



# FAIRFAX COUNTY PLANNING COMMISSION

October 13, 2011

## PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to  
Va. Code Sec. 15.2 - 2232

Public Hearing Date: October 27, 2011 at 8:15 p.m.

Application Number: **2232-M11-13**

Applicant: **Fairfax County Park Authority**

Proposed Use: Public Park

Subject Property: Parcels 51-4 ((1)) 16 and 61- ((1)) 14C

Supervisor District: **Mason District**

Size of Subject Property: Approximately 6.10

Application Received by: Department of Planning and Zoning – August 22, 2011  
Planning Commission – August 31, 2011

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 develop Boyd A. and Charlotte M. Hogge Park, located at 3139 Glen Carlyn Road, Falls Church, Va 22041, substantially in accord with provisions of the adopted Comprehensive Plan.



# PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



**Number:** 2232-M11-13

**District:** Mason

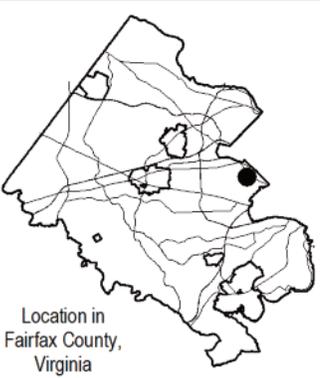
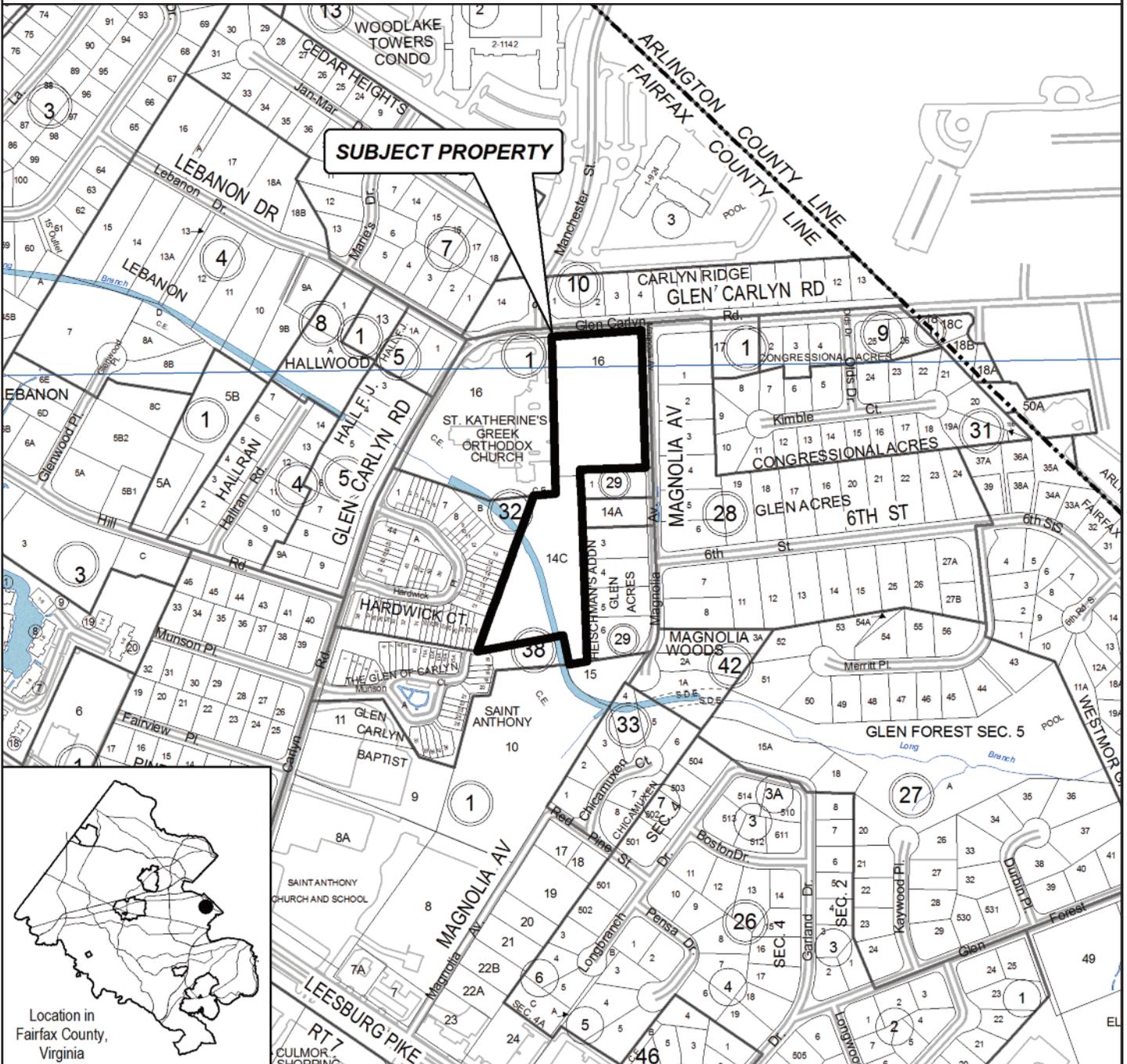
**Acreage:** 6.10 Ac.

**Subject Property:** 51-4 ((1)) 16; 61-2 ((1)) 14C

**Planned Use:** Residential @ 2-3 DU/AC

**Applicant:** Fairfax County Park Authority

**Proposed Use:** Public Park



Location in Fairfax County, Virginia

500 FEET

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





**APPLICATION***(Attachment A)*

**Proposal:** Establish a local park for public use.

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

**Subject Property:** Tax Map Parcel 51-4 ((1)) 16 and 61- ((1)) 14C: 3139 Glen Carlyn Road, Falls Church, Va 22041

- *Size and location* – two (2) parcels of approximately 6.10 acres; between Glen Carlyn Road (north and west) and Magnolia Avenue (east).
- *Existing site conditions* – northern parcel is characterized by open lawn areas while the southern parcel is generally wooded and bisected by Long Branch Stream with its associated floodplain and Resource Protection Area (RPA).
- *Planned and zoned* – planned for residential use at 2-3 dwelling units per acre. Zoned R-3 residential.

