

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

All Responses sorted chronologically

As of August 6, 2015, 12:16 PM



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Oakville Triangle/Route 1 Corridor Plan

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As of August 6, 2015, 12:16 PM, this forum had:

Attendees: 165

All Responses: 26

Hours of Public Comment: 1.3

This topic started on July 2, 2015, 1:42 PM.

Oakville Triangle/Route 1 Corridor Plan

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Responses

Where do you live/work/own a business/property?

		%	Count
Del Ray		45.8%	11
Lynhaven		50.0%	12
Other		8.3%	2

How have you participated in the planning process to date?

		%	Count
Followed online		54.2%	13
Attended 1-5 meetings		37.5%	9
Attended 6+ meetings		8.3%	2
Received information from civic association		37.5%	9
Other		4.2%	1

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered	20
Skipped	6

Oakville Triangle/Route 1 Corridor Plan

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What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered	8
Skipped	18

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered	14
Skipped	12

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered	11
Skipped	15

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What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered 11

Skipped 15

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered 10

Skipped 16

along basically **businesses** comment **development** doors existing garage **going** good highway limited **maker more** need out parking **retail** space spaces streets swann walk **want** where

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What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered 8

Skipped 18

8 better comment do flat letters page panel pretty s says section **sign** signage **signs** window

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered 15

Skipped 11

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Answered 6

Skipped 20

Oakville Triangle/Route 1 Corridor Plan

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Anne georgia inside City of Alexandria (on forum)

July 27, 2015, 4:54 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Followed online

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The vision is well developed

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Well developed

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Well developed

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

pp. 48-51

My neighbors on Clifford avenue and I strongly oppose the proposed building height. These changes alter the feel of the neighborhood and add traffic, pollution, water run-off, noise, and inconvenience to current residents.

This is not the first time we've voiced our strong disagreement, however, our opinions were not reflected in the final draft. Does the city care about its increased revenues and developers' profit more than the well being of its current residents? Who would want to live and in a house next to a 60-, 90-foot tall building?

We suggest not to approve proposed changes to the current (approved) height levels.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment

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What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

no comment

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

no comment

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

We suggest not to approve proposed changes to the current (approved) height levels.

Oakville Triangle/Route 1 Corridor Plan

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Name not shown inside City of Alexandria (on forum)

July 27, 2015, 3:56 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

1.5 - Expand Ruby Tucker Park - Excellent Idea! This park would also be an ideal spot for a mid-block pedestrian crossing of Route One with a HAWK beacon integrated with the extension of the dedicated ROW of the TransitWay.

1.6 "Encourage integration of the area's industrial heritage into new building, park and streetscape design." As a homeowner in Lynhaven, I would rather see emphasis on a romantic notion of American railroad heritage than vague "industrial," which I'm not sure what that means since the site was a superfund site in the 1990s. Chapter One does not mention the planned extension (after a certain development threshold in Potomac Yards Landbay F) of the TransitWay north to run in the median of Route One and then turn on Reed Ave. towards Potomac Avenue.

Under Implementation, it would definitely help with the surrounding neighborhood relationship, pedestrian friendliness and place making to do the "Ruby Tucker Park Expansion" sooner. Why the long wait after the Mt. Jefferson park upgrades?

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 46 - Fueling/Charging Stations - As a homeowner in the area, we could absolutely lose the fueling stations in the plan area with minimal inconvenience to Alexandria residents and electric charging stations could more easily be built into garages or part of retail spaces. The gas stations on Route One mainly benefit commuters driving through Alexandria.

Page 48 - What is the definition of "building height?" - Does it include rooftop infrastructure like HVAC or rooftop amenities like a canopy for a pool?

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Page 59 - Bike Pedestrian Network - There should be a signalized pedestrian only crossing like the planned new one at Fannon Street somewhere north like at the Ruby Tucker Park. The current intersection at Reed is very unsafe with all the turning movements.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

5.42 - Page 73 - Maybe given the trajectory of growth of carsharing (i.e. Uber, Lyft, etc.) there should be provisions or mention for pick up and drop off or Kiss and Ride pull offs from Route One? Could there be set asides for things like Capital Bikeshare?

Page 82 - 5.95 - Alley Paving Material - Can you mention that the alley material should be designed for durability? In Lynhaven, we have a lot of issues with really torn up alleyways. It would be nice, and perhaps necessary to sell the new structures, if some of the alleyways were redone to a higher standard especially if they are going to be getting more traffic.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No comment.

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Name not shown inside City of Alexandria (on forum)

July 22, 2015, 11:23 AM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

I'm okay with the vision. I like the idea of including makers as part of the vision.

1.11 A signal at Montrose is dubious at best. Montrose is too narrow to work as a connector. Those headed north need to be diverted onto Commonwealth so that they can take Reed to Rt. 1.

1.12 It is unclear what benefit the pedestrian crossing at Fannon serves. Where is anyone going that couldn't be handled by the existing pedestrian crossings at Custis and Swann? There is nothing but residences on the other side of Rt. 1 - no need to cross there.

1.13 The proposed improvements at E. Glebe aren't going to work. See more details in section 8.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

N/C

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

District 1. Please no more townhouses overlooking Rt. 1. This is a terrible idea. The townhouses should align to the east-west roads (Howell, Windsor, and Custis. The stretch along the highway should be made space with a rear alley for access to parking (garage). Having a healthy mix of commercial and residential will keep the area vibrant.

