



FAIRFAX COUNTY PLANNING COMMISSION

March 21, 2013

**PUBLIC HEARING
FOR
PLANNING DETERMINATION**
Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: April 3, 2013 at 8:15 p.m.

Application Number: **2232-B12-9**

Applicant: **Fairfax County Park Authority**

Proposed Use: Public Park

Subject Property: Parcels 69-3 ((6)) E

Supervisor District: **Braddock District**

Size of Subject Property: Approximately 6.2 acre

Application Received by: Department of Planning and Zoning – November 26, 2012
Planning Commission – March 20, 2013

Application Amended: N/A

Recommendation: In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by Fairfax County Park Authority, as amended, to Monticello Park, located at 5315 Guinea Road, Burke, Va. 22035, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-B12-9

Acreage: 6.2 Ac.

District: Braddock

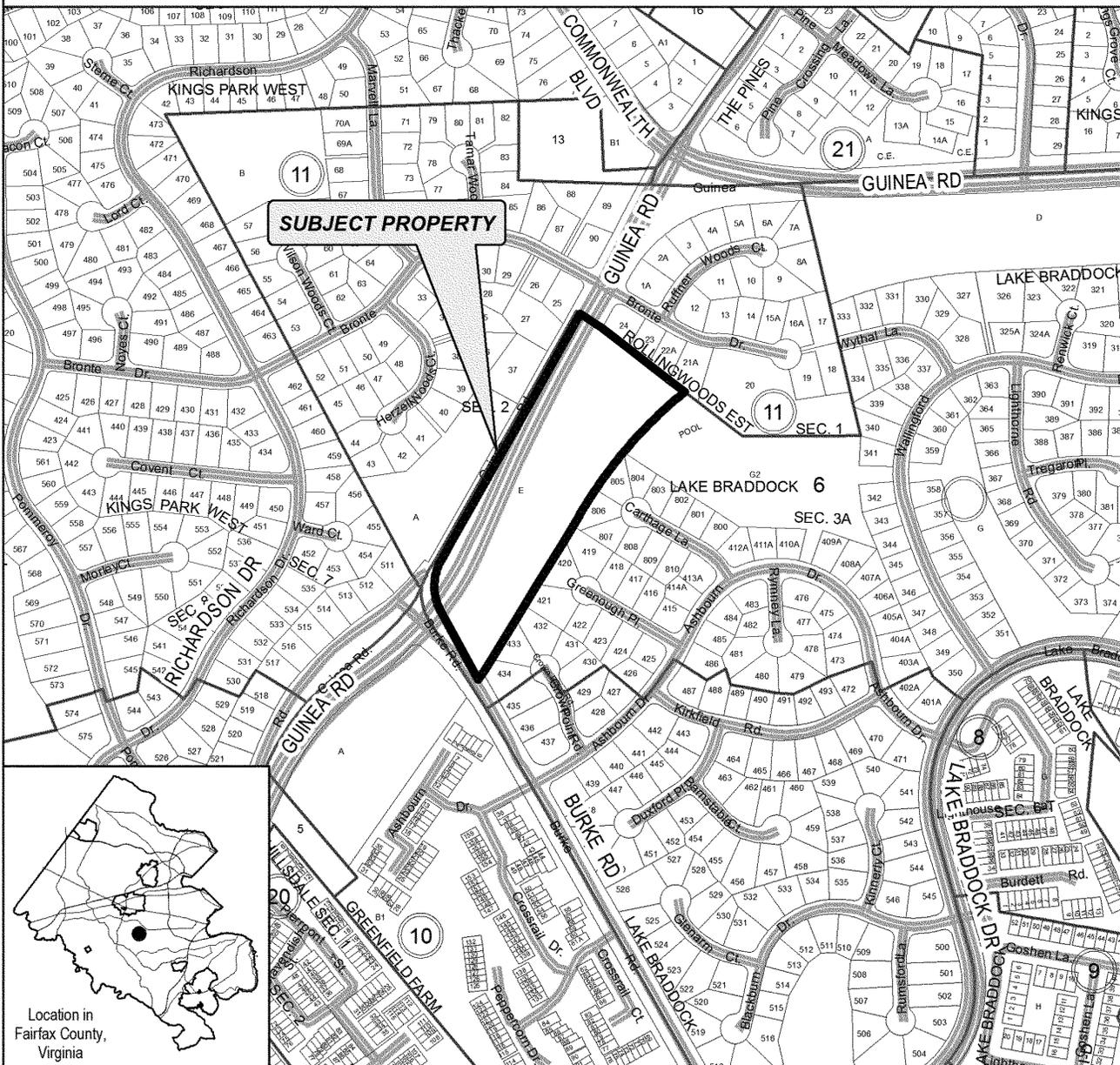
Subject Property: 69-3 ((6)) E

Address: 5315 Guinea Rd.
Burke, VA 22015

Planned Use: Public Parks

Applicant: Fairfax County Park Authority

Proposed Use: Local Park (Off leash dog area, playground, multi-use area, skate activity area, and loop trail with expanded parking lot)



PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



APPLICATION*(Attachment A)*

Proposal: Establish new public recreation uses and Off Leash Dog Area at an existing local park.

Applicant: Fairfax County Park Authority (“FCPA” or “Park Authority”)

Subject Property: Tax Map Parcels 69-3 ((6)) E: 5315 Guinea Road, Burke, VA 22015

Size and location – One (1) parcel of approximately 6.2 acres; along Guinea Road (west), and between Burke Road (south), and Bronte Drive (north).

- *Existing site conditions* – Existing park consisting of a large lawn area and parking lot surrounded by steep slopes on the site edges.
- *Planned and zoned* – Planned for Public Park Use. Zoned PDH-3 and located within existing residential neighborhood with same zoning.

Background

The original 8.85 acres that comprised parcel 69-3((6)) E was acquired by the Fairfax County Board of Supervisors in 1970 for the construction of the Monticello Freeway. The planning for Monticello Freeway was later abandoned in favor of the Fairfax County Parkway.

After the abandonment of the Monticello Freeway project the original 8.85 acre parcel was used for athletic fields up until the early 1990s when approximately 2.65 acres portion of the land was reclaimed for the realignment and widening of Guinea Road. During the construction project, the land was filled and graded. Upon completion of the Guinea Road project, the remaining 6.2-acre parcel was transferred to the Fairfax County Park Authority. Monticello Park was established in 2001 from the transferred parcel.

In 2008, a group of dog owners in the Braddock Supervisory district approached the Park Authority and expressed an interest in establishing an Off Leash Dog Area (“OLDA” or “dog park”) to serve Braddock District. Braddock Dogs, a sponsoring group organized to support the OLDA in accordance with Fairfax Park Authority policy, was established.

On April 4, 2011, the Fairfax County Park Authority initiated the public process to develop a master plan for Monticello Park. This public process evaluated the proposed OLDA use as well as other appropriate local serving park uses. Several public input and neighborhood representative meetings were held to discuss the proposed plan. The resulting master plan was adopted by the Fairfax County Park Authority Board on June 27, 2012.

Project Justification

Need: The Park Authority sought to master plan the property in order to address the increasing need for recreation and open space within the Pohick Planning District, the planning district in which Monticello Park resides. According to the Pohick Planning District 2020 Facility Needs Analysis published within *Great Parks, Great Communities 2010-2020 Comprehensive Park System Plan*, the Pohick Planning District has a deficit of public playgrounds and athletic facilities (fields and courts). There are no Off Leash Dog Areas in the Braddock Supervisory District.

According to the analysis presented in *Great Parks, Great Communities*, few undeveloped public park opportunities are available to address these needs. Currently, private facilities in homeowner common areas and those provided by Burke Conservancy supplement the public inventory for trails, playgrounds, and courts.

Justification: As the population of the Braddock District increases, more outdoor places are needed for leisure and recreation. *Great Parks, Great Communities* projects a deficit in park and recreation service delivery, specifically for neighborhood dog parks and playgrounds. The Fairfax County Park Authority estimates that only 62 percent of neighborhood dog park demand and only 49 percent playground demand will be fulfilled by 2020.

Moreover, Monticello Park is located in the midst of a primarily residential area deficient in non-athletic field park facilities that serve pre-tee and teen age groups, in particular, small scale skate parks. In general, Fairfax County lacks neighborhood skate facilities. The age cohort most likely to use these types of facilities, 10-15 year olds, cannot drive and thus, are least able to access skate facilities beyond their neighborhoods. Additionally, several community members requested a playground be provided (a standard feature of local parks).

According to the Fairfax County Park Authority's 2232 application, Monticello Park offered the best opportunity to provide a local park facility that would serve the variety of needs identified by the community and within *Great Parks, Great Communities*. The site is cleared and graded and provides ample space for an OLDA. Additionally, there is existing vehicular access and a small parking lot with room for expansion. Furthermore, no RPA, flood plains, or historic features would be impacted by the proposed recreational uses. Furthermore, the recommended minimum distance of 100 feet between an OLDA facility and neighborhoods can be achieved. Lastly, due to its shape and limited size, the site is not acceptable for full sized athletic fields, thus few other recreational uses that would preserve the open character and values of the site are applicable.

Proposed Use

Monticello Park is an approximately 6.2 acre local park. The Monticello Park Master Plan, though conceptual in nature, proposes several active recreation areas within Monticello Park, including a combination of active and passive recreation elements, a new off leash dog area with separate areas for large and small dogs, playground, multi-use area, skate activity area, and loop trail with expanded parking lot.

Highest use will likely come from the surrounding community, accessed by foot, for casual enjoyment of the off leash dog area, playground, skate area, trails, and multi-use lawn area. Specific playground apparatus will be selected at the time funding sources are identified for the construction of this plan. It was estimated that there could be approximately 65 patrons in the park at time of maximum use. The Fairfax County Park Authority derived maximum demand based on similar park usage experience and the following assumptions:

- Trails – 4 users
- Off Leash Dog Area – 30 users
- Playground – 15 users
- Multi-use Open Play Area – 20 users
- Small Scale Skate Activity Area – 6 users

The following describes the anticipated use of the facilities:

The vehicular entrance is proposed to remain in the existing location from Guinea Road. The parking lot, at the existing location, is intended to have 20-30 parking spaces to support the developed facilities within the park. The parking lot will be expanded to its upper range of 30 parking spaces only if needed.

An Off Leash Dog Area (OLDA) of approximately 0.5 to 0.8 acre is planned as a primary feature of Monticello Park. The OLDA is anticipated to have two sections, one for small dogs and one for large dogs. The general capacity is one dog for every 700 square feet within the OLDA fence, as approved by the Fairfax County Park Authority Board. According to the application, the OLDA is to be enclosed in a black vinyl coated 5 foot fence with a double gated portal entrance. A 12 foot wide maintenance access gate is required. The Monticello Park Master plan urges that shade and access to water be made available in the OLDA. In addition, information detailing OLDA rules, contact information, and other pertinent information is to be made available at an information kiosk near the OLDA entrance. The park's master plan also encourages benches, doggy bag dispenser boxes, and trashcans. According to Fairfax County Park Authority policy, an established dog owners group must sponsor the new OLDA before the facility can be established. Currently, this policy is satisfied by the sponsorship of *Braddock Dogs*, a dog owners group.

A small skate activity area to be located near the southwest corner overlooking the bus stop is expected to provide opportunities for informal skating. This area is intended to address the needs for facilities serving 10-15 year old users within walking distance from the surrounding residential communities. The skate spot will be visible from the adjacent roadways to maximize security. The size of the hardscape is proposed to be large enough to permit placement of each skate element while preserving space for passing skaters. The park's master plan urges the use of durable materials to minimize maintenance requirements.

A multi-use activity area, currently a large open grass field, will be retained as an additional defining feature of the site. The area is proposed to provide a multi-use activity area for unstructured play, informal uses, and outdoor enjoyment. This space is expected to be large enough to serve as a small rectangle practice field for younger sports teams. In addition, the area can be used for more passive forms of recreation such as Frisbee throwing, tossing a ball, or kite flying. The multi-use activity area can also serve as a small community gathering space.

A playground area is planned between the off leash dog area and the multi-use activity area. According to the park's master plan, this location provides access from the parking lot and is a complementary use to the central open lawn area. The parks's master plan encourages the inclusion of skill development facilities that complement the young teen to adult age groups.

A proposed trail loop is envisioned to allow access to facilities throughout the site and facilitate exercise. The park's master plan envisions a trail connection from the loop to a proposed sidewalk along Guinea Road and a southern trail connection to the sidewalk along Burke Road.

Site furnishings, such as, picnic tables, benches, and trash cans are expected to be provided in appropriate locations throughout the park to support the other uses. Fitness equipment may be located along the trails to serve park users.

The vegetative buffer is identified as the existing stand of trees along the eastern border of the park and an additional mix of trees, with understory, and shrub layers. The existing stand of trees is intended to provide screening between neighboring homes and the park uses.

Pedestrian access to Monticello Park has been discussed with the Fairfax County pedestrian coordinator to determine planned and needed pedestrian improvements. Though no official trail or sidewalk currently exists within Monticello Park, some informal access points and footpaths are present. In particular, the flat areas between the slopes and the curbs of Guinea and Burke Roads are pathways used by pedestrians to access the bus stop located on the park frontage along Guinea Road.

Sidewalks are envisioned in the flat area adjacent to Guinea and Burke Roads to facilitate pedestrian connectivity between the neighborhood and the bus stop located in Monticello Park. Crosswalks at the intersection of Guinea and Burke Road are also proposed. The Fairfax County Park Authority will coordinate with state and county agencies to meet all applicable county, state, and federal requirements in effect at the time of development.

Vehicular access is provided via a driveway and small parking lot on the parcel. This access is a right in, right out only, due to the median in Guinea Road.

Utilities are present at Monticello Park. Water and electrical utilities are present along both Guinea and Burke Roads.

Personnel from Fairfax County Park Authority are not specifically assigned to this park. Periodic maintenance will be performed by staff visiting the park.

Hours of regular operation for the park will be dawn until dusk.

Service Area is consistent with that of a Local Park. As a local park, the site is intended to offer a variety of active and passive recreation services to the community within a two to three mile radius of the site.

Maintenance will be programmed typical to Park Authority standards. Safety inspections of all features will be performed on a routine basis. Routine maintenance, such as lawn care and trash pick-up, as well as periodic supplemental maintenance, will seek to ensure the value of the property and safety of park patrons.

Off-site Considerations:

Alternative Sites: Forty-two (42) parks within three miles of the sponsor group's desired location area were reviewed and evaluated for site suitability. Key criteria for potential OLDA sites included at least 1.5 acres of unforested land that is not occupied by, or planned for, other park facilities. In addition, an OLDA cannot be located within: a Chesapeake Bay Resource Protection Area (RPA), flood plain, areas with problem soils (hydric or asbestos), on steep

slopes, in a historic site, stormwater management facility, easement, utility line, or within 50 feet of a residential property. Using these criteria, other park facilities were eliminated from consideration as potential OLDA sites.

Anticipated Impacts: Off-site impacts anticipated by FCPA are summarized below:

- *Parking/Traffic* – Many park users are expected to walk to the park as consistent with the current practice. As per consultation with the Fairfax County Department of Transportation and Virginia Department of Transportation, it is anticipated that the proposed site features will have negligible impact to traffic along Guinea Road or other surrounding roads. The park’s master plan provides for expanded parking facilities to provide additional parking capacity on-site.
- *Tree Preservation* – Approximately one-third of the site (2 acres) is to be maintained as vegetated buffer between park uses and the neighboring communities. The master plan presumes that existing native vegetation will be protected, invasive plants will be removed, and new trees will be added to enhance the existing vegetative screening.
- *Light Impacts* – The park will close at dusk and no intrusive lighting is proposed.
- *Air Quality Impacts* – No air quality impacts exist or are anticipated.
- *Water Quality Impacts* – According to the park’s master plan, the community is concerned about the existing runoff from the site as well as increased runoff from the park development. Development of Monticello Park provides the opportunity to improve stormwater runoff over the current conditions. Environmental impacts caused by site development are expected to be offset by environmental improvements such as stormwater management including Low Impact Development (LID) methods. The park’s master plan proposes to reduce runoff during park development by grading the development area so that water drains to onsite stormwater facilities or the existing facilities along Guinea Road. In addition, the park’s master plan proposes invasive plant species removal and a re-vegetation plan (emphasizing native species) that can mitigate erosion and reduce runoff. Moreover, the Fairfax County Park Authority proposes to work with residents and Fairfax County’s Stormwater Management Division to clean and maintain existing stormwater facilities along the slope as well as in neighboring yards. The self-policing nature of picking up and disposing of waste at off leash dog areas is considered a best management practice.
- *Visual Impacts* – Monticello Park is bounded on two sides by major roadways (Guinea and Burke Roads), and by single-family residential backyards on the remaining sides. The residential yards are separated from park development by a steep bank that is 20 feet high in some areas with a buffer of trees that will be maintained and enhanced. This landscaped buffer is planned to be a minimum of 50 feet between the property line and developed park features. The proximity and elevation of nearby homes was taken into account during the park master plan process. As park facilities are developed, design features are intended to address potential visual and noise impacts from planned facilities. Most planned features are low in scale and well buffered in an effort to offset visual impacts.

