



FAIRFAX COUNTY PLANNING COMMISSION

May 3, 2011

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: May 17, 2012 at 8:15 p.m.

Application Number: **2232-V11-25**

Applicant: **Fairfax County Park Authority**

Proposed Use: **Interim Off-Leash Dog Park Area at Westgrove Park**

Supervisor District: **Mt. Vernon District**

Subject Property: **Tax Map 93-2 ((1)) 6
6801 Fort Hunt Road, Alexandria, VA 22307**

Area of Subject Property: **2 acres within 21.32 acre park**

Application Accepted: **January 23, 2012**

Recommendation: **In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County Park Authority, to develop an Interim Off-Leash Dog Area at the Westgrove Park located at 6801 Fort Hunt Road, Alexandria, VA 22307, substantially in accord with provisions of the adopted Comprehensive Plan.**

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-V11-25

District: Mount Vernon

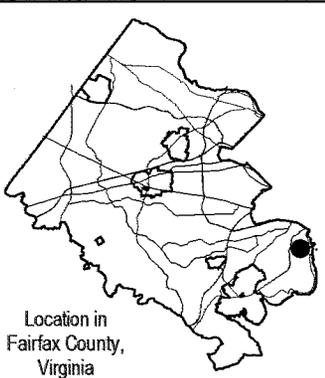
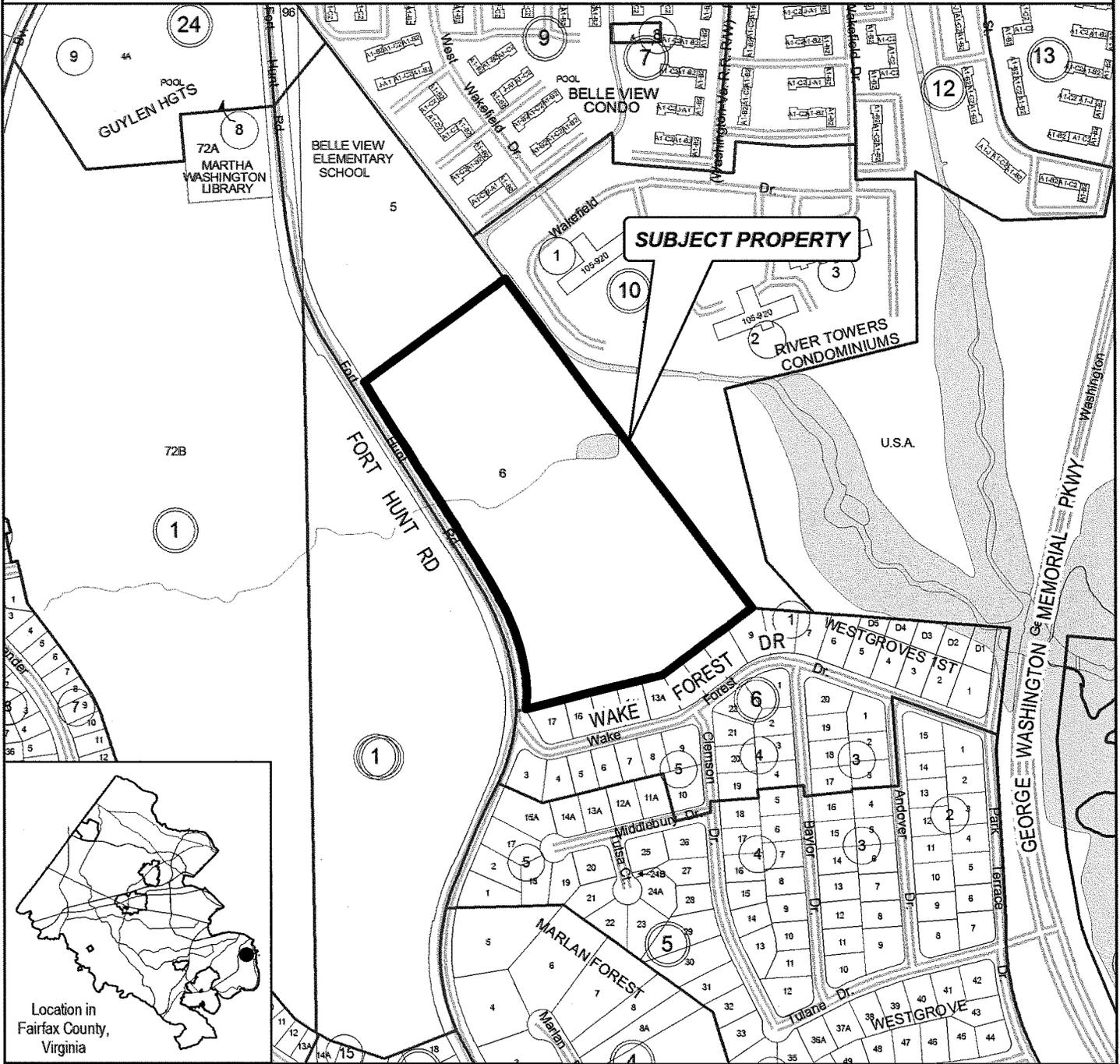
Acreage: N/A

Subject Property: 93-2 ((1)) 6

Planned Use: Public Park

Applicant: Fairfax County Park Authority

Proposed Use: Off-leash dog area/ Westgrove 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 an Interim Off-Leash Dog Area at Westgrove Park for public use.
- Applicant:** Fairfax County Park Authority (“FCPA” or “Park Authority”).
- Subject Property:** Tax Map 93-2 ((1)) 6
6801 Fort Hunt Road, Alexandria, VA 22307

Size and location: The two-acre site is located on the east side of Fort Hunt Road, within the 21-acre Westgrove Park. Belle View Elementary School is north of the site and the River Towers Condominiums and Belle View Condominiums are to the northeast. Residential development south of the site includes the Westgrove and Marlan Forrest subdivisions. West of the park, separated by Fort Hunt Road, is the Mt. Vernon District Park. East of Westgrove Park is an open stream and marsh area associated with the right-of-way for the George Washington Memorial Parkway. East of the Parkway is Dyke Marsh Wildlife Preserve. These Parkway and Preserve areas are National Park Service owned.

Existing site conditions: Westgrove Park is generally wooded with a perennial stream crossing the middle of the property, west to east, near the entrance from Fort Hunt Road. This stream lies north of the proposed use. The proposed two-acre off-leash dog area is characterized by an open mowed fescue field. It is located adjacent to, but not within, a Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). A single residential driveway (gated) provides access from Fort Hunt Road and becomes a loop road around the proposed area. The road, an 8-10 foot asphalt drive, is not curbed but a number of storm water drains serve the paved area. Above-ground power line poles are located on the open space and the power lines cross the field.

Comprehensive Plan and Zoning District: The Comprehensive Plan identifies the property for public park uses. The property is zoned to the R-3 District. The site does not have an approved Park Authority Master Plan.

Background: Westgrove Park, located on the northeast side of Fort Hunt Road in the Mount Vernon District, is 21.32 acres in size. The property was transferred to the Park Authority on October 26, 2001. The site, a former sewage treatment plant, was closed in the 1980’s and the treatment operation facilities were removed. The River Towers pump station on the site is still in operation by the Department of Public Works and serves adjacent residential areas. Approximately one-quarter of the site is constrained by Resource Protection Area. About 1.5 acres is open and flat. The remainder of the site is wooded.

A Master Plan for the Park, initiated in 2004, called for athletic fields in the disturbed portion of the site. However, community opinions were divided between an athletic field use and a passive recreation use. Without a clear consensus, the master planning process was deferred indefinitely.