District 2 -

Great neighborhoods need great streets. What is the great street in Oakville Triangle? Don't tell me Swann Ave. The only reasonable option is Oakville St. / North-South Rd. It needs to be walkable and bikeable.

How about putting the hotel in the south corner of the triangle? Hotels are one of the few types of buildings that can use awkwardly shaped space effectively. Let that be the gateway/anchor to the triangle, not a gas station. Putting a hotel smack in the middle of the development is a lousy idea because it breaks up the flow of the otherwise nice street.

District 3: The tiny plots of green space aren't going to be very useful. It would be better to shrink the building north of Glebe and allow for a larger plot of green space there.

District 4: N/C

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

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4A. Park St. will be a quiet residential street - a B street (not A). Oakville Street is where the action needs to be - that is the A street.

Section F Figure 26 Block 3 should have different maximum - a 45' strip to match other buildings along Park but 75' to match the rest of the development.

Section I Oakville St. and North/South Road need dedicated biking facilities, not street parking.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

N/C

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

6B. The secondary retail is along Oakville St., not Swann. Swann is basically an alley - no one is going to want to walk there.

6C Maker space should run along the east side of North South Rd. as opposed to along the highway. People don't want to walk along a highway if they can avoid it. I'm not keen on having maker space in District 4 because it will be hard to get in and out of. Maybe put your low income housing here (limited parking).

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

N/C

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Park Rd. You have the parking on the wrong side. This is going to be high-end townhouses with garages. The parking has to be on the park side of the street to allow for all the curb cuts to provide access to the garages. As a plus you will have many more spaces available for visitors to the park or residences.

Oakville St. No on-street parking! Have we not learned enough from King St.? (I wish you could get away with having no cars at all on this road but ultimately that won't work) Replace the on-street parking with bike lanes. Also this road doesn't need to be 24' wide.

The Glebe Rd. configuration isn't going to work. There will be too much demand and not enough space to operate - you won't be able to get from North-South Rd. to the left turn lanes. Sorry this is hard to describe in prose but I'll try to explain what I'm proposing.

1. Extend North-South Road across Glebe to the base of Wesmond. Keep the existing barrier between Wesmond and Rt. 1. (You will have to completely rethink what you want to do with block 17.)
2. Drivers going north on N-S can only go straight at Glebe (no turns). The street grid offers alternatives to those who want to end up on Glebe.
3. Put a signal at N-S and Rt. 1 (left turn only). Forget about the one for Montrose.
4. Going east on Glebe you can only turn right or straight at Rt 1. If you want to go North, turn left onto N-S or better yet, take Commonwealth to Reed.
5. No right turns onto Glebe from Rt. 1 - you have to turn right at North-South. If you miss that turn, you can weave through Oakville Triangle.

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6. You'll need to make extra sure that those on Glebe don't "block the box" at North-South.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Bottom Line Up Front. This should be the beginning of the document, not the end. Most readers will only want to see this summary and maybe look up a specific section. I didn't even know this existed until I was done wading through the other 100 pages.

You have the Chapter 7 recommendations listed as Chapter 8.

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Name not shown inside City of Alexandria (on forum)

July 21, 2015, 8:12 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Generally, I'm okay with the vision -- but it lacks depth. There is little evidence of the study of traffic flow. This is critically important but usually left out. I've made more specific comments under the "streets" section. Impacts to infrastructure - such as schools (which are overcrowding now) would also benefit from an impact study. Thank you.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

I'm concerned that the implications of the opening of Evans and/or Wesmond. While not explicitly stated out in the plan, page 100 shows a street map with Evans and Wesmond open to Route 1. Page 111, shows the streets to be re-configured to intersect with Route 1. There is documented evidence that would suggest this is not only a potential cause for increased congestion but may also increase traffic accidents and fatalities. In 2006, the US Department of Transportation, Turner-Fairbank Highway Research Center general stated, "Intersection-related crashes make up 21% of all fatal crashes (HRT-08-025). This is completely understandable and well documented and explained in traffic flow theory. Generally, the increase in intersections (that would be the new Evans and/or Wesmond intersections) could increase congestion and pose potential safety concerns. Only well planned and modelled intersections (to allow long sections on gently curving roads at graded intersections while vehicles can often move across lanes without causing significant interference to the flow) may prove such a undertaking advisable. However, Modelling takes time. These type intersections are expensive and take up a large amount of land. Synchronization of lights by intelligent systems might reduce accidents but would likely increase congestion - again this would require study. Questions: Has the City conducted a simulation of the opening of Evans and/or Wesmond? Have they worked with Systems Dynamics Models or such models as Kerner's / or classic traffic flow models? If so, I'd like to examine the results – even better, has a traffic flow study been posted for ALL to review in the spirit of transparency? I have examined such studies in the past and they are very enlightening. Thank you

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Leland Ness inside City of Alexandria (on forum)

July 21, 2015, 2:22 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Followed online

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

You mention the need to integrate the industrial heritage of the area, but give no specific suggestions. The back sides of the buildings at the south end of Zone 2 (the sides formerly facing the tracks, now the park) are really cool and the only part that really reflects the older uses, from the 1940s. But I see from the diagrams that they are to be torn down. Surely something can be left there. If not, will the owner at least thoroughly document the buildings before demolishing them?