- *Noise control* – Activities at Monticello Park are not expected to create adverse off-site noise impacts. Roadway noise is anticipated to exceed noise levels at the park.

LOCATION OF THE PROPERTY AND CHARACTER OF THE AREA

Location

Monticello Park is an approximately 6.2-acre park located at 5315 Guinea Road in Burke, Virginia. This location places the park within the Pohick Planning District and the Braddock Supervisory District. The park currently consists of primarily a large lawn area and is classified as a local-serving park. The park is comprised of one parcel, identified on Fairfax County Tax Maps as 69-3 ((6)) E. The parcel fronts Guinea Road and abuts Burke Road to the South of the parcel. Braddock Road intersects Guinea Road to the north of the park while Burke Center Parkway intersects Guinea Road to the south.

Adjacent land uses

Monticello Park is located within a moderate densely developed portion of Fairfax comprised primarily suburban single-family detached residential and townhome communities. Wooded open space owned by the Fairfax County Park Authority exists to the west of the site (Herzell Woods) and southwest (Greenfield).

Nearby land uses:

- *North* – Rolling Woods Estates, single-family homes
- *South* – Greenfield Park and Greenfield Farm, townhomes
- *East* – Lake Braddock community, single-family and townhouses
- *West* – Herzell Woods Park and Herzell Woods, single-family homes

COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map:

Planning Area and District: Area III, Pohick Planning District

Planning Sector: P2 Main Branch Planning Sector

Land use recommendations:

- *Subject property* – Public Park
- *North of subject property* – 1-2 du/acre residential
- *South of subject property* – 4-5 du/acre residential
- *East of subject property* – 2-3 du/acre residential
- *West of subject property* – 1-2 du/acre residential

Comprehensive Plan Citations: An assessment of this proposal for substantial conformance with land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Policy Plan:

In the Fairfax County Comprehensive Plan, 2011 Edition; Policy Plan; Parks and Recreation, as

amended through June 20, 2005; Board of Supervisors Goals; page 4; the Plan states:

“Objective 1: Identify and serve current and future park and recreation needs through an integrated park system that provides open space, recreational services and facilities, and stewardship of natural and cultural resources.

Policy a: Plan, acquire, develop, and maintain the following types of parks through the Fairfax County Park Authority in conjunction with other public providers and the private sector and in accordance with the Park Classification System as follows: (See Parks and Recreation Appendix 1 for the Park Classification System):

A. Local Parks...”

Policy f: Extend public investments in parkland acquisition and park development through a combination of public/private mechanisms, such as voluntary dedication and/or donation of land, fee simple purchase, negotiated agreements, and other appropriate means.

Policy g: Land acquisition for public park use should be guided by the Parkland Acquisition Criteria included in the Standards and Criteria for Establishment of Park and Recreation Facilities (Appendix 2) to adequately serve the County’s current and projected population. Potential public parkland need not require a specific “public park” Area Plan land use designation in order to be acquired or used as a public park.

In the Fairfax County Comprehensive Plan, 2011 Edition; Policy Plan; Parks and Recreation, as amended through June 20, 2005; Appendix 1 – Park Classification System, A. Local Parks; pages 9 through 11; the Plan states:

“Purpose

This general classification of parks includes parks that serve neighborhoods and mixed use centers in suburban and urban areas of the County. Local parks primarily offer a variety of active or passive recreation opportunities, or a combination of both, in close proximity to County residents and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks.

Location and Access

Local parks should be located to serve local residential neighborhoods, broader residential communities and/or urban employment or mixed-use centers. Pedestrian, bicycle and/or car access is appropriate depending on the setting and access features. Whenever feasible, locate these parks adjacent to elementary or intermediate schools to maximize collocation of recreation facilities. In mixed-use developments, proximity to retail/office areas is desirable for collocation of parking and minimum impact on residences.

Character and Extent of Development

Local parks primarily provide facilities for active or passive recreation, or both; areas for scheduled and unscheduled recreation activities and social gathering places; and serve residential, employment and mixed-use centers. In suburban settings, park size will typically be at least 2.5 acres and less than 50 acres, but some local parks may range up to 75 acres. Visits to local parks will typically be less than two hours.

Monticello Park is also defined as an Urban Park. Although fitting within the broader classification of a Local Park, Urban Parks are appropriate in mixed-use and transit-oriented areas and generally emphasize pedestrian connectivity to the surrounding neighborhood, small-scale recreation uses, opportunities for social interaction, and a combination of hardscape elements and adapted plant material. The range in size and style of urban parks can vary greatly in response to the context of the surrounding community.

The character of local parks may vary depending on their location within the County. In residential settings, local parks will generally be larger than in urban parts of the County. Local parks offer open space to those with little or no yards. Typical facilities may include open play areas, playgrounds, courts, athletic fields, game areas, trails, trail connections, natural areas, picnic facilities and facility lighting. In a suburban setting and depending on the park size and facilities, the local park service area may be up to 3 miles.

The user experience at local parks may be casual and informal geared toward social interaction, play and outdoor enjoyment, or may be more structured to support organized sports and park programs. Collocation of a mix of park uses and facilities that support both informal and structured activities is increasingly necessary to meet the County's diverse and varied recreation and leisure needs where available land is diminishing. To the extent possible, facilities will be planned so that areas that address different needs are compatible...

The Area Plans element of the Comprehensive Plan delineates the park classifications of all public park sites in the County. The specific types of facilities to be developed at each Local Park site are determined by the managing park agency with public participation through its Park Planning and Development process.

In the Fairfax County Comprehensive Plan, 2011 Edition; Policy Plan; Public Facilities, as amended through January 10, 2005; Countywide Objectives and Policies; pages 2 through 4; the Plan states:

“The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve...

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 3: Balance the provision of public facilities with growth and development.

- Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.
- Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan...
- Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.**
- Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged...
- Policy c. Design facilities to promote and enhance the community identity of existing character.
- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

STAFF ANALYSIS

Zoning Analysis

(Attachment B)

Findings – from review by Zoning Administration Division staff in the Fairfax County Department of Planning and Zoning (“DPZ”):

- Public uses including parks are permitted in the PDH-3 District, and the PDH-3 District is not subject to minimum yard requirements for initial development.
- Development of the property must be in substantial conformance with the approved development plan for RZ B-804 and RZ C-77.

Transportation Analysis (FCDOT)

(Attachment C)

Findings – from review by Fairfax County Department of Transportation (FCDOT) staff:

- There should be no expectation that FCDOT or VDOT will provide pedestrian access improvements to the proposed park. The Fairfax County Park Authority should budget for all crosswalks and sidewalk improvement.
- No road improvements show in the Fairfax County Transportation Plan will be affected by the proposed use.
- No Fairfax Connector or Metrobus routes will be affected by the proposed use.

- No effect on existing transit service is expected.

Environmental Analysis*(Attachment D)*

Findings – from review by Development and Environment Review Branch staff in the Fairfax County Department of Planning & Zoning, (“DPZ”):

- No environmentally sensitive features on this property
- No conflicts to the establishment of a dog park.
- It is important that animal waste be disposed of appropriately and safely.

Stormwater Analysis*(Attachment E)*

Findings – from review by Site Development and Inspections Division staff in the Fairfax County Department of Public Works and Environmental Services, (“DPWES”):

- No Resource Protection Area (RPA) on this property.
- Site does not fall within regulated floodplains.
- Water quality controls must be satisfied for this development unless it is waived.
- Stormwater detention is mandatory due to the downstream drainage complaints on file.
- Additional information and analysis is required at site plan submission.

CONFORMANCE WITH THE COMPREHENSIVE PLAN*(Attachment F)*

Va. Code Sec. 15.2-2232, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

Location: *Braddock Dogs* has identified a need for a dog park in the Braddock District, and has been working with the Fairfax County Park Authority to identify such locations. The OLDA proposed for Monticello Park will be central to the Burke area, consistent with Plan objectives to site facilities appropriate (and central) to the area they will serve. Furthermore, the park will be located within a community deficient in park and recreation facilities.

According to the Comprehensive Plan’s guidance for a local park, this proposal meets the location and service area guidelines.

No portion of the proposed OLDA will be located within an environmental quality corridor (EQC), resource protection area (RPA) or Pohick Creek Watershed limits, consistent with Plan guidance to avoid areas of environmental sensitivity. Environmental impacts caused by site development are expected to be offset by environmental improvements such as stormwater management including Low Impact Development (LID) methods.

The park is located on Guinea Road, making it accessible to its service area and convenient to park users. The park is generally easily accessed by existing sidewalks within the community. A few gaps exist in the broader sidewalk connectivity to the park which will ultimately be

addressed by the Fairfax County Park Authority as the park develops. Sidewalk and trail connections proposed with this master plan will provide a crucial link to enhancing pedestrian access to the park and is in keeping with the public facilities guidelines for location in the Comprehensive Plan.

Character: The envisioned dog area, small skate activity area, playground, open lawn, and trail loop are expected to be compatible with the open character of the site and the low to moderate density suburban community in which it resides, consistent with the character guidelines for Local Parks cited in the Comprehensive Plan. There are no foreseen adverse impacts from the proposed park upon the surrounding properties.

Approximately two acres of vegetated buffer between park uses and the neighboring community are expected to provide visual buffers to help screen the proposed facility from view. Fairfax County Park Authority states that the OLDA will be similar in design to existing dog parks at other FCPS sites, and will be maintained but the Park Authority to its standards with help from *Braddock Dogs*. Thus, in staff's opinion, the character of the dog area, parking area, and passive and active recreational uses are expected to have no adverse impact on adjacent properties.

Extent: The proposed Monticello Park Master Plan envisions that the ultimate development of Monticello Park will serve the surrounding community with 6.2 acres of community amenities that include an Off Dog Leash Area, small skate activity area, playground, open lawn area, and an internal trail loop. These improvements will help address deficiencies identified by the Park Needs Assessment and provide recreational facilities for the local community. No after-dark lighting is proposed for this park.

The proposed facilities for this Local Park are consistent with the extent guidelines for Local Parks cited in the Comprehensive Plan. Furthermore, the park is based on facility requirements associated with level of need, appropriate quantity and size, and relationship to population consistent with the public facilities guidelines of the Comprehensive Plan.

The extent of the OLDA will not intrude into an EQC, RPA, or floodplain associated with Pohick Creek Watershed.

All facilities will be designed in accordance with County and Park Authority standards and will be reviewed for approval by DPWES prior to construction. Development of the park will include provision for stormwater management and Best Management Practices, as recommended by the Plan. FCPA states that the proposed facilities will be programmed for regular and typical maintenance in accordance with its standards, in accordance with Plan guidelines.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Park Authority, to establish new public recreation uses at an existing local park, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232. Staff therefore recommends that the Planning Commission find the subject Application 2232-P12-4 substantially in accord with provisions of the adopted Comprehensive Plan.

ATTACHMENT A
2232 Application

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-B12-9
(assigned by staff)

The application contains two parts: I. Application Summary; II. Statement of Justification;

PART I: APPLICATION SUMMARY



ADDRESS OF PROPOSED USE

Street Address: 5315 Guinea Road

City/Town: Burke

Zip Code: 22015

APPLICANT(S)

Name of Applicant: Fairfax County Park Authority, Planning & Development Div.

Street Address: 12055 Government Center Parkway, Suite 406

City/Town: Fairfax

State: VA

Zip Code: 22035

Telephone Number: Work: (703) 324-8741 **Fax:** (703) 324-3987

E-mail Address: agalus@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable): Andy Galusha

Agent's Street Address: 12055 Government Center Parkway, Suite 406

City/Town: Fairfax

State: VA

Zip Code: 22035

Telephone: Work: (703) 324-8755

Fax: (703) 324-3987

PROPOSED USE

Street Address: 5315 Guinea Road, Burke VA 22015

Fairfax Co. Tax Map and Parcel Number(s): 69-3((6)) E

Brief Description of Proposed Use: Monticello Park is made up of one parcel owned and operated by the Fairfax County Park Authority. Designated as a Local Park in the park classification system, this site is located in the Braddock Supervisory District, the Pohick Planning District, and the Main Branch Community Planning Sector (P2). This application results from the Monticello Park Master Plan, adopted by the Park Authority Board on June 27, 2012. The approved master plan shows that the parcel will be used for public park purposes. The master plan also designates a new off leash dog area, playground, multiuse area, skate activity area, and loop trail with expanded parking lot.

Total Area of Subject Parcel(s): 6.2 acres

Portion of Site Occupied by Proposed Use: 6.2 acres

Fairfax County Supervisor District: Braddock

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan): The Comprehensive Plan map shows Tax Map Parcel 69-3((6))E planned for Public Park Use, with Plan land use recommendation text specific to this site that states: "Parcels 69-3((6))D and E are open space and shall continue to remain as open space. Because of the parcels' prominent topographic location and the residential character of the surrounding area, any vertically-oriented land use, such as a telecommunications structure, has the potential to significantly detract from the residential character of the area, and is therefore inappropriate." (Page 33) Additional Plan text in the Parks and Recreation section of the Comprehensive Plan, Figure 20 on Page 43, further states: "Initiate a master planning process and develop in accordance with the approved plan or complete development of existing Community Parks in accordance with the approved plan".

Zoning of Subject Property: Tax Map Parcels 69-3((6)) E are zoned PDH-3 and located within an existing residential neighborhood with the same zoning. Public parks are allowed within this zoning district.

List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site: Parcel E was deeded to the Park Authority in 2001, by the Board of Supervisors for use as a public park.



PROPERTY OWNER(S) OF RECORD

Owner: Fairfax County Park Authority
Street Address: 12055 Government Center Parkway, Suite 927
City/Town: Fairfax **State:** VA **Zip Code:** 22035

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed by all applicants and included as part of the application. PART III, entitled "Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent: John W. Dargle Jr, Director, Fairfax County Park Authority (send correspondence related to this application to Andy Galusha, Project Manager)

Signature of Applicant or Agent

John W. Dargle Jr, Director, Fairfax County Park Authority
Date: _____

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

.....

FOR STAFF USE ONLY

Date application received: 11/26/2012

By: DPZ Staff

Additional information requested to complete application:

Date application accepted: 2/18/2013

By: RICHARD LAMBERT



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M



TO: Fred Selden, Director
Department of Planning and Zoning

FROM: John W. Dargle Jr., Director *JWD*

DATE: November 16, 2012

SUBJECT: Application for Determination Pursuant to Section 15.2-2232 of the Code of Virginia for Monticello Park

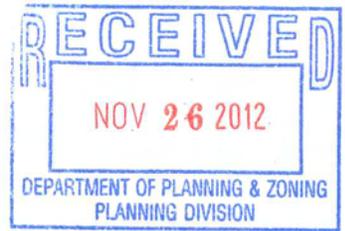
The Fairfax County Park Authority respectfully requests review of the attached application and forwarding comments to the Planning Commission for their approval of public use of Monticello Park. This request is submitted in accordance with Section 15.2-2232 of the Code of Virginia requiring that the general location, character, and extent of the public park have been found by the Planning Commission to be substantially in accord with the adopted Comprehensive Plan.

The master plan for Monticello Park was approved on June 27, 2012. Existing and proposed park facilities are located at tax map parcel identified as 69-3((6))E. This parcel is located in the Main Branch Community Planning Sector (P2) of the Pohick Planning District as described in the Fairfax County Comprehensive Plan.

