

## **26<sup>th</sup> Street & Old Dominion Drive Master Planning Task Force Meeting #9 Summary**

March 21, 2019, 6:30-10:00 pm

Marymount University, Rowley 107

### **Task Force members in attendance:**

Noah Simon, Michael Cantwell, Mike Hogan, Susan Cunningham, Elizabeth Gearin, Sarah Merservey, Anne Wilson, Rob Topp, Kit Norland, Alisa Cowen, David Palmer, Kathleen McSweeney, Margarita Brose and Al Diaz (14)

### **Staff attendees:**

Lisa Wilson, Michelle Congdon, Bethany Heim, Mike Collins, Greg Emanuel, Janelle Okorie, June Locker, Matt Mattauszek, Diana Handy, Kris Krider, Zach Larnard (APS)(11)

### **I. Opening Remarks - Noah Simon**

Updates:

- Review the slide deck of proposed options
  - Make decisions on the options presented tonight – Success = fewer options
  - Review of the Task Force timeline
    - Draft report one week from tonight to review at the next meeting 3.28
  - Spoken to County Board members this past week
    - Review conversation with Eric G. as the appointed liaison to the group
    - Provide cost analysis but can't say what is feasible in the report
    - Marymount conversation on the field
  - Task Force each to provide two things that they learned to Noah in the next week

### **II. County & Consultants Presentation on Initial Concepts**

#### **A. Refined Concepts for Site Layout:**

- Review of the Concepts from last meeting and feedback - Criteria & Considerations
  - Use of 25<sup>th</sup> Road for access
  - Open Space types for Consideration
- Summary of Criteria for Refined Concepts
- Implementation and Next Steps
- Refined Concepts - Review of Concepts A, D, E1 & E2

### **III. Task Force Working Session**

#### **Refined Concept A: Single Access NCAA Field**

- Why is the public access to the restrooms underground? Can this be changed to under the bleachers?

- Not sure why concept A and D are not the same operationally?
- Does it impact the Resource Protection Area (RPA) or not?
- Why does this need to be 45' high underground? Store the salt in bins and keep it to 25'
- Challenge to the cost being at \$60K when Marymount has had past construction less for what they feel is more
- Show houses along 26<sup>th</sup> on the plans for reference
- 25<sup>th</sup> road to connect through the site and make the connection larger through the neighborhood (update on all schemes)
- 25<sup>th</sup> road right of way goes through the RPA, but could be a connection through a bike path or trail
- Can you build half the field today and if mulch would go away take the other half? Would be smaller than a NCAA but maybe is okay?
- Is the trail as it is marked today? No
- Not is support (neighborhood) of the field because it removes a green space and trees, it takes up almost half of the entire site and may reduce sites usage, it will bring noise, activity and traffic to the park and the activity will spill into the woods and the wall with rein the experience of the trail
- Marymount land that was offering to the community and it is a lovely offering
- If the majority is to not have the field, let's not waste time
- Charge states we cannot touch the trail and it is impacted in revised concept A
- What are the ventilation notes on the plans? Would be the same as on a building and would be heard in the garage to allow the building to breathe
- Marymount is willing to pay about \$2M towards the field and \$200K for maintenance to use the field each year
- What does the drive on Old Dominion look like? A road that goes into the ground with retaining walls that would have safety fencing and guard rails.
- Does not feel that this supports all of Arlington County
- How is the stormwater handled on this plan on a day like today with all this rain? It has not been designed but incorporated
- Not having the field does not support the POPS plan and staff forums that the County has done over 4 or more years
- Should come off the table to have more time on the other options to support open space
- County should negotiate for smaller truck deliveries for salt deliveries and Alisa will help with the process
- Keep the scale of the site and equipment equal
- What does the 30-40' height look like? How tall are the walls in the room we are in, a three story office building with flat roof
- Is Marymount proposing an easement to the County forever? Or is this a handshake?
- A high cost project like this will not be on the books for a while, look at the bond capacity and keep within the 10%, how this fits into the priorities already in the CIP and phasing over time

- Cost assumptions, salt structure needs and operational needs are a faulty assumptions on what we can and can not do
- County has not talked to the neighbors about not buying their property
- Would like to see the field in north Arlington just not here at this site
- Some people are huge advocates for both the soccer field and open space
- Stormwater runoff – is there ample space? No design yet and it would be a structured facility vs natural
- Does the field need to be turfed? Yes, confirmation from Marymount
- Has transportation looked at the turn off of Old Dominion drive? Is closely mirrors the existing entrance
- The exhaust ventilation would need to be at least 10' off the ground. Location can move