The Pumphouse Association for Canine Kindness (PACK), in 2010, made a request to the Park Authority to establish a “temporary as-is” off-leash dog area at Westgrove Park. The request was deemed inconsistent with the Park Authority practice of identifying off-leash dog areas in parks with an approved Master Plan. A subsequent request by PACK, in 2011, for an interim off-leash dog area

pending the completion of a Master Plan was approved by the Park Authority for a provisional two years, conditioned on a 2232 determination. The Park Authority intends to start a master plan process for Westgrove Park during the provisional two-year time period.

Project Justification: The Park Authority staff receives numerous requests each year to establish off-leash dog areas in parks. In order to treat these requests consistently, the Park Authority sets forth guidelines to Groups Interested in Establishing an Off-Leash Dog Area (*Attachment A-1*). This guidance is published on the Park Authority website to provide information about the standards and process to the public. The standards, approved by the Park Authority Board in November 1999 have undergone refinement since their approval to facilitate greater sustainability and better operations based on experience at the seven existing off-leash dog areas located in County Parks. These changes include references to fencing material specifications, the requirement for a minimum of two benches, requirements for posting rules and regulations and language for park areas to meet ADA and county public access requirements.

The sponsor group, PACK, will be responsible for following Park Authority standards and providing funding for the fencing, bulletin boards, and other amenities approved for the interim off-leash use. The ground surface will remain natural turf on a trial basis, though may be converted to a more sustainable stonedust surface at a later time if warranted. PACK will serve as the facility sponsor and act as the Park Authority's liaison between users, local residents, Animal Control, and the Police Department. PACK will clean the area, publicize the regulations, and report maintenance needs to the Park Authority.

The adopted Park Facility Service Level Standards in the Fairfax County Comprehensive Plan recommends one off-leash dog area per 86,000 residents. The community areas around Westgrove Park are currently underserved by this facility type. One indication of existing need is the numerous citations issued by Animal Control Officers for off-leash dogs at Westgrove. The proposed interim use will help fill the need for a controlled off-leash area until an approved Master Plan is implemented.

Proposed Use: The proposed use is a two-acre interim off-leash-dog area within Westgrove Park.

Service area: The service area for a local park is approximately a three mile radius. The closest off-leash dog area is the Grist Mill Park, 5 miles from Westgrove Park. Future dog areas are planned for North Hill Park and Lenclair Park, each approximately 1.5 miles from Westgrove Park.

Staff and Hours of Operation: Regular daily operating hours are from dawn until dusk. The park has no site staff but park operations staff regularly maintains the park. The off-leash dog area would be installed and maintained by the local sponsor group PACK.

Anticipated Maximum Number of Patrons: The Park Authority states that in general, the off-leash dog area can expect 1 – 5 users at a time during the day, with a maximum of 15 – 20 users at a time during times of highest peak activity. This estimate is based on experience at other County park off-leash dog areas. The Park Authority standard capacity for an off-leash dog area is 700 square feet per dog. With an approximate area of nearly two acres, the proposed Westgrove Park off-leash dog park area has a capacity of approximately 95 dogs.

Off-site Considerations:

Alternative sites: The proposed location of an off-leash dog area at Westgrove Park was initiated by the community group PACK. No other alternative locations were considered.

Anticipated Impacts: Anticipated impacts are summarized below:

Access and Traffic: Traffic generated will be minimal and diffused; therefore, impacts will be minimal.

Tree Preservation: No trees are expected to be impacted by the installation of the interim off-leash area.

Noise Impacts: The interim use will not create unsatisfactory off-site noise impacts.

Light Impacts: The site will be closed at dusk and no after-hours lighting is proposed.

Air Quality Impacts: No impacts to air quality are anticipated.

Water Quality Impacts: Water quality impacts will be minimal. Dog owners are required to pick up waste from their dogs; the self-enforced nature of off-leash dog areas typically generates fewer pollutants in and around the off-leash area.

Visual Impacts: The proposed interim use will be located in the central portion of Westgrove Park and no change to the existing character of the property is expected. No negative visual impact on the surrounding property is anticipated.

DESCRIPTION OF SURROUNDING AREA

Location: The site is located at 6801 Fort Hunt Road, Alexandria, VA 22307, between Belle View Boulevard and Wake Forest Drive. The site is located in the Mount Vernon Supervisory District.

Character and adjacent land uses: The site is undeveloped with a working pump house, and is comprised of an open lawn area with mature trees surrounding the lawn. The surrounding area is developed with public facilities (Belle View Elementary School) and residential uses.

COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map: Public Park

Planning Area and Planning District: Area IV, Mount Vernon Planning District

Planning Sector: MV4 – Wellington Community Planning Sector

Land use recommendations:

- Subject property – Community public park
- North of subject property – Public facility (Belle View Elementary School)
- Northeast of subject property – Residential use at 16-20 du/ac
- East of subject property – Public park (National Park Service)
- South of subject property – Residential use at 3-4 du/ac
- West of subject property – Public park (Mount Vernon District Park)

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

Fairfax County Comprehensive Plan, Area IV, 2011 Edition: Mount Vernon Planning District, as amended through April 10, 2012, MV4-Wellington Community Planning Sector, Recommendations, page 150:

Seek conversion of long-term lease on this publicly-owned land to ownership by the Fairfax County Park Authority. Initiate master planning process and develop with a mix of active and passive recreational facilities in accordance with the approved plan.

Policy Plan:

Fairfax County Comprehensive Plan, 2011 Edition: Policy Plan, as amended through 6-20-05, Parks and Recreation, Board of Supervisors Goals, pages 4-8:

- “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 ...
- Objective 4: Provide for current and future park and recreational needs through a combination of development of new and existing sites and the optimal use of all existing facilities.
- Policy g: Mitigate adverse impacts from park activities on surrounding neighborhoods through careful park planning, site design, management and operations.”

Fairfax County Comprehensive Plan, 2011 Edition: Policy Plan, as amended through 6-20-05, Parks and Recreation, Appendix 1 – Park Classification System, Local Parks, pages 9-11:

“A. LOCAL PARKS

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. In urban areas, park size is typically less than 5 acres and often less than ½ acre. 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.

In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified "Town Centers" or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere.

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.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Public Facilities, as amended through 1-10-05; Countywide Objectives and Policies, pages 2 – 4:

- 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.
- Objective 3: Balance the provision of public facilities with growth and development.
- Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.
- 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 g. Use the 456 [2232] Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.”

STAFF ANALYSIS

Department of Planning and Zoning

Zoning Administration Division

Attachment B

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

Zoning Evaluation Division

Attachment C

The subject property is not governed by any zoning applications, proffers or development conditions.

Planning Division – Environment and Development Review Branch

Attachment D

The proposed interim facility is located adjacent to, but not within, a mapped Resource Protection Area (RPA) and Environmental Quality Corridor (EQC), and the Department of Public Works and Environmental Services indicated that no additional water quality control measures are required for the proposed use. Planning staff suggests that the FCPA and PACK

clearly demonstrate that waste generated by the dogs will be removed and delivered to an approved facility in order to ensure that water quality is maintained at this location.

Direct adverse impacts to birds and wildlife are not expected from the off-leash area which is a cleared open space. The illegal off-leash use of areas within Westgrove Park, especially the RPA, is potentially detrimental to wildlife. The controlled off-leash area will discourage the presence of dogs within the RPA.

Activities within the off-leash dog area are not expected to create adverse off-site noise impacts. The closest residents are located to the south, approximately 350 feet from the southern edge of the proposed dog area.

Historic Preservation

Attachment E

Staff indicates that no adverse impacts to historic resources are expected.

Fairfax County Department of Transportation

Transportation Planning Section

Attachment F

Transportation staff notes that no transportation impacts are expected as a result of the proposed action.

Current vehicular access to the property is provided by the original driveway connection to Fort Hunt Road. Both the Fairfax County Department of Transportation and the Virginia Department of Transportation indicate that the proposed use is not expected to create an adverse impact on traffic.