If you have any questions, please do not hesitate to contact Sandy Stallman, Manager, Park Planning Branch at 324-8643 or Andy Galusha, Project Manager at 324-8755.

Attachment: 2232 Application

cc: Sharon Bulova, Chairman, Board of Supervisors
John Cook, Supervisor, Braddock District
Ellen J. Hurley, Planning Commission, Braddock District
Tony Vellucci, Fairfax County Park Authority Board, Braddock District
Chris Caperton, Department of Planning & Zoning
Dave Bowden, Director, Planning and Development Division
Sandy Stallman, Manager, Park Planning Branch
Andy Galusha, Project Manager, Park Planning Branch



PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF PROPOSED USE

Monticello Park is made up of one parcel owned and operated by the Fairfax County Park Authority (Tax Map Parcel 69-3((6)) E) that was transferred to the Park Authority by the Board of Supervisors for use as a public park in 2001. Designated as a Local Park in the park classification system, this site is located in the Braddock Supervisory District and the Pohick Planning District of the Main Branch Community Planning Sector (P2) (*Attachment 1*). This application results from the approval of the Monticello Park Master Plan, by the Park Authority Board on June 27, 2012. The approved master plan reflects future uses and facilities to be consistent with a local serving public park. The master plan designated uses and facilities include an off leash dog area, playground, multi-use area, small scale skate activity area, loop trail and expanded parking lot.

In 2008, a group of dog owners in the Braddock Supervisory District contacted the Park Authority and expressed an interest in having an Off Leash Dog Area (OLDA) to serve Braddock District. OLDAs in County parks are allowed in cooperation with a sponsor group that supports the operation of the OLDA. Braddock Dogs was formed to sponsor an OLDA in the Burke area. All 42 parks within three miles of the sponsor group's desired location area were reviewed and evaluated for site suitability. Key criteria for potential OLDA sites included at least 1.5 acres of un-forested land that is not occupied by, or planned for other park facilities. In addition, an OLDA cannot be located within a Chesapeake Bay Resource Protection Area (RPA); flood plain; areas with problem soils (hydric or asbestos); on steep slopes; in a historic site, stormwater management facility, easement, utility line, or with 50 feet of a residential property. Using these criteria and the nature of the parks in the area resulted in few candidate sites, since most of these parks have been developed with facilities or are unbuildable due to environmental constraints, thus eliminating them from consideration as potential OLDA sites.

Based on this research, Monticello Park offered the best potential since most of this site has been cleared and graded, providing ample space for an OLDA. Additionally, there is existing vehicular access and a small parking lot with room for expansion, although there are no programmed uses on site. Additionally, there is no RPA, flood plains, or historic features on site. The recommended minimum distance of 100 feet between an OLDA facility and neighbors can easily be achieved. Due to the park's size and shape, it would be difficult to use for other facilities such as full sized athletic fields, making Monticello Park the most logical and realistic option in the sponsor group's service area.

On April 4, 2011, the Park Authority initiated the public process to develop a master plan for Monticello Park. This public process evaluated the proposed OLDA use as well as other appropriate local serving park uses. Several public input meetings and meetings with neighborhood representatives were held to

discuss the proposed plan resulting in plan refinements. The resulting master plan was adopted by the Park Authority Board on June 27, 2012 and conforms to guidance as specified on page 43 of the Pohick Planning District section in the Fairfax County Comprehensive Plan. The approved plan for the 6.2 acre site includes an off leash dog area, playground, small scale skate activity area, trails, site furnishings, stormwater management, and a vegetative buffer. The attached Monticello Park Master Plan includes a Conceptual Development Plan that provides details of the proposed facilities and uses (*Attachments 2 & 3*).

Monticello Park is designated as a Local Park in the County's park classification system. This classification includes parks that primarily provide facilities for active and / or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and / or cultural resource protection may also be included. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, off leash dog area, skate spots, and courts. The typical duration of visits to local parks will be two hours or less. The Park Classification System specifically supports Countywide Objective 1, Policy a, in the Policy Plan section of the Countywide Comprehensive Plan, by outlining the primary purpose, location, access, character and extent of development based on park classification.

Hours and Days of Operation

Regular daily operating hours of the park will be dawn until dark, as there are no lighted facilities within the park. Park hours are posted and conform to typical park regulations.

Estimated Number of Employees and Facility Users

The park has no site staff, but is regularly maintained by park operations staff.

Since this is a small local park, most users come from the surrounding neighborhoods and those using the off leash dog area. It is estimated that there could be approximately 65 estimated patrons in the park at time of maximum use, many of whom can walk to the park. The figure was arrived at based on similar park usage experience and the following assumptions:

- Trails – 4 users
- Off Leash Dog Area – 30 users
- Playground – 15 users
- Multiuse Open Play Area – 20 users
- Small Scale Skate Activity Area – 6 users
- **TOTAL - 65 maximum users at a time**

This analysis is based on the maximum possible capacity and does not represent typical daily use that will generally be far less than full capacity. Since many of the park's users will be coming from the adjacent neighborhood, many are anticipated to arrive on foot or by bicycle. Because Guinea Road can represent a pedestrian and bicycle barrier to those living on the west side, vehicle access with parking will also be needed and is provided.

Service Area

As a local park, predominantly used by the surrounding neighborhood residents, plus the off leash dog area users, the service area for Monticello Park is approximately a two mile radius.

Maintenance Requirements and Frequency

All facilities will be programmed for regular maintenance typical for Park Authority standards. The managed woodland requires periodic maintenance to ensure safe conditions along the trails. Safety inspections of all features will be performed on a routine basis.

2. REQUIREMENT FOR PROPOSED USE

The Monticello Park Master Plan provides for attracting a wide-range of users from the surrounding communities including parents with children. Proposed new facilities include a loop trail, off leash dog area, playground, multi use area, and small skate activity area. Typical user visitation is anticipated to last approximately one hour.

The popularity of off leash dog parks has increased over the last 15 years. In 2000, the Park Authority worked with a Dog Park Task Force to adopt a model for providing off leash dog areas in parks. The model adopted by the Park Authority requires a sponsor group to support the facility through funding for installation and through operation and maintenance support. The sponsor group that augments the Park Authority's operational support. Currently, there are 9 off leash dog areas in County parks, but none serve Braddock District. Therefore, the sponsor group now known as Braddock Dogs formed to sponsor an off leash dog area to meet this need.

Monticello Park is located in the midst of a primarily residential area. Non-athletic field park facilities that serve pre-teen and teen age groups are lacking in neighborhood parks. Small scale skate parks serve this age group. There is a lack of neighborhood skate spots throughout the county to serve the 10 to 15 year old age group who cannot drive to the larger facilities. Few park opportunities in this area exist to provide this type of facility.

Additionally, several community members requested a playground be provided, which is a standard local park feature. To meet these needs, the Master Plan proposes an off leash dog area, with separate areas for large and small dogs, small skate spot, with one to three features, and addition of school-age play equipment with a climbing structure. All of these features are to be provided with shade trees or structures.

The planned facilities are consistent with the Local Park classification as adopted in the Countywide Comprehensive Policy Plan, Parks and Recreation element, Appendix 2. All areas of Fairfax County are deficient in parks and facilities, especially those that developed earlier, such as Braddock District. By providing the proposed facilities at Monticello Park, these deficiencies will be partially addressed.

The proposed facilities and local park use are compatible with other existing and planned residential uses in the area.

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES

Traffic Impacts

Many park users are expected to walk to the park as they do now. As per consultation with the Department of Transportation, it is anticipated that the proposed site features will have negligible impact to traffic along Guinea Road or other surrounding roads. Therefore, additional traffic impacts will be minimal. The master plan provides for expanded parking facilities to provide additional parking on-site.

Tree Preservation

Approximately one third of the site (2 acres) will be maintained as a vegetated buffer between park uses and the neighboring communities. It is planned that the existing native vegetation will be protected, invasive plants will be removed, and that the new trees will be added to enhance the existing vegetative screening. Planned facility improvements should not significantly impact existing trees.

Noise Impacts

The operation of Monticello Park will not create an unsatisfactory off site noise impact. Roadway noise is anticipated to exceed noise levels at the park.

Light Impacts

No lit facilities are proposed for this park and the park closes at dusk.

Air Quality Impacts

No impacts relating to air quality exist currently or are anticipated from the planned uses.

Water Quality Impacts

Development of Monticello Park provides the opportunity to improve stormwater runoff over the current conditions. Stormwater will be contained during any future construction. The self-policing nature of picking up and disposing of waste at off leash dog areas is considered a best management practice.

Visual Impacts

Monticello Park is bounded on two sides by major roadways (Guinea and Burke Roads), and by single-family residential backyards on the other two sides. The residential yards are separated from park development by a steep bank that is 20' high in some areas with a buffer of trees that will be maintained and enhanced. This landscaped buffer is planned to be a minimum of 50 feet between the property line and developed park features. The proximity and elevation of nearby homes was taken into account during the master plan process. As park facilities are developed, design features are intended to address potential visual and noise impacts from planned facilities. Most planned features are low in scale and well buffered in an effort to offset visual impacts.

4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

The new facilities in the adopted Monticello Park Master Plan are specific to this local serving park, have been requested through community input, and are necessary for its ongoing mission as a local serving park. A total of 42 parks within a three mile radius were reviewed for suitability as for an off leash dog area, for which only Monticello meet all the criteria. The list of reviewed sites is included in the attached master plan (Attachment 4).

5. PROPERTY IDENTIFICATION MAP(S) AT A SCALE OF 1"=500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE

Attachment 1

6. PROPOSED FACILITY PLAN (1" = 50' Scale)

Attachment 2: Conceptual Development Plan

7. REDUCED COPY OF PLANS (8 ½" x 11")

Attachment 3: Conceptual Development Plan

END OF APPLICATION

Attachments:

1. Property Identification Map

2. Conceptual Development Plan at 50' Scale
3. Conceptual Development Plan at 8.5" x 11"
4. Monticello Park Master Plan – Approved June 27, 2012



Orthographic Image Copy Right Commonwealth of Virginia 2009



**FAIRFAX COUNTY
PARK AUTHORITY**

12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

**CONCEPTUAL DEVELOPMENT PLAN
MONTICELLO PARK MASTER PLAN**

GUINEA RD, BURKE VA



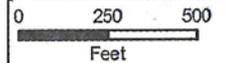
Approved
27 June, 2012





**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

TAX MAP 69-3((6))E
MONTICELLO PARK
5315 GUINEA RD, BURKE VA, 22015



Draft
19 July 2012

MONTICELLO PARK MASTER PLAN



Fairfax County Park Authority

APPROVED by the Park Authority Board
June 27, 2012

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY BOARD

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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

The purpose of a Master Plan is to create a long-range vision for the park by determining the best uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority system. The approved master plan will serve as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park site.

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority kicked off the public Monticello Park Master Plan process on April 4, 2011, with a public information meeting that was attended by over 40 community members. During a question and answer session, comments centered on the proposed off leash dog area, other desirable park facilities, managing the environmental features, safety, traffic concerns, trails, and site access. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues. A draft master plan was developed based on site analysis and public input. This draft was published for public review and presented at a public comment meeting on February 27, 2012. The plan was revised based upon the public input and was approved by the Park Authority Board on June 27, 2012.

II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Monticello Park is a 6.2-acre park in the Braddock District, located at 5315 Guinea Road in Burke, and classified as a Local Park. The park currently consists of primarily a large lawn area and parking lot, surrounded by steep slopes on the site edges (Figures 1 and 2).

