

Dale City Small Area Plan

External Stakeholder Meeting Notes

January 18, 2019

Land Use and Economic Development:

Strengths:

- Demographics and traffic = ingredients which could be realized for node and employment
- Dale City has some existing amenities (e.g., Andrew Leitch Park, Fire & Rescue, SBDCRC)
- Plenty of areas ready for redevelopment/revitalization
- The Americans in Wartime Museum is planned/site graded

Weaknesses:

- Shortage of housing in study area
 - Particularly, a shortage of one/two bedrooms – needed by both young people starting a new life on their own and retired people looking to downgrade
 - This generates a community who will need amenities within the area, driving more development
- All parcels will require redevelopment, except one
 - Undeveloped land is zoned O(H), R2
 - Will need to change zoning
 - Redevelopment difficult with older uses
 - 2nd / 3rd generation landowners may be resistant to change
 - Have culture of older style, automobile centric, retail
 - Will have to convince that economic growth will continue to stagnate without change
- Area along I95/Dale BLVD is currently not dense enough for metro
- Terrain is difficult to develop, steep topography
- Current retail is weak
- Transportation/mobility/movement is difficult due to existing infrastructure
 - Need significant transportation infrastructure development
- Most areas need redevelopment, but redevelopment is expensive
- Currently too much space designated for “Office” use
- Dale Blvd is a thruway with a lot of commuter traffic and is at or near capacity
- Housing is dated, but not old enough to knock down and start anew
- Current retail (and development) is stagnated. Current landowners are currently not that interested in new development
- Commercial/retail areas are extremely dated and in need of revitalization
- Too much focus on single family dwellings
- Difficult to change from Residential Planned Community designation

Opportunities:

- Build future development up, not out
- Start with undeveloped parcels, change from O(H) to mixed-use designation
- Vertical buildings increase green/open space, a valuable and desired asset to the community
- Increase densities around all nodes, infill development in commercial nodes

- Consider mixed use land use supported by a grid street network
- Increased public transit to serve Dale City
- Consider place making in the creation of mixed-use areas and overall revitalization
- Can build on top of the many parking lots with 2nd / 3rd generation development as infill instead of demolishing resources
- Consider maximum floor area ratios
- Raw land development to generate redevelopment (E.g., Mapledale Sheetz set a higher standard for future redevelopment in area)
- Create designation to encourage visitation/place making/job growth
- Denser development creates income/tax flow
- Power line easement could be a connector trail
- Redevelopment of Dale Blvd/Minnieville Rd intersection is a key/central location in Dale City
- Transit oriented development at “Kmart” Plaza = commercial/retail/mixed-use balance
- Plan for a mixture of housing types
- Dale Blvd/Minnieville Rd “place making center” of Dale City
- Cultural/performance/destination/science venue (e.g., Patriot Center) could be a huge draw
- Hylton Memorial Chapel: can we encourage a partnership (i.e., expanding its use in the community as a cultural draw)

Threats:

- Must be managed correctly or it will not be successful
 - Start with new development and work outward, which sets a positive example for redevelopment
- Not getting the right tools in the small area plan
- Expensive to incentivize dated and stagnant retail landowners
- If we continue to focus on housing only development in the area
- If we fail to use mixed-use development

Additional notes from conversation:

- A proposed five-story garage in plaza by I95/Dale BLVD. How will it affect the park and ride facility at Gemini Way? Should we consider less expansion of that park and ride and focus on retail/pedestrian opportunities.
- How will a parking garage affect the community/retail surrounding a parking structure?
- What is the status of the deed/covenants/proffers in Dale City?
- Neighborhood Services plays a role in maintaining the community