follow up on size and character of proposed open space in Oakville Triangle.
- Confirm that there are there pedestrian connections to Del Ray. Yes – through Mount Jefferson Park at Stewart.
- Mount Jefferson Park Plan survey results can be accessed from Oakville Triangle Website at <http://www.alexandriava.gov/recreation/info/default.aspx?id=83168>

### Topic 2: Transportation Study Follow-Up

- Provide information about pedestrian crossing being proposed to address the issue of jaywalking on Route 1? (1 signalized crossing at Fannon Street, in addition to existing signalized intersections)
- Can you measure impact of the proposed North-South road on E. Glebe? Yes, this will be done in the next step
- Concern about Lynhaven residents' ability to get onto E. Glebe
- Concern about parking impacts. Where will developments S & N of E Glebe park? All parking will be required underground.
- Need to address current parking issue on Glebe.
- How do the new transportation study results compare to what was studied for North Potomac Yard?
- Will there be a condition of development, that if PY Metro does not get constructed, development will have to be reduced?

- Concern about how truck traffic heading west on E Glebe and accessing the NS Road will be accommodated.
- Curb cuts should not be allowed on Route 1
- Curb cut for building north of E. Glebe should explore. Access
- Are current traffic lights optimized now? If so, count option further (??)

### Topic 3: Community Benefits

- Will Oakville/Rt 1 developers contribute to Metro? (not proposed at this time).
- Will Oakville/Rt 1 developers contribute to school impact? (schools and other impacts will be covered by tax increment)
- Confirm that affordable housing and public art are an automatic developer contribution? (Yes, will be part of DSUP)
- Are developer contributions being calculated only for Oakville Triangle or whole plan area? (Plan area)
- What's the rough idea of the entire pool of contributions? (will provide at next meeting)
- Important to correlate phasing/timing of improvements with revenue and construction
- City should fill the cost gaps in undergrounding utilities/streetscaping that won't be covered by smaller redevelopment projects, or that won't occur in near term. Could allocate incremental tax.
- Pedestrian lights and streetscape should be part of undergrounding
- Provide more information on Calvert warehouse proposal. (Nothing determined yet, but the idea was to have a place for local neighborhood-serving businesses or entrepreneurs or artists, etc to respond to concern about loss of affordable warehouse space in industrial zone)
- Ensure that environmental improvements are taken care of as part of the DSUP process
- City needs to address the intermittent flooding on Glebe
- Bikeshare locations should be considered as part of the development site design/planning

### Other

- It seemed there was support for 'end-only' access to Mount Jefferson Park and pedestrian bridge. Why has that dropped from the table? (Staff took all input into account, feedback at AG meetings, park meetings, PRC meetings, and survey; in addition, this is a public park which should have access to all)
- City has posted on the web the solar studies for morning, noon, and night for all four seasons. (Peter Heimberg has developed his own model that the community can use as well).
- Provide information about the property owner's proposal for the warehouse at 400-410 Calvert