

# Dale City Small Area Plan

## Internal Stakeholder Meeting Notes

September 20, 2018

### Infrastructure/Level of Service:

#### Strengths:

- Dale City Volunteer fire station is one of the highest rated in the County.
- Three fire stations along the boundary of the plan, providing 4-min response times to a majority of the area. Fourth fire station planned to increase coverage in the near future.
- Currently proposed for an increase in profession (non-volunteer) firefighters in the area.
- Existing on-street parking along Dale Blvd.
- Existing stormwater management capacity is good.
- Robust Commuter services in the area.
- American Water Services' infrastructure is good/meets demand.
- Mostly build-out community lends to a stable/predicable water service.

#### Weaknesses:

- Traffic concerns have a major impact on potential PRTC stops.
- Community design conflict between pedestrian facilities and existing stormwater management facilities.
- Lack of school capacity (many trailers currently in use) and diminishing developable land for public facilities for schools.
- Lack of facilities for recreation.

#### Opportunities:

- There is space for expanding Dale Blvd. for multi modal and pedestrian friendly improvements.
- Numerous public facility opportunities for co-location of telecommunication/wireless infrastructure.
- Add an additional turn lane on Minnville Rd. onto eastbound Dale Blvd.
- Potential satellite field office centrally located in the commercial area to improve Police presence and response time.
- Potential commuter lot at Benita Fitzgerald Drive and the potential for others near Minnville Rd. and Dale Blvd.

- Additional community space for Dale City Neighborhood Library.

**Threats:**

- Wireless/mobile broadband identified as lacking reliable coverage in area.
- Congestion at the intersection of Minnieville Rd. and Dale Blvd could be detrimental to the plan.
- Peak Traffic concerns could hinder fire response times.
- Dale City Neighborhood Library is the busiest neighborhood branch in the County. Lacks adequate community space and parking.
- Security concerns on school and park sites (increased visibility/fencing needs).