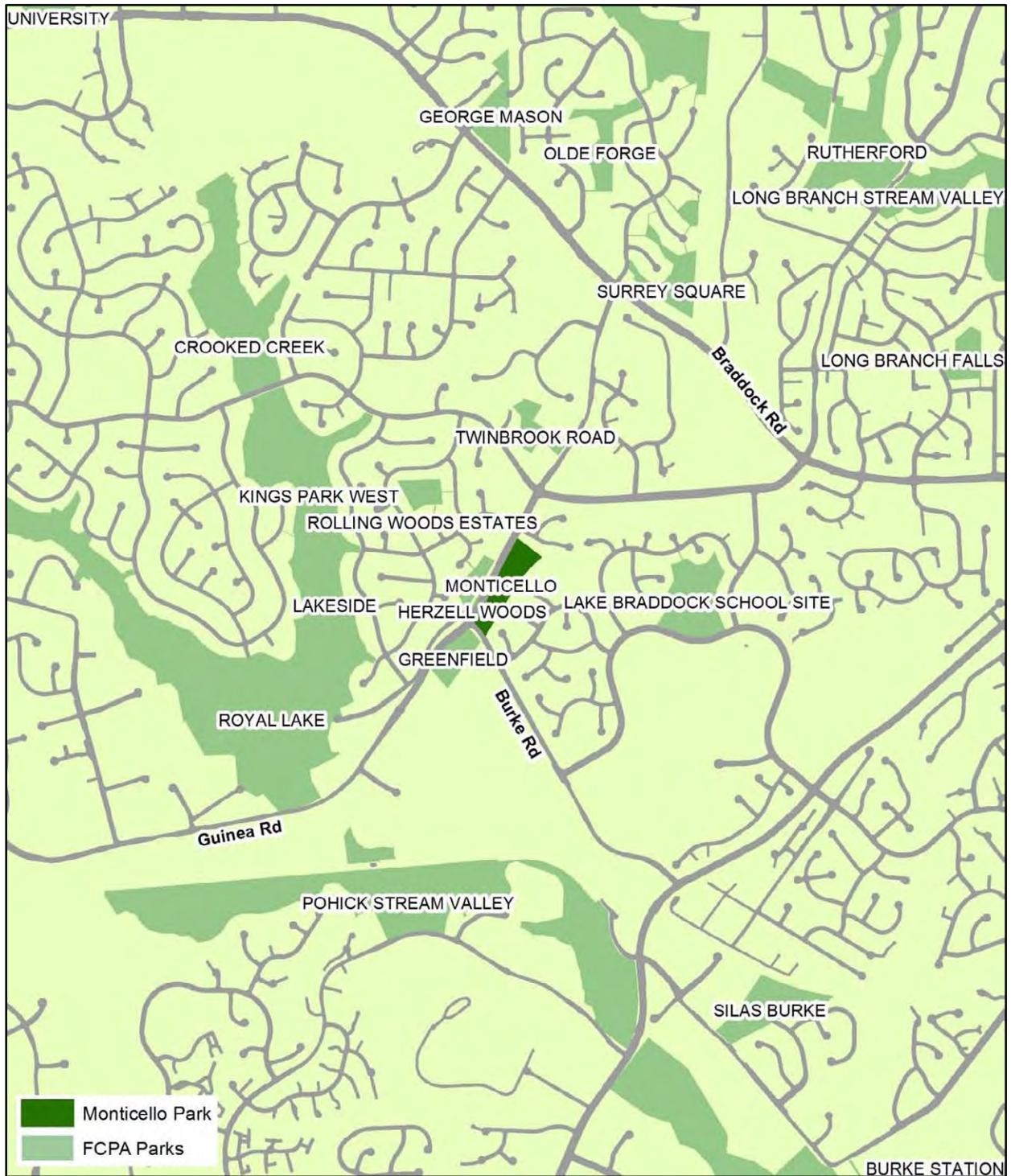


Figure 1: General Vicinity Map

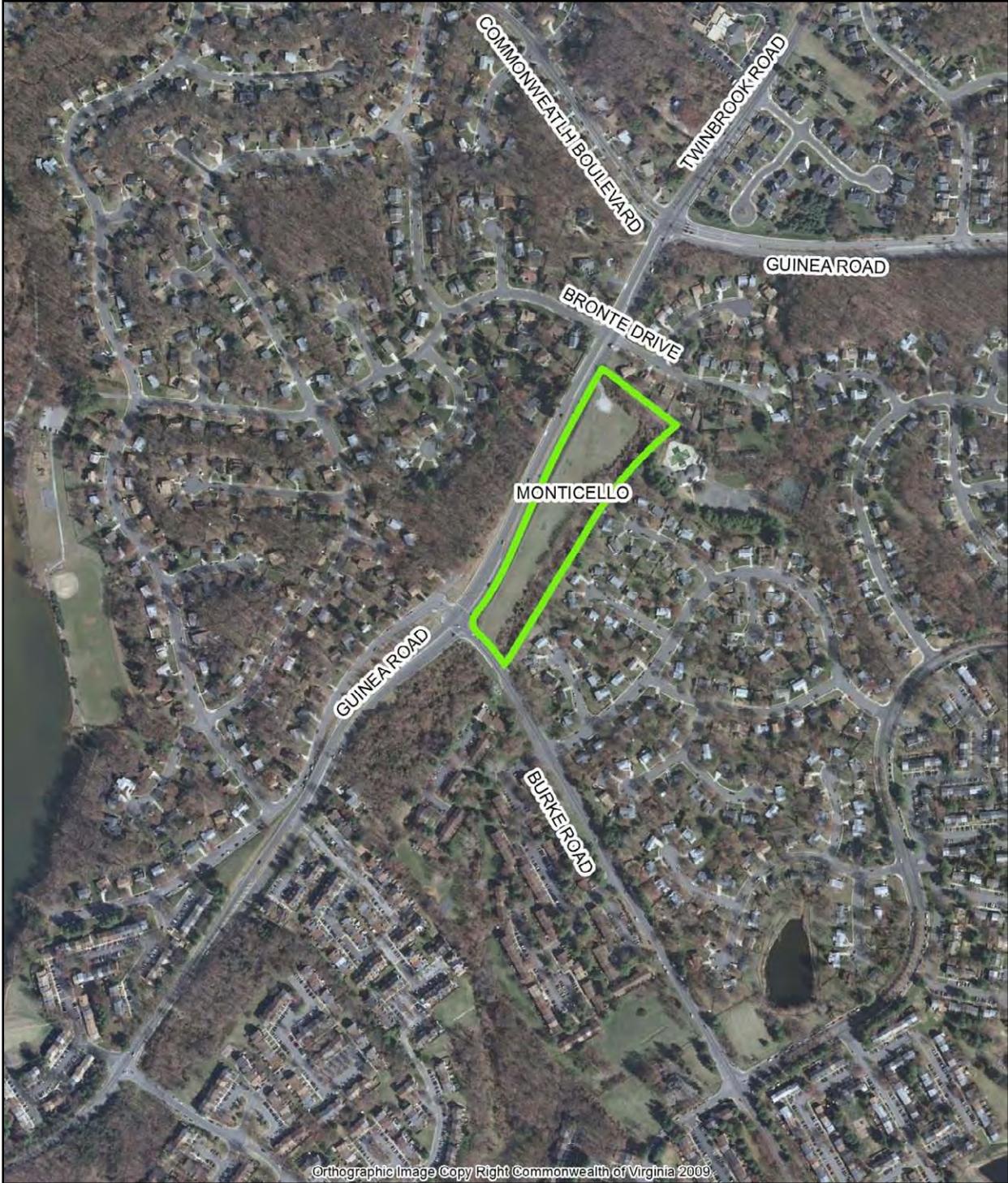


Figure 2: Aerial Photo of Park and Surrounding Area

B. CONTEXT

Monticello Park is located east of Royal Lake Park, surrounded by the Kings Park West, Rolling Woods Estates, Lake Braddock, and Greenfield Farms communities. These suburban neighborhoods consist of townhouses, and single-family homes, built between the 1950s and 1980s, several of which border the park along its north and east sides. Guinea Road and Burke Road form the park's western and southern borders respectively. Two adjacent small undeveloped and forested parks are located nearby. Herzell Woods Park is across Guinea Road to the west and Greenfield Park is directly south across Burke Road (Figure 3).

Monticello Park is located in the Main Branch Community Planning Sector (P2) of the Pohick Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from one to twelve units per acre. Monticello Park is in the PDH-3 residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

Additionally, the Countywide Trails Plan Map shows the existing trails along both Guinea and Burke Roads, connecting to other trails in the area. While on opposite sides of both roads from Monticello Park, these trails exist as sidewalks providing connections to the community.

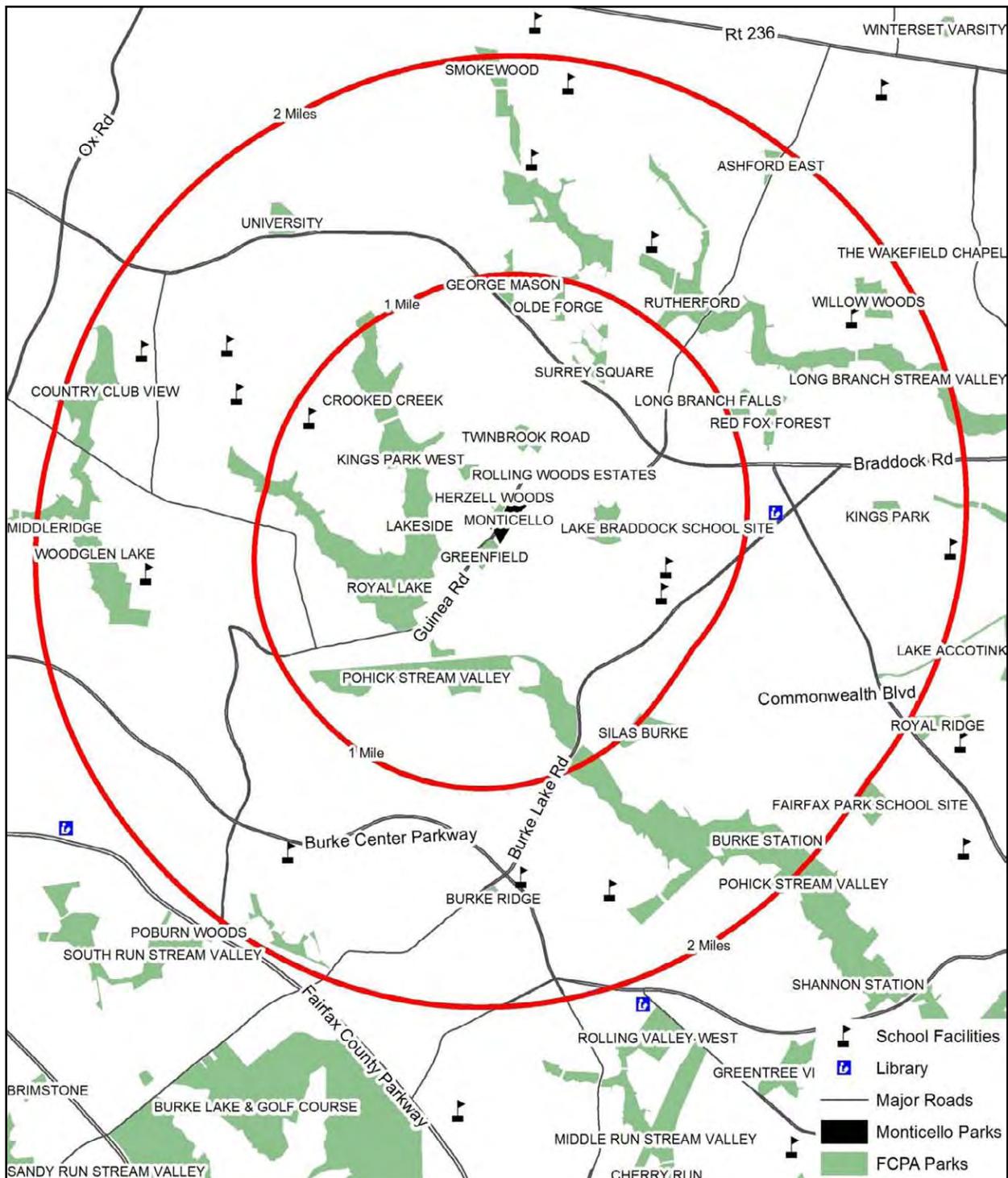


Figure 3: Monticello Park Two-Mile Service Area Map

C. ADMINISTRATIVE HISTORY

The land which became Monticello Park (parcel 69-3((6))E) was acquired by the Fairfax County Board of Supervisors in 1970. In addition, land that would become Greenfield Park (parcel 78-1((10))A) located to the south of Monticello Park was also acquired by the Board in 1972. Both parcels were acquired for the construction of the Monticello Freeway, planning for which was later abandoned in favor of the Fairfax County Parkway. After the abandonment of the Monticello Freeway project and prior to the realignment of Guinea Road, the parcel that became Monticello Park was used for athletic fields.

Greenfield Park (parcel 78-1((10))A) was transferred to the Park Authority for public park use in 1981 with a construction easement granted in 1988. Portions of both parcel 69-3((6))E and Greenfield Park were used for the realignment and widening of Guinea Road in the early 1990s. In 2001, Monticello Park was created with the transfer of parcel 69-3((6))E to the Park Authority. Subsequently, approximately 2.65 acres of the 8.85-acre parcel was used for the realigned Guinea Road, leaving 6.2-acres for the park (Figure 4).

D. PARK CLASSIFICATION

Monticello Park along with the neighboring Greenfield and Herzell Woods Parks are designated as Local Parks in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also common features of local parks. In suburban settings, such as the Burke neighborhoods, local park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

E. PARK & RECREATION NEEDS

Overall, the park system around Monticello provides a diverse range of offerings. Within two miles of Monticello Park are 32 park sites, 21 of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Table 1). Some offer distinctive facilities such as Lake Accotink Park's carousel and extensive trail network. Lakeside Park provides a playground less than a ¼ mile to the west. In addition, there are 16 public schools within a two-mile service area, which typically have athletic fields and playgrounds that are available to the public during non-school hours. Figure 3 shows the parks and facilities that are located within Monticello Park's 2-mile service area.



Figure 4: Parcel Map

PARK NAME	MINI GOLF	MULTI USE TRAILS	CAROUSEL	RESERVABLE PICNIC SHELTER	OPEN PLAY AREA	PICNIC TABLES	SCHOOL AGE PLAYGROUND	TOT LOT	RECTANGLE FIELDS	SKINNED 60FT DIAMOND	SAND VOLLEYBALL COURTS	TENNIS COURTS	BASKETBALL COURTS	GARDEN PLOTS	HISTORIC FEATURE	BOAT RENTALS	BOAT LAUNCH
ACCOTINK STREAM VALLEY		Y													Y		
ASHFORD EAST																	
BURKE RIDGE																	
BURKE STATION		Y					Y					2	1				
COUNTRY CLUB VIEW		Y			Y	Y	Y					2	1				
CROOKED CREEK					Y	Y									Y		
FAIRFAX PARK SCHOOL SITE																	
GEORGE MASON		Y			Y									Y	Y		
GREENFIELD																	
HERZELL WOODS																	
KINGS PARK		Y			Y	Y	Y	Y		1		2	2				
KINGS PARK WEST																	
LAKE ACCOTINK	Y	Y	Y	Y	Y	Y	Y				Y				Y	Y	Y
LAKE BRADDOCK SCHOOL SITE					Y				2								
LAKESIDE		Y			Y	Y	Y		1	1			1				
LONG BRANCH FALLS					Y												
LONG BRANCH STREAM VALLEY		Y															
MONTICELLO					Y												
OLDE FORGE																	
POHICK STREAM VALLEY		Y			Y	Y							1		Y		
RED FOX FOREST					Y												
ROLLING WOODS ESTATES																	
ROYAL LAKE		Y				Y						2	1		Y		
ROYAL RIDGE		Y				Y									Y		
RUTHERFORD		Y			Y	Y	Y			2		3	1				
SILAS BURKE					Y	Y	Y						1				
SMOKEWOOD		Y															
SOUTH RUN STREAM VALLEY		Y															
SURREY SQUARE							Y										
TWINBROOK ROAD																	
UNIVERSITY																	
WILLOW WOODS		Y															
WOODGLEN LAKE																	

Table 1: Parks within Monticello Park Service Area

The need for park and recreation facilities is determined through long range planning efforts. Recreation needs are generally met through the provision of park facilities. The 2003-2013 Needs Assessment provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks inventory of facilities, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopted countywide population-based service level standards for parkland and park facilities. Table 2 reflects projected local serving park facility needs in the Pohick Planning District in which Monticello Park is located.

136,763	2010 population – Pohick Planning District			
138,296	2020 population projection			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus
Rectangle Fields	1 per 2,700 people	41.1	51.2	(10.1)
Adult Baseball Fields	1 per 24,000 people	7.5	5.8	1.7
Adult Softball Fields	1 per 22,000 people	8.0	6.3	1.7
Youth Baseball Fields	1 per 7,200 people	16.0	19.2	(3.2)
Youth Softball Fields	1 per 8,800 people	10.0	15.7	(5.7)
Basketball Courts	1 per 2,100 people	17.5	65.9	(48.4)
Playgrounds	1 per 2,800 people	24	49.4	(25.4)
Neighborhood Dog Parks	1 per 86,000 people	1.0	1.6	(0.6)
Neighborhood Skate Parks	1 per 106,000 people	0.0	1.3	(1.3)

Table 2: Pohick Planning District 2020 Facility Needs Analysis

Park facility service levels are examined using planning district geography that is established in the County Comprehensive Plan. As shown in Table 2, Pohick Planning District, which covers part of the Braddock Supervisory District including the Burke Area, has a deficit of public playgrounds and athletic facilities (fields and courts). It should be noted that while the chart above lists an existing Dog Park, which is at South Run, there are no Off Leash Dog Areas in the Braddock Supervisory District. Few undeveloped public park opportunities are available where these needs could be addressed. Private facilities in homeowner common areas and those provided by Burke Conservancy supplement the public inventory for trails, playgrounds, and courts.

In 2008, a group of dog owners in the Braddock Supervisory District contacted the Park Authority and expressed an interest in having an Off Leash Dog Area (OLDA) to serve Braddock District. OLDAs in County parks are allowed in cooperation with a sponsor group that supports the operation of the OLDA. Braddock Dogs was formed to sponsor an OLDA in the Burke area. This sponsor group examined the suitability of locating an OLDA within three miles of a majority of the sponsor group members. In total, 42 parks were reviewed and evaluated for site suitability (Figure 5). Key suitability criteria for a potential OLDA site included at least 1.5 acres of un-forested land that is not occupied

by, or planned for other park facilities. In addition, an OLDA cannot be located within a Chesapeake Bay Resource Protection Area (RPA); flood plain; areas with problem soils (hydric or asbestos); on steep slopes; in a historic site, stormwater management facility, easement, utility line, or with 50 feet of a residential property. A list of sites reviewed and the site evaluation comments can be found in Appendix A at the end of this document.

Using these criteria and the nature of the parks in the area resulted in few candidate sites. As residential development occurred in the Fairfax and Burke area from the 1960s through the 1990s, a few small parks were established. Many of which have been built out with facilities or are unbuildable due to environmental constraints, thus eliminating many parks within the area from consideration as potential OLDA sites. Monticello Park offered the best potential since most of this site has been cleared and graded, providing ample space for an OLDA. Additionally, there is existing vehicular access and a small parking lot with room for expansion, although there are no programmed uses on site. Additionally, there is no RPA, flood plains, or known historic features on site. The recommended minimum distance of 100 feet between an OLDA facility and neighbors can easily be achieved. Due to the park's size and shape, it would be difficult to use for other facilities such as full sized athletic fields, making Monticello Park the most logical and realistic option in the sponsor group's service area.

As the population of the Braddock District has increased, more outdoor places are needed for leisure and recreation. Monticello Park has the potential to serve as an important component of the community and the Fairfax County park system. Like other county parks, it can serve as a neighborhood focal point by providing open space for recreation, while at the same time preserving green space within the community.