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

see above comments on Chapter 1 for Zone 2.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Name not available (unclaimed)

July 20, 2015, 1:45 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

General comments - a person should read and compile the comments rather than having a computer do it.

If there are just going to be parking garages - I will not take my business there - but I will order things over the internet.

Wondering who you are building this for - not for me - it does not look like a place I will go to.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Please do not force out successful businesses that are used by the community to replace them with townhouses. I am appalled to see Del Ray Animal Hospital in the area slated for town houses. It is wonderful having access to our vet's office without having to drive through traffic, or having to park in an underground garage - it would be sinful if they are forced out. They are a successful business that is an asset to the community.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Maria Wasowski inside City of Alexandria (on forum)

July 20, 2015, 1:12 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Other - Member of Advisory Group

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Vision should include: "including neighborhood retail and retail that attracts shoppers regionally"

Page 15: Should we add a requirement for bike/ped connection between Stewart and Swann

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 22: 2.1: Clarify what is meant by "Provide building height adjacent to transit stops..."? Considerable building height? Taller than average building height?

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 25 Call out vet's office as "Existing zoning to remain."?

Page 27 I found this confusing as District 1 does not have any of Mt. Jefferson Park in it. Maybe these park graphics should move to District 2.

Page 28 Bike facilities for Swann avenue?

Page 34 Identify A, B, C, D and E on Scale Transitions map

Page 35 Should be made clear that this applies to all districts. Maybe move the beginning of "Plan Districts" chapter, or place in "Plan Framework" chapter next to "F. Building Heights" pages.

Page 35 This graphic makes it look like a lot of tall buildings right on Rt. 1 with no step backs and no articulation.

Page 40 Is Park Road an "A" street?

Page 41 Can Bike and Ped Network be moved up to follow the Street Hierarchy page?

Page 44 Clarify what is meant by "active uses."

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 53 What about bike parking facilities in that plaza?

Page 56 Are there any outdoor play areas or playgrounds anywhere in the plan?

4.22 seems kind of redundant.

Page 58 Clarify difference between gateway elements and signature facades.

Page 59 Make sure this graphic is consistent with the Park Concept Plan graphic vis a vis the path and

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pedestrian/bike use.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 62 5.3 This seems too specific given the variety of property lines and building heights.

Page 66 5.10 Rephrase last sentence for clarity.

Page 69 5.25 minimum 30 foot depth of habitable space seems very specific. Is this a widely accepted standard?

Page 71 5.39 Not sure why "vertical fenestration" has to be called out as a specific feature.

Not sure what this means in the context of modern architectural styles.

Page 76 5.69 See previous comment on fenestration

5.74 I'm not sure what these types of windows are, but wondering if we need to be this specific?

Page 84 6.2 Images on this page and the next all look like ground level is higher than 4 feet. I don't think we want to encourage that. Maybe we could find some examples more in the 2-3 foot range.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 89 Sounds like we want garage doors on the main streets where we are prohibiting curb cuts. Need to specify that garage doors open from the "C" streets along the back.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 96 8.2 Do we have to follow the sign ordinance here? If so, it's pretty hard to have two signs within that. It's pretty limiting.

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 101 Typo. This should read "Route 1 Streetscape - Commercial Uses" Clarify which part of Potomac Yard this is

Page 102 Clarify what part of Potomac Yard this is.

Page 103 Should we show the proposed building on south side of Fannon instead of existing?

Page 104 Can we identify this as bike/ped trail?

Page 105 Need to show specific space for bike lane, maybe with a bicyclist to make it clear.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Name not shown inside City of Alexandria (on forum)

July 19, 2015, 8:34 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend?

Please be sure to reference the topic and the page number with your suggestions.

Recommendation 1.11 - I'm not understanding the improvement offered by an additional traffic light at Montrose and Route 1. As a Lynhaven/E. Glebe Rd. resident, it already takes multiple light cycles just to get onto Route 1 northbound from E Reed during the morning rush hour. If you install a light at Montrose and Route 1, this will only encourage more traffic off of E Glebe, and onto Montrose (in order to get to Route 1 faster). Cars are already racing through Lynhaven via Montrose as it is (to cut through and therefore avoid E. Glebe). I am strongly opposed to the additional of a traffic light as proposed in recommendation 1.11.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend?

Please be sure to reference the topic and the page number with your suggestions.

In district 3 the heights are way too high - this is Del Ray and Lynhaven, not Crystal City or Clarendon. It lacks the true neighborhood feel that this area is known for. These new buildings will tower over the existing homes and will take away the charm. These buildings should be limited to 3-5 stories and nothing like what is currently being developed across Jefferson Davis.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

p.100 - Although it is not specifically called out in the text, the map would suggest that Evans and Wesmond are to be reconfigured to open onto Route 1. This would significantly increase the amount of thru traffic in the Lynhaven neighborhood, one with an increasing amount of small children (including my own), and I see no benefit or added value to the community. A smarter plan would perhaps be to simply make those connections more pedestrian and bicycle friendly, but still prohibit vehicular traffic. Opening those up to the large amount of traffic on Route 1 would encourage more pass-through traffic, especially during commuting hours. Very strongly opposed.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 16, 2015, 11:24 PM

Where do you live/work/own a business/property?

