

## **26<sup>th</sup> Street & Old Dominion Drive Master Planning Task Force Meeting #10 Summary**

March 28, 2019, 6:30-9:45 pm

Marymount University, Rowley 107

### **Task Force (TF) members in attendance:**

Noah Simon, Michael Cantwell, Mike Hogan, Elizabeth Gearin, Sarah Merservey, , Rob Topp, David Howell, Kit Norland, Alisa Cowen, David Palmer, Kathleen McSweeney, Margarita Brose and Al Diaz (13)

Absent - Anne Wilson & Susan Cunningham (2)

### **Staff attendees:**

Lisa Wilson, Bethany Heim, Mike Collins, Janelle Okorie, June Locker, Matt Mattauszek, Diana Handy, Zach Larnard (APS)(11)

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

##### **A. Updates :**

- Noah – seeing the revised Concept D layout just before start of the meeting
- Two TF Members absent (Susan C. and Anne W.) – will call in to vote later
- Success = common understanding of where we are
- Hoping for a TF vote tonight on the option on the table
- Will Review the Draft Report as a group at a high level
- This now is a tf process. Clarification – they are not voting on the report. Goal for final draft – 1 week from tonight. Give public a week to review.
- Has had conversation by Monday w/ all 14 tf members.

##### **B. Timeline Review**

##### **C. "Where We Are" :**

###### **1. Statements on Need**

- County has not made the case that snow ops on the n side must be expanded
- Credible data
- More data is required for CB to move forward w/ significant
- Underlying cause of the revised operational reqs – the problem – remains unconvincing

###### **2. Conditional Recommendation**

- Conditional Recommendation – no compelling reason to justify expanding. Board should pursue finding the data which could support such an expansion
- The Board should require compelling answers about:
  - Frequency
  - Cost benefit
  - Specific info about service requests and resident's complaints

- If the CB does eventually validate the need for expansion of winter snow response the county should use consensus recommendation Master Plan as the foundation for public process
  - In this regard the TF consensus master plan is a conditional recommendation
3. Recommended Master Plan
    - The Master Plan is a concept that meets the direction in the Charge to provide for future needs
  4. Moving Forward
    - County should implement the recommendations relative to the DR Trailhead
    - Subsequent use determination public process should occur
    - Interim uses

Mike Cantwell – concerns w/ loss of life, thought heat maps were compelling, does not agree that we will get 100% of the data, it's not always major events sometimes it's minor – does not fully agree w/ TF statements on need.

Point of Leaf Operations came up – should be as prevalent as the Snow ops – differing opinions in the TF regarding the importance of leaf ops

Alisa – salt and runoff are both poisonous to Donaldson Run

Timeline (Noah) - Final meeting on Apr. 11. Meeting will not be 3 hours.

## II. Public Comment

Richard Lolitch – commended TF. Read draft. Thought draft shows good thought and leadership. Given not having all of the data, recommendations give them a way forward. Appreciates work.

Mary Glass – commended TF. Doesn't think master plan meets the charge. Thinks they have been diverted to talk about operations. It's not the TF fault. Very little info on open space, very little on environmental, natural resource assessments. County hasn't talked about important issues of value on the site. Lots of info on salt and storage, trips to storage facilities, we've been inflexible on parking, we have not given data like how much salt per mile per inch of snow, switching to only brine. The options are flawed w/ operation al focus and little environmental data. Very short time to digest data (tree data). What should the TF do? Slow down the process. This is an incomplete master planning process. Are there additional options. Need to investigate environmental options. Should not expand Ops. Put document in a word doc so people can make comments and edits.

## III. County Bonding Capacity - Jason Fries – Dept of Finance

High level of how we come up with what we can afford, how much debt we can issue.

1. Best practices among AAA jurisdictions. Debt service is no greater than 10% of the County's general expenditures (140Million) for County and Schools (APS) Over a 10 year period
2. The amount of debt compared to taxable properties

### 3. Debt to per capita income

Facilities/metro/parks

#### Questions:

Mike Hogan – has the county ever gone above the 10% debt limit?

How does bond rating impact interest rates?

Is it possible to do CIP process every year instead of every 2?

### **IV. Review of Refined Concept D – Ed Foley / Brian Stephenson (Consultants)**

This is a starting point for a plan. Emphasized that this has been a very short period of time.

Review of how we got to option D. initial concepts (5) March 7, Refined Concepts March 21 – A, D, E (voted off all but one) left w/ Option D.

Further refine based on comments the scheme that most were comfortable with. Showed D option from last time.

Not have mulch access off 25<sup>th</sup>

Look at making the facility smaller

Reviewed suggestions on how to go smaller – revised scheme D

1 – mulch area moved off of access road

2 – moved salt building 40 feet south of where it was before (took out 5 parking spaces) put those on layby on Old Dominion

3 – reduced footprint of leaf area – pile taller

4 – reconfigured park space on roof and space on old dominion

5 - Modified entry point

6 - Gained park space close to trail/lost on roof

Net increase of open space – 6,000 sq ft

From now to today – increase in open space.

#### Questions/Comments:

Alisa – How to individuals get up and downstairs in shift change facility? What are the dimensions of the bay? What is the width of the egress off of Old Dominion?

David P. – table of the change in pavement sq ft, change in green space sf from today to revised. For those of us who live around here who saw the salt tank “debacle”, I think the new salt tank is encroaching? Size of new tank. 8,000 vs. 12,000. Would layby spots be parking for parks on off-season?