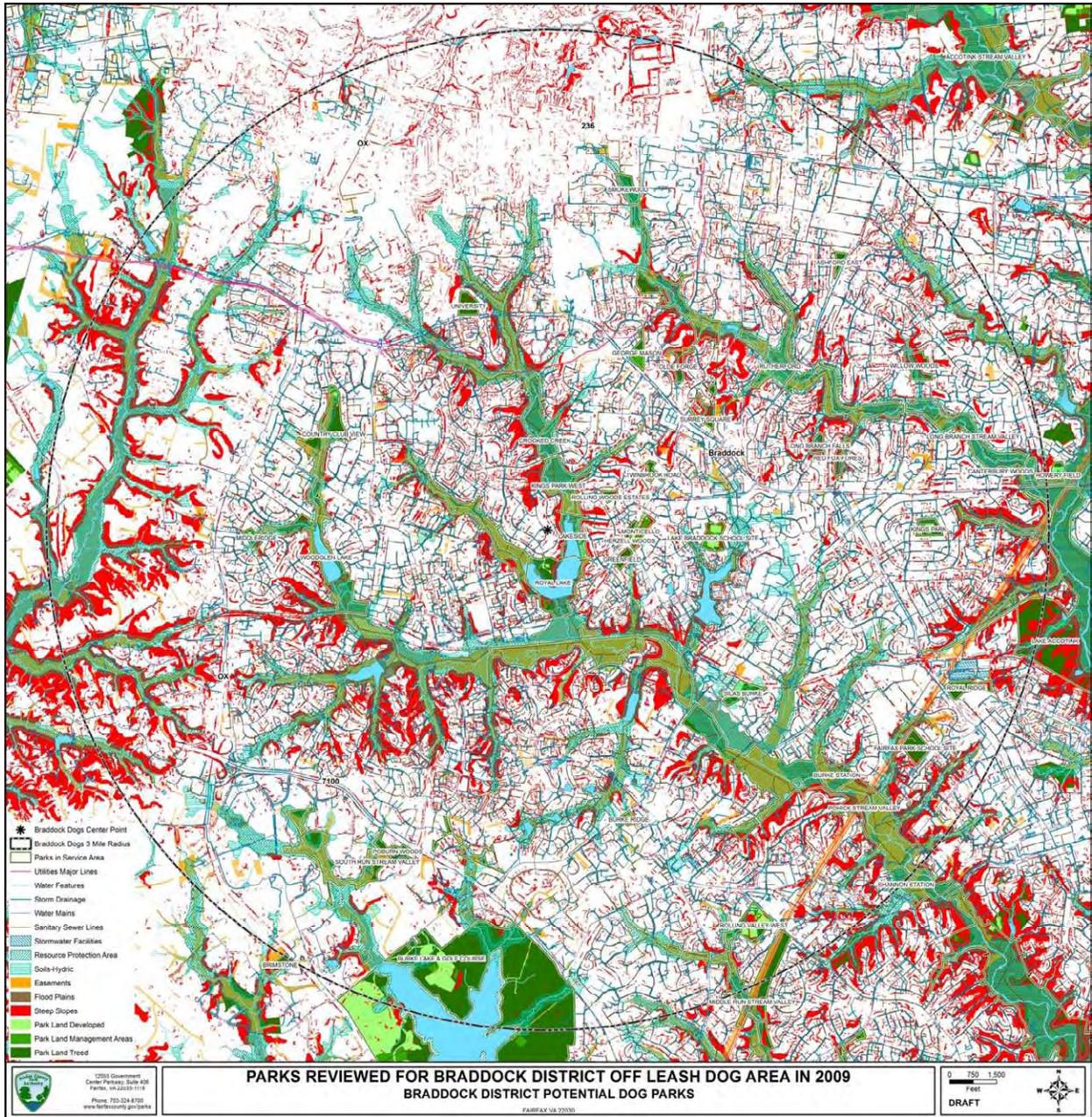


Figure 5: Parks Reviewed for Potential Off Leash Dog Area

III. EXISTING CONDITIONS

The existing site conditions are studied to determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

A. NATURAL RESOURCES

1. Soils

Initially, Monticello Park was comprised of the Glenelg soil type, which is the most common in Fairfax County (Figure 6). When Guinea Road was realigned and widened in the 1990's the area that is now Monticello Park was used as a construction staging area. This temporary use led to a large amount of fill being added to the site, which is over 15 feet deep in some places, comprised of a mix of local soils and road base material.

Glenelg soils are moderately deep, well-drained soils formed in materials weathered from quartz mica rocks often found below the surface. This soil occurs on the upper slopes and hilltops. Permeability is moderate with a moderate to high bearing capacity.

The fill onsite has compacted over the last 20 years. However, additional soil investigation will be needed to determine suitability for the proposed playground, skate spot, and drainage facilities.

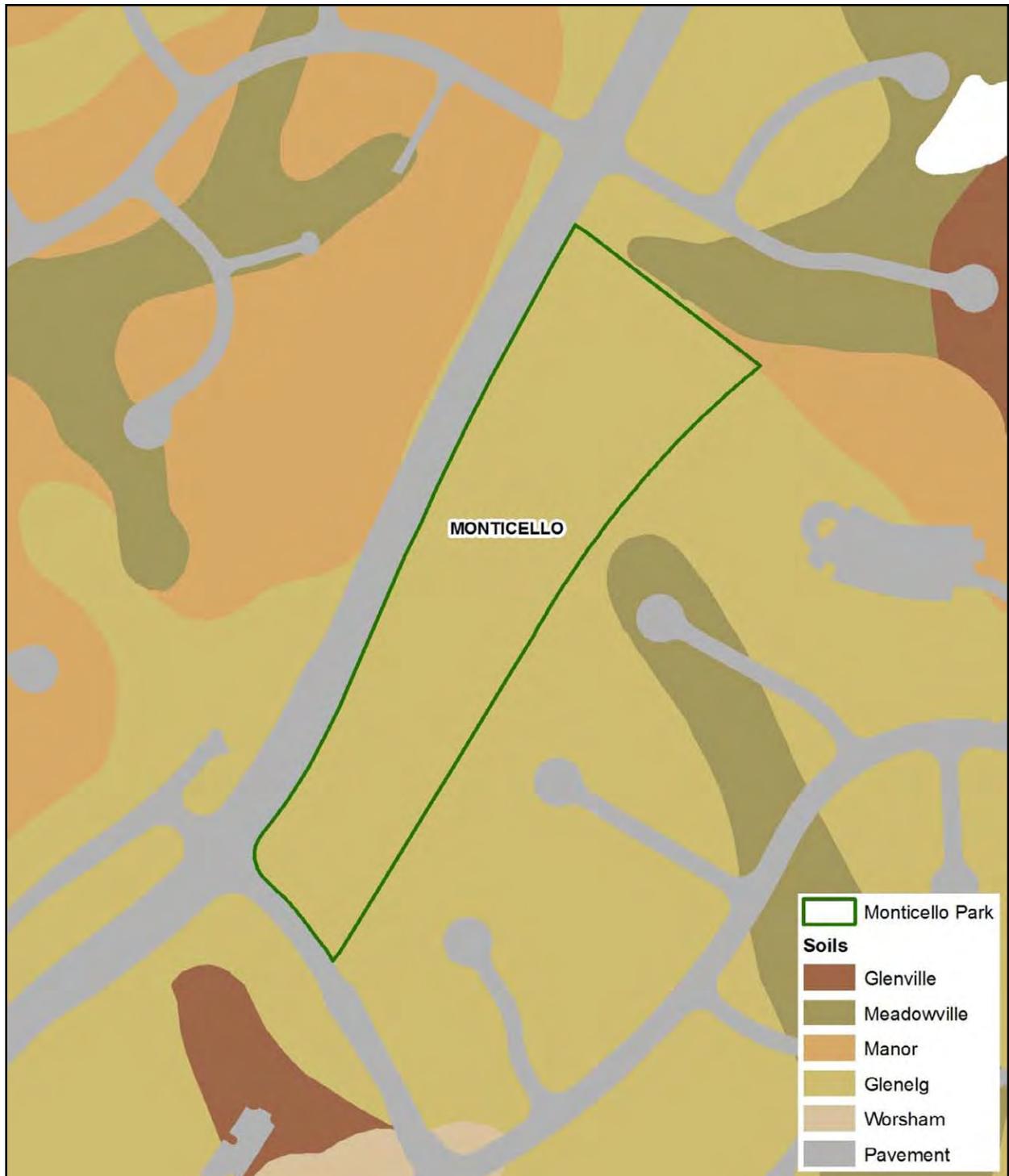


Figure 6: Soils Map

2. Topography

As mentioned above, the entire site was filled and graded during the realignment of Guinea Road in the 1990's. This construction activity shaped Monticello into a high, fairly flat plateau of approximately 3.8 acres, surrounded by steep slopes of over 15 per cent. While Monticello Park has no natural topography, it is the highest point in the immediate vicinity (Figure 7).

3. Hydrology

Monticello Park is within the Pohick watershed, which consists of more than 36 square miles. Based on the terrain, the watershed is naturally divided into the 10 smaller watershed management areas (WMAs). The Pohick Creek watershed contains more than 180 miles of stream within the 10 WMAs, including 13 named and numerous unnamed tributaries.

Generally, Pohick Creek watershed is characterized by residential land uses, the most prevalent of which is single-family detached housing units. Commercial and limited industrial uses are also found in the watershed, primarily centered on the service industries that support residential development, such as shopping centers, transit facilities, and schools. Although the watershed was primarily developed between the early 1960s and the mid-1980s, limited development in the watershed is ongoing. Several areas within the watershed demonstrate significant redevelopment efforts.

In the Upper WMA, where Monticello Park is located, the most prevalent stream condition features noted include disturbed stream buffers and stream channel widening with erosion/incision. Pipes and ditches discharging into the WMA's streams have demonstrated impacts, including some severe impacts on the main stem of Pohick Creek. These pipes and ditches discharge stormwater runoff directly into the streams in many instances, contributing to the observed widening and erosion conditions.

There are no water bodies or associated Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) within the park. Drainage from the park runs to a drainage ditch just outside the south edge as well as to drain inlets along Guinea Road and in the surrounding community. During heavy rains, neighbors have reported that water runs off the steep slope into residents' rear yards within the Lake Braddock community on the east side of the park (Figure 8).

Due to the park's location at the outer limits of the watershed and its relative isolation from any significant water resources, no specific watershed management projects are identified in the Upper Watershed Management Plan that are targeted for Monticello Park. It is the intent of this planning process, however, to establish stormwater management practices that are supportive of the efforts of the Department of Public Works and Environmental Services in protecting Fairfax County's water resources.

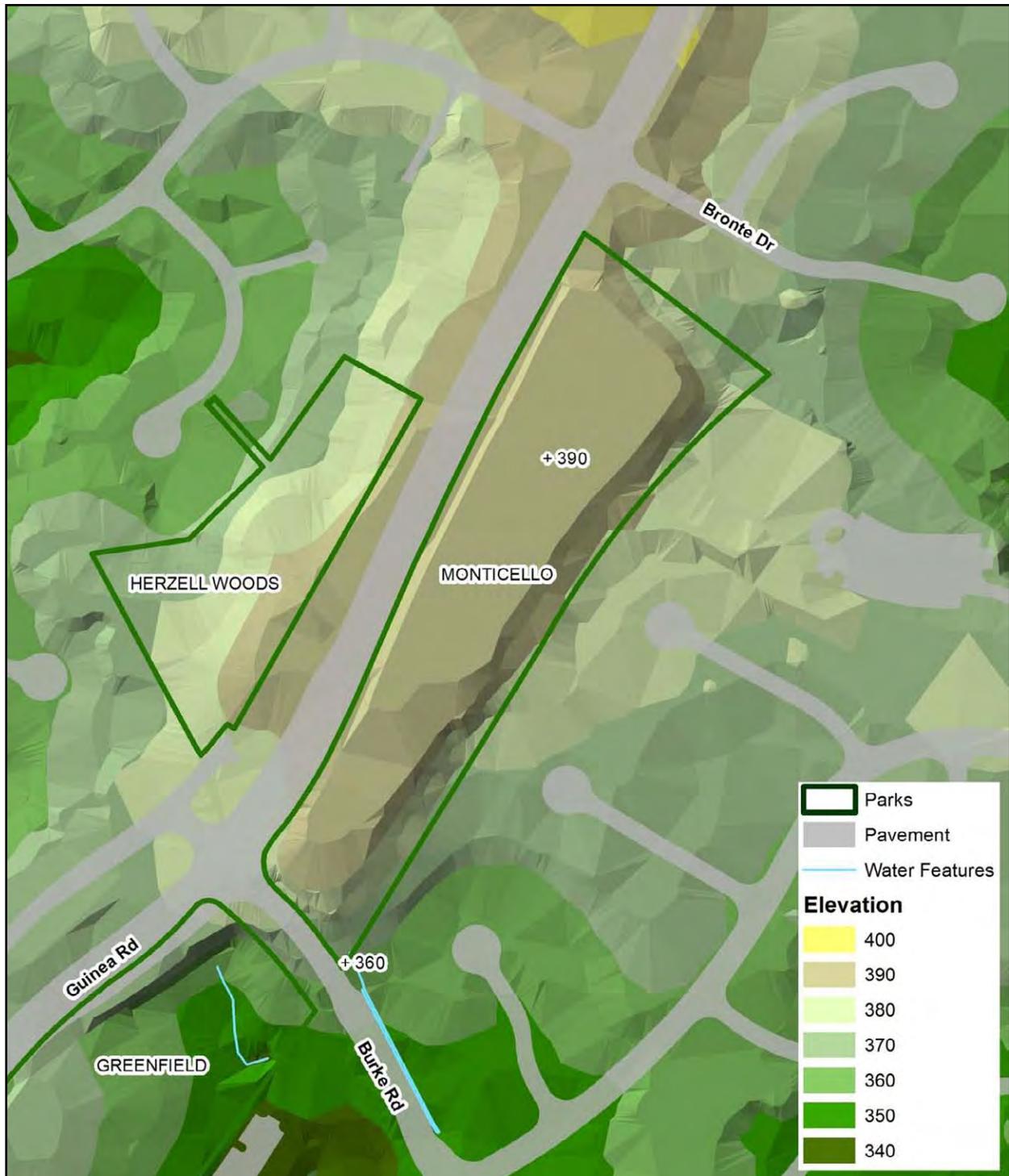


Figure 7: Topography Map

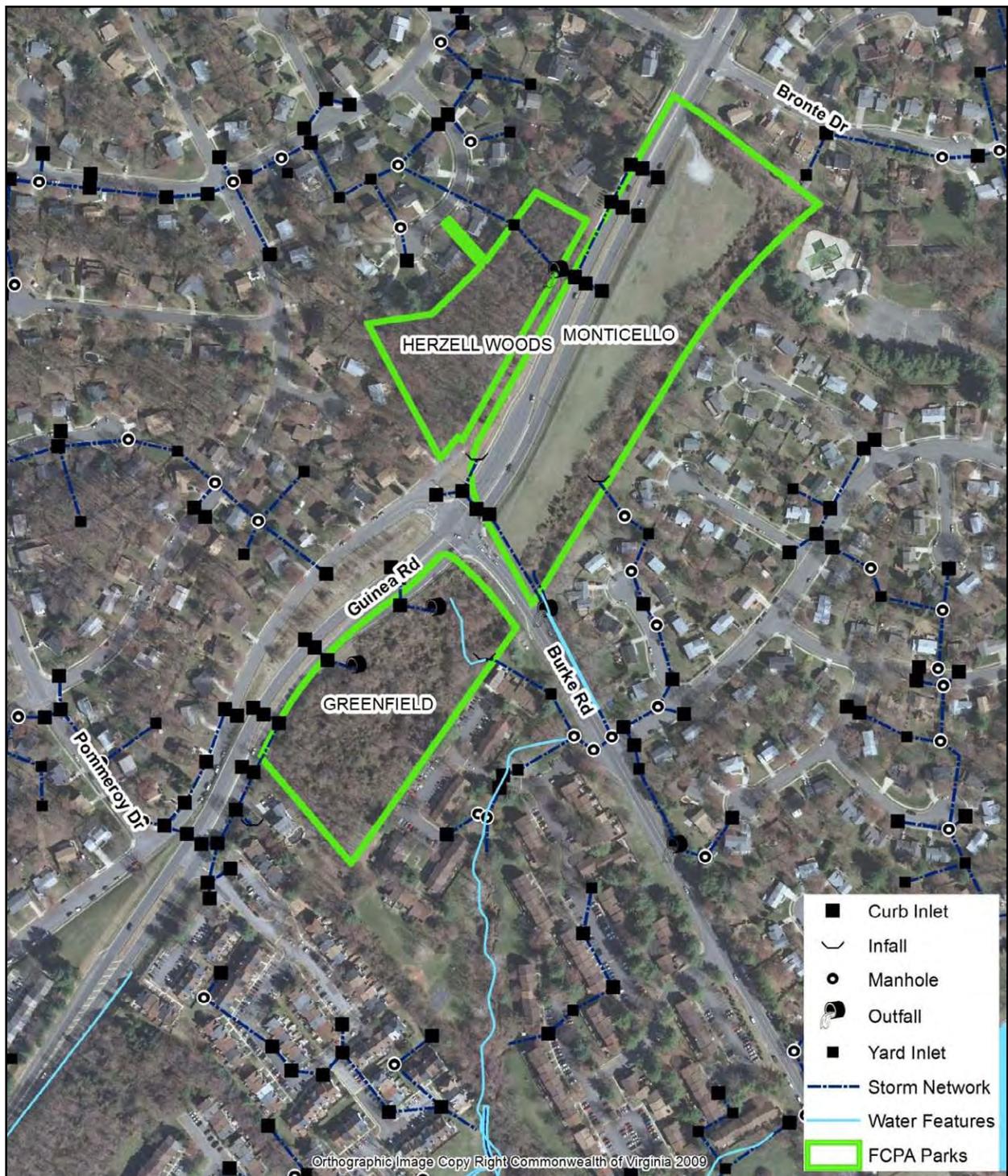


Figure 8: Hydrology Map

4. Vegetation

Monticello Park is characterized by its large open field surrounded by steep slopes. The field and slopes on the two sides facing Guinea and Burke Roads are mowed regularly. The two slopes toward the adjacent homes have grown in over the past 20 years with a mix of woody successional species, intermingled with briars, and non-native vegetation (Figure 9). While providing some shade and cover for wildlife, this vegetation is of relatively low quality, mostly due to its narrow width, proximity to human activity, and invasive species. Although eastern red cedar and hollies are present, this vegetation is predominantly deciduous with tulip trees, and other successional hardwoods. The woodlands exhibit a high degree of human disturbance and evidence of deer grazing. Invasive and aggressive species present in the woodlands include common privet, English ivy, brambles, and multiflora rose.