Users of the site will parallel park on the shoulder of the existing perimeter drive that loops around the proposed dog area with parking oriented away from the RPA. The exact location of the fence and road signage will be determined at site design. VDOT does not require the removal of any trees or vegetation for safety or sight distance considerations.

Virginia Department of Transportation

Attachment G

The Virginia Department of Transportation indicates no objections or comments about the proposed off-leash dog area.

Department of Public Works and Environmental Services

Urban Forest Management Division

Attachment H

The Forest Conservation Branch of the Urban Forest Management Division (UFMD) requested a more detailed plat showing parking, fencing, and ingress-egress, as the latter potentially impacts the removal of trees for sight distance. UFMD requested a revised plan to show mitigation measures for impacts to water quality and the forested wetland, suggesting a Best Management Plan as one way of addressing dog waste. UFMD commented that the plan should be revised to show the reforestation of portions of the RPA in the vicinity of the entrance from Fort Hunt Drive.

Park Authority Response

Attachment I

The Park Authority responded to each of UFMD's comments. Parks indicates that parallel parking is recommended along the shoulder of the existing paved loop road that loops around the off-leash area, outside of the RPA. The exact location of fencing and signs will be determined at site design.

The Park Authority intends to mitigate dog waste by requiring dog owners to clean up after their dogs and using the available trash receptacles, which will be regularly emptied by park maintenance.

To help mitigate any potential impacts to the RPA, the Park Authority will use a 2005 wetland inventory to help guide the design of the area. The Park Authority indicates that no vegetation will need to be removed for the purpose of improving traffic sight lines.

The Park Authority believes that the thickets lining the road provide good habitat for birds and a beneficial physical barrier between Fort Hunt Road and the park. The trees were cleared by DPWES Wastewater Division as part of the site development for the sewage treatment plant, and re-planting trees will require the removal of the established thickets. A forest management plan for Westgrove Park is proposed by the Park Authority as part of the Park master planning process.

Site Development and Inspections Division

Attachment J

The proposed area is located adjacent to, but not within, a mapped RPA and EQC.

Staff indicates that the proposed project will not increase the impervious area within the RPA. Therefore, no encroachment exception is required. A small increase in impervious area outside the RPA is proposed but the project is exempt from providing water quality controls. Since the new impervious area is minimal, any stormwater detention requirements are likely to be waived.

The Park Authority researched the Northern Virginia Soil and Water Conservation District (NVSWCD) recommended measures for mitigating water quality impacts from animal waste – specifically, horse manure. NVSWCD recommends either removing waste from the site for disposal or spreading the waste in designated locations onsite. The Park Authority indicates that the adopted rules for off-leash dog areas require users to “scoop the poop” and to dispose of any waste in the provided trash receptacles. The receptacles are emptied by park maintenance staff on a regular basis. The Park Authority believes that this disposal procedure conforms to the NVSWCD recommendation for removal of animal waste. Additionally, it is anticipated that the availability of an off-leash dog area will attract dogs and their owners and reduce the amount of potential dog activity in the RPA. Waste removal by owners in the off-leash dog area will be required.

Additionally, the Park Authority indicates they will use a wetland inventory, prepared in 2005, to guide the design of the off-leash area in order to mitigate any potential adverse impacts to the RPA.

Wastewater Planning and Monitoring Division

Attachment K

The proposed project has no impact on the use of any sanitary sewer facilities.

Fire and Rescue Department

Attachment L

The proposal does not impact the Fire and Rescue Department.

Fairfax County Public Schools

Attachment M

The proposal does not impact school site development.

Fairfax County Park Authority

Attachment N

Cultural Resource Management and Protection Services

Assuming no additional ground disturbance, staff indicates that the project will have no effect to archaeological resources.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Attachment O

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 interim off-leash dog area is proposed in the existing Westgrove Park on public property identified in the Comprehensive Plan for public park use. The Park Authority identifies a lack of off-leash dog areas to serve the adjacent communities and residents. The Westgrove Park meets location guidelines as described in the Local Park category of the Comprehensive Plan; it is located to serve local residential neighborhoods with pedestrian, bicycle, and/or car access. In addition, the proposed location meets Plan guidelines to locate new facilities appropriately to the area they are intended to serve and to local public facilities in areas of compatible land use. While the general nature of the surrounding park land consists of undisturbed woodlands, streams and marshes, the proposed off-leash area is to be located in an existing disturbed area of open space with an existing paved road serving the site and the adjacent pump house.

During the two-year interim use, and as part of the development of the Master Plan, decisions can be made with regard to any potential permanent location of an off-leash dog park at Westgrove Park.

Character

The open space nature of the proposed 2-acre off-leash area is consistent with Plan guidelines to serve current and future park and recreation needs by providing open space, recreational services and facilities, and stewardship of natural and cultural resources. The open lawn is an existing feature within Westgrove Park and the proposed use will not require the removal of existing trees or vegetation. The area is sufficiently buffered by woods from the adjacent Fort Hunt Road, Belle View Elementary School and neighborhoods to the south. The proposed off-leash area will comprise a small fraction (10%) of the entire Westgrove Park. It will not be visible by surrounding uses and expected noise impacts are minimal. The existing character of the site will change with the placement of a chain-link fence, benches and an information kiosk associated with the interim off-leash area. The presence of vehicles will slightly alter the character of the open area. Staff has determined that these changes will not have an adverse impact on the character of the park.

The proposed interim nature of the off-leash dog area carries certain stipulations agreed to by PACK. The Park Authority will monitor the condition of the ground surface. PACK is responsible for cleaning the off-leash dog area, publicizing the regulations of the area, and reporting any maintenance needs to the Park Authority.

Extent

The proposed off-leash dog area is consistent with 'extent' guidelines for local parks in terms of size, typical uses, and expected park experience. The park will serve the local residential community, which is consistent with local park guidance. The proposed off-leash area use will meet Zoning Ordinance requirements for transitional screening, which meets Plan guidelines that public facilities

be properly screened and buffered.

The proposed use will minimize disturbance to the RPA which meets Plan guidelines to avoid areas of environmental sensitivity. The proposed use meets Zoning Ordinance requirements and will be subject to review by DPWES during site plan review.

Based on staff review, impacts from the proposed interim use are not expected to extend to the adjacent stream and Dyke Marsh Preserve areas east of Westgrove Park. The interim off-leash dog area does not preclude any future actions to reinforce connections to natural areas outside of Westgrove Park. The master planning process will assess potential uses of the Park and the off-leash dog area will be a part of this assessment during the two-year interim period.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the proposal by the Fairfax County Park Authority, to develop an interim off-leash dog park within the existing Westgrove Park located at 6801 Fort Hunt Road, Alexandria, VA 22307, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-V11-25 substantially in accord with provisions of the adopted Comprehensive Plan.



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

TO: Fred Selden, Director
Department of Planning and Zoning

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

2232-V11-25

DATE: December 12, 2011

SUBJECT: Application for Determination Pursuant to Section 15.2-2232 of the Code of Virginia for the Westgrove Park Interim Off-Leash Dog Area

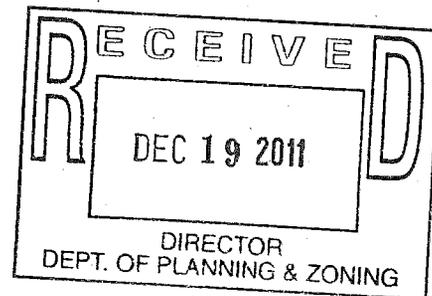
The Fairfax County Park Authority respectfully requests review of the attached application and forwarding of comments to the Planning Commission for their approval of public use of the Westgrove Park Interim Off-Leash Dog Park. This request is submitted in accordance with Section 15.2-2232 of the Code 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 parcel identified as 93-2 ((1)) 6. The parcel is located in the Mount Vernon Supervisory District and within the M4-Wellington Community Planning Sector of the Mount Vernon 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 324-8741.

