



# **Dale City Small Area Plan: Town Hall Charrette**

*Prince William County  
Planning Office*

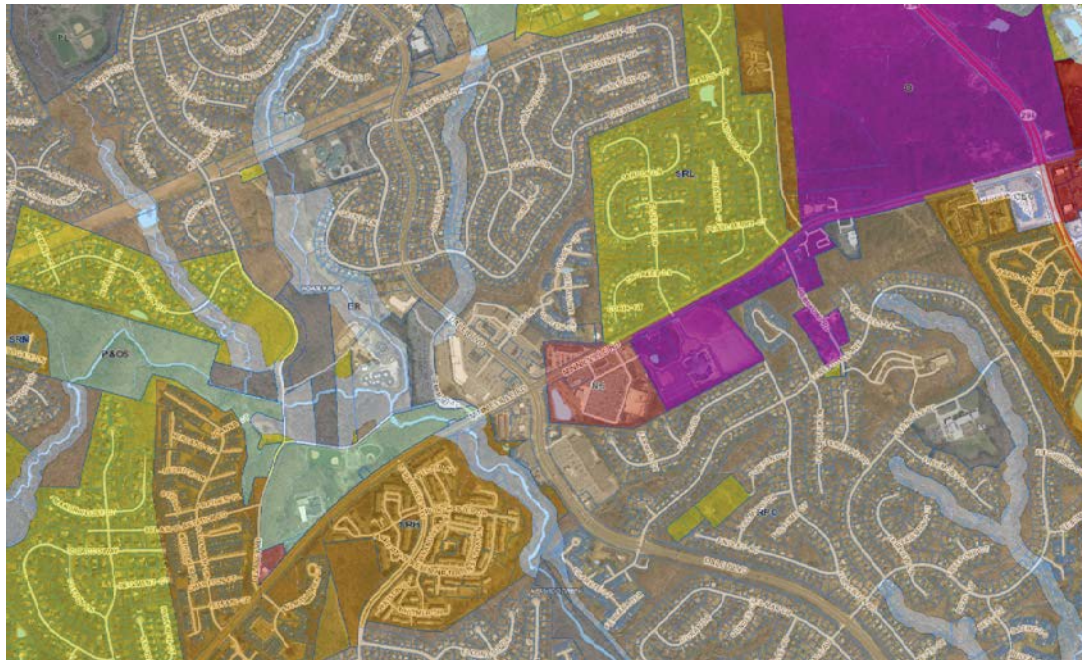
*March 11 & 14, 2019*

# Comprehensive Plan Update



Update the Comprehensive Plan for the County every ten years.

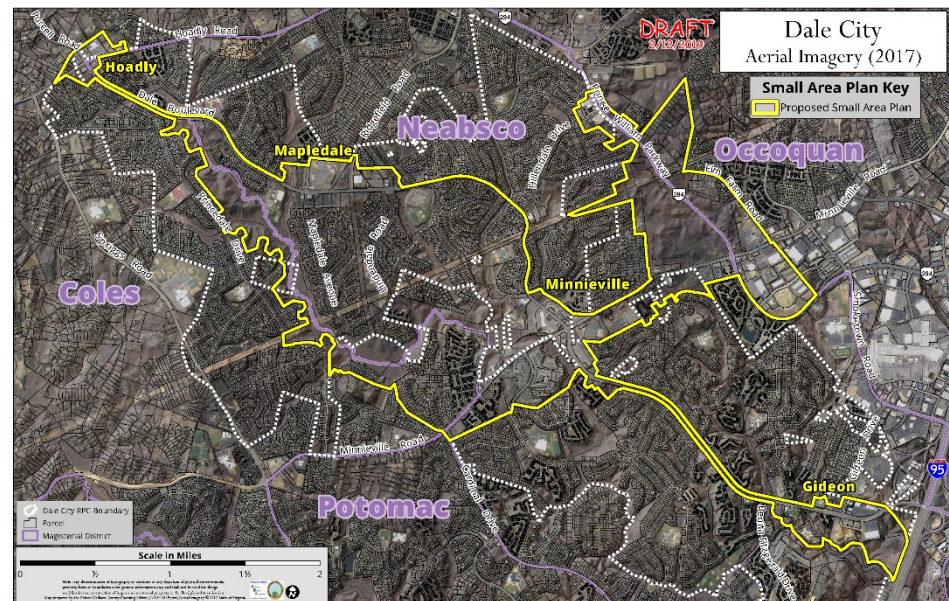
- ◆ Incorporate Population Data and Projections
- ◆ Chapter Updates (Including level of service needs)
- ◆ Small Area Plans