**Background:** The Boyd A. and Charlotte M. Hogge Park is located between the densely developed neighborhoods of Seven Corners and Baileys Crossroads. The Park Authority purchased the property from Charlotte Hogge and her children in April 2006. The property carried the provision for a retained life estate allowing Ms. Hogge to remain in her home until her passing in June of 2007. Subsequent to her death, Ms. Hogge’s daughter Marguerite Ashton Hogge remained on the property by lease agreement until March 2008. Upon termination of the lease agreement, the Park Authority took possession of the property. Upon evaluation of structural integrity, historic preservation, maintenance costs, and possible presence of asbestos/lead, the Park Authority concluded that the home was not historically significant and demolition of the home would be most cost effective. Demolition would also broaden the property’s use to a broader range of park facilities. No standing structures are currently present on the property; however, the foundation of the home remains below grade.

After the acquisition of the property, the Park Authority proceeded to develop a master plan for Hogge Park. A park master plan serves as a general guide for appropriate uses and their approximate locations within the specific park site. The plan establishes a long-range vision (10-20 year timeframe) for future development and programming. Within the Master Plan is a Conceptual Development Plan (CDP). The CDP contains descriptions of the proposed plan elements and design concerns accompanied by a graphic that illustrates the general location of recommended facilities. The CDP is conceptual in nature; therefore, no detailed site engineering has been conducted. Actual facility locations will be determined through more detailed site analysis, design and engineering conducted when funding becomes available for the development of the park.

Topics such as planned park elements, natural and cultural resource management, access, and general design concerns were addressed during the plan development process that incorporated input from the Park Authority Board, the district Supervisor, and considerable community outreach. Public meetings were held in May and November of 2010 with additional notification and communication through mailers, e-mail, and project web page updates. The Park Authority Board approved the Boyd A. and Charlotte M. Hogge Park Master Plan on February 23, 2011.

**Project Justification:**

Need: The Park Authority sought to acquire the property in order to address the increasing need for recreation and open space within Mason District. The 2004 Park and Recreation Needs Assessment for Fairfax County describes a countywide deficiency of 59 playgrounds, 117 rectangular fields and 75 miles of trails. This area of Falls Church is particularly deficient in local parks and facilities. Based on the Baileys Planning District 2020 Parkland Needs Analysis, the Baileys Planning District has a current deficiency of 110 acres of local parkland.

Justification: The Hogge Park plan proposes to supply the community with additional picnic space, hard courts, community gardens, trails, and playground areas. The development of a community garden and internal trail connections are key components to the park plan. By providing these local park facilities at Hogge Park, deficiencies in active recreation and communal space will be partially addressed.

**Proposed Use:** Hogge Park will be an approximately 6.10 acre local park. The Master Plan, though conceptual in nature, proposes several active recreation areas within Hogge Park including a combination of active and passive recreation elements, a small picnic pavilion, internal trail connections, community gardens, related parking spaces and retention of the wooded area on the southern portion of the property.

Several active recreation areas are generally defined within the Hogge Park Master Plan. A court sport area and a playground/fitness apparatus area are also identified within the plan's illustrations; however, a range of possible facilities are noted for consideration within the plan text. Specific facility types that best address the community's needs are determined at the time funding sources are identified for the construction of this plan.

Highest use will likely come from the surrounding community, accessed by foot, for casual enjoyment of the open space, the internal trail network, lawn area and the recreation facilities. Small gatherings of up to 30 people may utilize the planned picnic pavilion. The most intensive use of the park is anticipated on weekends. Assuming the simultaneous programming of all facilities, park capacity is approximately 68 patrons. Maximum use is anticipated to occur approximately ten to fifteen times during the year, primarily during summer. This number is based on the following assumptions: 1) internal trail network – 5 users; 2) one (1) playground/fitness apparatus – 10 users; 3) court sport – 8 users; 4) community garden area – 5 users; one (1) picnic area – 30 users; and 6) an open play area – 10 users. These usage figures result in a total of 68 users as the maximum usage total for the proposed park. This analysis does not represent typical daily use which will generally be far less than full capacity. Typical user visitation is anticipated to last from thirty minutes to two hours.

The following describes the anticipated use of the facilities:

Picnic Pavilion of two to four picnic tables and trash receptacles to accommodate family and small social gatherings.

Treed Lawn / Open Play Area for passive forms of recreation such as Frisbee throwing, tossing a ball or kite flying.

Active Recreation / Sport Court for addressing a portion of the active recreation deficit within

Baileys Planning District. The particular type of sport court will be determined based upon the element most needed within the Baileys District at the time of funding availability. Options may include, but not necessarily be limited to, basketball, bocce ball, tennis or others.

Playground / Fitness Apparatus for physical fitness; possibly developed as a playground to serve area children or as fitness stations to serve adults and seniors.

Community Garden Area for community sponsored gardening. Community concerns about the potential for neglect were tempered by the Park Authority's requirement for community sponsorship and enforcement. A sponsoring group will assume responsibility for establishing and enforcing garden rules in keeping with the County's Community Garden Plot Program, allocating garden plots, collecting necessary fees and serving as a liaison for the program to the community.

Trail loop to help define the open space and provide an opportunity for a leisurely stroll in the park. Although no linkages currently exist from the park to the surrounding community, the Fairfax County Comprehensive Plan Trails Map indicates that a Major Paved Trail is to be provided along the Glen Carlyn Road park frontage. The trails internal to Hogge Park would connect to the Major Paved Trail upon its implementation, thus establishing connectivity through the neighborhood. No trails are proposed within the southern portion of the site due to adjacent property ownership and conservations easements.

Pedestrian access to Hogge Park is comprised of concrete sidewalks that link the property's northwest corner westward towards Route 7. The Boyd A. and Charlotte M. Hogge Park Master Plan recognizes community concerns of safety and connectivity also expressed by the Fairfax County Department of Transportation (see Attachment D). The Park Authority proposes VDOT coordination to provide pedestrian crosswalk at the intersection of Glen Carlyn Road and South Manchester Boulevard at the time funding becomes available.

Wooded Area / Long Branch Stream occupies the southern half of Hogge Park and is planned to remain naturally wooded along Long Branch Stream, in keeping with the guidance of the Chesapeake Bay Ordinance for the Resource Protection Area associated with Long Branch.

Vehicular Access through a shared parking lot on the property of St. Katherine's Greek Orthodox Church is proposed. Subject to agreement by the Church, utilizing the shared access would help minimize transportation impacts along Glen Carlyn Road. This parking area would service the picnic shelter, sport court and community gardens. Parking capacity will be determined within an agreement with St. Katherine's Greek Orthodox Church at the time funding becomes available.

Screening will consist of existing vegetation and fence line along western property to the extent practicable. Supplemental landscaping should be provided to enhance the existing vegetation in screening the western side of the sport court while maintaining visibility from Glen Carlyn Road.

Tree preservation should encompass all reasonable efforts to preserve a large American holly growing towards the center of the northern parcel, adjacent to the original house foundation.

