

# Dale City Small Area Plan

## External Stakeholder Meeting Notes

January 18, 2019

### Infrastructure/Level of Service:

#### Strengths:

- Well attended parks with some recent improvements
- New elementary school just outside small area plan study area will increase capacity for the area
- New school boundary map
- Current school capacity is good
- Near or at buildout (gives community stability/no major changes)
- Virginia Water provides water service
- Fire and Rescue coverage is good
- There are library facilities in Dale City
- Minnieville Road widening/improvements (ongoing)

#### Weaknesses:

- Older housing – not a motivator for redevelopment
- Limited space for new parks/open space and sports fields
- Recreation fields could use upgrades/improvements
- Telecommunications infrastructure needs upgrading/improvement
- Older infrastructure could be reaching end of lifespan (water, sewer, connectivity)
- Older library facilities. Library at Dale Blvd and Minnieville Rd is very small

#### Opportunities:

- Potential for mixed-use development, especially at major intersections along Dale Blvd
- Consider a police satellite facility in shopping centers
- Redevelop Ashdale Plaza
- Utilize the commuter lots in Dale City for improved mobility
- Consider a Middle School expansion
- Expanded parks/rec fields in small area plan study area
- Consider providing small cell structures vs large towers for telecommunications
- Consider power lines used for parking areas
- Neighborhood library at Dale Blvd/Minnieville Rd is small and could be used for a different use if the library is relocated

#### Threats:

- Aging school facilities and large capital expense for upgrades
- Dale Blvd transportation capacity is at or near maximum potential