Other - Braddock & north ridge

How have you participated in the planning process to date?

Followed online

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Should not have the Ruby Tucker park expansion be in 12 to 16 years. It's not even that expensive according to your chart of costs. General design of big blockish buildings very similar to other infill which has already created a glut of this type.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Having a 25 ft street scape which doesn't include a real bike lane for route 1. Route 1 so congested it would be very unsafe for bikes. And since congestion will only be getting worse bikes need safe space. Having bikes share Mt. Jeff, may create a hazard to pedestrians.

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Buildings are not compatible with local neighborhood. No one wants a building 15 ft taller than their house blocking the sun.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

4.16 No hardscape plaza, that creates stormwater problems, urban heat island and poor for recreation. There is no reason that concerts or lunch eating needs lots of hardscape. Item 4.27 allowing concrete with just grooves terrible for stormwater and not a high quality finish. 4.28 define play areas.No min. height, p 50, if you don't want townhouses that can be controlled by zoning.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Massive brick faced boxes with various bumps and indentations to try unsuccessfully to disguise the largeness and FAR maximization. P 72 "liner townhouses" seem to be homes attached to parking structures in the back side? Can that be healthy?

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

recommend? Please be sure to reference the topic and the page number with your suggestions.

Basically driving out existing "maker" businesses by switching to more costly smaller spaces. Where could the existing businesses continue to operate while the construction is going on?

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Separate bike lanes on route 1.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Do not see anything on using any green criteria, like LEED certification, or living buildings, or passive house. Remember Eco City goals? Also metro as a whole is struggling and very unclear that it can handle a big additional load.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 16, 2015, 10:24 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

My concern is about how it will affect the residential neighborhoods. I don't want more traffic in my neighborhood. One reason we bought our home is location of the Lynhaven neighborhood. We like having a neighborhood near commercial development, we also get the charm of the neighborhood. The Wesmond street and lynhaven being dead-end streets gives it a neighborhood feel. It would ruin the neighborhood if you opened up the street to route one. The increase the traffic would take away the safety of our cul de sac. You can have the development without changing the inner neighborhood feel.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 15, 2015, 1:19 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

Attended 1-5 meetings

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend?

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

It is unclear whether or not there are plans to open Wesmond Dr and/or Evans Ln to through traffic. This is a terrible idea that the community is very strongly opposed to. This would create an atmosphere that would be inhospitable to the community and dangerous to the many young families and pet owners who live in the neighborhood.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 14, 2015, 7:08 PM

Where do you live/work/own a business/property?

No Response

How have you participated in the planning process to date?

No Response

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 14, 2015, 5:10 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Followed online

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

I'd put more emphasis on how the ground floor spaces should be used. Maker spaces and retail are not always the same thing. Maker spaces can include bakery's, clothing makers, arts, light industrial and related uses. There should be an explicit expectation that ground floor uses are either maker, industrial kitchens, light industrial or retail and one of the recommendations should be for the city to create retail/maker space design guidelines that ensure the spaces are designed to accommodate a wide range of these creative uses and also that the upper story residential uses will be designed to mitigate and prevent conflicts with noise, smells, etc.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

See above. More detail needed about retail and maker space design elements and more explicit statements about the types of uses that are encouraged and should be accommodated with building design.

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

More focus on the character elements of retail and maker spaces. This plan should put more emphasis on the question of what we want there and not so much on the what it looks like. Without that, the city risks eliminating important services from our community. The plan makes little mention of the importance of the uses that are there now to our economy and our community.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Too many to list here.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.
Do these make it easier or harder to get a sign approved by city hall?

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 14, 2015, 12:36 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Residents along with city staff gave great time, effort and consideration in the decision to close Wesmond Dr, Evans Lane and Lynhaven Drive. Closure was a great decision then and an even better one now. The streets must remain closed

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend?

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 14, 2015, 8:43 AM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

1.11: new signal at Montrose would only further contest Rt 1 and add cut through traffic on Montrose. There is a signal at Rt1 and the Evans dead end for Potomac Yard. That is less than a full block from Montrose.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

On pages 39 and 40, Wesmond Dr. and Evans Ln., which are currently dead-end streets, appear to be opened and designated "B" streets. Opening those two streets would be extremely detrimental to the existing neighborhood by drawing traffic from the new dwellings and Route 1 onto streets that are not built to handle it. Considering the size of those streets and the volume of traffic they can reasonably handle, opening them to Route 1 would provide minimal benefit, if any.

Evans Ln., Wesmond Dr., Montrose Ave., and Lynhaven Dr., which would all see greater traffic if Wesmond and Evans were opened, are narrow residential streets; depending on vehicle sizes and the parking situation, some are incapable of handling more than one vehicle at a time in a single direction. Adding traffic to those streets is not a viable option. For through streets, better alternatives, such as E. Glebe Rd. and E. Reed Ave., already exist.

If vehicle entrances to the Route 1 dwellings must be placed off Route 1, an alternative would be a service road that dead-ends but does not connect to Wesmond Dr. or Evans Ln. or a mid-block entrance, possibly with dedicated turn lane, facing Route 1. If these are not possible due to General Standards 4.4 ("A" Streets) and 4.5 ("B" Streets), steps should be taken to minimize through traffic on Wesmond Dr. and Evans Ln.