#### Refined Concept D: Double Access Drive Through

- Can the salt structure be lower and then the parks space could be connected and correct the drive in drive out? The trucks movement would not be impacted and would remain the space needed
- Laydown spaces incorporated which reduces the amount of underground spaces? Yes
- Can the spreaders and plows be mounted down at the Trades Center? No, we do not have space there either
- If you have this much underground height, why can't the V spreaders be stacked two or three high?
- Parking is staging area and not parking area, and reduce the amount of striped spaces
- Can Yorktown Blvd be used? No, due to the grade, intersection, traffic
- VDOT has not been consulted and they block the bike lane
- What are the environmental effects of the salt on the environment and decrease the amount of salt we are use, reduce the use of salt
- Is the current slat operations a drive through? Yes
- Like this scenario because it shows a lot of green space and keeps the natural area
- Can the bond issues be addressed and the ratings?
- Can there be a write-up accompany each scenario and why things are proposed that way?
- Can you describe the leaf storage operation and wall height?
- Can the salt be loaded from the higher elevation for deliveries? Trucks need to be loaded from the ground.
- Why is the leaf storage shown here larger than in E1? The height of the walls is less in this scenario
- Add the building close to the street line for building good practices

#### Refined Concept E1: Double Access at Grade

- Shrinking spaces and moving parking off the site
- This has a smaller salt storage and why can't his be the same in D?
- Truck drivers that will park at Missionhurst would be for their POV vehicles and walking to the site

- DPR does not want to create more impervious paving in the park area, difficult to maintain and expensive
- No more pervious building
- Glad to see the V boxes are stacked
- The goal should be to unify the size of the fleet vehicles and V box sizes
- Too much paving for few snow events
- Urbanizing the corner in this layout and neighborhood does not want the chain shop to be the first thing to see as driving into their neighborhood and use the grade to hide them
- Location of the chain shop and restrooms does not coincide with the open space and those that would be using it
- How hard is it to build a path from Missionhurst to the chain shop? Also is in the RPA

#### Refined Concept E2: Double Access at Grade

- Can this also have a below grade option while keeping the salt structure high and in place? Put parking underground and park on top?
- Wish the color of the salt structure was white instead of green
- Leaf is at grade as it is today with no wall and could be recovered later on for green space if the leaf would go away in the future
- Cost saving and creates a transition to more natural space in the future
- What is the height of the retaining wall holding up the v box spreaders? Impacts the view from the neighbors. Get back with answer to Alisa
- Not convinced by the need for additional snow capacity on the north end and would like to see more data to support the County's proposed needs. Challenge to the amount of trucks, other options, why are people complaining now?
- What is driving the new costs and added snow operations and for a few occasions and is the actual need
- How many level three storms were a level 3 or higher since that is all that this site is used for?
- Fire lane around the mulch be reduced
- Can the site be reduced partly to gain a green roof in this scenario?
- Can the paving area be shrunk closer to the corner where it is more natural now
- This is closest to the current situation but everything is paved, not reasonable for the number of events per year
- Mulch is in the same location that it is now, add the mulch depicted on the next set of drawings
- Most environmentally and fiscally option for the County

#### **IV. Vote to Remove Concepts**

**A** - Consensus to remove the Scheme.

**D** - Consensus to keep the Scheme with tweaks, reducing parking, height of salt structure, remove turf field verbiage and natural park

**E1-** Consensus to remove the Scheme with salt facility lower and less parking

**E2 -** Consensus to remove the Scheme with the salt facility and permanent structure (smaller footprint to lower height) in the same location and reduced parking/paving

**V. Public Comment**

Q/C: Access on 25<sup>th</sup> road would require the roadway to be widened and would take from neighbor properties which is a problem. Scheme D shows the mulch distribution area over by people's houses which may create access problems with vehicles parking/driving on neighbors' yards

Comment: Still need to have a better balance of operations and reduction of paving to reduce the parking by economizing on the operations, leaves can go to Madison Center and split the operations between the two sites.

Comment: Group should take some more time to look at more options to articulate more at the expense of the timeline. Think about what things will be like in the future and how operations will be affected and build in phasing while preserving green space. Multi-use of the salt facility and can the salt structure be made into a recreational facility when there is no salt?

Comment: Every homeowner can make a judgment call on money spent in the County, lack of information on the costs and evaluating the benefits of the facility vs services. County needs to produce data to establish the number of days per year the site is used and frequency. This facility will not get used as much as the County says.

Comment: A compelling reason why this needs to happen has not been presented and the site there is not being maintained properly and kept safe so why expand operations. More of the property will be paved and creates more issues. Maintain as much as you can to retain green space. Move Chain Shop to the Fire Station 8 site and operations to other County sites. Buck property still needs to be considered as more appropriate.

Comment: Marymount students merit consideration as residents can vote and appreciate being heard in the process

Comment: Too much pavement and consider that there are people living right next to this property.