

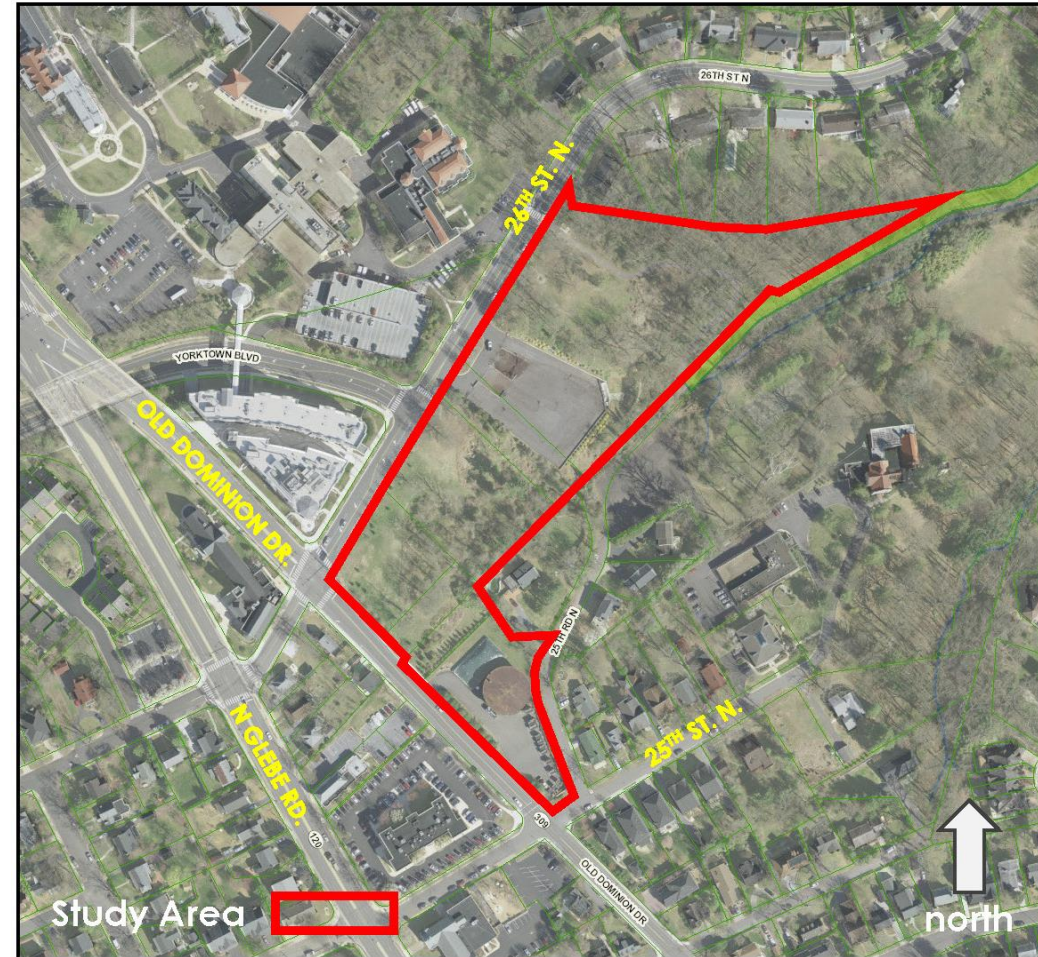
# 26<sup>th</sup> Street North and Old Dominion Drive Master Planning Task Force

Presentation to  
Arlington Joint Facilities Advisory Commission

October 24, 2018

# Site Master Planning Task Force

On September 2018, the County Board created a community task force that would collaborate with staff to develop a master plan for the 7.6 acres of County-owned land located at 26th Street North and Old Dominion Drive (26-OD).