Attachment: 2232 Application

- Copy: Gerald W. Hyland, Supervisor, Mount Vernon District
- Earl Flanagan, Planning Commissioner, Mount Vernon District
- Linwood Gorham, Fairfax County Park Authority Board, Mount Vernon District
- David Bowden, Director, Planning and Development Division
- Sandy Stallman, Manager, Park Planning Branch
- Chris Caperton, Project Coordinator, Planning Division, Department of Planning & Zoning



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

Application Number: 2232-VII-25
(assigned by staff)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address: 6801 Fort Hunt Road (Westgrove Park)

City/Town: Alexandria

Zip Code: 22307

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: sstall@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable): Sandy Stallman

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

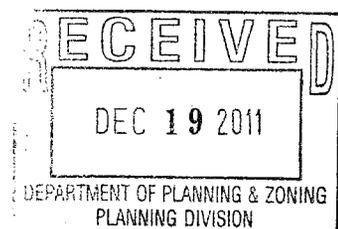
City/Town: Fairfax

State: VA

Zip Code: 22035

Telephone: Work: (703) 324-8643

Fax: (703) 324-3987



PROPOSED USE

Street Address: 6801 Fort Hunt Road, Alexandria, VA 22307

Fairfax Co. Tax Map and Parcel Number(s): 93-2((1))6

Brief Description of Proposed Use:

Westgrove Park is located at 6801 Fort Hunt Road and is identified as Tax Map parcel 93-2((1))6. The park is located within the Mount Vernon Supervisory District and the Mount Vernon Planning District. The property is bounded by Fort Hunt Road to the west, Belle View Elementary School to the north, West Grove subdivision to the south, and the River Towers Condominiums to the east.

Once utilized as a wastewater treatment facility, now demolished, the property was transferred to the Park Authority on October 26, 2001, from the Fairfax County Board of Supervisors. The River Towers pump station on the site remains operational and serves the surrounding residential developments. The park is comprised of approximately 21.3 acres with a forested perimeter and open space areas. A perennial stream traverses the northern half of the site.

The proposed use is an interim off-leash dog area (OLDA) within an approximate two acre portion of the park. The proposed interim use is for a provisional two years pending completion of a master plan to consider establishing a permanent OLDA and other potential uses at Westgrove Park.

Total Area of Subject Parcel(s): 21.32 acres

Portion of Site Occupied by Proposed Use: 2 acres

Fairfax County Supervisor District: Mount Vernon

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan): Public Park.

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

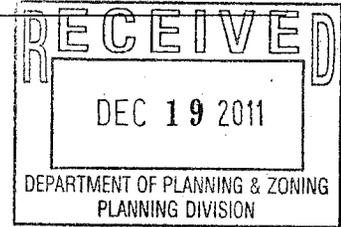
City/Town: Fairfax **State:** VA **Zip Code:** 22035

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:

Signature of Applicant or Agent 

Date 12 Dec 2011



Submit completed application to:

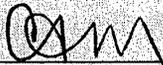
**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

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

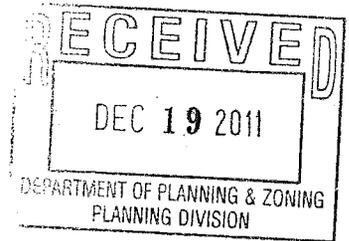
Date application received: 12/19/11

By: 

Additional information requested to complete application:

Date application accepted: / /

By: _____



PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF PROPOSED USE

General Project Description

Westgrove Park is located at 6801 Fort Hunt Road, Alexandria and is identified as Tax Map parcel 93-2((1))6. The park is located within the Mount Vernon Supervisory District and the Mount Vernon Planning District. The property is bounded by Fort Hunt Road to the west, Belle View Elementary School to the north, West Grove subdivision to the south, and the River Towers Condominiums to the east.

Once utilized as a wastewater treatment facility, now demolished, the property was transferred to the Park Authority on October 26, 2001, from the Fairfax County Board of Supervisors. The River Towers pump station on the site remains operational and serves the surrounding residential developments. The park is comprised of approximately 21.3 acres of forested and open areas with a perennial stream traversing the northern half of the site.

Section 41.1-2-4(a) of the Fairfax County Code authorizes the Park Authority Board to designate areas on parkland for off-leash dogs areas or dog exercise areas. In 2010, the Pumphouse Association for Canine Kindness (PACK) made a request to the Park Authority to establish by resolution a "temporary as-is" unfenced off-leash dog area (OLDA) at Westgrove Park. The request was deemed inconsistent with Park Authority practice for establishing an OLDA that requires the OLDA use to be shown on an approved park master plan and that the OLDA be fenced. PACK made a subsequent request in 2011 to designate a portion of the park as an interim OLDA pending completion of a master plan. The request was evaluated and an agreement between PACK and the Park Authority was approved for a provisional two years conditioned on a 2232 determination. During the interim use period, a park master plan process will be conducted to determine permanent park uses.

The gate to the paved access road on Fort Hunt Road will be opened to allow vehicle access into the park with parking permitted along the drive edges. Signage will be installed to control parking and access to the wastewater pump house. The Fort Hunt Road entrance does not need VDOT review because site improvements are not planned except the removal of some vegetation by the entrance to increase visibility from the road.

PACK will follow Park Authority standards and provide funding for the fencing, bulletin boards, and other amenities approved for the interim OLDA. The ground surface will remain natural turf on a trial basis, though may be converted to a more sustainable surface at a later time if warranted. PACK will serve as the facility sponsor and act as the Park Authority's liaison between users, local residents, Animal Control, and the Police Department. In addition, PACK will monitor and

clean the OLDA, publicize OLDA regulations, and report maintenance needs to the Park Authority.

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.

Parallel parking will be provided along the existing loop roadway within the park that encircles the OLDA. It is estimated that most users will drive, although it is likely some users will walk from the surrounding communities.

In general, the OLDA is assumed to continually have 1-5 users at a time throughout the day and generate a maximum of 15-20 users at a time during the highest peak of activity.

Service Area

As a local park, the service area for Westgrove Park is approximately within a three mile radius of the park. The closest OLDA is located at Grist Mill Park located 5 miles away. Future OLDA's are also planned at North Hill Park (1.5 miles away) and Lenclair Park (1.5 miles away).

Maintenance Requirements and Frequency

The Park Authority will maintain the OLDA grass through regularly scheduled park maintenance; and maintain the fencing, benches, and other amenities installed in the OLDA as needed. PACK will report additional maintenance needs to the Park Authority.

2. REQUIREMENT FOR PROPOSED USE

The adopted Park Facility Service Level Standards in the Fairfax County Comprehensive Plan recommends one OLDA per 86,000 residents. The community areas around Westgrove Park are currently underserved of this facility type and the proposed use would help fill this need until an approved master plan can be implemented.

The Pumphouse Association for Canine Kindness (PACK) specifically requested the OLDA be located at Westgrove Park. As a result, no other alternative locations were considered for the proposed use. The approximate 2-acre portion of the park needed for the proposed use is currently open space void of any trees or other notable features, and is subsequently the least disruptive location in the park for the proposed use.

As a local park, the service area for Westgrove Park is approximately within a three mile radius of the park.

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

Traffic Impacts

The amount of traffic generated will be minimal and diffused; therefore, impacts will be minimal.

Tree Preservation

No trees are expected to be impacted by the installation of the interim OLDA.

Noise Impacts

The operation of the interim OLDA will not create an unsatisfactory off-site noise impact.

Light Impacts

The site will be closed at dusk and no new 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. Dog owners are required to pick up waste from their dogs; the self-enforced nature of OLDA's typically generate less pollutants in and around the OLDA regarding dog waste.

Visual Impacts

The interim OLDA will be located central to the site and no change to the existing character of the property is to be expected. No negative visual impact on the surrounding property is anticipated.