Depending on how it is developed, public open space can be made to look as though it belongs to a private community, which can make members of the community less likely to use and enjoy it. On pages 52-53, the open space on Swann Ave. that connects to Mount Jefferson Park appears partially enclosed by the buildings around it. If this is intended to be public open space, the landscaping, signage, and surrounding building architecture should make it obvious to everyone that it is. In the current plan, it is unclear.

Oakville Triangle/Route 1 Corridor Plan

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What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 13, 2015, 4:54 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Followed online

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Would like more focus on retail. The neighborhood is very heavily residential and having more residential (townhomes) in district 1 along RTE 1 seems like a poor use of the traffic RTE 1 provides. I would much rather see district 1 as retail instead of residential.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Looks good.

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Mount Jefferson Part, pg. 28, should be a dog exercise area. The residents currently use it as such and change in the layout to have a small exercise area for dogs near Raymond ave would make the area less friendly to how it's currently used in the neighborhood. I'd prefer to see a dog friendly park like the Shirlington Dog Park.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Looks good.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Looks good.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Looks good.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Looks good.

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Parking is a worry of mine. If these areas become busy is the overflow going to come in to the del ray neighborhood? Would we start permit parking for the streets around the development to keep spots for residents?

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

We love our dogs in Del Ray, please don't make us drive to Shirlington to use a decent dog park as Mount Jefferson park is the main dog park in Del Ray.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 8, 2015, 7:47 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Attended 1-5 meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

I am glad the park is being opened up and that there will be affordable housing. I am concerned that bicycling is relegated to the park and not really part of the transportation plan.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

As usual for an Alexandria plan, the highlight for bicycling is in the park. The idea that bicycling is accommodated in in parks and no where else is old-fashioned nonsense. This will be yet another Alexandria development without bike lanes. Not one. We will have to shoe-horn bike lanes in later, as in Carlyle. (Q: Why does Alexandria never learn from their mistakes? A: The developers don't want them to).

The Oakville/North-South road will likely be busy enough to need bike lanes if children in this area are expected to ride to school. Same for Swann St.

Why are we building for failure? Other cities are taking bicycling seriously and are attracting Millenials as a result. I "get" that Alexandria is dedicated to not allocating space on our roads to bikes while professing otherwise. I'm just not happy about it.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 8, 2015, 6:33 PM

Where do you live/work/own a business/property?

No Response

How have you participated in the planning process to date?

No Response

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The questions is raised that on page 49 and 100 Wesmond and Evans is shown to be reopened at Route 1. If

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

this is true there will be undue burden of traffic on small streets when better streets for traffic flow are a block away. This will hinder the flow of traffic with multiple intersections along busy Route 1. And this will completely void any buffer between Route 1 from this residential area. I am opposed to opening Wesmond and Evans to Route 1.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 8, 2015, 1:36 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 11, Recommendation 1.3: Mount Jefferson Park Enhancement: "improved safety with 'eyes' on the park." It is unclear what this means, but it seems to suggest either video surveillance or improved visibility. If the former, my questions would involve the necessity of such an addition, the destination of any feed(s), under what circumstances it would be used, how long any footage would be retained, what safeguards would be in place to prevent unauthorized access, and who would have authority to view it. If it means anything other than that, some additional clarity in the language would be helpful.

Page 11, Recommendation 1.4: I have some reservations about rooftop open spaces; those reservations could be reduced if the open spaces include barriers to prevent noise and light pollution from adversely affecting adjacent homes.

Page 11, Recommendation 1.5: I am very much in favor of expanding parks, though elsewhere in the plan, it appears that this may not happen for Ruby Tucker and some of the others for many years.

Page 13, Recommendation 1.11: The addition of a new traffic signal at Montrose Ave. and Route 1 could increase traffic through the Lynhaven neighborhood while also compounding the problems at the intersection of E. Glebe Rd., Ashby St., and Montrose Ave. That intersection is already challenging to navigate at certain times of day. While I oppose the addition of a new signal at Montrose Ave., if one is added, the Glebe/Ashby/Montrose intersection would need substantial improvements.

Page 13, Recommendation 1.12: It is unclear what "signalized pedestrian connection" means. If this indicates a pedestrian-only crossing with pedestrian-activated flashing yellow lights, a pedestrian crossing sign, and a crosswalk, I am not convinced it would be sufficient to stop traffic on Route 1.

A more substantial crossing, possibly with a stoplight, might be advisable, assuming that Fannon St. is a logical place for such a crossing. Crosswalks in the region often seem to be placed far apart and at streets with little pedestrian traffic, while a large number of pedestrians between (and far from) those crossings must either choose to take a safe, indirect (longer) route or an unsafe (without signal or crosswalk), direct route across. If they have not already, planners should review attractions and residential density on both sides of Route 1 at Fannon St. and other cross streets to determine whether the anticipated volume of pedestrian traffic in those locations would benefit from a crossing.

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 22, Recommendations 2.10 and 2.12: New streets should include safe, separate space/lanes for bicycle traffic, rather than theoretical lanes that require cyclists to use the same space as vehicle traffic. This is an opportunity to build in infrastructure that would encourage bicycle use and reduce residents' reliance on single-occupant vehicles.