\* study area outline correction 10/25/18

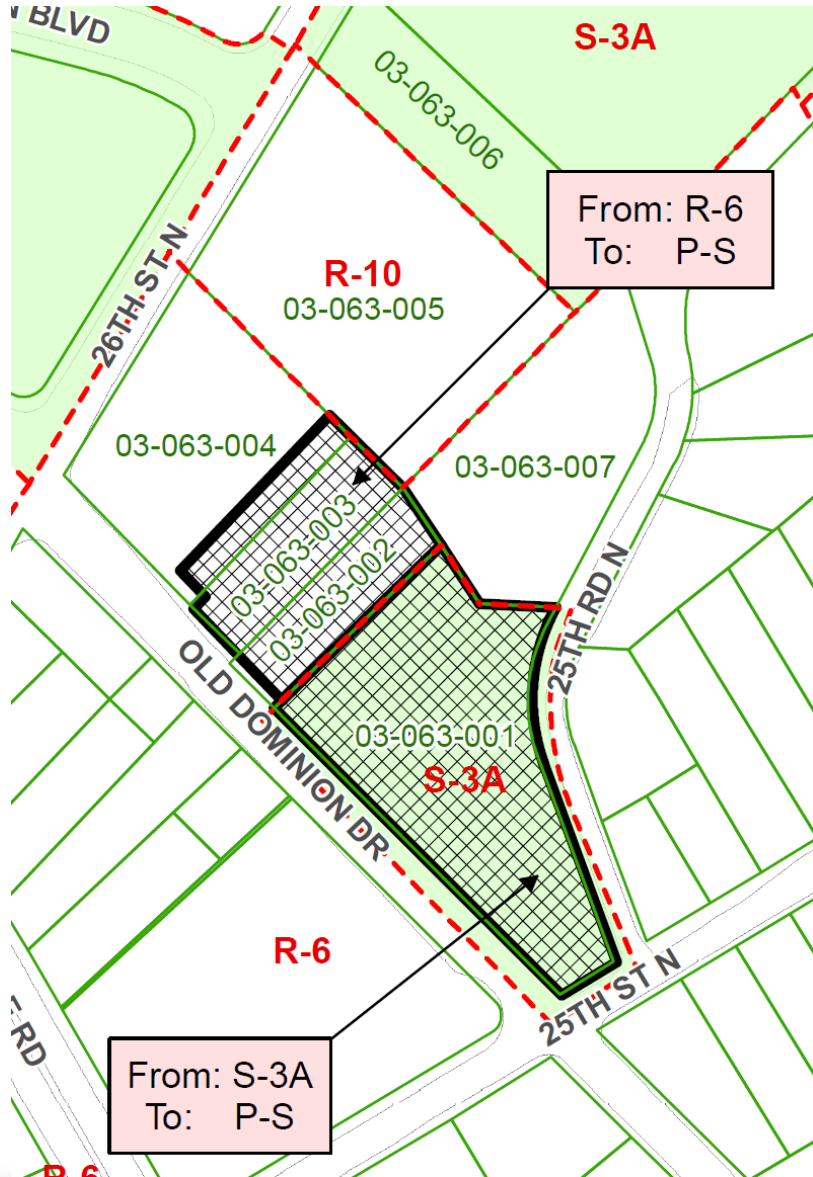
# Task Force Process

- Collaborative process with a non-voting Chair
- Public Meetings scheduled between November 2018 and April 2019
- 1<sup>st</sup> & 3<sup>rd</sup> Thursdays at Marymount University, Rowley, from 7-9pm
- Task Force composition will include one representative from each of the following groups:
  - Four neighboring Civic Associations (Old Dominion, Yorktown, Donaldson Run, & Rock Spring)
  - Marymount University
  - St. Mary's Episcopal Church
  - JFAC
  - Park and Recreation Commission
  - PFRC
  - Planning Commission
  - Transportation Commission
  - Urban Forestry Commission
  - E2C2
  - At-large member