Entrance Signage / Interpretive Signage with orientation features should be placed at the primary entrances to the park. Interpretive signs may focus on the local history and thematically link other

area parks such as Munson Hill or J.E.B. Stuart Parks.

Utilities are accessible. The park has access to public water, sewer and electrical services as these utilities served the previous home on the property. Service was terminated when the house was demolished; however, connections exist which could be extended to serve future park needs as desired.

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

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

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 such as lawn care and trash pick-up, as well as periodic supplemental maintenance such as clean up along the wooded stream and selective pruning will be performed on a routine basis. Safety inspections of all recreation equipment related to the proposed features will be performed on a routine basis.

#### **Off-site Considerations:**

Alternative Sites: The proposed park uses as planned in the adopted Boyd A. and Charlotte M. Hogge Park Master Plan are specific to this park. As a result, no alternative sites have been considered.

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

- *Traffic* – Current vehicular access to the property is provided by the original driveway connection to Glen Carlyn Road. Preliminary consultation with VDOT indicates that this access point would not be an acceptable entrance due to the proximity of the intersections with Magnolia Avenue and South Manchester Boulevard access. The Park Authority proposes the use of a shared access from Glen Carlyn Road through the parking lot of St. Katherine's Greek Orthodox Church. Initial discussions with representatives from St. Katherine's indicate a willingness to pursue such agreements with the Park Authority. Utilizing the shared access would help to minimize transportation impacts to the adjacent residential communities while providing opportunities to reduce impervious surface through opportunities for shared parking.
- *Tree Preservation* – Overall, few specimen trees exist on the park property. The Conceptual Development Plan protects the better existing trees, particularly an American Holly near the location of the former home, and the relatively mature mix of vegetation including magnolia trees along the parcel's western edge, adjacent to St. Katherine's Greek Orthodox Church.
- *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* – The Master Plan proposes Low Impact Development techniques (such as rain gardens, infiltration trenches, use of porous pavement) to detain and treat storm water runoff to help protect the watershed from impacts of the developed portion of the park site.
- *Visual Impacts* – No negative visual impact on the surrounding properties is anticipated. The Park Authority intends to maintain the general character of the property by maintaining open and treed areas and orienting development away from adjacent residential neighbors.” The open lawn area is preserved and the planned picnic pavilion is to relate in scale and design to the surrounding community. Proposed park uses are oriented away from the residential communities. No after-dark lighting is proposed for this park. Low-level vegetative screening may be provided to shield eye-level views of the community garden area.
- *Noise control* – Activities at Hogge Park are not expected to create adverse off-site noise impacts.

## LOCATION OF THE PROPERTY AND CHARACTER OF THE AREA

**Location:** The Boyd A. and Charlotte M. Hogge Park is located at 3139 Glen Carlyn Road in Falls Church, Virginia and is located within the Baileys Planning District and the Mason Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 6.10 acres. The northern parcel, identified on Fairfax County tax maps as 51-4 ((1)) 16, provides public street frontage from both Glen Carlyn Road to the north of the property and from Magnolia Avenue to the east.

**Adjacent land uses:** St. Katherine’s Greek Orthodox Church shares a common boundary with the western edge of most northern of the two parcels. The parcels are situated between Glen Acres, a sub-division of single-family detached lots to the east planned at 2-3 dwelling units per acre, and Hardwick Court, a subdivision of townhomes planned at 5-8 dwelling units per acre, to the west. The southern parcel is bisected by Long Branch stream with its associated floodplain and Resource Protection Area. The southern parcel is bordered by Saint Anthony of Padua Catholic Church, open space and a single-family home to the south.

### Nearby land uses:

- *North* – Single family detached homes and high-rise condos
- *East* – Single family detached homes
- *South* – Single family detached homes; open space; Saint Anthony of Padua Catholic Church
- *West* – Townhouses and St. Katherine’s Greek Orthodox Church

## COMPREHENSIVE PLAN PROVISIONS

### Comprehensive Plan Map:

Planning Area and District: Area I, Baileys Planning District

Planning Sector: B2 – Glen Forest Planning Sector

Land use recommendations:

- *Subject property* – residential @ 2-3 du/ac
- *North of subject property* – residential @ 16-20 du/ac
- *East of subject property* – residential @ 2-3 du/ac
- *South of subject property* – institutional uses; open space; residential @ 5-8 du/ac
- *West of subject property* – institutional uses; residential @ 5-8 du/ac

**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:

Area Plan:

In the Fairfax County Comprehensive Plan, 2011 Edition; Area I Plan; Baileys Planning District as amended through July 27, 2010; B2-Glen Forest Planning Sector under Park and Recreation recommendations; page 14 the Plan states:

“Creative and non-traditional approaches for providing neighborhood and community park facilities in conjunction with both residential and commercial development should be explored... Opportunities to acquire additional land adjacent to schools and other public facilities should also be pursued to gain maximum community use and benefit of these sites”

The Comprehensive Plan map shows that the subject property is planned for residential uses.

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.

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 is 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.

- Objective 5:** **Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**
- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school...
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost...
- Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.
- Policy g. Use the 456 Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.”

## STAFF ANALYSIS

### Zoning Analysis

*(Attachment B)*

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

The proposed park is considered a public use under the Zoning Ordinance which is a permitted by right use in the R-3 District, subject to the R-3 District and other applicable regulations.

### Public Works and Environmental Analysis

*(Attachment C)*

Findings – from review by the Site Development and Inspections Division in the Department of Public Works and Environmental Services:

#### Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. A site-specific, field-verified RPA delineation study will be required before site plan approval (LTI 08-12). No disturbance within the county-mapped RPA is proposed; an encroachment exception does not seem to be necessary for any construction disturbance. Should an invasive control project be planned for the RPA on the property; an exception for General Woodlot Management (CBPO 118-3-3(d)) must be pursued.

Water quality controls are required for this development (PFM 6-0401.2A). The location of a facility has not been depicted on the conceptual development plan; natural open space credit may be available for the development.

#### Floodplain

There are regulated floodplains on the property. The floodplain depicted on Figure 7 of the park master plan is the county’s floodplain. There is also Federal Emergency Management Agency floodplain on the property that is more extensive than the county’s floodplain. No disturbance

within either floodplain is proposed; a special exception for a use in the floodplain does not seem to be necessary.

#### Downstream Drainage Complaints

There are downstream drainage complaints on file, most recently from the property at Tax Map #61-2-42-0001A.

#### Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). No detention facilities are depicted on the conceptual design plan. It should be noted that detention of the 100-year storm is necessary for projects in the Four Mile Run Watershed (PFM 6-1301.5); this requirement is more stringent than the detention required in other parts of the county.

#### Site Outfall

The site plan submitted for this work must demonstrate that the adequate outfall requirements of PFM 6-0200 have been met.

#### **Transportation Analysis**

*(Attachment D)*

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

Site plan should clearly show what type of pedestrian connections are planned, especially if these facilities are intended to address planned improvements detailed in the Fairfax County Countywide Trails Plan. The site plan should also show the location of all H/C ramps and pedestrian signage.

Site plan should be modified to indicate how pedestrian connectivity will be provided between the proposed park and properties located on the north side of Glen Carlyn Road. Consideration should be given to adding a striped crosswalk across Glen Carlyn Road at the Glen Carlyn Road/S Manchester Street intersection.

Ensure future site plan show a redesigned shared church/park access point, off Glen Carlyn Road, to provide adequate queuing capacity for vehicles entering and exiting the site.

No Fairfax Connector or Metrobus routes will be affected by the proposed park location in the near future; therefore, there should be no effect on existing transit service.

#### **Historic Preservation Analysis**

*(Attachment E)*

Findings – from review by Historic Preservation staff in the Policy and Plan Development Branch in DPZ:

The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the expansion and new construction of the animal shelter.

Background: The Cultural Resource Management and Protection Section (CRMPS) of the Fairfax County Park Authority provided comment and recommendation for the approved park master plan. Included in that comment and recommendation was: “In recognition of the history within the area, however, a potential park amenity could be interpretive signage about the Civil War, Munson’s Hill or J.E.B. Stuart”.

Recommendation: Concur with recommendation by the CRMPS in the park master plan that a potential park amenity could be interpretive signage about the Civil War, Munson’s Hill or J.E.B. Stuart.

### **Fire and Rescue Review**

*(Attachment F)*

Findings – from review by Planning Section staff in Fire and Rescue Department

The Fire and Rescue Department is not impacted by the proposal.

### **CONFORMANCE WITH THE COMPREHENSIVE PLAN**

*(Attachment G)*

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:** The Fairfax County Park Authority proposes a local park located in the Glen Forest Planning Sector of the Baileys Planning District with a service area of up to 3 miles in diameter. According to the Comprehensive Plan’s guidance for a local park, this proposal meets the location and service area guidelines. Furthermore, the park will be located within a community deficient in park and recreation facilities.

The park is located on Glen Carlyn Road, making it accessible to its service area and convenient to park users. The location also provides future direct links to the County Trail System when planned improvements detailed in the Fairfax County Countywide Trails Plan are implemented. Linking parks to the Country Trail system is in keeping with the public facilities guidelines for location in the Comprehensive Plan.

**Character:** The envisioned picnic pavilion, court sports, community gardens, playground/fitness area, open play area, shared parking, and trails are consistent with Plan guidelines to provide active and passive recreational opportunities. These proposed facilities for this local park are consistent with the character guidelines for Local Parks cited in the Comprehensive Plan. Furthermore, the character of the park is consistent with the low to medium density residential character of the area. There are no foreseen impacts from the proposed park upon the surrounding properties.

Based on public input through the master plan process, the existing character of the property is to be generally maintained. The open lawn area is to be preserved and the planned picnic pavilion will relate in scale and design to the surrounding community. The applicant also states that the existing vegetation and fence line along the western property should be maintained to enhance screening between the park and parcel 61-2 ((1)) 16. In addition, supplemental landscaping should be provided to further enhance the screening provided by existing vegetation. Both the

existing vegetation and proposed enhanced vegetation conform to Plan recommendations that facilities be properly screened and buffered in order to mitigate the visual impact on adjacent residential uses. These efforts mitigate the impact of this public facility on adjacent planned and existing land uses which is consistent with the public facilities guidelines of the Comprehensive Plan

**Extent:** The proposed Boyd A. and Charlotte Hogge Park Master Plan envisions the ultimate development of Hogge Park will serve the surrounding community with 6.10 acres of community amenities that include a picnic pavilion, court sports, community gardens, playground/fitness area, open play area, parking and trails. 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.

Based on the conceptual development plan, access and parking is provided through shared use of Parcel 61-2 ((1)) 16 between the owner, St. Katherine's Greek Orthodox Church, and Fairfax County Park Authority. Initial discussions with representatives from St. Katherine's indicate a willingness to pursue such agreements with the Park Authority. The details of such an agreement will be formalized as such point in time as park development is set to proceed.

Development within the park will be limited to the northern portion of the subject property, while minimizing disturbance to the southern area containing the Resource Protection Area (RPA) that protects the Long Branch Stream and its associated floodplain. 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.

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**

*(Attachment G)*

Staff concludes that the subject proposal by the Fairfax County Park Authority, to establish a local park at Boyd A. and Charlotte M. Hogge 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-M11-13 substantially in accord with provisions of the adopted Comprehensive Plan.

**ATTACHMENT A**  
**2232 Application**



# FAIRFAX COUNTY PARK AUTHORITY



12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500  
703-324-8700 • Fax: 703-324-3974 • [www.fairfaxcounty.gov/parks](http://www.fairfaxcounty.gov/parks)

TO: Fred Selden, Director  
Department of Planning and Zoning

FROM: John W. Dargle Jr., Director 

DATE: August 10, 2011

SUBJECT: Application for Determination Pursuant to Section 15.2-2232 of the Code of Virginia for the Boyd A. and Charlotte M. Hogge Park

The Fairfax County Park Authority respectfully requests review of the attached application and forwarding of comments to the Planning Commission for their approval of public use of the Boyd A. and Charlotte M. Hogge 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 be found by the Planning Commission to be substantially in accord with the adopted Comprehensive Plan.

The proposed facilities are located at tax map parcels identified as 51-4 ((1)) 16 and 61-2 ((1)) 14C. The parcels are located in the Mason Supervisory District and within the B2-Glen Forest Community Planning Sector of the Baileys Planning District as identified in the Comprehensive Plan.

If you have any questions, please do not hesitate to contact Sandy Stallman, Manager, Park Planning Branch at 324-8643 or Gayle Hooper, Project Manager at 324-8725.