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

The proposed interim OLDA is 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**

Property Identification Map (color)

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

Proposed Facility Plan (color)

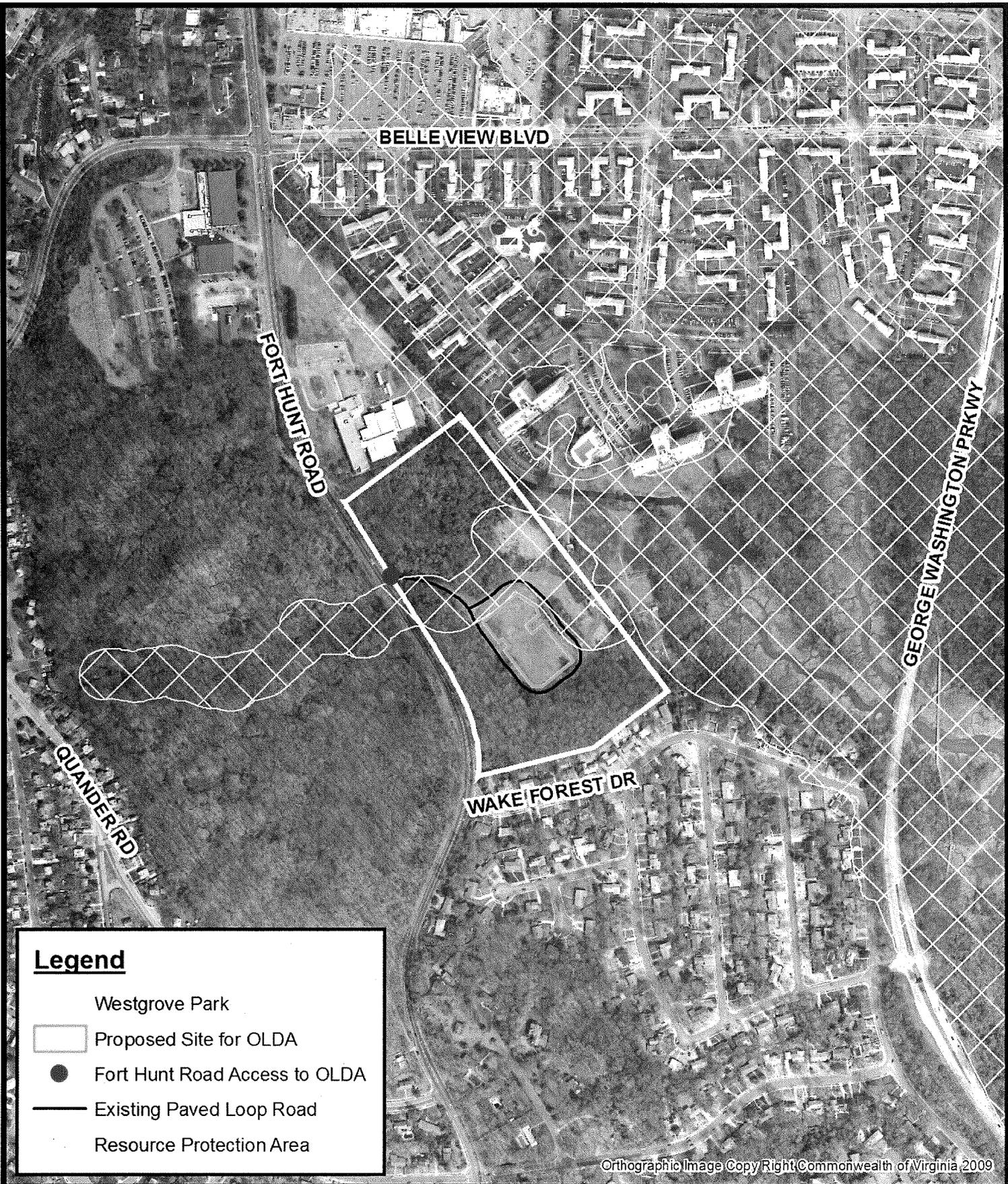
7. REDUCED COPY OF PLANS (8 ½ x 11)

Property Identification Map (black & white)
Proposed Facility Plan (black & white)

END OF APPLICATION

Attachments:

1. Property Identification Map (color)
2. Proposed Facility Plan (color)
3. Property Identification Map (black & white)
4. Proposed Facility Plan (black & white)



Orthographic Image Copy Right Commonwealth of Virginia 2009

Legend

-  Proposed Site for OLDA
-  Fort Hunt Road Access to OLDA
-  Existing Paved Loop Road
-  Resource Protection Area



**FAIRFAX COUNTY
PARK AUTHORITY**

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

PROPERTY IDENTIFICATION MAP

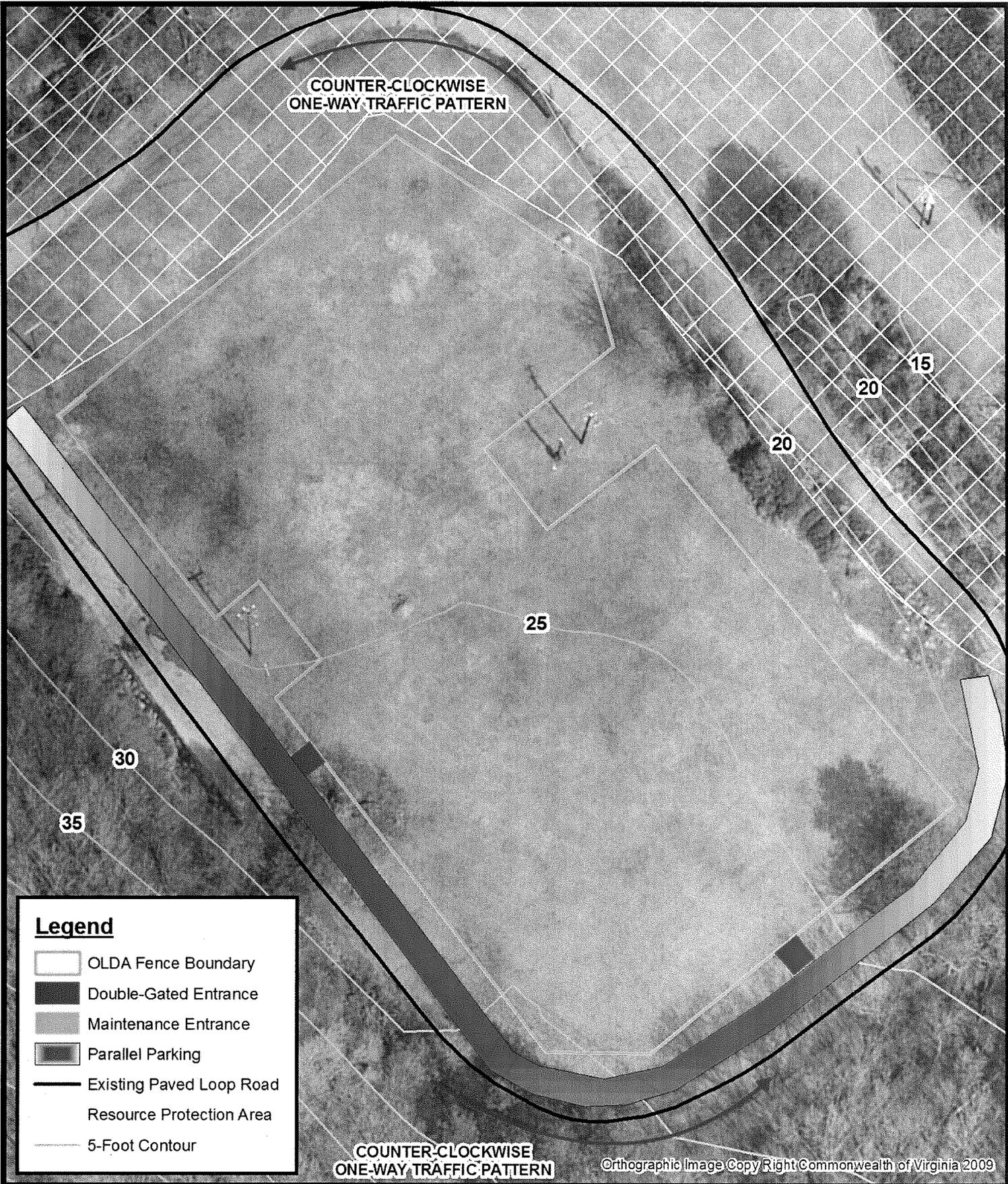
0 150 300 600
FT

1" = 500'