5. Wildlife

A wildlife survey has not been conducted for this park, but Park Authority staff have witnessed rabbit, squirrels, white-tailed deer, and various bird species, including geese. These species are all typical of the region and would be expected to tolerate park use by visitors. Deer are voracious herbivores, eating much of the plant understory in wooded areas and the results of deer herbivory is a familiar sight in Fairfax County. Too much deer browsing can have a detrimental impact on native plant communities, particularly the understory.

6. Rare Species

Though a survey has not been undertaken, archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Monticello Park.

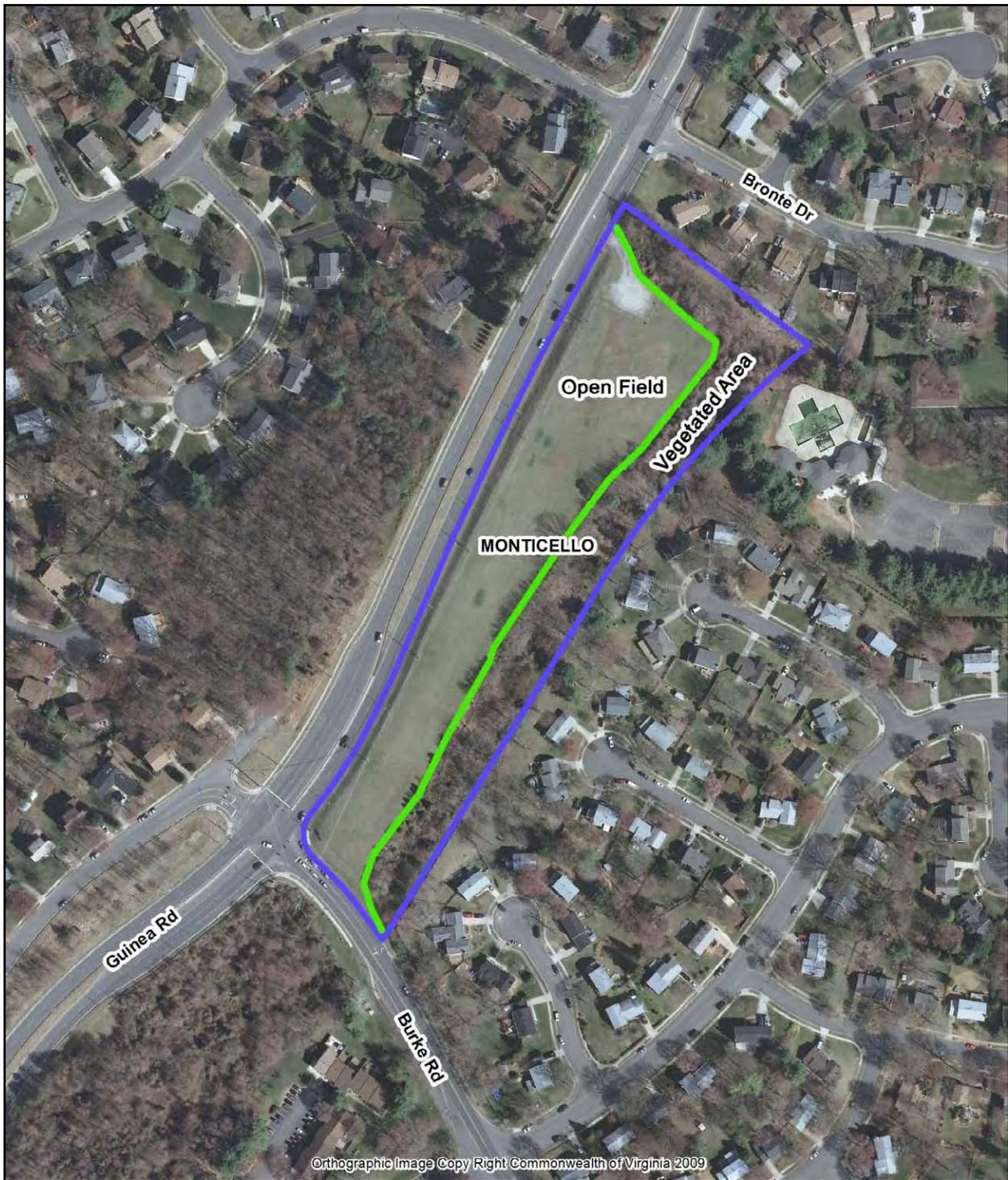


Figure 9: Vegetation Along the North & Eastern Park Borders

B. CULTURAL RESOURCES

No specific information regarding Monticello Park's prehistory (prior to 1717) exists, though occupation of Fairfax County by Native Americans dates to the end of the last Ice Age (ca. 20,000 BC). However, Native American artifacts were found nearby at Royal Lake when the Auxiliary Dam Spillway was upgraded. Known as the Paleoindians, these people manufactured tools out of high quality stone, lived in small groups of families, and probably moved through the Mid-Atlantic region. In 1608, John Smith encountered the Dogue Indians who occupied the southeastern part of Fairfax County. He identified a Dogue Village called Tauxenent near Mason Neck, on his 1608 map. European pressure and disease reduced the native populations, forcing the Dogue into the northern part of the county until they were driven out around 1675.

Historically, the human occupation of the land in the area around Monticello Park has been heavily influenced by its topography. In colonial times, families with connections to the British monarchy were given land, which they distributed, creating large fortunes from land speculation. As the population grew, much of the land in Fairfax County was settled for farming by the mid-1800s. Most of the county was affected by the Civil War, with numerous encampments throughout the area, though rumors persist, no evidence has been found at Monticello Park itself.

Air survey photos taken in 1937 and 1953 show the site of Monticello Park being used as farmland while an adjacent abandoned field grows in with trees (Figures 10 & 11). However, by the 1970's farmland was giving way to suburban development throughout the county, ultimately leading to the realignment and expansion of Guinea Road. During this construction project, the entirety of what is now Monticello Park was filled and graded, not only eliminating the historic landform but erasing any cultural remnants from the site as well.

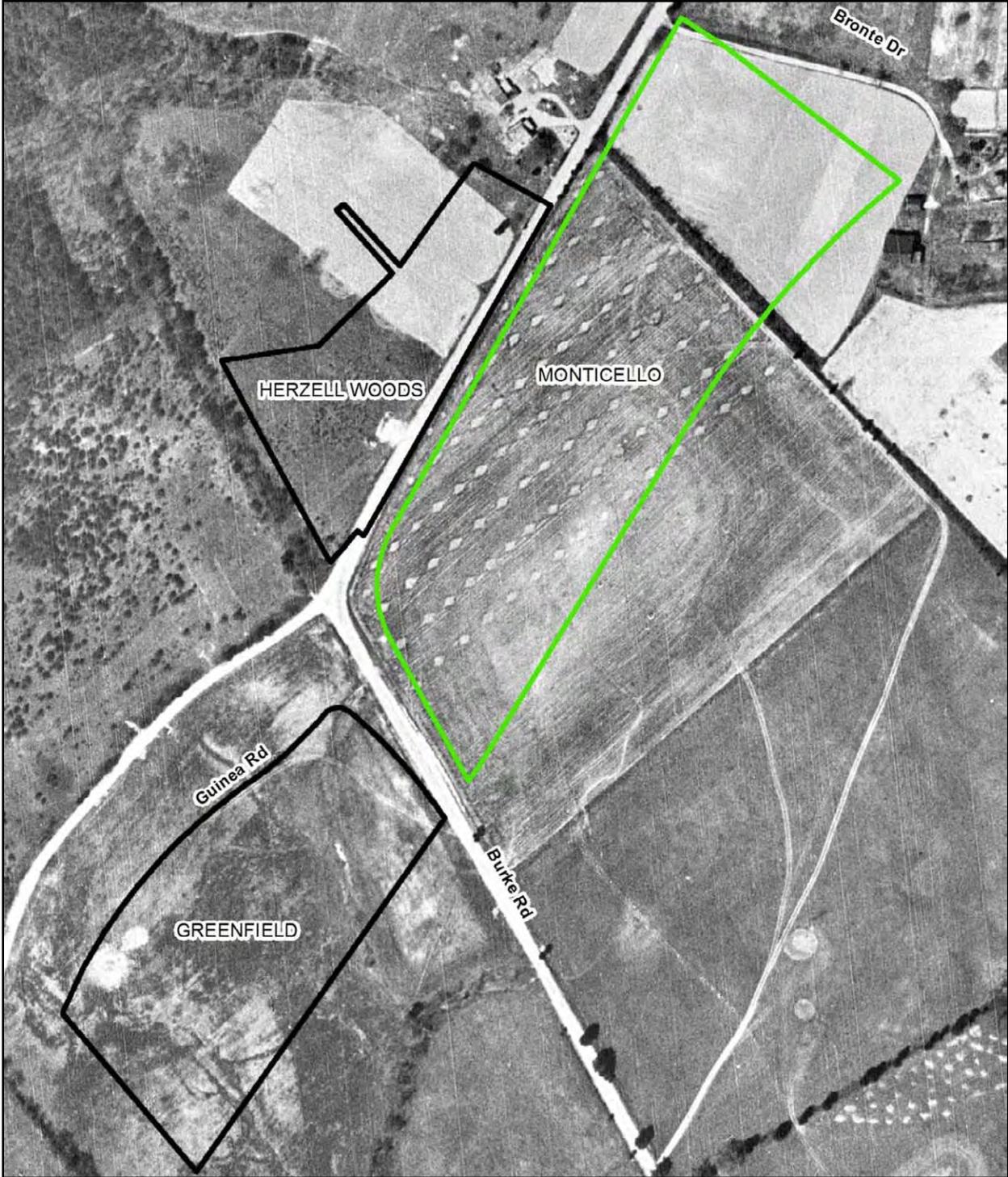


Figure 10: 1937 Aerial Photo

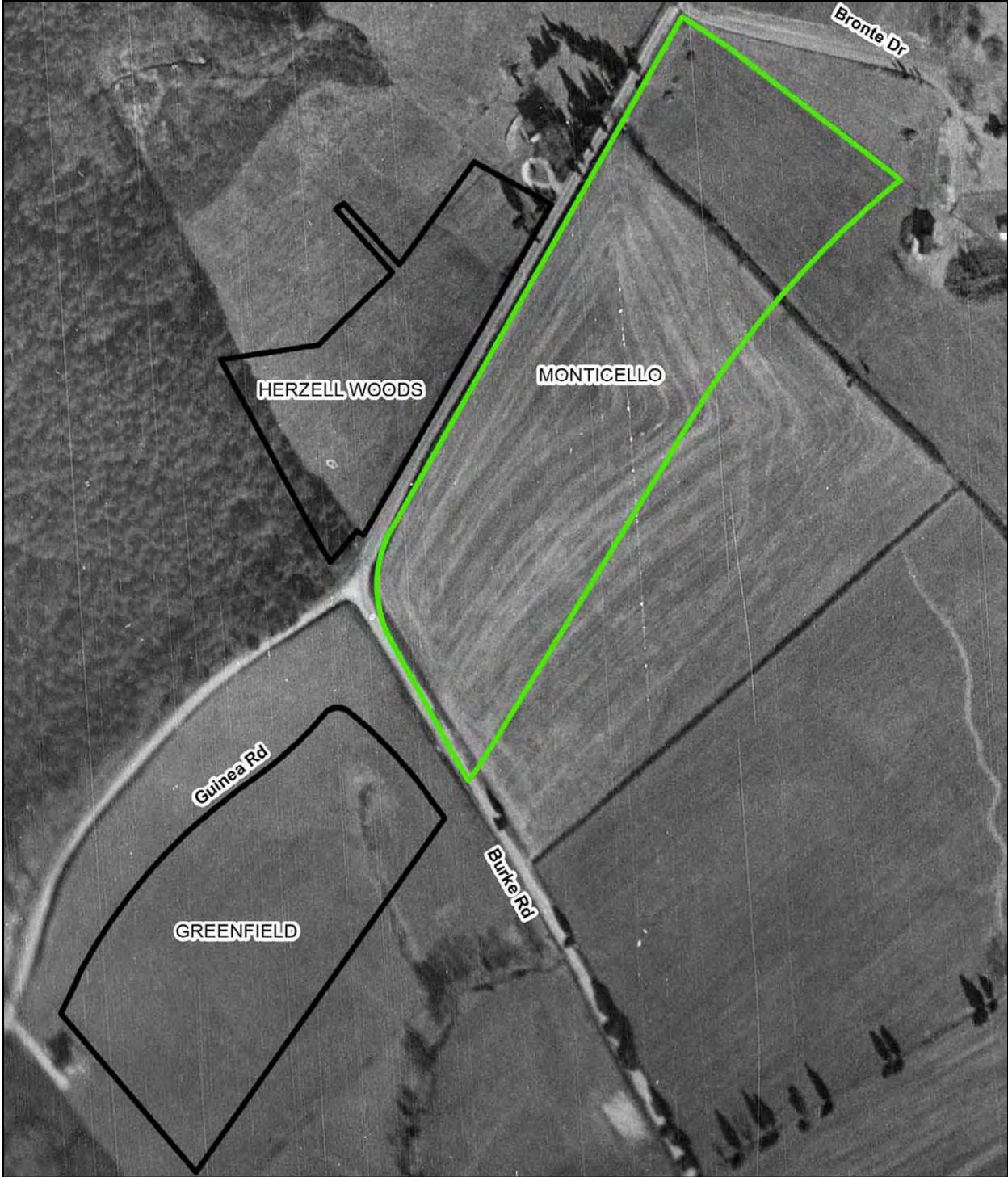


Figure 11: 1953 Orthographic Photo

C. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water and electric services. Water and electric utilities are present along both Guinea and Burke Roads.

2. Vehicular Access

A driveway and small parking lot remaining from the site's use during the construction of Guinea Road provide access to the park from Guinea Road. This access is a right in, right out only, due to the median in Guinea Road.

3. Pedestrian Access and Trails

Though no official trails or sidewalks currently exist within Monticello Park, some informal access points and footpaths are present. In particular, the flat areas between the slopes and the curbs of Guinea and Burke Roads are pathways used by pedestrians to walk to the bus stop located on the park frontage along Guinea Road.