Attachment: 2232 Application

Copy: Penelope Gross, Supervisor, Mason District  
Janet Hall, Planning Commissioner, Mason District  
Frank S. Vajda, Fairfax County Park Authority Board, Mason District  
David Bowden, Director, Planning and Development Division  
Sandy Stallman, Manager, Park Planning Branch  
Gayle Hooper, Project Manager, Park Planning Branch  
Chris Caperton, Project Coordinator, Planning Division, Depart. of Planning & Zoning



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

**Application Number:** 2232-M11-13  
(assigned by staff)

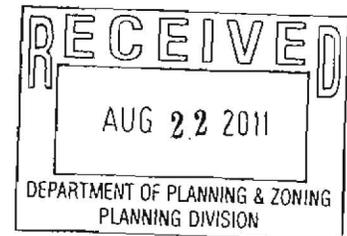
**PART I: APPLICATION SUMMARY**

**ADDRESS OF PROPOSED USE**

**Street Address:** 3139 Glen Carlyn Road

**City/Town:** Falls Church

**Zip Code:** 22041



**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:** 22035-1118

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

**Fax:** (703) 324-3987

**E-mail Address:** [gayle.hooper@fairfaxcounty.gov](mailto:gayle.hooper@fairfaxcounty.gov)

**Name of Applicant's Agent/Contact (if applicable)** Gayle Hooper

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

**City/Town:** Fairfax

**State:** VA

**Zip Code:** 22035

**Telephone: Work:** (703) 324-8725

**Fax:** (703) 324-3987

**PROPOSED USE**

**Street Address:**3139 Glen Carlyn Road, Falls Church, VA 22041

**Fairfax Co. Tax Map and Parcel Number(s):** 51-4((1))16, 61-2((1))14C

**Brief Description of Proposed Use:**

The Boyd A. and Charlotte M. Hogge Park is located at 3139 Glen Carlyn Road in Falls Church, Virginia and is located within the Baileys Planning District and the Mason Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 6.10 acres. The Park Authority purchased the property in 2006 and proceeded to develop a master plan to guide the future development of this site. With notable interest and input from the public during the planning process, the Park Authority Board approved the Boyd A. and Charlotte M. Hogge Park Master Plan in February 2011. This plan envisions the ultimate development of Hogge Park to serve the surrounding community with a picnic pavilion, court sport, community gardens, playground/fitness area, open play area, parking and trails.

**Total Area of Subject Parcel(s):** 6.1013 acres

**Portion of Site Occupied by Proposed Use:** 6.1013 acres

**Fairfax County Supervisor District:** Mason

**Planned Use of Subject Property (according to Fairfax County Comprehensive Plan):** Residential use at 2-3 dwelling units per acre.

**Zoning of Subject Property:** R-3

**List all applicable Proffer Conditions, Development Plans, Special Exceptions, Special Permits or Variances previously approved and related to this site:**  
N/A

**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 Gayle Hooper, Project Manager)

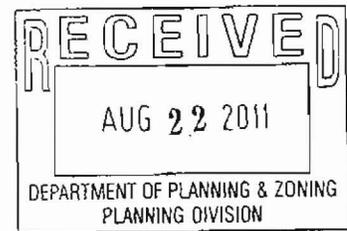
Signature of Applicant or Agent \_\_\_\_\_

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

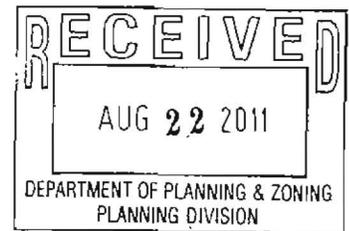


*Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.*

.....

<p><b>FOR STAFF USE ONLY</b></p> <p>Date application received: ___ / ___ / ___</p> <p>By: _____</p> <p>Additional information requested to complete application:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>Date application accepted: ___ / ___ / ___</p> <p>By: _____</p>
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## PART II: STATEMENT OF JUSTIFICATION



### 1. DESCRIPTION OF PROPOSED USE

#### ***General Project Description***

The Boyd A. and Charlotte M. Hogge Park is located at 3139 Glen Carlyn Road in Falls Church, Virginia and is located within the Baileys Planning District and the Mason Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 6.10 acres. The northern parcel, identified on Fairfax County tax maps as 51-4 ((1)) 16, provides public street frontage from both Glen Carlyn Road to the north of the property and from Magnolia Avenue to the east. These streets also serve well-established residential communities. St. Katherine's Greek Orthodox Church shares a common boundary with the western edge of this northern parcel. The northern parcel is characterized by gently rolling, open lawn areas. A long, looping driveway, which at one time provided access to the original home, remains from the Glen Carlyn Road frontage. Expanses of open lawn are dotted with several stately trees including Southern Magnolia and American Holly.

The southern parcel is distinctly different from the northern one. Identified on Fairfax County tax maps as parcel 61-2 ((1)) 14C, this portion of the site is situated between single-family detached lots to the east, which front on Magnolia Avenue, and single-family attached units to the west, which have access from Glen Carlyn Road. This southern parcel is bisected by Long Branch Stream with its associated floodplain and Resource Protection Area (RPA). Long Branch is fully channelized across the property in an open, concrete ditch. The area is generally wooded with sub-climax hardwood growth with noticeable impact by invasive species. Some areas of past dumping are noted as well as encroachments from some of the adjacent residential properties. The southwestern corner of this parcel exists as an open lawn area that adjoins property owned by the adjacent homeowners association.

Hogge Park is located between the densely developed neighborhoods of Seven Corners and Baileys Crossroads. The Park Authority sought to acquire the property in order to enhance the ability to address the increasing needs for recreation and open space with Mason District. The Park Authority purchased the property from Charlotte Hogge and her children in April 2006. The property carried a provision for a retained life estate allowing Ms. Hogge to remain in her home until her passing in June of 2007. Additionally, a condition of the sale was an agreement that the park would be named the Boyd A. and Charlotte M. Hogge Park.

After acquisition of the property, the Park Authority proceeded to develop a master plan for Hogge Park. A park master plan serves as a general guide for appropriate park uses and their approximate locations within a specific park site. The plan establishes a long-range vision (10-20 year timeframe) for future development and programming. Issues typically addressed include planned park

elements, natural and cultural resource management, and general design concerns. The plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. Plan development is based on input from a multidisciplinary master plan team, the Park Authority Board, the district Supervisor and considerable community outreach. Public meetings were held in May and November 2010 with additional notification and communication through mailers, e-mail and project web page updates.

The culmination of this effort was the Park Authority Board's approval of the Boyd A. and Charlotte M. Hogge Park Master Plan on February 23, 2011. The final plan proposes to provide a public park with a combination of active and passive recreation elements, a small picnic pavilion, internal trail connections, community gardens, related parking spaces and retention of the wooded area on the southern portion of the property. A copy of the approved Boyd A. and Charlotte M. Hogge Park Master Plan is attached for reference (Attachment 4).

#### ***Hours and Days of Operation***

Regular daily operating hours of the park are from dawn until dusk.