October 27, 2011



RECEIVED
DEC 19 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



Legend

-  OLDA Fence Boundary
-  Double-Gated Entrance
-  Maintenance Entrance
-  Parallel Parking
-  Existing Paved Loop Road
-  Resource Protection Area
-  5-Foot Contour

COUNTER-CLOCKWISE ONE-WAY TRAFFIC PATTERN

Orthographic Image Copy Right Commonwealth of Virginia 2009



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

PROPOSED FACILITY PLAN

0 15 30 60 FT
1" = 50'
October 27, 2011



RECEIVED
DEC 19 2011
DEPARTMENT OF PLANNING & ZONING
PLANNING DIVISION



homepage > park authority > off-leash dog area:

Guidance to Groups Interested in Establishing an Off-Leash Dog Area

If you, or a group you are representing, are interested in establishing a new off-leash dog area (commonly known as a dog park or OLDA) at a park in your community, the following process is used to establish such a facility.

1. **Establish a dog owners sponsor organization to help fund the facility, development, and operate the OLDA.** An established dog owners group must be in place to sponsor a new OLDA before the facility can be established. All OLDAs in Fairfax County Parks are public/private partnerships, developed in cooperation with sponsoring organizations of dog owners. The sponsors are the agency's liaison between users, local residents, Animal Control, and the Police Department. They monitor, clean the facilities, publicize OLDA regulations, and report maintenance needs to the Park Authority.

This sponsoring organization is also responsible for funding the development, and some of the recurring operational costs. The most recent OLDAs cost around \$40,000 to construct (not including an entrance roadway and parking), with a significant portion of the funding coming from the sponsor group. The cost will vary depending upon the size of the facility and condition of the area where it is proposed to be developed. The addition of a park entrance and/or parking is a substantial investment if they do not already exist at the park. A Mastenbrook Grant may be available from the Park Authority to help meet the required funds.

2. **Identify an appropriate site.** An appropriate location needs to be identified for the OLDA that is not within the service area of an existing OLDA. View a list of OLDAs in Fairfax County parks.
 - o OLDAs cannot be placed within Resource Protection Areas (RPAs), Flood Plains, Environmental Quality Corridors (EQCs), on cultural resource sites, or within most easements.
 - o Consider proximity of the potential OLDA location to nearby neighbors.
 - o The minimum size for an OLDA is 100 feet by 100 feet, which equals 10,000 square feet, or slightly less than 1/4 acre. The preferred size is at least 27,780 square feet, or about 1/2 an acre. An OLDA can have one large area or two sections, one for small dogs and one for big dogs. The size of the OLDA requires Fairfax County Park Authority Board approval.
 - o OLDA capacity is one dog for every 700 square feet within the OLDA fence. Each OLDA will post the carrying capacity.
 - o A safe vehicular entrance and 10 to 20 space parking lot, including ADA spaces, depending upon the size of the OLDA.
 - o The OLDA is to be enclosed in black vinyl coated double knuckled 9 gauge 5' fencing with a top rail and double gated portal entrance. A 12' maintenance access gate is required as well. The fence fabric is to be installed a little below finish grade and will be buried to limit dogs from getting under the fencing.
 - o Surface is at least 4" of stone dust.
 - o Trees should be included within the off-leash area for shade when possible.
 - o An information kiosk with dog area rules, contact information, and other pertinent information.
 - o A minimum of 2 benches
 - o A trash can or two.
 - o Medium to large doggy bag dispenser box (routine provision of doggy bags is the responsibility of the sponsoring organization).
 - o ADA compliant trail or sidewalk connecting the parking lot to the OLDA, and street if applicable. While we work to try to connect park trails and facilitate pedestrians in parks, public street routes are under the domain of the Department of Transportation Pedestrian. For more information, please visit their website. There is additional contact information for DOT at that page as well.
3. **Send a Letter of Intent.** A Letter of Intent will communicate to the Park Authority Director and the Park Authority Board the group's desire to sponsor an OLDA in accordance with the guidance provided here. Once a "Letter of Intent" (see sample letter) is received from the sponsoring organization, the Park Authority will perform the necessary planning activities.
4. **Create or Revise Park Master Plan.** Once an appropriate park site has been identified for an OLDA, check the park master plan, if there is one, to see if any uses or facilities are planned for the desired area. If the park has an existing master plan but no OLDA planned, then it must be revised to include the OLDA facility. If there is no park master plan, one must be created to include a planned OLDA feature within the park. This Park Master Planning process can take 8 to 12 months. Master Plans are processed by Park Planning staff with public input, and approved by the Park Authority Board. Master Plan assignments are made by the Park Authority Board in the Planning and Development Division's annual work plan. More information on the Park Master Planning process can be found online.
5. **Obtain a Public Use Determination.** In addition to approving the OLDA use in a park master plan, a Public Use Determination must be completed to ensure that the planned public use conforms to the County Comprehensive Plan in accordance with the State Code 15.2-2232. This process, also called a "2232 Determination" can take approximately 6 to 8 months. The 2232 determination application is prepared and processed by staff and is approved by the County Planning Commission. More information on the 2232 process can be found on the Department of Planning and Zoning website.
6. **Enter a Memorandum of Understanding.** Before the OLDA can be constructed, the sponsoring organization must sign the "Memorandum of Understanding" (sample memorandum) and provide the necessary funding.
7. **Design and Approvals.** After all of the necessary funding has been provided, the site design and approval process can begin. All facility design drawings and specifications are required to have Park Authority approval, as well as the Department of Public Works and Environmental Services if applicable, prior to construction work beginning. This process usually takes 3 months to a year to complete and is facilitated with Park Authority staff.

8. **Construction.** Once the design is completed and all necessary approvals have been acquired, site development can be scheduled to be done by the Park Authority. This process can take between 3 and 9 months to complete. Please note that any facilities constructed on park property become the property of the Fairfax County Park Authority.
9. **Grand Opening.** OLDA opens to the public with operation by the sponsoring group in accordance with the Memorandum of Understanding.

For information about the Fairfax County Park Authority's current off-leash dog areas and their rules, please [visit the web site](#).

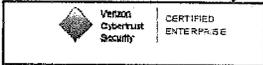
If you would like to begin the process of exploring the possibility of establishing an OLDA in your community, please submit a Letter of Intent to the Director of the Fairfax County Park Authority. The request to the Director should include the projected OLDA location and size; as well as the impact the OLDA may have on adjacent neighbors and other park users. This request must also include a statement that the sponsoring organization has read and understood the "Memorandum of Understanding" and accepts the sponsorship responsibility. A signed [Memorandum of Understanding](#) should be included with the [Letter of Intent](#) to the Director.