Kathleen – I'm struggling. This is a very over engineered solution to a simpler problem. What prevents people from going down to the area of the chain shop? Roads would have walls, fences and guardrails. Reclaiming leaf space – are we precluding the opportunity to reclaim green space w/ the proposed leaf setup. We are still paving over a lot of this. For 5x per year for a couple times, we can't we do what we have done like the Reed school. Why can trucks drive over grass? Do we really need to dig down and create the parking lot? Can we just drive over grass? Grass paving is done for fire lanes. (Brian) Could the parking lot be grass w/o the roof? Mike – having used grass-crete in the past. Grass wouldn't hold up under 1 or 2 events. Turning movements are hard on it. Grass won't last for long. It will become mud. Chains will tear it up.

Mike C. – What happens on 25<sup>th</sup> Road? There's a road w/ a sidewalk (Brian) clarifying question

Mike H. – Are the ramps still 5% grade? Layby – is there any reason why trucks can't sit in Medical building parking lot?

Elizabeth – I don't understand why we won't consider Yorktown Blvd. 25<sup>th</sup> Road. I feel like this is a really expensive solution to a problem that happens only a few times per year. How do we come to the number of trucks that need to be here. We thought trucks would be queuing in the neighborhood (30 in the charge) We reduced 5 sections to 4 sections (Mike Collins)

When there is not a snow event the question of where to put trucks is not as crucial

Parking

Is there another way to do 24/7 operations other than coming back for shift change. Can you pick up trucks in other places?

Open Space/Green Space/Park Space – Does open space include the leaf storage? No. what is the difference b/w open space and park space? If you were to take out the leaf storage, what would be the open space number? It would add 18000 sf

Margarita – I like Concept D b/c it meets a lot of needs. Don't understand why we are going backwards

Trucks would not live on the site – expectation

Alisa – disturbed earth. This is a massive undertaking. Justification that shift change has to be co-located with the salt tank. Is there another way to solve this land use plan that is not this destructive to the headwaters of Donaldson Run

Make walkways as green as possible – minimize paved walkways (keep them natural)

Elizabeth – we got new info tonight on funding – this won't happen soon

Suggestion from AI that numbers were higher, have you looked at new numbers?

The County ultimately makes the decision on whether a project is worth the money? – Noah

AI – I'm not so sure the County wouldn't just pave over everything.

Noah – if the County doesn't take our recommendation, there would be another public process

AI – if they decide to do an at grade solution, it would not look like this

Temp salt dome, fs 8 – hoping they wouldn't get to 3 strikes with this – Noah

Are we comfortable putting forth a plan that is not buildable? – Kathleen

If the County builds this can we really believe that they won't use it for other stuff?

Kit – agree with a lot of comments heard tonight. Fragility of trailhead. RPA. Process is imbalanced (environmental issues) Credible data does not exist. Creative solutions go nowhere. How does this master plan fit in with other master plans? Disappointed. Continue to struggle.

Al – clarifying question – Donaldson Run

If we kept salt where it is now, removed leaves...more like E2 scheme. Disturbed by amount of pavement for access.

Brian/Ed – pavement is determined by circulation more than parking.

Should we not give a recommendation at all.

If/then scenario was consensus.

Noah – if we don't come up w/ a recommendation, I will take it as a personal failure. Talked w/ Christian D and Libby G – explained if then scenario and they said thank you for the direction you are going.

If County builds this option they "should" use it year round. As a taxpayer, I would expect it. Otherwise it would be irresponsible.

Noah – asking for language to explicitly state what the tf wants.

Alisa – How much busyness is the neighborhood willing to tolerate? I understand as taxpayers we don't want this site to sit but we also wanted the primary users to be pedestrians. Beautiful house built on hollow foundation. I feel hustled and bamboozled.

Mike H – this is the least worst solution. I am terrified of not sending a solution and leaving it up to the County.

Noah – some tf members call the report, an insurance policy. Some say we are "boxing the County in".  
Tone – alluded that the next process may not be this thorough.

Uncomfortable with option D or no recommendation.

Friday, March 22 – the tf decided there was not enough data – something changed in the process.

Al – If/then OR If/not...would County leave it how it is?

Lots of debate regarding language that should be in the report. Concern with what will happen if this design moves forward and county accepts/or does not accept it.

Some tf members want more designs/others do not want to revisit

Debate on having visual on option that is outside of the charge.

Concerns that the option does not fully represent wishes.

AI – concern with language in the final report about the NCAA field encroaching on the RPA

**Consensus vote on refined concept D**

**Favor – 10 present (Susan – yes)(Anne – yes) 12**

**No – 2**

**V. Review of Draft Report - Noah**

Noah reviewed quickly and asked for language

Questions/Comments

Clarification on language regarding the leaf storage – relocation is not the right header although they do want the county to evaluate leaf storage options.

Mike Cantwell – asked for 30 seconds at the end of review – to modify language in the document.

**VI. Public Comment**

- (1) Agrees w/ Executive Summary
- (2) There is a 5 acre county property that requires a lot of maintenance. Right now it doesn't get a lot of maintenance. That should be mentioned as part of budge.
- (3) regarding the design – mulch pile is on 25<sup>th</sup> and 26<sup>th</sup> w/ access on Old Dominion. Why move the mulch pile? Don't understand why it can't be co-located w/ leaves.

Andy – recommendations – survivability of everyone's ideas. Where is the guarantee that in years ahead this will be the recommendation that goes out to the RFP for the next designer. This will be 4-5 years out before another designer takes it forward. Process – this being a P districts don't have to go through as open a process???

Jackie – reading through the report – edits given to report.

Mary – key factors not taken into account

**End of meeting**