#### ***Estimated Number of Employees and Facility Users***

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

Most use will likely be from the surrounding community, accessed by foot, for casual enjoyment of the open space. This might include strolling the internal trail network and informal use of the lawn area and recreation facilities. Small gatherings up to 30 people may utilize the planned picnic pavilion. Parking is planned to serve this need as well as those who elect to participate in the planned community garden.

Several active recreation areas are generally defined within the Hogge Park Master Plan. A court sport area and a playground/fitness apparatus area are identified on the Conceptual Development Plan; however, a range of possible facilities are noted for consideration within the plan text. Specific facility types will be determined that best address the community's need at the time funding sources are identified for the construction of this plan. In general, the following list provides a reasonable estimate of the maximum number of patrons that might frequent the park at one time. The figure was arrived at based on site experience and the following assumptions:

- Trails – 5 users
- Court Sport – 8 users
- Playground / Fitness Apparatus – 10 users
- Picnic Area – 30 users
- Open Play Area – 10 users
- Community Garden Area – 5 users

## **TOTAL - 68 *maximum users***

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.

### ***Service Area***

As a local park, the service area for the Boyd A. and Charlotte M. Hogge Park is approximately within a three mile radius of the park.

### ***Maintenance Requirements and Frequency***

All facilities will be programmed for regular maintenance typical for 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, such as clean up along the wooded stream and selective pruning; will seek to insure the value of the property and safety of park patrons.

## **2. REQUIREMENT FOR PROPOSED USE**

The Boyd A. and Charlotte M. Hogge Park seeks to establish a balance between providing active and passive recreation to a wide range of users in the surrounding community while protecting the RPA associated with Long Branch Stream. Future park development is planned within the northern portion of the site which is mostly cleared of significant vegetation. The southern portion of the site which contains the RPA, although not pristine, will remain undisturbed unless funding becomes available to actively enhance the environmental quality of this area.

Facilities proposed for the northern portion of the site are designed to serve the broader three-mile service area of the park while complementing the residential character of the surrounding community. Planned facilities such as the picnic pavilion, court sport, parking, community garden, playground and open play area are all elements consistent with a Local Park as defined in the Comprehensive Plan, Policy Plan, Parks and Recreation, Appendix 1.

The Baileys Planning District is one of the earliest settled portions of the county and is intensely developed. It has the highest population density among planning districts and is one of the districts with the lowest percentage of parkland. The opportunity to provide open space and amenities to this community will help to offset a portion of the need in this area.

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***

Current vehicular access to the property is provided by the original driveway connection to Glen Carlyn Road. Preliminary discussion with VDOT indicates that this access point would not be an acceptable entrance to the developed park due to the proximity of the intersections with Magnolia Avenue and South Manchester Boulevard. During the master plan process, concern was expressed in the community regarding potential impacts to the adjacent residential streets, particularly if access or parking were provided from Magnolia Avenue.

Alternatively, access to the Boyd A. and Charlotte M. Hogge Park is proposed from the west side of the park, through shared access with Parcel 61-2 ((1)) 16. This property has been owned and operated by St. Katherine's Greek Orthodox Church since 1960. Existing access to St. Katherine's is in line with the Glen Carlyn Road/South Manchester Boulevard intersection. This intersection is less residential in character and offers better sight distance for park access than the Glen Carlyn Road/Magnolia Avenue intersection. Shared access provides an opportunity to minimize transportation impacts to the adjacent residential communities. Shared access with Parcel 61-2 ((1)) 16 may also open opportunities to reduce the need for additional impervious surface through a shared parking agreement. Initial discussions with representatives from St. Katherine's indicate a willingness to pursue such agreements with the Park Authority. The details of such an agreement will be formalized at such point in time as park development is set to proceed.

#### ***Tree Preservation***

Archival review of the property's history shows that the land was used for agricultural purposes in the 1930's. The site was entirely cleared of native vegetation to create arable fields. By the 1950's, the property appears to be used more for residential purposes, however, with little increase in vegetative cover. Since the 1950's, vegetation that currently exists on site has grown in "volunteer" or through some intentional landscape efforts by prior homeowners.

As a result, Hogge Park consists of two very distinctive vegetative areas. The northern parcel exists largely as an open lawn area with several large trees and shrubs around the periphery of the site and centrally along the existing driveway. A few trees are noteworthy in this area, particularly an American Holly, near to the location of the former home, and a relatively mature mix of vegetation including magnolia trees along the parcels western edge, adjacent to St. Katherine's Greek Orthodox Church. Current park management operations have sought to remove some vegetative growth along the property's street frontages and a central swale which contained various non-native species.

The southern, wooded portion of Hogge Park was assessed during the Master Plan process using the Park Authority's Non-Native Invasive Plant Prioritization System. The system is designed to be a rapid assessment tool that enables the comparative ranking of field sites for invasive treatment. Scoring is undertaken in three domains: ecosystem, non-native invasive species, and cultural value. Total site scoring can range from 3 to 16 points. Sites with higher total scoring values are given priority for invasive intervention. The Hogge property was rated a 4, indicating it would not be a high priority for invasive control.

Overall, few specimen trees exist on the park property. Although a formal tree survey was not performed as part of the master plan process, the Conceptual Development Plan was designed to protect the better trees that exist. At time of final site design and engineering, all reasonable efforts will be made to preserve the notable tree in conjunction with construction of the proposed park features.

***Noise Impacts***

The operation of Boyd A. and Charlotte M. Hogge Park will not create an unsatisfactory off-site noise impact.

***Light Impacts***

The site will be closed at dusk and no new intrusive lighting is proposed.

***Air Quality Impacts***

No impacts relating to air quality exist currently or are anticipated.

***Water Quality Impacts***

Impacts relating to water quality will be minimal, and all runoff will be contained during construction. All new facilities will provide required storm water best management practices in accordance with PFM Section 6-0000, with preference for utilization of low-impact development strategies.

***Visual Impacts***

Based on public input through the master plan process, the existing character of the property is to be maintained. The open lawn area is preserved and the planned picnic pavilion to relate in scale and design to the surrounding community. Proposed park uses are oriented away from the residential communities. No significant lighting is proposed. Low-level vegetative screening may be provided to shield eye-level views of the community garden area. No negative visual impact on the surrounding properties is anticipated.

**4. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

The proposed park uses as planned in the adopted Boyd A. and Charlotte M. Hogge Park Master Plan are specific to this park. As a result, no alternative sites have been considered.