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Pages 30-31, District 3: The intersection between the new North-South Road and the existing Glebe Road could become highly active. The Plan is unclear about how traffic would be handled at this intersection; planners and developers should consider the amount and types of traffic likely to traverse this intersection and implement sufficient signs and/or signals to moderate it. The North-South Road could also add to the challenges at the Glebe/Ashby/Montrose intersection, reinforcing the need for complementary improvements to that intersection.

Page 33, District 4: The Plan states that District 4 is "similar to District #1," with shallow lots/blocks and existing townhouses immediately to the west. However, while in District 1 this was managed by recommending only townhouses, for District 4 the Plan recommends substantial multi-family units. It could reasonably be argued that District 4, with its similarity to District 1, should also permit only townhouses, or at least a greater proportion of townhouses than recommended in the current Plan. Even Districts 2 and 3 make greater use of townhouses as a scale transition to the existing neighborhoods, while in District 4, the scale transition is feebly achieved through slightly reduced height to a fraction of the depth of the buildings' west-facing sides. This will do little to reduce the impact on the neighborhood of the imposing, wide expanse and height of those enormous buildings, not to mention the impact on parking (already an issue in District 4) and traffic.

Regardless of the dwelling types ultimately built in District 4, steps also need to be taken to shield the existing neighborhood from the impact of garbage, traffic, parking, and other undesirable activities that are likely to occur at the rear of the buildings. The ground level open space for District 4 does not appear sufficient to meet General Standards 4.19 or 4.20 (p. 56).

I strongly oppose the number and size of multi-family dwellings proposed for District 4 and recommend that the proposed multi-family dwellings be replaced in part or entirely with townhouses comparable to those recommended for District 1. The Chapter 3 introduction on page 24 states that the "districts identified in the Plan are intended to appear and function as extensions of the adjoining unique neighborhoods." The multi-family buildings that appear in the Plan for District 4 in no way reflect the character or composition of the adjoining neighborhood, nor do they "appear" or "function as extensions" of it.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

On pages 39 and 40, Wesmond Dr. and Evans Ln., which are currently dead-end streets, appear to be opened and designated "B" streets. Opening those two streets would be extremely detrimental to the existing neighborhood by drawing traffic from the new dwellings and Route 1 onto streets that are not built to handle it.

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Considering the size of those streets and the volume of traffic they can reasonably handle, opening them to Route 1 would provide minimal benefit, if any.

Evans Ln., Wesmond Dr., Montrose Ave., and Lynhaven Dr., which would all see greater traffic if Wesmond and Evans were opened, are narrow residential streets; depending on vehicle sizes and the parking situation, some are incapable of handling more than one vehicle at a time in a single direction. Adding traffic to those streets is not a viable option. For through streets, better alternatives, such as E. Glebe Rd. and E. Reed Ave., already exist.

If vehicle entrances to the Route 1 dwellings must be placed off Route 1, an alternative would be a service road that dead-ends but does not connect to Wesmond Dr. or Evans Ln. or a mid-block entrance, possibly with dedicated turn lane, facing Route 1. If these are not possible due to General Standards 4.4 ("A" Streets) and 4.5 ("B" Streets), steps should be taken to minimize through traffic on Wesmond Dr. and Evans Ln.

Depending on how it is developed, public open space can be made to look as though it belongs to a private community, which can make members of the community less likely to use and enjoy it. On pages 52-53, the open space on Swann Ave. that connects to Mount Jefferson Park appears partially enclosed by the buildings around it. If this is intended to be public open space, the landscaping, signage, and surrounding building architecture should make it obvious to everyone that it is. In the current plan, it is unclear.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 67, Building Transitions Standards, Section II. Multi-family: The multi-family building transition standards should incorporate a requirement similar to the townhouse requirement 5.16 for a fence or wall "within the landscape buffer or setback," though a similar and perhaps more desirable effect could be achieved with trees of ample size and density.

Page headers of odd pages in Chapter 5 (June 25 working draft) have "Character" misspelled.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The stated standards and guidelines seem reasonable.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The stated standards and guidelines seem reasonable.

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

I reiterate my intense opposition to what appears to be the Plan's recommendation to open Wesmond Dr. and Evans Ln. (pp. 39, 100).

While I appreciate that the proposal for Swann Ave. (p. 105) has a bicycle lane, a single street having that

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amenity in a proposed development in 2015 – especially considering the efforts DC has put into adding bike lanes to existing streets – seems inadequate.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Anna Beth Strong inside City of Alexandria (unverified)

July 8, 2015, 7:04 AM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The map on Page 100 show Evans Lane and Wesmond Drive open to Rt 1. These streets are currently closed

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off to Rt 1, and reopening them would have an enormous negative impact on the Lynhaven neighborhood as far as increasing cut-through traffic (which is already a problem on Montrose). I strongly oppose opening Evans Lane and Wesmond Drive to Rt 1, and this huge change seems to be buried in the plans.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

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Name not available (unclaimed)

July 7, 2015, 4:07 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

Attended 1-5 meetings

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page number 16, topic "Allocation of Funding for Plan Implementation." The Ruby Tucker park expansion has minimal funds allocated. Additional funds should be provided to not only expand Ruby Tucker park, but also improve it with a modern playground and a safe/sustainable fence to allow children to play and congregate. In addition, a large amount of funds is set up for on-site affordable housing. Oakville Triangle should focus on retail and affordable housing should be part of the larger Potomac Yard development.

