

26th Street & Old Dominion Drive Master Planning Task Force Meeting #7 Summary

February 21, 2019, 7-9:30pm

Marymount University, Rowley 107

Task Force members in attendance:

Noah Simon, Michael Cantwell, Mike Hogan, Susan Cunningham, Elizabeth Gearin, David Howell, Sarah Merservey, Rob Topp, Kit Norland, Anne Wilson, Alisa Cowen, Margarita Brose and Al Diaz (13)

Staff attendees:

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

I. Opening Remarks - Noah Simon

Updates:

- Donaldson Run Civic Association – Q&A with groups and general items such as fields, consolidated operations, open/green space. Survey of most and least wanted parks amenities by the group.
- Justification Documents from last meeting for Operation Sub-Group available
- Noah met with County manager & Deputy County Manager to provide updates
- Noah met with Erik Gutshall from County Board on meetings and progression
- Noah met with Christian Dorsey on structure of the document or if the Board had interests in changing the charge and Christian said “no”. Task Force can comment on items in the charge and containing recommendations outside of the charge
- Rules for Public Comment during activity
- Project Timeline review – approximately 45 days till final report

II. Sub Committee Working Sessions

A. Operations Sub Committee:

Items that are and are not being considered for the “What fits Exercise” going forward on the site. Review of the descriptions provided by the County for the justification of each individual items.

- Should we be considering the other JFAC compatible options if we are building underground to accommodate more uses?
- Potentially #9,13 and 14 would stay off the table and 15-and up considered during the “What Fits”
- Keep in mind the impervious surface that the County is adding over the last 10 years and future years with growth.

- What is written in the document is agreed to with small additions.

“What Fits Exercise”

- Explaining the different pieces and why the pieces were proposed in certain sizes and shapes allowing flexibility in the planning exercise
- Can the spreaders be stacked and hanging the upper spreaders? The space is still required for plows on the ground
- Can you build a bridge for the vehicles over the RPA? Issues with truck weight, but pedestrian access is preferred
- Alisa is getting a copy of the VDOT manual for designing salt structures
- Marymount brought up that they don't want their students seeing the operations from their library (looking down on the site)
- Think about where you would like the drive aisles for the site, in and out from the same access point or one way access in one way continue out another
- Could you access the site with a lay by aisle off Yorktown and under 26th?
- Potential for the lay-by on Old Dominion and taper from Old Dominion down to Donaldson Run from high to low
- Sound barrier walls and opposed to undergrounding operations?
- Document options
 - #1: Undergrounded operations going towards Old Dominion (to be underground), reduced leaf storage not under cover, truck coming off of 26th and going back out the same way (2-way road), can we move 25th road?
 - #2: Option #1 with wider road accessing the site and moving the salt storage closer to the inside of the site
 - #3A&B: Building and operations front Old Dominion as a barrier and the heights decrease as we move towards Donaldson Run. Options within relocate the leaf operation
 - #4: APS fleet, bus parking and operations with no green space and DES operations

B. Open Space/Parks Sub Committee:

Review of requested additional information:

1. identification of right-of-way (ROW) on maps
2. different options for mulch/ leaf configurations
3. what if any playground siting and/or planting issues need to be mitigated based on industrial uses on the site including salt storage;
4. option for truck parking at less than 24 spaces;
5. siting preferences of the OPS subcommittee;
6. a parks option with little to no onsite development beyond what is currently on the site;
7. feasibility of shared parking between trucks for snow operations and park visitors.

Some additional questions:

- A. safety and noise issues for parks and playgrounds located proximate to streets;
- B. zoning issues (S3-A and PS)

Member updates:

Anne Wilson distributed results of the Donaldson Run Civic Assoc. (DRCA) survey

- showing strong support for undisturbed open space, hiking trails, playgrounds, casual use open space, paved multi-use trails, and park shelter and picnic areas;
- little support for an NCAA field, skate park, dog park, splash park, community garden, and diamond field. Reasons for this include that the NCAA field would take up quite a bit of the useable rec and open space and thus limit other amenities of higher value to the neighborhood, and the issues of noise and light with proximity to single-family homes. (Marymount confirmed they need a lit, turfed field.)

Group activities:

1. sharing individual visions for the park using our game pieces
2. using the matrix to evaluate our prioritize amenities for the site

III. Sub-Committee Report Out

Operations (Mike Hogan) – Changed the shapes that were given and moved towards the mapping and siting. Envisioning in 3-d was the most difficult for the group.

Undergrounded operations either on Old Dominion or vice versa. How operations work together. Three scenarios to be considered

Noah - Groups both had screening & consolidated services on their minds – focus on increased Efficiencies and saving/maximizing Green Space

Parks/Open Space (Elizabeth Gearin) – recapped from last meeting and went through a visioning session and tried to be flexible with where operations were sited along with keeping the large field. What is the biggest challenge that the group faced today? Whether the field fits in with the neighborhood and realistic for the size of the site.

IV. Public Comment

Q: Shift Change operation at Langston Community Center? Is it still on the table?

A: Staff is still working on the site evaluation and there are some issues with the medians in the Parking Lot and turning radii for the trucks, can the administration part of the building be used for the shift change admin office and parking lot for cars not trucks.

Q: Can the leaf and mulch pile be handled in an alternate way?

A: Recommendation can be in the report but siting it will still be part of the charge per the Board's direction.

Comment: Pleasure to be observing the conversations with the Open Space group. Balance the flexibility of the site coupled with the community desires. Cost may be an issue and funding realities. Can we have a do-nothing approach with keeping things as is. We are not looking at the value of trees for air quality, storm water, energy consumption....