**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

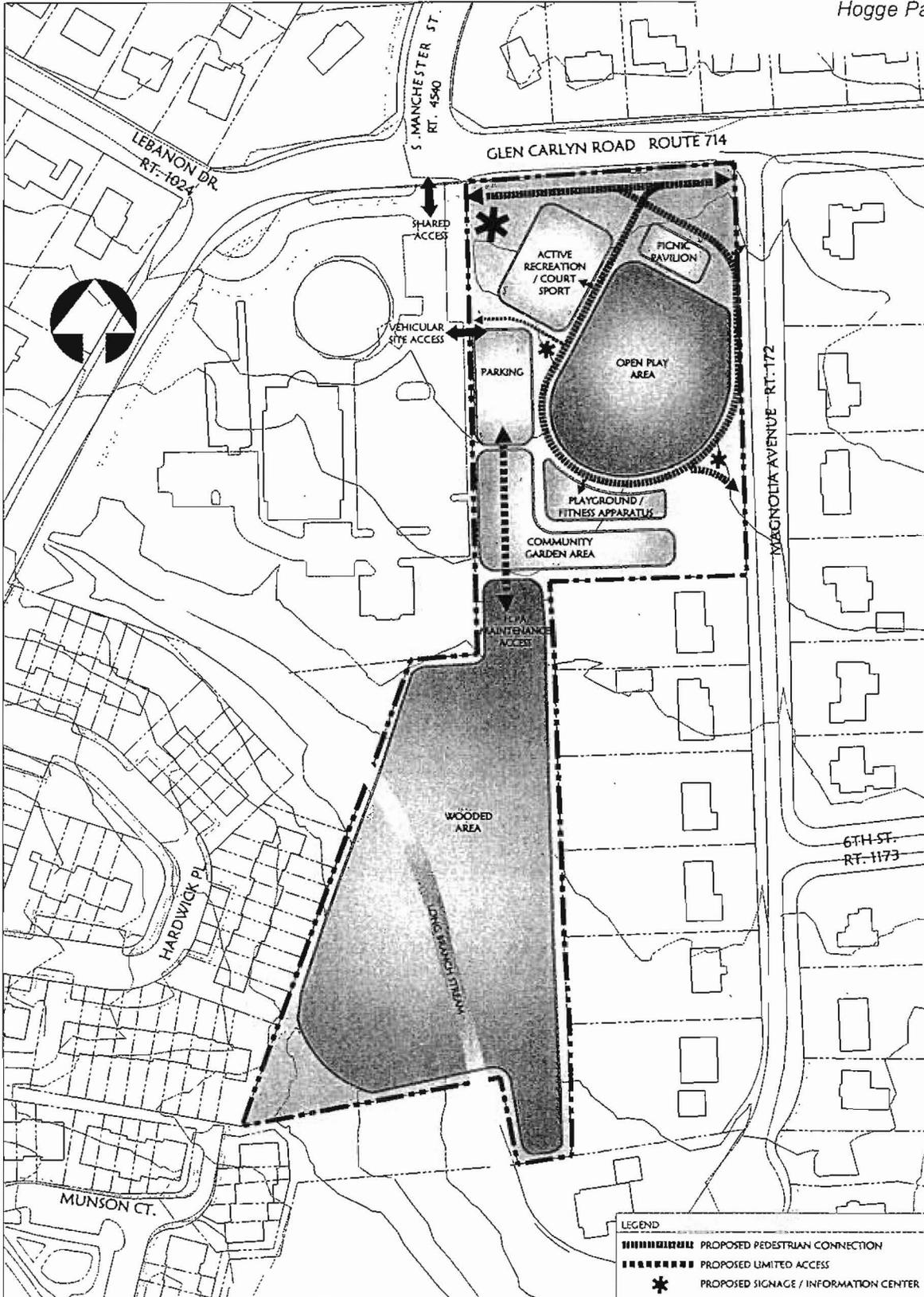
**7. REDUCED COPY OF PLANS (8 ½ x 11)**

Attachment 3: Conceptual Development Plan

END OF APPLICATION

Attachments:

1. Property Identification Map
2. Conceptual Development Plan at 1" = 50' Scale
3. Conceptual Development Plan at 8.5" x 11"
4. Boyd A. and Charlotte M. Hogge Park Master Plan – Approved February 23, 2011



**BOYD A. AND CHARLOTTE M. HOGGE PARK**  
**CONCEPTUAL DEVELOPMENT PLAN**

Fairfax County Park Authority  
 12055 Government Center Parkway, Suite 927  
 Fairfax, VA 22035-6500  
 703-324-6700 Fax: 703-324-3674  
[www.fairfaxcounty.gov/parks](http://www.fairfaxcounty.gov/parks)

3139 Glen Carlyn Road  
 Falls Church, Virginia

Approved February 23, 2011



ARLINGTON BOULEVARD ROUTE 50

2232 Review Application  
**ATTACHMENT 1**  
Boyd A. and Charlotte M.  
Hogge Park

S. MANCHESTER BLVD.

ARLINGTON COUNTY  
FAIRFAX COUNTY

LEBANON DR.

**BOYD A. AND CHARLOTTE M.  
HOGGE PARK**

MUNSON HILL RD.

MUNSON  
HILL PARK

6TH STREET

MAGNOLIA AVENUE

GLEN CARLYN DRIVE

LEESBURG PIKE ROUTE 7

GLEN FOREST DRIVE

Orthographic Image Copy Right Commonwealth of Virginia 2009



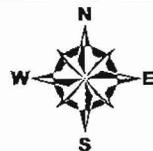
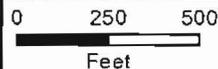
**FAIRFAX COUNTY  
PARK AUTHORITY**

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

**PROPERTY LOCATION MAP**

**HOGGE PARK**

3139 GLEN CARLYN ROAD, FALLS CHURCH, VA



JULY 2011

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**ATTACHMENT B**  
**Zoning Analysis**



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 30, 2011

**TO:** Richard Lambert  
Planning Division, DPZ

**FROM:** Lorrie Kirst  
Deputy Zoning Administrator  
for Ordinance Administration Branch

**SUBJECT:** 2232-M11-13  
Boyd A. and Charlotte M. Hogge Park  
3139 Glen Carlyn Road  
Tax Map: 51-4 ((1)) 16; 61-2 ((1)) 14C  
Zoning District: R-3

The proposed park is considered a public use under the Zoning Ordinance which is a permitted by right use in the R-3 District, subject to the R-3 District and other applicable regulations.