Page 18, "Public Benefits Phasing." The Ruby Tucker Park expansion should be moved upfront to the 0-5 years section of phasing and funds should be allocated initially to the expansion and improvement of Ruby Tucker Park rather than relying on future tax revenue.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 30, "District 3". Much of District 3 currently serves as retail. Some of the District should remain retail. In addition, permanent trash cans similar to the trash cans in Del Ray and Old Town should be established throughout the area to collect trash coming from District 2 retail into the Lynhaven neighborhood.

Page 33, "District 4." This area currently serves the neighborhood with retail services. It should be maintained for retail to continue servicing Lynhaven and other local neighborhoods, not converted to additional housing.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Page 82, topic "Rear of Buildings-Alleys-Townhouses." Trees should be mandated, not just added where

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feasible. Trees are expensive to add, if it is not required developers will avoid adding trees, specifically in the rear of buildings-alleys-townhouses.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

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Name not shown inside City of Alexandria (on forum)

July 7, 2015, 2:31 PM

Where do you live/work/own a business/property?

Del Ray

How have you participated in the planning process to date?

Followed online

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

A traffic light at Montrose is unnecessary - I travel this every day and it is rarely backed up with people turning onto U.S. 1. A traffic light will just make US 1 even more backed up in the morning. A bus stop headed into DC at East Glebe is needed with a more inviting walk from Auburn Village to the bus stop.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

In district 3 the heights are way too high - it is looking extremely similar to Crystal City and not a true neighborhood feel that Del Ray is known for. These new buildings will tower over the existing homes and will take away the charm. These buildings should be limited to 3-5 stories and nothing like what is currently being developed across Jefferson Davis.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

How will all of this new development affect street parking within the Del Ray neighborhood - especially for visitors to these new multi family buildings. Will they be required to provide guest parking?

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend?

Oakville Triangle/Route 1 Corridor Plan

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Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend?

Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not shown inside City of Alexandria (on forum)

July 7, 2015, 11:11 AM

Where do you live/work/own a business/property?

Del Ray

Other - I live, work, own a business and own property in Del Ray

How have you participated in the planning process to date?

Followed online

Attended 6+ meetings

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

OVERALL PLAN COMMENTS

To me, the plan is much too heavy on residential development. Most of the recommended retail development is located in the Oakville development. Maker spaces and or retail in other areas appear to only be allowed on the ground floor of designated residential use blocks. Retail and maker spaces require customer parking, loading facilities, designated space for trash and recycling. Sharing of this limited space with residents is unrealistic for a retail establishment to thrive. The arrangement is impossible for light industrial/commercial use (makers). I would recommend less emphasis on residential and more on unique service and retail development.

CDD ZONING

I am unclear what exactly CDD zoning means. Page 87 states that the specific requirements for the type of uses and associated requirements will be established as part of the CDD zoning for the plan area. Will there be rezoning within the CDD area that hasn't been designated yet but will when the plan is submitted or when blocks come up before the planning commission for redevelopment?

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

PLAN PRINCIPALS vs DISTRICT PLAN RECOMMENDATIONS

PGE 14 Mix of uses, Retail and Maker Spaces. The description in this section acknowledges that Oakville Triangle and the Route 1 Corridor are home to many neighborhood-serving businesses. It states that the plan encourages the inclusion of space within area to locate these important quality of life uses and claims that designated blocks of the plan area will include first floor retail/maker spaces to encourage these uses. Figure 24 illustrates where these designated blocks are. There is a huge disconnect between these two pages and the recommendations for redevelopment within these areas. For example the plan recommends townhouses for District 1 (pg. 25); multifamily buildings for the Route 1 portion of District 3 (PG. 30). District 4 (PG. 33) recommendations are for townhouses and multifamily buildings. All these locations have designated ground

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floor retail/ maker spaces on figure 24 (PG 44) but the vision plan reads like all area development outside of the Oakville Triangle should be residential except for a lone office building at the corner of E Glebe.

In addition, it is stated that the districts are intended to appear and function as extensions of the adjoining unique neighborhoods of Del Ray and Lynhaven (and Potomac Yard although I don't consider this adjoining). However, the envisioned illustrations for these new townhouses and multifamily buildings don't look anything like or seem to fit in with the single family homes and town houses they abut to in the west.

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

PLAN FRAMEWORK

A major problem identified early on in this process with the Oakville Triangle is that the property only has one means of egress to Route 1 North. With the imminent redevelopment of the Oakville Triangle, there will still only be one means of egress to Route 1 North and two other area of egress to Route 1 South. This seems problematic for handling the huge increase in traffic until the North –South Road is completed. This road won't be built until the multiple properties North of Calvert/South of E Glebe are developed which could be 25 years or more.

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The envisioned illustrations for these new townhouses and multifamily buildings don't look anything like or seem to fit in with the single family homes and town houses they abut to in the west. I would recommend that they don't look so modern. Encourage porches and materials such as brick and fiber cement siding.

