



Jefferson Manor Citizens Association

JMCA
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2005/6 Board

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Jefferson Manor Citizens Association (JMCA) Position Paper

RE: A.J. Dvoskin & Associates et al., N. Kings Highway Metro Zone Proposal
March 1, 2006

Background:

In addition to presenting a proposal to redevelop the Huntington Station/Jefferson Garden site, AJ Dvoskin and Associates (Dvoskin) and the owner of the Jefferson Garden Apartments presented the Jefferson Manor Citizens Association (JMCA) with a plan to revamp the character of North Kings Highway between Jefferson Drive and Fort Drive. The primary goals of the proposal are to slow the flow of traffic and to make the entire area more pedestrian friendly. This plan also has benefits to Dvoskin because it combines pedestrian friendliness with business friendly traffic-related measures. The proposal does not constitute a commitment by Dvoskin to fund the recommended improvements. The twelve recommendations in the proposal are:

1. Install a raised median (19 feet wide) on North Kings Highway at Jefferson Drive.
2. Install a raised median (7 foot wide) south of Farmington to accommodate left turn lanes.
3. Eliminate the existing right turn lane on northbound North Kings Highway to the upper level of the Metro garage and reduce outbound right turn radius exiting Huntington Park Drive to 25 feet.
4. Provide enhanced crosswalks at the Jefferson Drive traffic signal with countdown heads.
5. Install new pedestrian signal at Metro egress (north garage entrance) interconnected to existing signal and provide new crosswalk.
6. Add crosswalks on all quadrants at the existing signal at the shopping center entrance, opposite the new leg of Huntington Park Drive.
7. Realign crosswalk at Fort Drive.
8. Reduce speed limit on North Kings Highway between Jefferson Drive and Fort Drive to 25 MPH with advanced warning signage. Establish a Metro Zone for the area to promote pedestrian activity.
9. With redevelopment, add on-street parking on southbound North Kings Highway.
10. Widen sidewalk adjacent to Farmington intersection and install a 2 foot buffer between the curb and the sidewalk. Add crosswalk north of Farmington.
11. Encourage increased traffic calming north of the Metro Zone on North Kings Highway in conjunction with I-495/Telegraph Road interchange.
12. Add crosswalks south of Fort Drive at midblock location and at Fairhaven Drive.

Position:

JMCA supports all 12 recommendations made by Dvoskin. However, JMCA's support for the these recommendations is not intended to represent full support for the Huntington Station/Jefferson Gardens redevelopment as proposed at the Dvoskin presentation on February 7, 2006. Further, in JMCA's opinion, these recommendations will not be successful if done in a piecemeal fashion. For example, introducing parallel parking on southbound North Kings Highway could be disastrous if medians, crosswalks, and other traffic calming measures are not introduced on North Kings Highway near Jefferson Drive.

The JMCA also requests that Dvoskin add three additional measures to its Metro Zone proposal. The additions are as follows:

1. Extend the 25 MPH zone from Jefferson Drive to Mt. Eagle School, instead of from Jefferson Drive to Fort Drive.
2. Install a crosswalk across Fort Drive at Williamsburg Road.
3. Install traffic calming measures on Fort Drive between Monticello Road and North Kings Highway