

26th Street & Old Dominion Drive Master Planning Task Force Meeting #6 Summary

February 7, 2019, 7-9:30pm

Marymount University, Rowley 107

Task Force members in attendance:

Noah Simon, Michael Cantwell, Mike Hogan, David Palmer, Susan Cunningham, Kathleen McSweeney, Elizabeth Gearin, David Howell, Sarah Mersevery, Rob Topp, Kit Norland, Ann Wilson, Alisa Cowen, Margarita Brose and Al Diaz (15)

Staff attendees:

June Locker, Lisa Wilson, Michelle Congdon, Bethany Heim, Greg Emanuel, Mike Collins, Matt Mattauszek and Kris Krider (**others?**)

Opening Remarks - Noah Simon

Site Area clarification – 4.3 acres Buildable / 5.2 acres

Noah planning to have individual meetings with TF members this weekend

Add meeting on March 28th to the schedule.

Alisa – James Urban Webinar - “Impact of Salt on Landscape & the Environment”

Project Timeline review – 8 weeks left to go

Public process – by its nature there are “uncomfortable” times

County Presentations:

A. Tree Survey Summary - Brian Stephenson, Landscape Architect

Question: How do the different factors play into the condition assessment?

Answer: It does and would rank higher depending on location

B. Lead Survey & Past Environmental Testing - June Locker, DES

Environmental testing on record for the findings for the ESA on the Smith property is on the website

Lead Sampling background testing as part of the old salt structure removal

Criteria for low habitat and a threshold for the low levels after testing

Can we build on the site with these elevated levels? Levels were tested pre-demo were much lower than the range, as we cut the old structure the lead came off the structure. What are the levels for the uses we may suggest?

Have you done any soil testing for salt and where has it infused. Why are we not exploring a that for a thriving habitat?

Damage that is done by airborne salt and how it is affecting trees and habitat, what is that?

- C. Snow Operations - Mike Collins, DES
 - i. Snow Operations Overview
 - ii. Snow Operations Plan
 - iii. Operational Benefits of North Side facility
 - iv. Weather matrix
 - v. GPS Tracking – Truck Activity
 - vi. Shift Change facility
 - vii. Chain Shop Facility – description / functions

Questions:

Q: Is the brine routinely put on for all events?

A: No, if its below 20 we don't typically use it or if there is meaningful rain before it washes away

Q: Before the snow would the chains be put on all 24 trucks at this facility?

A: Yes, we would prior to the event.

Q: How would the chain shop be used other 3 quarters of the year?

A: No use of the chain shop but the rest of the facility would be used for lunch, restrooms....

Q: Does it need to be heated?

A: Yes, it would be heated.

Q: Who decides who get chains?

A: Snow crews decide whether the crew gets chains but if driver feels it is needed we put on chains.

Q: How many pot holes are caused by the chains?

Q: How long do chains last?

Q: Both chain shop and shift change integrated in one building?

A: That is the County's intention.

Q: Can the chain shop be put underground?

A: Preference for ventilation not to be underground.

Q: Do you coordinate with APS, Parks, facilities and share equipment?

A: We coordinate our roads and schools are worked into the routes. Parks and rec work under WSS in snow events

Q: What are VDOT road and state highways? Provide clarifications

Q: What are the trendlines over the last few years to predict climate change and high incident levels. Show us the past complaints.

Supply traffic data on incidents and accidents and correlate to snow days.

Sub Committee Working Sessions

Operations Sub Committee:

Criteria is not consistent with consensus, don't apply to every items, do not focus on the overall score

Parks & Open Space Sub Committee:

Reviewed changes to the matrix based on our contributions from the 1/24 meeting and heard from staff and our consultants in response to questions raised at that meeting: trailhead amenities were enumerated (water fountain, signage –items that will remain); a pollinator garden is viable despite proximity to Washington Golf and its use of herbicides and pesticides (per County Natural Resource Manager Alonso Abugattas); Bryan Stephenson shared sizing of fields including comparison with Marymount's existing practice fields; and Bethany Heim described the differences between dog parks and dog runs.

Focused on the useable space on site, given constraints such as topography, operations siting requirements, and required setbacks including the Resource Protection Area (RPA). We used our amenity representation pieces to lay out **possible configurations**. While we could not rule out any particular amenity as not fitting geographically, the larger fields (rectangular and diamond) both pose siting challenges. Staff helpfully took photos of these initial ideas and we will continue to discuss them and additional configurations in future meetings.

Discussions included an understanding of the two basic types of open space and park amenities we are considering: (1) open and green space; and (2) recreational amenities. Generally, at this initial stage, the group **supported a mix of open and green space with recreational amenities, and neighborhood-oriented amenities**, with a particular interest in high-demand amenities not currently in the general area. Several members noted a desire to preserve as much open space as possible and even add to local habitat.

For future discussions we requested information as follows: County right-of-way added to the map; clarification of different viable mulch configurations; assurance that no long-term soil issues from oil, lead and salt impact siting of any amenity including a playground and /or habitat; truck parking configuration with fewer spaces; OPS subcommittee thinking in terms of open space; and a configuration with little to no development on site. In addition, we expressed a desire for a policy of shared parking – that is, park users accessing truck parking spaces during non-storm events.

Sub-Committee report out

Operations – Modified use of the matrix as a tool. Did not get into measuring the criteria on the matrix and take a broader approach and consider siting this use on the site (yes, no), discussion of where but focused on the matrix. Ran out of time for actual siting of items.

Noah - Groups need to “show our work” for the draft report and the Board

Public/Open Space – went through questions from last meeting and considered what could fit or should go on the site, being creative and consolidate as possible, revisions to the matrix that will be sent out to the staff, leaning to more neighborhood community amenities, use parking for salt parking for potential off-season park parking

Public Comment

Q: Do we know if any other County department/entity will raise their hand at later date to add more to the site?

Q: Can Langton Brown Community Center be used for shift change and dispatch?

Q: How can you move around blocks on a table without taking advantage of topo? Will the consultants show the topography and can they walk site?

Comment: You should have a concept, vision or theme for the site before you start planning the pieces and moving things around. Do not limit your thoughts based on the trees...Much easier to preserve what we have than re-create natural habitat. Parking for trucks should be accommodated on the street

Q: Can I have a copy of the full-size site plan printed out? (Upload to the site)

Comment: Langston has space and can be used for snow operations. Not enough green space in the County and it is diminishing over time. Not a necessity for a drive through salt facility and cost for the chain shop...

Comment: County is taking away parkland to put facilities and that this is justified through this process. Other solutions to these uses and do we need these things or smaller trucks to fulfill the issue.

Comment: We have not heard about loss of life, accident data... for people's safety