# Small Area Plans

- What is a small area plan?
  - ◆ Detailed land use plan for a specific area of the County
  - ◆ Goals and objectives specific to the small area
  - ◆ Design standards
- Small area plans vs. sector plans; what is the difference?
  - ◆ Infrastructure needs plan/CIP
  - ◆ Implementation strategy

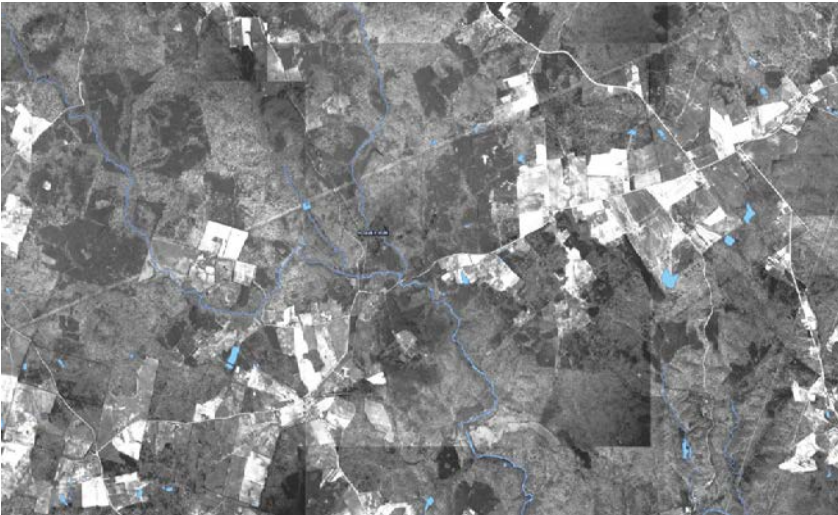


# Dale City

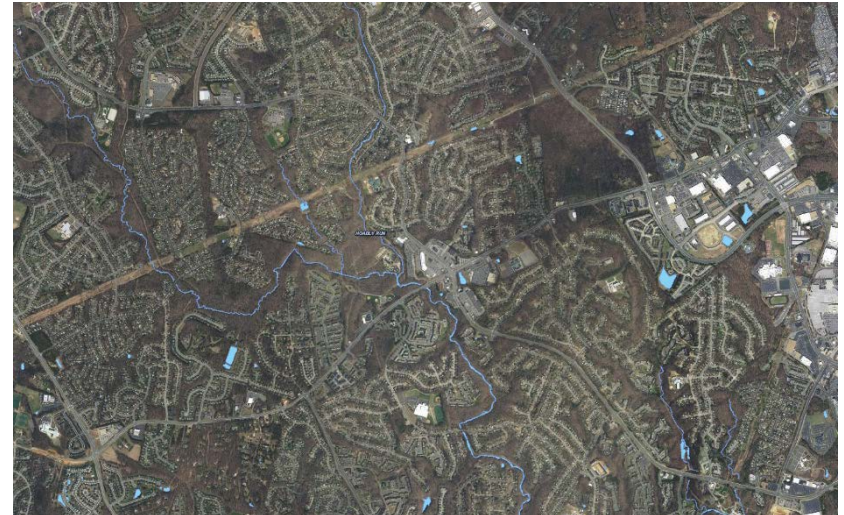


## ■ Why a Dale City Small Area Plan?

- ◆ Dale City SDAT Report
- ◆ Dale City TLC Study
- ◆ PWC Strategic Plan 2016-2020