Send requests to:

John W. Dargle, Jr., Director
Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

Contact Fairfax County: [Phone](#), [Email](#) or [Twitter](#) | **Main Address:** [12000 Government Center Parkway, Fairfax, VA 22035](#)
Technical Questions: [Web Administrator](#)

[ADA Accessibility](#) | [Website Accessibility](#)
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County of Fairfax, Virginia

MEMORANDUM

DATE: January 10, 2012

TO: Chris Caperton
Planning Division, DPZ

FROM: Lorrie Kirst
Deputy Zoning Administrator
for Ordinance Administration Branch

SUBJECT: 2232-V11-25
Off-Leash Dog Park at Westgrove Park
6271 Lincolnia Road
Tax Map: 93-2 ((1)) 6
Zoning District: R-3

The property is zoned R-3 District and contains the 21.3 acre Westgrove Park which is owned and operated by the Fairfax County Park Authority. The proposed off-leash dog area would be located within an approximately two acre portion of the park. The proposed dog park is 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.

Caperton, Chris B

From: Lee, Carrie D.
Sent: Tuesday, January 17, 2012 3:17 PM
To: Caperton, Chris B
Subject: 2232-V11-25, FCPA, Westgrove Park

Re: 2232-V11-25
Fairfax County Park Authority
Westgrove Park
To add an off-leash dog park
Tax Map 93-2 ((1)) 6
6801 Fort Hunt Road, Alexandria

The subject property is not governed by any zoning applications, proffers or development conditions. Therefore, we have no comments.

Carrie Lee, Staff Coordinator
Interpretations Branch, Zoning Evaluation Division
Department of Planning and Zoning
Fairfax County
703-324-1290



County of Fairfax, Virginia

MEMORANDUM

DATE: January 25, 2012

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Pamela G. Nee, Chief *PNN*
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: 2232-V11-25
Westgrove Park – Dog Park

This application is for the proposed establishment of an off leash dog park area on a portion of Westgrove Park, located at 6801 Fort Hunt Road. The off leash area is planned for a 2-acre portion of the park, which is currently cleared of vegetation and will be enclosed with a fence. Dog owners will be required to remove their own pet waste subject to the off leash dog area (OLDA) regulations. Implementation of this plan will be monitored by the Pumphouse Association for Canine Kindness (PACK), which had requested that the OLDA be located at Westgrove Park.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

Fairfax County Comprehensive Plan, Policy Plan, 2011 Edition, Environment section as amended through July 27, 2010, page 7 through 9:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. . . .

Policy d. Preserve the integrity and the scenic and recreational value of EQCs when locating and designing storm water detention and BMP facilities. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

The Fairfax County Park Authority (FCPA) is proposing the establishment of an off leash dog park area on a portion of an existing park facility. The proposed facility is located adjacent to, but not within, a mapped Resource Protection Area (RPA) and Environmental Quality Corridor (EQC). The Department of Public Works and Environmental Services (DPWES) has indicated that no additional water quality control measures are required for the proposed use. The FCPA and PACK should clearly demonstrate that waste generated by the dogs will be removed and delivered to an approved facility in order to ensure that water quality is maintained at this location.

PGN:JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: 24 January 2012

TO: Chris Caperton, Facilities Planning Branch Chief

FROM: Linda Cornish Blank
Historic Preservation Planner *ACB*

SUBJECT: 2232-V11-25, Westgrove Park, 6801 Fort Hunt Road, Tax Map 93-2 ((1)) 6; to add an interim off-leash dog area within an approximate two acre portion of an existing park.

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 proposed addition of an interim off-leash dog area.

Recommendation: The Cultural Resource and Protection Section of the Fairfax County Park Authority be given the opportunity to provide comment on this application.

cc: Elizabeth Crowell, Section Manager, Cultural Resource and Protection Section, Fairfax County Park Authority



County of Fairfax, Virginia

MEMORANDUM

DATE: January 27, 2012

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief
Transportation Planning Section
Department of Transportation

Kris Morley-Nikfar
for: Leonard Wolfenstein

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination -- 2232-V11-25 to develop an interim off-leash dog area, within an approximate two acre portion of the existing Westgrove Park, located at 6801 Fort Hunt Road.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application. There appear to be no significant traffic impacts resulting from the proposed use for the site and thus, FCDOT has no comments at this time. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) Kris.Morley-Nikfar@fairfaxcounty.gov.

Cc: Connie Maier, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

March 12, 2012

Mr. Chris B. Caperton
Fairfax County Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: Dog Park at 6801 Fort Hunt Road
Fairfax County Plan No: 2232A-VII-25

Dear Mr. Caperton:

We have reviewed the above referenced plan and have no objection to approval of this project.

Sincerely,

Paul J. Kraucunas

Paul J. Kraucunas, P.E.
Land Development Program Manager

cc: Fairfax Permits

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Chris Caperton, Branch Chief
Facilities Planning Branch, Planning Division, DPZ

DATE: January 23, 2012

FROM: Jessica G. Strother, Urban Forester II
Forest Conservation Branch, UFMD, LDS, DPWES 

SUBJECT: 2232-V11-25- Westgrove Park Interim Off-Leash Dog Park

RE: Your Request for Comments and Recommendations

This review is based on the application, description and proposed facility plan stamped as received by the Department of Planning and Zoning (DPZ) on December 19, 2011. Several e-mails from the public about the proposal have been received by me and will be forwarded to you. A cursory site visit was conducted the week of January 16, 2012.

Site Description: Approximately fifty percent of this site 21.3 acre site contains a bottomland mature canopy forest, which has forested wetland characteristics. The remaining portion of the site contains a 2-3 acre open grass field with a paved roadway around it. A pump station is located in the southeastern portion of the site that is connected to the existing roadway. Adjacent to this area are grassed areas and portions of the site that are gradually being taken over by blackberry bushes, some invasive vines and young woody and seedling growth. There is an existing perennial stream and the associated Resource Protection Area (RPA) that crosses through the middle of the property, west to east, near the entranceway from Fort Hunt Road.

- Comment:** Based on the proposal for off-leash dogs, and some public parking, additional information in the form of a detailed Plat is needed to evaluate the application.

Recommendation: A detailed Plat that includes how cars will be parked (no new parking spaces are proposed), where exactly the fencing will be placed adjacent to the open field, and information regarding ingress and egress to the site where removal of trees for sight distance and sign installation would be needed, as indicated on page 4 of the application.
- Comment:** The existing RPA gradually over time will be impacted by some dog waste and vehicular access onto the site. This will affect water quality, and the forested wetland, the extent of which is unclear. A plan should be provided as part of the application that addresses these issues. One possible area of implementation could include a Best Management Plan to deal with dog waste that mimics aspects of horse pasture management. See information attachments herein, from the N.Va Soil and Water Conservation District on this issue.

2232-VII-25

Westgrove Park Interim Off-leash Dog Park

Comments and Recommendations

Page 2

Recommendation: A detailed plan should be provided as part of the application that addresses these issues. The application should be revised to include this information.

3. **Comment:** Portions of the RPA have been cleared of vegetation in the vicinity of the roadway that enters the open grassed area. This area should be reforested according to the Chesapeake Bay related reforestation requirements for re-establishing RPA's.

Recommendation: The Plat-Plan and application should be revised to show and provide this information.

attachments



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Chris Caperton, Branch Chief
Facilities Planning Branch, Planning Division, DPZ

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: March 14, 2012

SUBJECT: 2232-V11-25, Westgrove Park Interim Off-Leash Dog Area
Response to Forest Conservation Branch comments

Concerning the comments made by the Forest Conservation Branch (UFMD, LDS, DPWES), the Park Authority offers the following response:

1. **Comment:** Based on the proposal for off-leash dogs, and some public parking, additional information in the form of a detailed Plat is needed to evaluate the application.

Recommendation: A detailed Plat that includes how cars will be parked (no new parking spaces are proposed), where exactly the fencing will be placed adjacent to the open field, and information regarding ingress and egress to the site where removal of trees for sight distance and sign installation would be needed, as indicated on page 4 of the application.

