Post-it

RECYCLED SUPERSTICKY EASEL PAD
TABLEAU RECYCLÉ À FEUILLES MOBILES SUPER COLLANTES
SUPERADHESIVAS BLOC DE HOJAS REPOSICIONABLES RECICLADO

30

25 IN/PO x 30 IN/PO
63,5 cm x 76,2 cm
5.2 SQ FT/PIÉ (0,48 m²)

3M

Table #4

Steve Donohoe
Brenda Schulte

Design

Hillendale Dr. include in area plan

- Incentive non-resid. facade improvements (existing)

  Utilize HOA to estab. guidelines/covenants

- Evaluate current design guidlines to allow alternative multi-modal design (for raised/elevated sidewalk(s)).

Transportation

- ID strategies to limit/ reduce commute time (Bus routes to transit hub) — lt. rail
- Optimize numerous bus stops + routes to optimize commuter experience (incentives/bus lane during peak hrs.) — Or look @ re-use of some
- Incentive for private bus shuttles from higher dense resident. areas to commuter lots
- Develop Study for provision of future technology infrastructure (5G/etc.)

Concern: Mobility in Area

Strategies: utilize in lots under-utilized

Land Use

- ID areas for internal grid design for street network.

- Encourage Mix-use devel. to include amenities/commercial serving uses unique to its development (w/scale + purpose => neighborhood vs regional)

- Look for establish public/private partnerships creating sense of place/events

To better utilize parks, thru increasing safety thru design.

Access. Green/open space w/ developmnt. (connectable) access. to public.

Legend
N
Open space/trails/parks
Mix-use Node
roads
low density residential
Res Low
civic space
MU
P
Coles
Potomac
Table

Small Area Plan Boundary
Dale City RPC Boundary
Magisterial District
Parcel
Legend
- nodes
multi-use Path
District
Dale Blvd / Minnieville
Edge
Monuments/Art/etc
NODE
Node
connectivity
NODE MU
multi-use PATH
Neabsco
Coles
Node connectivity green space
Nochtall
Poeomac
Table
3/14/1
1 inch = 1,

Dale City
Small Area Plan
TOWS Analysis

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.
O.7: Dale Blvd could act as the spine for transit/mobility in Dale City.
O.8: Improve/connect civic spaces such as farmer's market, library, and 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 and consider how to connect and/or improve.

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.

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.).

Strong Community Partners Churches/ Comm. Org.

Strong sense of family

WEAKNESSES - INTERNAL

W.1: [illegible] 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 sub divisions 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, tele communications) needs upgrading/improvement.

: central place"

STRENGTHS - OPPORTUNITIES

Strategies that **use strengths** to **maximize opportunities.**

- Id public transp. routes- Direct areas for ridership for more direct routes S8 – 07/06
- S3 / O10: look for a mix of uses in redevelop (w/ live near by) and support non-res. uses
- S.8: O.8: ppl to areas in community
- S9 / O9: ID areas for redevel. use add road network internal to more traffic effic. (internal use/sources)

STRENGTHS - THREATS

Strategies that **use strengths** to **minimize threats.**

S8-T3 => Consideration on how to utilize parking or improve operation – How to use bus system to promote better use of parking options/facilities. + use of "slug" use

T4: look into safety/design lighting, location/programming

S5 T6/T7: Future "proof" (provide/avail for develop/redevelop) - Infrastructure

WEAKNESSES - OPPORTUNITIES

Strategies that **minimize weaknesses** by **taking advantage of opportunities.**

- Study location of existing lots/utilize or devel alternatives W3/O5 look @ commuter time/utilize public transp.
- W4 - O6/O9 Evaluate elevated walkways/incorp alternative ped - look @ amenity w/ exist ped/bsm
- W6/O13 => incentivize redevelop facades => look for tools (town ctr)
  HOA => reach out for beautification.
- W7/O10/O11 => include a public transp w/ redev. devel/multi use dev.
  - Dedicated shuttle service for residents

WEAKNESSES - THREATS

Strategies that **minimize weaknesses** and **avoid threats.**

W6/T6: encourage mix-use develo to include the amenities (open space) / other non-res uses (grocery store/restaurants)

W8/T6+T7: Develop Plan of where develop (floor location into lacking/avail.)