1937 Aerial



2017 Aerial

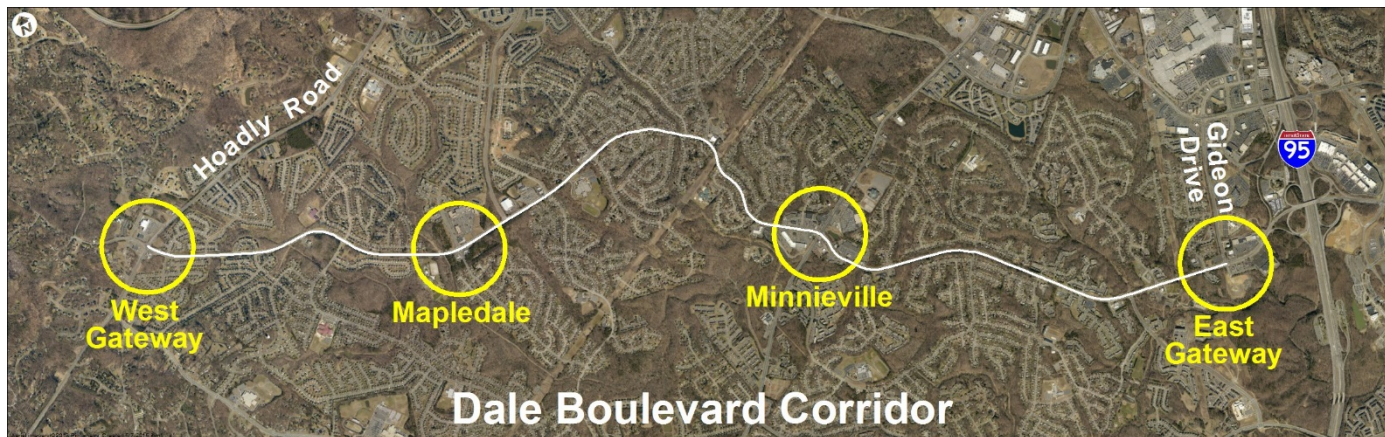




# Dale City SDAT Report



- The Dale City American Institute of Architects SDAT Project
  - ◆ Focuses on the Dale Boulevard corridor and explores potential improvements of four key areas of activity along the corridor
  - ◆ Develop a framework to shape them into areas with a greater mix of uses, improved connectivity, and a stronger sense of place for the surrounding neighborhoods



# Dale City TLC Study



- A MWCOC TLC study that focuses on the Dale Boulevard and Minnieville Road node:

- ◆ Mobility improvements, connectivity and safety - including pedestrian, bicycle, and transit facilities
- ◆ Public realm improvements - streetscape, landscape, civic places, gateways, and public art
- ◆ Green infrastructure - stormwater management and "green" connection to the surrounding area
- ◆ Urban design - emphasize integrating the redevelopment framework recommended by the AIA SDAT team



1/2-Mile Study Area

Dale City: Safety & Connectivity in a Planned Community

13



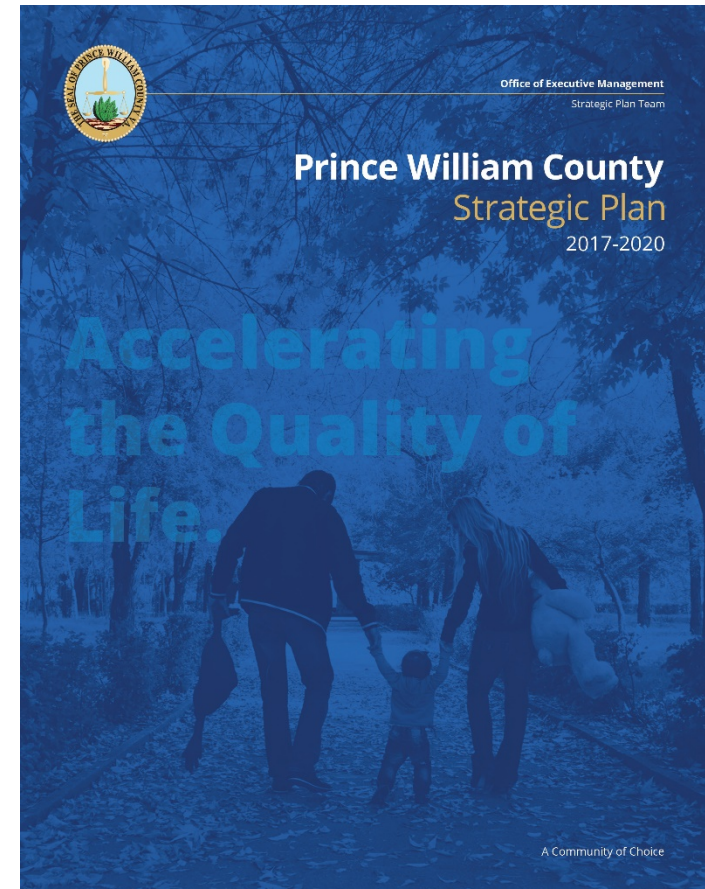


# PWC Strategic Plan



## ■ The PWC Strategic Plan

- ◆ Four-year, community-based document adopted by the Board of County Supervisors
- ◆ Reflects the community's vision and desired outcomes
- ◆ Strategic goals include:
  - Robust Economy
  - Mobility
  - Wellbeing
  - Safe & Secure Community
  - Quality Education & Workforce Development
  - Connectivity



# Process

## Process:

- ☒ Conduct background research
- ☒ Meet with stakeholders
- ☒ Town hall meeting/Visioning/Design charrette
  - ☒ Develop plan recommendations
- ☐ Planning Commission Work Session
- ☐ Planning Commission Public Hearing
- ☐ Board of County Supervisors Public Hearing





# Review Existing Documents



- Breakout into groups and review existing documents and plans that are relevant to the study area
- Determine if there are any ideas, goals, or strategies that should be considered in the new small area plan and record on flip charts
- Utilize the existing documents findings for the development of the draft alternatives