D. EXISTING USES

Currently no facilities other than a small parking area exists in the park. The open lawn that comprises the majority of the park provides an "open play area" that is used as an unscheduled practice area for local athletic teams, dog walking, outdoor enjoyment, and unstructured play.

IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Monticello Park as with other local serving parks is:

- To meet the community recreation and leisure needs
- To preserve the open character and values of the site.

B. DESIRED VISITOR EXPERIENCE

Monticello Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trashcans, picnic tables, and signage.

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides an overall vision of the park's ultimate development. These facilities are not intended to be constructed at the same time, but might be combined in various ways as funding becomes available for these facilities, depending on sustainable community sponsorships that will facilitate the implementation of the master plan. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access, will be required preceding the implementation of any greater public use.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives guide actions and strategies for dealing with management issues:

- Monticello Park should be a focal point of the neighboring communities and a space for community-building activities.
- Monticello Park will continue to be managed to provide public recreational opportunities in the Braddock District.
- Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; repairing pavement; pruning; deadwooding; and removal of hazardous trees as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff. Interim and sponsored uses may be managed or maintained in a special manner consistent with the nature of such uses and will be provided primarily by the sponsor, interim user, or as otherwise agreed.

V. CONCEPTUAL DEVELOPMENT PLAN

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations (Figure 12). CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering.



Figure 12: Conceptual Development Plan Map

The following facilities are planned for the Core Activity Area:

A. VEHICULAR ENTRANCE & PARKING LOT

Access to the parking lot will remain in the existing location from Guinea Road. The parking lot will have 20-30 parking spaces to support the developed facilities within the park. Low impact development (LID) techniques are recommended for the parking lot to reduce stormwater runoff quantity and reduce water quality impacts. Consideration should be given to the use of pervious paving and/or LID structures to manage and reduce stormwater runoff.

B. OFF LEASH DOG AREA

By Park Authority policy, an established dog owners group must be in place to sponsor a new Off Leash Dog Areas (OLDA) before the facility can be established. OLDAs are created as a partnership between the Park Authority and a sponsor group who is responsible for funding the development as well as most of the recurring operational costs. These sponsors are the agency's liaison between facility users, local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce OLDA regulations; and report maintenance needs.

Braddock Dogs, an organized sponsor group, sought a location within the immediate vicinity of a majority of its initial members and evaluated 42 potential sites in the Burke and Fairfax areas. Evaluation of these candidate sites indicated that Monticello Park was the optimal park site for the sponsor group for whom proximity was also a requirement in order for them to sponsor and adequately maintain the off leash dog area (OLDA). The proximity would also provide group members with greater ease of access for maintenance and stewardship opportunities. The site supports a Park Authority objective of having an OLDA in each magisterial district (Appendix A). The following features are desirable to the extent they are feasible:

A preferred size of 0.5 to .8 acre or larger is recommended for an off-leash dog area at Monticello Park. It should have two sections, one for small dogs and one for large dogs. The general capacity is one dog for every 700 square feet within the OLDA fence, as approved by the Park Authority Board. The OLDA is to be enclosed in a 5' high, black vinyl coated fencing with a double gated portal entrance. A 12' wide maintenance access gate is required as well. Shade and access to water should be made available in the OLDA. An information kiosk with OLDA rules, contact information, and other pertinent information should be posted near the entrance. A minimum of two benches, two doggy bag dispenser boxes, and trashcans should be provided.

C. MULTI USE ACTIVITY AREA

A large open grass field will be retained as a central feature of the site to provide a multi use activity area for unstructured play, informal uses, and outdoor enjoyment. This space will be large enough to serve as a small rectangle practice field for younger sports teams. Usage of this area would promote more passive forms of recreation such as Frisbee throwing, tossing a ball, or kite flying. The multi use activity play area can also be used as a small community gathering space.

D. PLAYGROUND

A playground is planned between the off leash dog area and the multiuse activity area. This location provides easy access from the parking lot and is a complementary use to the central open lawn area. Particular attentions should be made to ensure the inclusion of skill development facilities that complement the young teen to adult age group.

E. SKATE ACTIVITY AREA

A small skate activity area is to be located near the southwest corner overlooking the bus stop, providing opportunities for informal skating. This area is intended to address the needs for facilities serving 12-15 year old users. The addition of this facility allows an opportunity to address some of the recreation needs of the area within a relatively small footprint. This skate spot introduces an activity to serve younger teens in the area within safe walking distance from home. Placed in this location, the skate spot will be highly visible from the adjacent roadways to maximize security. The size of the hardscape should be large enough to permit placement of each feature to provide sufficient landing space as each particular skate element may require, while preserving space for passing skaters. Since this is an unstaffed site, this facility should be built of the most durable materials available to minimize maintenance requirements.

F. TRAILS

Trails will allow access to facilities throughout the site as well as form a loop through the park to facilitate exercise. The park trail should connect this loop to the sidewalk to be constructed along Guinea Road. South of the skate spot, this trail should ramp down to meet the sidewalk along Burke Road.

G. SITE FURNISHINGS

Picnic tables, benches, and trash cans should be provided in appropriate locations throughout the park to support the other uses. Fitness equipment may be located along the trails to serve adult users.

H. STORMWATER MANAGEMENT

Construction of stormwater management facilities will be necessary to address water runoff from the addition of park facilities. Due to the current condition of the drainage onsite, stormwater management facilities will reduce runoff from the site to below the current onsite conditions and mimic natural processes to the greatest extent possible. Low Impact Development (LID) principles should be used for this purpose could be in the form of a rain garden / bio-retention area.

I. VEGETATIVE BUFFER

The existing stand of trees along the eastern border of the park are intended to remain as a buffer to provide screening between neighboring homes and the park uses. Existing vegetation should be supplemented with a mix of trees, with understory, and shrub layers, along with invasive management to provide sustainable buffering and screening.

The existing landscape and vegetation have been impacted by human activity, especially 20th century land disturbance. This includes the disposal of yard waste (leaves, branches), competition from non-native invasive plant species, and deer browse, which is preventing regeneration of native forest species. Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Necessary Countywide practices include non-native invasive plant control; deer herd culling (to bring herd numbers within the ecological carrying capacity); and restoration planting once deer herd numbers and non-native invasive plant species are in check. Disposal of yard waste and other debris should be eliminated on site.

VI. DESIGN & COMMUNITY CONCERNS

Park master plans are conceptual documents that show general size and locations of facilities for planning and funding purposes. After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements, in effect at that time, as well as addressing potential impacts, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies. To ensure that these plans meet the latest development standards, and to responsibly manage the costs associated with creating engineered designs, plans are created during the design phase that precedes construction, after funding has been appropriated, which could be several years in the future. When site design, plan submittal, and construction are funded and scheduled, the following concerns should be considered:

A. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

B. PEDESTRIAN IMPROVEMENTS

The future pedestrian access to the site has been discussed with the County pedestrian coordinator to determine planned and needed pedestrian improvements. Sidewalks should be provided by Fairfax County Department of Transportation (FCDOT) or Virginia Department of Transportation (VDOT) in the flat area adjacent to Guinea and Burke Roads to facilitate pedestrian connectivity between the neighborhood and the bus stop located in Monticello Park. Crosswalks should also be provided by DOT at the intersection of Guinea and Burke Roads. The Park Authority will coordinate with other state and county agencies to meet all applicable county, state, and federal requirements, in effect at the time of development.

C. SOILS

The park site was filled during the construction of Guinea Road to a depth of 15 feet in some areas. The plateau at Monticello is made up of broken asphalt, concrete, gravel,

and clay, that are clearly visible in some areas. Weak soil, expansive clays, and subsurface inclusions (rock, concrete, or asphalt) can be detrimental to locating playgrounds (due to the depth of footings needed to meet modern safety requirements), skate facilities, and stormwater facilities. A geo tech study should be conducted to determine what geotechnical engineering is necessary to support the proposed facilities, as well as their ultimate locations.

D. OFFSET ENVIRONMENTAL IMPACTS

Part of the site will serve multiple recreation uses as a local park, but about half of the site will remain in a natural (minimally developed) state. Environmental impacts caused by site development should be offset by environmental improvements such as stormwater management including Low Impact Development methods.

E. SITE DRAINAGE

The community is highly concerned about the existing runoff from the site as well as increased runoff from park development. Environmental impacts caused by site development should be offset by environmental improvements such as stormwater management including Low Impact Development (LID) methods. As per county code, post development runoff cannot exceed predevelopment conditions.

To prevent ponding and reduce the current runoff to neighbors along the eastern sides, as the site is developed it should be graded so the developed area drains to onsite stormwater facilities or the existing facilities along Guinea Road. Due to the current condition of the drainage onsite, these stormwater management facilities will reduce runoff from the site to below current conditions and mimic natural processes to the greatest extent possible. Low Impact Development (LID) principles should be used for this purpose and could be in the form of a rain garden / bio-retention area.

Invasives removal should be undertaken during construction. A revegetation plan should be prepared to help stop erosion and reduce runoff from the park emphasizing the use of native species. An Invasives Management Area (IMA) may be established in Monticello Park to enlist volunteers to assist in managing invasive plants within the park, especially in the vegetated buffer. Part of this program should include the planting of native plants to help control erosion and runoff along the steep slopes within the park.

To the extent feasible, the existing ditches along the slopes should be cleaned. Additionally, the Park Authority and residents should work with the County's Stormwater Management Division to clean and maintain existing stormwater facilities along the slope as well as in the neighbors' yards.

F. SHADE

The community and sponsor group are very concerned about the lack of shade within the park and have requested that shade be provided for all features developed within the park. Shade trees are to be provided for facilities throughout the park, particularly, the playground, off leash dog area and skate spot. Selection of playground equipment should include shading features. The vegetative screening should also serve as a shade feature.

G. PRIVACY, SECURITY, & NOISE

Although it has some vegetation for screening, Monticello Park is a high open plateau, which provides a vantage point to the surrounding communities. Adjacent neighbors raised concerns about privacy, security, noise, and park users cutting through their yards to access the park.

A minimum 50 foot wide, vegetated buffer is planned around the park boundary next to adjacent neighbors. At Monticello, this buffer is occupied by steep, unbuildable, treed slopes, which have increased the distance in some areas to over 60 feet. The existing stand of trees along the eastern borders of the park are intended to remain as a buffer to provide screening between neighboring homes and the park uses.

This vegetation has been heavily impacted by competition from non-native invasive plant species and deer browse, which is preventing regeneration of native forest species. Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Due to these significant issues, it is necessary to perform non-native invasive plant control and deer herd culling prior to any supplemental plantings to best ensure their survival and effectiveness. There is widespread evidence of dumping of yard waste and other debris from adjacent lots occurring in the park. This violates park policy and spreads invasive plants, which are highly detrimental to the vegetative buffer. Elimination of yard waste from Monticello will help the sustainability of existing and new vegetation in the park.

As much of this area will need to be revegetated, site regrading to control run off will need to be performed prior to new planting. To ensure the best, sustainable, vegetative buffer for the neighbors, existing vegetation should be supplemented with a mix of trees, understory, and shrub layers, along with invasive management prior to any facility development. To maximize screening and safety, this should also include the supplemental planting of a landscape buffer, comprised of a staggered, double row of tightly planted, dense, evergreen trees (such as *Ilex opacca*, *Juniperus virginiana*), with a minimum height of 8 feet. In addition to providing a visual barrier, this dense vegetation will deter crossing through neighbors' yards. Since noise predominantly travels horizontally and upwards, this will also help provide sound buffering, while not attracting graffiti or requiring the level of maintenance of a fence. To provide optimal privacy and safety to the adjacent neighbors, the landscape buffer should extend the entire length of both sides of the park with adjacent neighbors.

After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements, in effect at that time. This process will address potential impacts, as well as providing public review, when applicable, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies.

H. TRAILS & BIKE LANE

Sidewalks should be provided by the appropriate transportation agency in the flat area adjacent to Guinea and Burke Roads to facilitate pedestrian connectivity between the neighborhood and the bus stop located in Monticello Park. Crosswalks should also be provided at the intersection of Guinea and Burke Roads by Fairfax County Department of Transportation.

I. VEHICULAR ACCESS & PARKING

The community is concerned about vehicular access to the parking lot. Facilities planned for this park typically do not generate a significant amount of traffic. The Park Authority has consulted Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) during the creation of this master plan to identify and address access issues. At the time of development, the Park Authority will need to meet all applicable county, state, and federal codes and requirements, in effect at that time.

The Master Plan ultimately provides for 30+ parking spaces to serve Monticello Park. This number of spaces is based on Park Authority parking standards for the combined primary and ancillary facilities planned as follows:

- Off Leash Dog Area (OLDA) = 10 to 20 Parking Spaces (depending on size and including 2 ADA spaces)
- Playground = 5 Parking Spaces
Other planned facilities in the park are generally ancillary to the primary uses or envisioned to be accessed by foot or bike
- Multi Use Area (Open Play Area) = 0 Parking Spaces (pedestrian/ancillary access)
- Skate Activity Area (Neighborhood Skate Spot) = 0 Parking Spaces (pedestrian access)
- Trails = 0 Parking Spaces (pedestrian access)

The total number of spaces to meet Park Authority operational standards for the facilities as provided in this master plan is 25 with an ultimate of 30 spaces planned, 5 spaces over the standard amount. For an OLDA of this type and size, the typical maximum level of use is about 10 users at a time. The OLDA proposed for Monticello is smaller than most of the existing OLDA facilities and will not be sharing parking with a scheduled ball field. The Park Authority is sensitive to ensuring that there is adequate parking onsite so that adjacent neighborhoods are not impacted. Should this become an issue, the parking lot may be expanded beyond 30 spaces if necessary to meet the demands of the park users.

J. TRAFFIC

Community members are very concerned about the traffic flow resulting from park development and the location of the park entrance between two intersections along Guinea Road (Bronte Drive and Burke Road). The Park Authority has consulted Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) during the creation of this master plan to identify and address roadway issues. Neither agency had issues with site access at this time, since typically, parks without ball fields do not generate the level of intensity that creates a significant

amount of traffic. As with any other public or private development, the Park Authority will meet all applicable county, state, and federal codes and requirements, in effect at that time of development. These reviews ensure that the proposed facilities address potential impacts and meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, as well as zoning with review by the respective agencies.

Additionally, Guinea Road is classified as an Urban Minor Arterial by VDOT with a posted speed limit of 35 MPH. This designation makes it eligible for the \$200 Additional Fine for Speeding Program. This program may be considered by the community at any time to calm traffic along Guinea Road. A crosswalk could also be provided by DOT at the intersection of Bronte Drive and Guinea Road. Both of these initiatives would require coordination between the community, VDOT, FCDOT, and the Braddock District Supervisors Office.

APPENDIX A

Parks Reviewed For Braddock District Off Leash Dog Area (OLDA)

Many who attended the Public Information Meeting asked how Monticello Park was chosen as a potential site for an Off Leash Dog Area (OLDA). Parks within three miles of the sponsor group were evaluated for site suitability. A list of sites reviewed and the site evaluation comments can be found here. To be eligible as a potential OLDA site, there needs to be at least 1.5 acres of un-forested, un-developed land that is not occupied by, or planned for other park facilities, in a Chesapeake Bay Resource Protection Area (RPA), flood plain, problem soils (hydric or asbestos), steep slopes, historic site, stormwater management facility, easement, a utility line, or in close proximity to neighbors.

Parks Reviewed For Braddock District OLDA

ACCOTINK STREAM VALLEY 790 Acre

N/A

The entire area of Accotink Stream Valley Park within 3 miles of the users has steep slopes, is in RPA, or flood plain. This site is unfeasible for an OLDA.

ASHFORD EAST 4 Acre

4300 GUINEA ROAD

The entire site is completely forested, and does not have sufficient space for an OLDA and parking lot. This site was determined to be unfeasible for an OLDA.

BRIMSTONE 5 Acre

6600 OX ROAD

The entire site is completely forested, half of the park is in RPA, steep slopes, easements, with limited room for an OLDA with parking. This site was determined to be unfeasible for an OLDA.