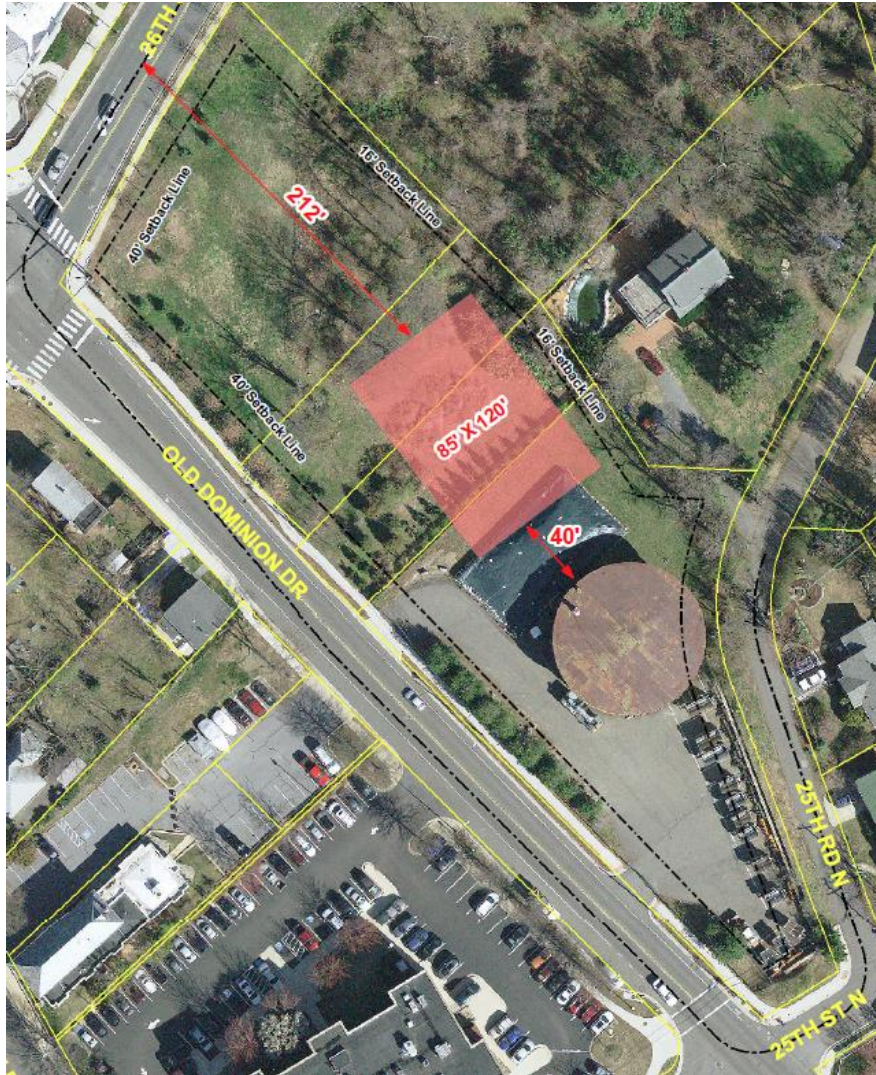
# Study Area and Existing Uses

- Consists of seven parcels acquired in stages between 1927 to 2007.
- Current uses include:
  - Winter storm response services,
  - Mulch and Leaf Storage, and
  - Donaldson Run trail head.
- Existing salt storage tank was zoned S-3A and the Donaldson Run area is zoned S-3A; while the balance of the study area used to have Residential Zoning, R-6 and R-10.
- In September 2018, the County Board approved a rezoning for a portion of the study area from S-3A and R-6 to P-S Public Service District to facilitate the creation of an interim salt storage facility (and until such time that this master planning process can be completed).

# September Rezoning and Resubdivision



- Current salt facility was a non-conforming use on the former S-3A parcel.
- If facility could be rebuilt with same or less capacity and meet zoning standards, non-conforming status could be continued. Timing precluded this option.
- Approved rezoning:  
From R-6 and S-3A to P-S Public Service District. Based on community input, less R-6 land was approved for rezoning than initially advertised.
- P-S zoning allows storage and maintenance yards/areas, such as salt storage, as well as parks, on public land as by-right land uses.
- Approved resubdivision and parcel consolidation.



*Example of proposed temporary structure*

- Maintain existing site services:
  - Salt storage and distribution
  - Mulch Distribution
  - Leaf Storage
  - Donaldson Run Trail head
- Improve storm response capabilities with shift change facility
- Provide Open space
- **Evaluate other possible public facility, operational and/or other uses that shall be identified by the Joint Facilities Advisory Commission (JFAC) that could be compatible uses with those discussed above;**
- Locations for appropriate visual, light, or noise screening or buffer treatments to mitigate the impact of on-site activities relative to the neighborhood; and other potential uses.