# SWOT Confirmation/TOWS Analysis



**Strengths – Internal**

**Weaknesses – Internal**

**Opportunities – External**

**Threats – External**





# SWOT Confirmation/TOWS Analysis



## Dale City—SWOT

### STRENGTHS - INTERNAL

- S.1 A planned community with history as a post-war suburb.
- S.2 Many areas in Dale City are ready for redevelopment/revitalization.
- S.3 The arterial road network is strong.
- S.4 Green spaces such as Neabsco Greenway, Andrew Leitch Park, stream corridors, and tree canopy.
- S.5 Infrastructure such as stormwater, utilities (sewer, water, power), and fire stations are good quality.
- S.6 Strong existing local workforce.
- S.7 Affordable housing in the community/region.
- S.8 Numerous PRTC bus stops and routes.
- S.9 Strong indoor/outdoor active recreation (ice center, rec. center, ball fields, etc.).

### WEAKNESSES - INTERNAL

- W.1 Auto-centric design, traffic congestion, especially commuter traffic, which also have a major impact on potential PRTC routes/stops.
- W.2 Low walkability/connectivity via sidewalks/trails, especially between subdivisions and green corridors.
- W.3 Commuter lots are generally underutilized.
- W.4 Pedestrian safety and traffic accidents is an issue.
- W.5 Lack of office space for a local workforce.
- W.6 The community is largely built out, limited space for expansion and redevelopment/revitalization is difficult and expensive.
- W.7 Lack of school capacity (many trailers currently in use) and diminishing developable land for schools.
- W.8 Older infrastructure could be reaching end of lifespan (water, sewer, telecommunications) needs upgrading/improvement.

### OPPORTUNITIES - EXTERNAL

- O.1 Consider designing for safety, traffic calming measures in residential neighborhoods.
- O.2 Consider signal optimization for slow/congested intersections.
- O.3 Upgrade parks/trails and connect neighborhoods to the Neabsco Greenway.
- O.4 Utilize commuter lots as transportation hubs.
- O.5 Consider parking garages at key locations, reduces surface parking and provides space for infill development.
- O.6 Develop land uses/nodes with multi-modal transit and pedestrian/bike improvements (complete streets).
- O.7 Dale Blvd could act as the spine for transit/mobility in Dale City.
- O.8 Improve/connect civic spaces such as the farmer's market, library, and the Americans in Wartime Museum.
- O.9 Create a grid street layout to accommodate new infill development.
- O.10 Build future development up, not out, and infill development in commercial nodes.
- O.11 Plan for a mixture of housing types.
- O.12 Consider stream restoration credits to incentivize green infrastructure improvements.
- O.13 Maintain and beautify neighborhoods.
- O.14 Evaluate cultural/historic resources in Dale City and consider how to connect and/or improve them.

### THREATS - EXTERNAL

- T.1 Conflict exists between commuter traffic and encouraging people to stop and stay awhile.
- T.2 Design guidelines are critical in ensuring quality revitalization.
- T.3 The parking system must be addressed.
- T.4 Some people may consider green spaces/trails as undesirable.
- T.5 Redevelopment without consideration of the impact on a planned community.
- T.6 If we fail to plan for mixed-use development.
- T.7 Not getting the right tools in the plan.



# Draft Alternatives



- Each table will draft alternatives based on the TOWS and existing documents analysis
- All maps must have a legend and a title (follow the map drawing key found at each table)
- Exercise 1: Identify key features/layout of the study area including:
  - ◆ Nodes: An activity center within the study area, a diversity of activities/uses are present
  - ◆ Paths: These highlight movement through the study area (streets, trails, sidewalks, etc.)
  - ◆ Edges: Define boundaries in the study area, real or perceived (walls, wood lines, shorelines, streets, utilities, etc.)
  - ◆ Landmarks: Point of reference (buildings, monuments, signs, art, etc.)
  - ◆ Districts: Distinct areas that an individual enters into and out of within the study area





# Draft Alternatives



- Exercise 2 “Design Game”: Each person at the table has the opportunity to make an improvement to the plan, drawing upon the information that has been collected thus far in the charrette
- Each move must be recorded and identified on the map
- Exercise 3: Create each of the following components:
  - Land use component
  - Transportation/mobility component
  - Parks/open space, green infrastructure component
  - Infrastructure/facilities component
  - Economic development component



# Final Out-Brief/Identify Common Themes



- Each group presents their alternative to the overall group
- After all groups have presented, identify common themes among the alternatives and record on flip charts
- Consider the common themes as major elements of the small area plan





# Next Steps



- Update project web page with charrette materials
  - Draft plan (will be put on website and eNotification sent)
  - Present draft at Planning Commission Work Session
  - Planning Commission and BOCS Hearings
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    - 703-792-7359