**ATTACHMENT C**  
**Public Works and Environmental Analysis**



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 29, 2011

**TO:** Richard Lambert, Staff Coordinator  
Planning Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer  
Site Development and Inspections Division  
Department of Public Works and Environmental Services

**SUBJECT:** 2232 Application #2232-M11-13, Boyd A. and Charlotte M. Hogge Park, Application dated April 18, 2011, LDS Project #25538-ZONA-001-1, Tax Map #51-4-01-0016 and #61-2-01-0014C, Mason District

We have reviewed the subject application and offer the following stormwater management comments.

### Chesapeake Bay Preservation Ordinance (CBPO)

There is Resource Protection Area (RPA) on this site. A site-specific, field-verified RPA delineation study will be required before site plan approval (LTI 08-12). No disturbance within the county-mapped RPA is proposed; an encroachment exception does not seem to be necessary for any construction disturbance. Should an invasive control project is planned for the RPA on the property, an exception for General Woodlot Management (CBPO 118-3-3(d)) must be pursued.

Water quality controls are required for this development (PFM 6-0401.2A). The location of a facility has not been depicted on the conceptual development plan; natural open space credit may be available for the development.

### Floodplain

There are regulated floodplains on the property. The floodplain depicted on Figure 7 of the park master plan is the county's floodplain. There is also Federal Emergency Management Agency floodplain on the property that is more extensive than the county's floodplain. No disturbance within either floodplain is proposed; a special exception for a use in the floodplain does not seem to be necessary.

### Downstream Drainage Complaints

There are downstream drainage complaints on file, most recently from the property at Tax Map #61-2-42-0001A.



Richard Lambert, Staff Coordinator  
2232 Application #2232-M11-13, Boyd A. and Charlotte M. Hogge Park  
September 29, 2011  
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). No detention facilities are depicted on the conceptual design plan. It should be noted that detention of the 100-year storm is necessary for projects in the Four Mile Run Watershed (PFM 6-1301.5); this requirement is more stringent than the detention required in other parts of the county.

Site Outfall

The site plan submitted for this work must demonstrate that the adequate outfall requirements of PFM 6-0200 have been met.

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

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, SDID, DPWES  
Zoning Application File

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**ATTACHMENT D**  
**Transportation Analysis**



# County of Fairfax, Virginia

## MEMORANDUM

DATE: October 8, 2011

**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-M11-13 to develop approximately 6.10 acres of a master planned park land, within the Baileys Planning District and Mason Supervisory District, located at 3139 Glen Carlyn Road.

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

- The Fairfax County Countywide Trails Plan shows a major paved trail along the Glen Carlyn Drive frontage of the site. The site plan provided shows a “proposed pedestrian connection” along the Glen Carlyn Drive frontage but does not indicate if this facility meets the specifications for a major paved trail as defined by the Fairfax County Countywide Trails Plan. The site plan should be modified to clearly show what type of pedestrian connections are planned, especially if these facilities are intended to address planned improvements detailed in the Fairfax County Countywide Trails Plan. The site plan should also show the location of all H/C ramps and pedestrian signage.
- The site plan provided shows pedestrian connections framing the edges of the proposed site as well as connections through the site. However, the site plan does not show pedestrian connections across Glen Carlyn Road. The nearest striped pedestrian crossings, providing pedestrian connectivity across Glen Carlyn Road, appear to be located at the Munson Hill Road/Glen Carlyn Road and S Carlyn Springs Road/Glen Carlyn Road intersections. These crossings are located over ¼ mile away from the proposed park. Additionally, pedestrian facilities connecting the proposed park to these crossings are not consistent along the south side of Glen Carlyn Road where the proposed park will be located. The site plan should be modified to indicate how pedestrian connectivity will be provided between the proposed park and properties located on the north side of Glen Carlyn Road. Consideration should be given to adding a striped crosswalk across Glen Carlyn Road at the Glen Carlyn Road/S Manchester Street intersection.

October 8, 2011

Page 2 of 2

- The site plan provided indicates vehicular access will be provided into the proposed park, from Glen Caryln Road, through a shared access point with St. Katherine's Greek Orthodox Church located on the west side of the proposed site. Existing parking spaces, serving St. Katherine's Greek Orthodox Church, line the proposed shared access into the proposed site. Conflicts may occur when vehicles leaving these spaces back into the proposed shared access. The site plan should be modified to show a redesigned shared church/park access point, off Glen Carlyn Road, to provide more queuing capacity for vehicles entering and exiting the site.
- No Fairfax Connector or Metrobus routes will be affected by the proposed park location; therefore, there should be no effect on existing transit service.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) [Kris.Morley-Nikfar@fairfaxcounty.gov](mailto:Kris.Morley-Nikfar@fairfaxcounty.gov).

Cc: John Bell, DPZ  
Richard Lambert, DPZ  
Angela Rodeheaver, FCDOT  
Karyn Moreland, FCDOT  
Charlie Strunk, FCDOT  
Kris Morley-Nikfar, FCDOT  
Jaak Pedak, FCDOT  
Randy White, FCDOT  
Chris Wells, FCDOT

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**ATTACHMENT E**  
**Historic Preservation Review**



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** 11 October 2011

**TO:** Richard Lambert, Planner, Facilities Planning Branch

**FROM:** Linda Cornish Blank  
Historic Preservation Planner

**SUBJECT:** 2232-M11-13, Boyd A. & Charlotte M. Hogge Park, 3139 Glen Carlyn Rd., Tax Map 51-4 ((1)) 16 and 61-2 ((1)) 14C; develop approximately 6.10 acres of master planned park land

Finding: The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, is not listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the expansion and new construction of the animal shelter.

Background: The Cultural Resource Management and Protection Section (CRMPS) of the Fairfax County Park Authority provided comment and recommendation for the approved park master plan. Included in that comment and recommendation was: "In recognition of the history within the area, however, a potential park amenity could be interpretive signage about the Civil War, Munson's Hill or J.E.B. Stuart".

Recommendation: Concur with recommendation by the CRMPS in the park master plan that a potential park amenity could be interpretive signage about the Civil War, Munson's Hill or J.E.B. Stuart.

**ATTACHMENT F**  
**Fire and Rescue Review**

**From:** Stone, Laurie A.  
**Sent:** Friday, September 16, 2011 2:53 PM  
**To:** Lambert, Richard  
**Subject:** 2232 Review Application 2232-M11-13

Richard,

The Fire and Rescue Department has reviewed the 2232 Application 2232-M11-13 and determined there is no impact on the department's operations.

Laurie Stone  
Strategic Planner  
Fairfax County Fire and Rescue Department  
4100 Chain Bridge Road  
Fairfax, VA 22030  
Phone: 703-246-3889 Fax: 703-273-1049

**ATTACHMENT G**  
**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.)