BURKE LAKE & GOLF COURSE 597 Acre

7315 OX ROAD

Potential OLDA sites (open , accessible, unforested areas) are used for other purposes or contain septic fields, which cannot be built on. This park is approximately a mile from South Run's dog park, so it would not provide the most equitable distribution of dog park facilities in the county. In addition, the distance for the user group is to far to drive. Therefore this site was determined to be unfeasible for an OLDA serving the intended user group.

BURKE RIDGE 4 Acre

9719 BURKE LAKE ROAD

Open area is in a stormwater easement, rest is forested, not enough room for OLDA & parking. Site topography is also a concern. This site was determined to be unfeasible for an OLDA.

BURKE STATION 18 Acre

6031 KERRWOOD STREET

This park is almost entirely in RPA, flood plain, easements, or steep slopes (including existing facilities), remainder is forested, leaving no room for an OLDA or parking. This site was determined to be unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

CANTERBURY WOODS

6 Acre

5018 WAKEFIELD CHAPEL ROAD

This park is built out with no room for an OLDA. Additionally, this site is now entirely RPA and mostly flood plain (including existing facilities). This site is unfeasible for an OLDA.

COUNTRY CLUB VIEW

39 Acre

10609 HENRICO STREET

Mostly RPA, flood plain, slopes, and forested, no room for additional parking. This site was determined to be unfeasible for an OLDA.

CROOKED CREEK

12 Acre

9910 COMMONWEALTH BOULEVARD

Mostly RPA, flood plain, steep slopes, the rest is forested, no room for OLDA with additional parking. This site was determined to be unfeasible for an OLDA.

FAIRFAX PARK SCHOOL SITE

13 Acre

6000 HILLSIDE ROAD

This park site is leased from Fairfax County Public Schools. It is entirely forested, with some steep slopes, and easements. This site is unfeasible for an OLDA.

GEORGE MASON

8 Acre

9700 BRADDOCK ROAD

This park is partially forested, built out with garden plots, the remaining open space is not large enough for an OLDA and the required parking expansion. This site was determined to be unfeasible for an OLDA at this time.

GREENFIELD

5 Acre

5349 GUINEA ROAD

The park is almost entirely forested, with steep slopes, and no access for parking. This site is unfeasible for an OLDA.

HERZELL WOODS

3 Acre

5328 GUINEA ROAD

Entirely forested with some steep slopes. Not enough room for an OLDA and required parking. This site was determined to be unfeasible for an OLDA.

HOWERY FIELD

8 Acre

5100 GLEN PARK ROAD

The portion of this site within the service area for the sponsor group is all RPA, steep slopes, and floodplain. The rest of the park is built out or forested, with very limited parking. This site was determined to be unfeasible for an OLDA serving the intended user group.

Parks Reviewed For Braddock District OLDA

KINGS PARK

9 Acre

8717 TRAFALGAR COURT

Half the park is forested and the rest is built out. Through a public master planning process involving the Kings Park Community in 2009, the possibility of a dog park has been ruled out for this site in favor of a playground, no additional room for OLDA or additional parking.

This site was determined to be unfeasible for an OLDA at this time.

KINGS PARK WEST

31 Acre

5216 POMMEROY DRIVE

This park is entirely in RPA, flood plain, steep slopes, or easements, and mostly forested. This site is unfeasible for an OLDA.

LAKE ACCOTINK

448 Acre

7500 ACCOTINK PARK ROAD

The portion off this park within the service area for the sponsor group is in RPA, flood plain, steep slopes, or forested with no viable access for parking. Although the opposite side of park (not in service area) has a potential OLDA site, but the sponsor group in Kings Park West is absolutely not interested in traveling to Lake Accotink and will not participate in an OLDA at Lake Accotink. It is actually much greater driving time because of the heavy traffic on Braddock Road, particularly on week-ends and evenings, which is when people want to walk their dogs. This site was determined to be unfeasible for an OLDA serving the intended user group.

LAKE BRADDOCK SCHOOL SITE

13 Acre

9200 BURKE LAKE ROAD

Leased park site, built out with soccer fields that are heavily used. Most of the rest of this site is forested, with very limited parking, no available cleared space to develop, and not enough room for an OLDA or Parking. This site is unfeasible for an OLDA.

LAKESIDE

21 Acre

5216 POMMEROY DRIVE

Built out, mostly RPA, flood plain, steep slopes, no room for an OLDA and additional parking or access. This site was determined to be unfeasible for an OLDA.

LONG BRANCH FALLS

5 Acre

5021 KING DAVID BOULEVARD

Mostly RPA, steep slopes, completely forested, and not enough room for OLDA even without trees. Site access can't cross RPA and steep slopes. This site is unfeasible for an OLDA.

LONG BRANCH STREAM VALLEY

155 Acre

N/A

This is a Stream Valley Park, the portion off this park within the service area for the sponsor group is mostly RPA, flood plain, steep slopes, easements, and forest. The available open area is too small for an OLDA and required parking. Additionally, there is no access to these areas for cars. This site is unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

MIDDLE RUN STREAM VALLEY

210 Acre

N/A

Stream Valley Park, section within the service area is RPA, Flood Plain, steep slopes, forested, easements, and limited access. No - They are talking about the power line easement on parkland which looks fairly clear from aerials. The problem is access to the parkland would be through HOA owned property. Facilities here would have to be of minimal size. POD recommends eliminating this site for consideration. This site is unfeasible for an OLDA.

MIDDLERIDGE

8 Acre

5425-A GOVERNOR YEARDLEY DRIVE

Buildable area is built out with facilities, rest is RPA, flood plain, easements, steep slopes, and/or forested, leaving no room available for an OLDA or parking. This site is unfeasible for an OLDA.

MONTICELLO

9 Acre

5315 GUINEA ROAD

While there are some steep slopes and wooded areas, most of this site has been cleared and graded, providing ample available space for an OLDA with spaces for large and small dogs as well as additional facilities. There is an existing vehicular access (with adequate distance from the next intersection) and a small parking lot with room for expansion, although there are no programmed uses on site. Additionally, there is no RPA or flood plains on site. The recommended minimum distance of 100 feet between an OLDA facility and neighbors can easily be achieved. Due to the parks size and shape, it would be difficult to use for other facilities such as full sized athletic fields, making Monticello Park the most logical and realistic option in the sponsor group's service area.

OLDE FORGE

6 Acre

4604 TWINBROOK ROAD

This site is, mostly steep slopes and forested, with some easements / utilities. There is no parking access, and no room for an OLDA with parking even if the trees were removed. This site is unfeasible for an OLDA.

POBURN WOODS

11 Acre

6325 WENDY ANN COURT

Mostly forested, some RPA with easements and steep slopes. This site was determined to be unfeasible for an OLDA.

POHICK STREAM VALLEY

810 Acre

N/A

This is a Stream Valley Park which is mostly RPA, flood plain, steep slopes, easements, and forested. There is not enough space outside of these constraints for an OLDA with parking. This site is unfeasible for an OLDA.

RED FOX FOREST

7 Acre

4915 RED FOX DRIVE

Almost entirely RPA, steep slopes, easements, and forested, which leaves no available space for an OLDA with parking. This site is unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

ROLLING VALLEY WEST 20 Acre
 6512 SYDENSTRICKER ROAD

Available space is built out with facilities, with the rest in RPA, steep slopes, easements, and forested. These conditions leave no room for an OLDA or additional parking. This site was determined to be unfeasible for an OLDA at this time.

ROLLING WOODS ESTATES 3 Acre
 5208-A MARVELL LANE

Mostly forested, some steep slopes, no auto access for parking. This site is unfeasible for an OLDA.

ROYAL LAKE 58 Acre
 5344 GAINSBOROUGH DRIVE

Has some existing facilities, but is mostly water, with RPA, flood plain, steep slopes, and easements, with the remaining area forested. Would require major clearing, grading, and reconfiguration of existing facilities, likely resulting in erosion problems. There is also limited existing parking and no room to expand. This site was determined to be unfeasible for an OLDA.

ROYAL RIDGE 12 Acre
 8600 FORRESTER BOULEVARD

All forested so this site, containing a historic site, and some steep slopes. Would require major clearing and regarding, as well as archaeological studies. This site is was determined to be unfeasible for an OLDA.

RUTHERFORD 22 Acre
 4710 GUINEA ROAD

Mostly RPA, flood plain (including developed area), easements, and forested, remaining area built out with facilities, leaving no room for an OLDA and parking. This site is unfeasible for an OLDA.

SHANNON STATION 14 Acre
 6467 HUNTSMAN BOULEVARD

Most of the park is in RPA, flood plain, easements, built out, and/or forested. Half of the park is outside of the service area for the sponsor group. This site is unfeasible for an OLDA.

SILAS BURKE 10 Acre
 5815 PARAKEET DRIVE

Has cleared and open area that could be developed for a dog park, although most of this area has hydric soils, which can be more difficult to develop. There is a lack of dedicated parking, but a small parking lot could be added along the existing service entrance in the park. The minimum distance of 100' to neighbors is available. This is a second option for an OLDA within the service area of the sponsor group, but would be more difficult and costly due to the soils.

Parks Reviewed For Braddock District OLDA

<p>SMOKEWOOD 4120 WHITACRE ROAD</p> <p>Completely forested, mostly RPA, with some steep slopes, easements, and utilities. This site was determined to be unfeasible for an OLDA.</p>	14 Acre
<p>SOUTH RUN STREAM VALLEY N/A</p> <p>Stream Valley Park, the portion of in the service area for the sponsor group is mostly RPA, flood plain, easements, stormwater, utilities, and forested. There is not enough available space for OLDA with parking. This site is unfeasible for an OLDA.</p>	362 Acre
<p>SURREY SQUARE 4819 TWINBROOK ROAD</p> <p>This park is mostly forested with steep slopes and storm drainage, leaving no room for an OLDA with parking lot. Additionally, there is no viable parking lot entrance. This site is unfeasible for an OLDA.</p>	9 Acre
<p>TWINBROOK ROAD 5124 TWINBROOK ROAD</p> <p>Mostly forested with some utility crossings. Auto access is governed by adjacent church. Would major require clearing that would still only leave room for a minimally sized facility at most. This site was determined to be unfeasible for an OLDA.</p>	4 Acre
<p>UNIVERSITY 10200 BRADDOCK ROAD</p> <p>This site is all heavily forested with some steep slopes, and no suitable area for an OLDA or parking. This site is unfeasible for an OLDA.</p>	9 Acre
<p>WILLOW WOODS 8721 BRAEBURN DRIVE</p> <p>Completely forested, mostly RPA, steep slopes, easements, and utilities. No area available for OLDA or parking. This site is unfeasible for an OLDA.</p>	12 Acre
<p>WOODGLEN LAKE 10617 ZION DRIVE</p> <p>Almost entirely RPA, flood plain, steep slopes, water, easement, and forested, with utilities. Entire park is resource protection area. This site is unfeasible for an OLDA.</p>	64 Acre

ATTACHMENT B
Zoning Analysis

Lambert, Richard

From: Kirst, Lorrie
Sent: Friday, January 18, 2013 2:37 PM
To: Lambert, Richard
Cc: Belgin, Cathy S.
Subject: FW: Application 2232-B12-9 for Monticello Park

Subject: Application 2232-B12-9 for Monticello Park

This request is for a public park to be located on the property identified as Tax Map # 69-3 ((6)) E, which is zoned PDH-3, consists of 8.8 acres according to the real estate assessment records (but is listed as 6.2 acres in application request), and is presently an undeveloped public park. The property was rezoned to the R 12.5 District as part of a larger property pursuant to RZ B-804 on January 29, 1969. Subsequently, the property was rezoned to the PDH 2.5 District pursuant to RZ C-77 on June 17, 1970. As part of the countywide rezoning in 1978, the property was zoned PDH-3. The proposed park facilities would include a loop trail, an off-leash dog area, a playground, an open multi-use area, a skate activity area, tree preservation, and parking facilities. No buildings are proposed, and all structures proposed are of an accessory nature. A 50 foot wide landscaped buffer would be provided along adjacent residential properties to the south and east. Public uses including parks are permitted in the PDH-3 District, and the PDH-3 District is not subject to minimum yard requirements for initial development. Development of the property must be in substantial conformance with the approved development plan for RZ B-804 and RZ C-77.

Cathy S. Belgin, AICP
Senior Assistant to the Zoning Administrator
Zoning Administration Division
Fairfax County Dept. of Planning and Zoning
Cathy.belgin@fairfaxcounty.gov
703-324-1314

ATTACHMENT C
Transportation Analysis (FCDOT)



County of Fairfax, Virginia

MEMORANDUM

DATE: March 8, 2013

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief *L.W.*
Transportation Planning Section
Department of Transportation

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-B12-9 for the development of a new off leash dog area, playground, multiuse area, skate activity area, and loop trail with expanded parking lot, as designated by the Park Master Plan, located at 5315 Guinea Road, Burke VA 22015

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- On page 29, this application states that planned and needed pedestrian improvements to access the park should be provided by the Fairfax County Department of Transportation (FCDOT) or the Virginia Department of Transportation (VDOT). There should be no expectation that FCDOT or VDOT will provide pedestrian access improvements to the proposed park. The Fairfax County Park Authority should budget for all crosswalk and sidewalk improvements described in this application that will be necessary for residents in the surrounding neighborhoods to access the site.
- There are no road improvements shown on the Fairfax County Transportation Plan Map that will be impacted by the proposed use.
- No Fairfax Connector or Metrobus routes will be affected by the proposed use; therefore, there should be no effect on existing transit service.

ATTACHMENT D
Environmental Analysis

Lambert, Richard

Subject: Assessment of a Park Authority Proposed Master Plan in Burke, VA - Monticello Park - 2232-B12-9

From: Welton, Mary Ann
Sent: Tuesday, March 12, 2013 4:29 PM
To: Lambert, Richard

Richard,
I have briefly reviewed Tax Map #69-3 ((06))E for possible environmental constraints in relationship to the establishment of a dog park. The 8.8 acre property is located in the Pohick Creek Watershed and this Fairfax County Park Authority property is located east of Guinea Road and it appears to be predominately covered in turf. I do not find any environmentally sensitive features on this property, nor do I see any conflicts to the establishment of a dog park. It is important that animal waste be disposed of appropriately and safely.

Let me know if you have any other questions.

Mary Ann

Mary Ann Welton, AICP
Department of Planning and Zoning
703-324-1364

ATTACHMENT E
Stormwater Analysis



County of Fairfax, Virginia

MEMORANDUM

DATE: January 28, 2013

TO: Chris B. Caperton; Chief
Facilities Planning Branch, PD
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: 2232 Review Application #2232-B12-9; Tax Map #069-3-06-E; Pohick Creek Watershed; Mason District

We have reviewed the subject application. The application does not address any Stormwater requirements. We offer the following Stormwater management comments.

General Comments:

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property.

No details about the proposed work and limits of clearing and grading have been provided on the plan.

Water quality controls must be satisfied for this development unless it is waived. (PFM 6-0401.2) In the site plan submission phosphorous removal efficiency computations based on Occoquan method must be shown for the site. Low Impact Development as indicated on the Park Master Plan shall be provided to meet the required phosphorous removal requirements.

Floodplain

The site does not fall within regulated floodplains.



Downstream Drainage Complaints

There are several downstream drainage complaints on file. More information on this complaint is available from the Maintenance & Stormwater Management Division (703-877-2800). Stormwater detention is mandatory when there are downstream drainage complaints.

Stormwater Detention

No detention plan and statements are provided. In the site plan submission, a detailed detention computation must be provided. Detention requirements must be met if not waived. (PFM 6-0301.3)

Onsite Major Storm Drainage System and Overland Relief

The applicant needs to show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

No Stormwater management narrative and outfall narrative has been provided. A detailed computation of the downstream system throughout the extent of review must be provided on site plan submission.

Drainage Diversion

During the site plan submission, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Cameron Run Watershed.
Please visit

http://www.fairfaxcounty.gov/dpwes/watersheds/publications/pc/pc_plan_111210.pdf and contact Stormwater Planning Division for more details.

Dam Breach

This property is not located within the dam breach inundation zone. The requirement of LTI 09-10 must be addressed on Site Plan.

Chris B. Caperton
2232-B12-9
Page 3 of 3

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File

ATTACHMENT F
Legal Status of Plan

§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or provision 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683.)