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Retail and maker spaces require customer parking, loading facilities, designated space for trash and recycling. Sharing of this limited space with residents is unrealistic for a retail establishment to thrive. The arrangement is impossible for light industrial/commercial use (makers). I would eliminate the need for residential development above ground floor uses for more flexibility.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

SIGNAGE

Page 95 Window Sign. Professionally painted and gold-leaf individual letters are (or should be) a thing of the past. In this modern era, Window signage is typically cut or printed vinyl letters and graphics and is applied to the outside of the glass (not inside) for better visibility.

Page 97, Section 8.20 says flat signs are allowed. Section 8.31 says flat panel signs are prohibited. What is the difference between a flat sign and a flat panel sign? Please clarify better.

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

AVENUE vs STREET

Oakville Triangle/Route 1 Corridor Plan

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Throughout this whole process, Calvert Avenue and Swann Avenue have frequently been mislabeled as Calvert Street and Swann Street. This error continues throughout this document and should be corrected. I have noticed this error in the following pages:

Pg. 4, Table of Contents section F. Calvert St. should be changed to Calvert Ave.

Pg. 15. Section 1.9 Swann Street should be changed to Swann Ave.

Pg. 30. Calvert Ave is listed as Calvert Street twice.

Pg. 31. Calvert Ave is listed as Calvert Street

Pgs. 108 and 109. Calvert Ave is listed as Calvert Street

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

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Name not shown inside City of Alexandria (on forum)

July 7, 2015, 8:31 AM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Recommendation 1.11 - I'm not understanding the improvement offered by an additional traffic light at Montrose and Route 1. As a Lynhaven resident, it already takes multiple light cycles just to get onto Route 1 northbound from E Reed during the morning rush hour. Adding another light on the only remaining border of Lynhaven (Montrose) would create an encasement of traffic, preventing residents from even being able to exit their own street. Furthermore, on the other end of Montrose is E Glebe Rd. If you install a light at Montrose and Route 1, this will only encourage more traffic off of E Glebe, and onto Montrose (in order to get to Route 1 faster). I see absolutely no positive outcome of an additional traffic light as proposed in recommendation 1.11.

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend?

Oakville Triangle/Route 1 Corridor Plan

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Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend?

Please be sure to reference the topic and the page number with your suggestions.

p.100 - Although it is not specifically called out in the text, the map would suggest that Evans and Wesmond are to be reconfigured to open onto Route 1. This would significantly increase the amount of thru traffic in the Lynhaven neighborhood, and I see no benefit or added value to the community. A smarter plan would perhaps be to simply make those connections more pedestrian and bicycle friendly, but still prohibit vehicular traffic.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

Name not available (unclaimed)

July 6, 2015, 10:52 PM

Where do you live/work/own a business/property?

Lynhaven

How have you participated in the planning process to date?

Followed online

Received information from civic association

What are your comments on Chapter 1 (Vision Plan)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 2 (Introduction - Design Standards and Guidelines)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 3 (Plan Districts)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 4 (Plan Framework)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 5 (Urban Design Character)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

Oakville Triangle/Route 1 Corridor Plan

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The map on pg 100 indicates that both Wesmond and Evans streets will go through to Rt 1 with the new developments. I am STRONGLY opposed to those becoming through streets. There is already traffic going much too fast on Montrose that cuts through our neighborhood. With the street parking it is very difficult to see oncoming traffic to begin with. And I already feel slightly unsafe crossing Montrose with my family. Additional through traffic would certainly compromise the safety of my family and our neighbors. Please DO NOT make Wesmond and Evans through streets.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

Oakville Triangle/Route 1 Corridor Plan

Provide feedback on the Oakville Triangle/Route 1 Corridor Draft Vision Plan and Urban Design Standards & Guidelines

No Response

What are your comments on Chapter 6 (Ground Floor Uses)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

The plan suggests that it will be implemented over decades, not years. That's good because there is a huge surplus of retail space in Del Ray and the immediate vicinity at the moment, with more coming when the rail yard development is complete.

What are your comments on Chapter 7 (Signage)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response

What are your comments on Chapter 8 (Streets)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

We've heard a lot about "connectivity" in the public outreach surrounding the Oakville development, but the only actions taken to date have reduced connectivity for Del Ray by eliminating the ability of motorists on Raymond and Hume cross Route 1.

This was done in order to make room for a bus lane that is usually empty and, in the rare occasion a bus is using the extra lanes, the bus itself is empty. Good work.

These bus lanes have hurt the "walkability" factor as well. What pedestrian is going to enjoy crossing a 50-yard concrete barrier between the east and west sides of Route 1? It really will serve to divide the community into two halves. Meanwhile, the setbacks on the east side of the road are so small, pedestrians are effectively trapped between the sheer walls of the new development and the heavily traveled Route 1. Let's hope the larger setbacks envisioned for the west side of the road are preserved. Finally, the visuals for the proposed streets only serve to remind the reader that this development has no aesthetic connection whatsoever to Del Ray. It is a high-density development that fits with the rest of the high density development around Route 1.

Finally, let's all thank the planning commission, etc, for the massive new influx of commuters headed our way when the rail yard development is complete! Nothing like adding 10-15 minutes to your commute everyday so Alexandria can max out on its tax collections.

What are your comments on Chapter 9 (Summary of Recommendations)? What specific changes would you recommend? Please be sure to reference the topic and the page number with your suggestions.

No Response