# Facility Needs 10 Years, + (presented Feb. 2017)

Type	Today	Site Area SF	Issue	When	Preferred Location	Description
<b>Storage</b>						
Material Staging	Ad-hoc	Various	No spaces outside Trades Center	Immediate and continuous	Parcels in north & south	Rolling, intermittent uses near infrastructure projects, up to 30,000 sf per need. Current practices used are inconsistent with community expectations and zoning requirements.
Police Emergency Vehicles	Shirlington Employment & Education Ctr (SEEC)	4,000	To be removed during Jennie Dean Phase I	2019	Anywhere	Relocate SWAT vehicle, staff bus, communications van and bomb squad trailer.
Police Mobile Equipment	Oakland Street Warehouse	20,000	To be removed during Jennie Dean Phase II	2023-2025	Anywhere	Sign trailers and support equipment in Oakland St warehouse.
Fire Reserve Vehicles	Water Pollution Control Plant (WPCP)	12,000	Displaced by WPCP expansion	2023	Anywhere	WPCP updates to solids treatment process displaces temporary building housing fire pumper, medic unit and ladder truck.
Fire Logistics	Fire Station #5	43,000	Undersized and being displaced	2023	Anywhere	Displaced from old FS #5 by Aurora Hills community facilities growth.



# Facility Needs 10 Years, +

Type	Today	Site Area SF	Issue	When	Preferred Location	Description
<b>Services</b>						
North Side Salt Storage	26 <sup>th</sup> North & Old Dominion	42,000	Under capacity, deteriorated	Immediate (3 year lead time)	North	CIP commitment at 26/OD, preceded by community process (CIP pg. C-111).
North Side Snow Shift Change	None	10,000	Adds 2-3 hours/day of plowing time in north side of County	Immediate (3 year lead time)	North	Proposed improvement for north side snows services, preceded by community process (CIP pg. C-111).
Police Impound lot	Trades Center	33,000	Need more space for Trades Center services	2025	Anywhere	Provide space for Trades Center operating needs; material staging and additional warehouse.
Fire Stations E&W of Columbia Pike	None	130,680	New services for growth along Columbia Pike	2025	South	Long-term planning placeholders, 1.5 acres each, (CIP pg. C-103).

# Facility Needs 10 Years, +

Type	Today	Site Area SF	Issue	When	Preferred Location	Description
<b>Parking</b>						
ART Bus	2629 Shirlington Road	133,000	Need County-owned space	2023	South	Accommodate growth in ART bus fleet to 90 units, exceeds current capacity of 45 buses at S Eads St facility.
APS Bus Parking	Trades Center/2629 Shirlington Road	33,000	Growth exceeds capacity at Trades Center	2018	Central preferred	Accommodate growth (40 buses since FY2011) and provide space for material staging, replacement vehicle wash and fuel island.
<b>Other Services</b>						
Office of Emergency Management (OEM)/ Emergency Operations Center (EOC)	Court Square West	25,000	Undersized	2019	Anywhere	Inadequate space in Court Square West.

- JFAC Phase 3 Buck: 6 of 12 needs under review
  - Police Emergency Vehicles
  - Police Mobile Equipment
  - Fire Reserve Vehicles
  - Fire Logistics
  - Police Impound lot
  - Office of Emergency Management (OEM)/ Emergency Operations Center (EOC)
- APS Bus parking – Carlin Springs HOLD
- ART Bus – County purchased Shirlington Road property
- Fire Stations E&W of Columbia Pike – Geographic constrained
- Northside Salt Storage and Northside Snow Shift Change Facility – 26/OD Master plan
- Material Stage – various locations

# Next Steps

- November 28 JFAC meeting
  - JFAC Phase 3 Study for Buck Site Interim Report
  - 26/OD: Additional Uses Considerations
- December 6 26/OD Task Force Meeting
  - JFAC presentation on compatible uses for consideration

## Task Force Website:

<https://projects.arlingtonva.us/projects/26th-street-north-old-dominion-drive-site-master-planning-task-force/>

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