Response: Parallel parking will be provided on the shoulder of the existing paved roadway loop around the off-leash dog area in those areas outside the RPA and will be oriented on the side near the off-leash dog area. The exact location of the fence and entrance sign will be determined at site design. VDOT has reviewed this application and does not require any removal of trees for reasons of ingress and egress or sight distance.

2. **Comment:** The existing RPA gradually over time will be impacted by some dog waste and vehicular access onto the site. This will affect water quality, and the forested wetland, the extent of which is unclear. A plan should be provided as part of the application that addresses these issues. One possible area of implementation could include a Best Management Plan to deal with dog waste that mimics aspects of horse pasture management. See information attachments herein, from the N. Va Soil and Water Conservation District on this issue.

Recommendation: A detailed plan should be provided as part of the application that addresses these issues. The application should be revised to include this information.

Response: The Northern Virginia Soil and Water Conservation District recommend two methods to manage horse manure waste: either shipping the waste offsite to a location where it can be disposed of or used in an environmentally safe manner (both with routine pick-up), or spreading the waste on established locations onsite. The adopted rules for off-leash dog areas require users to “scoop the poop” and dispose any waste in the provided trash receptacles, which will be regularly emptied by park maintenance. The Park Authority believes this requirement and regular collection mimics the recommendation of offsite waste removal by the Northern Virginia Soil and Water Conservation District.

In addition, it is anticipated that the off-leash dog area will attract park users with dogs to use the off-leash dog area rather than walking their dogs through the RPA, which is currently permitted. This will concentrate waste in one location, outside the RPA, and will increase the likelihood of being removed due to regulations and peer pressure of other off-leash dog area users.

To help mitigate adverse impacts onto the RPA, the Park Authority will use a park wetland inventory that was conducted in 2005 to guide the design of the off-leash dog area when appropriate.

Vehicular access onto the site will be on an existing paved roadway, which is currently used by park maintenance. The interim use will not divert any traffic onto vegetated areas nor require any vegetation to be removed.

3. **Comment:** Portions of the RPA have been cleared of vegetation in the vicinity of the roadway that enters the open grassed area. This area should be reforested according to the Chesapeake Bay related reforestation requirements for re-establishing RPA's.

Recommendation: The Plat-Plan and application should be revised to show and provide this information.

Response: The treeless areas along the site entrance road within the RPA were cleared by DPWES Wastewater when the site operated as a sewage treatment plant. The current thickets lining the road at that location are providing good habitat for birds and provide a positive barrier helping to prevent people walking (often with dogs) along the roadway from entering the surrounding woodlands. Replanting this area would require removal of the thickets; therefore, the Park Authority believes keeping the thickets at this time will protect habitat and the adjacent forest areas from off trail use. In addition, the interim use will not increase the amount of cleared vegetation. A forest management plan for the whole site and reforestation where appropriate may be considered as the park is master planned.

CC: Charles Smith, Manager, Natural Resource Management and Protection Section, RMD
Dan Sutherland, Manager, Grounds Management, Park Operations
Joe Nilson, Manager, Area 3 Management, Park Operations
Connie Maier, Facilities Planning Branch, Planning Division, DPZ



County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2012

TO: Chris Caperton, Branch Chief
Planning Division
Department of Planning and Zoning

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

SUBJECT: 2232 Application #2232-V11-25, Westgrove Park Dog Park, Application dated December 19, 2011, LDS Project #4008-ZONA-001-1, Tax Map #93-2-01-0006, Mount Vernon 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. The county-mapped RPA is depicted on the proposed facility plan. As described in the application, the project will not increase the impervious area within the RPA; no encroachment exception will be required. A small increase in impervious area outside the RPA is proposed; the project would be exempt from providing water quality controls (CBPO 118-3-2(f)(1)).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Since the new impervious area is minimal, any stormwater detention requirements are likely to be waived.

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

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Caperton, Chris B

From: Osei-Kwadwo, Gilbert
Sent: Thursday, February 02, 2012 7:56 AM
To: Caperton, Chris B
Subject: 2232 Review Application No. 2232-V11-25 Tax Map: 93-2- ((01)) () - 0006

The proposed use for the above subject Application does not have any impact on the use of any sanitary sewer facilities.

Thanks,
Gilbert

Gilbert Osei-Kwadwo, P.E.
Wastewater Planning and Monitoring Division
703-324-5025 (Direct)
703-324-5030 (Main)
703-803-3297 (Fax)

Caperton, Chris B

From: Maier, Constance A.
Sent: Tuesday, January 24, 2012 10:01 AM
To: Caperton, Chris B
Subject: FW: Westgrove Dog Park

*Connie A. Maier, Planning Division
Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy, Suite 730
constance.maier@fairfaxcounty.gov
Fairfax, Virginia 22035-5505
(703) 324-1263 (Direct)
(703) 324-1380 (Main)*

From: Stone, Laurie A.
Sent: Tuesday, January 24, 2012 9:52 AM
To: Maier, Constance A.
Subject: RE: Westgrove Dog Park

Connie,

The Fire and Rescue Department has reviewed the 2232 Application for the "off-leash" dog park 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

From: Maier, Constance A.
Sent: Tuesday, January 24, 2012 8:47 AM
To: Stone, Laurie A.
Subject: Westgrove Dog Park

Can you tell me who in your office is reviewing this 2232 application proposing an "off-leash" dog park at Westgrove Park, in Alex? We are trying to get all comments this week.

Thanks much!

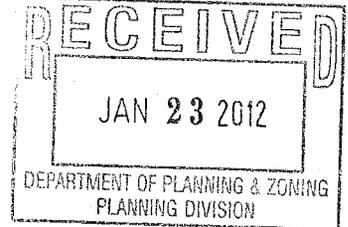
*Connie A. Maier, Planning Division
Fairfax County Department of Planning & Zoning
12055 Government Center Pkwy, Suite 730
constance.maier@fairfaxcounty.gov
Fairfax, Virginia 22035-5505*



FAIRFAX COUNTY
PUBLIC SCHOOLS

Department of Facilities and Transportation Services
Office of Design and Construction Services
Gatehouse Administration Center, Suite 3500
8115 Gatehouse Road
Falls Church, Virginia 22042

January 20, 2012



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

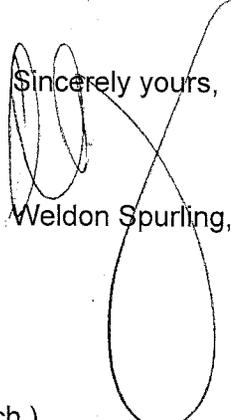
Ladies and Gentlemen:

Re: Below Listed Recently Filed Application(s) Under Section 15-2-2232 of the Code of Virginia

2232 Review Application No. 2232-V11-25 Tax Map: 93-2 ((1)) 6

This office has reviewed the subject Application(s) and has no comments with respect to school site development.

Sincerely yours,


Weldon Spurling, II, PE

WS/vm

cc: Facilities Planning Services, FCPS, (w/attach.)
File

Caperton, Chris B

From: Crowell, Elizabeth A
Sent: Wednesday, January 25, 2012 11:33 AM
To: Caperton, Chris B
Cc: Maier, Constance A.; Blank, Linda C.
Subject: RE: Proposed Westgrove Dog Park

Chris –

I asked John Rutherford to review this area using our GIS overlay data. The area proposed for the dog park has been previously disturbed. Assuming there will be no additional ground disturbance, there would be no effect to archaeological resources.

If you have further questions, please do not hesitate to call me on my cellular phone.

Thanks.

Liz

Elizabeth A. Crowell, Ph.D.
Manager, Cultural Resource Management and Protection Section Branch
Fairfax County Park Authority
(703) 534-3881, x 402 (office)
(703) 282-3833 (cellular phone)

From: Caperton, Chris B
Sent: Wednesday, January 25, 2012 10:54 AM
To: Crowell, Elizabeth A
Cc: Maier, Constance A.; Blank, Linda C.
Subject: Proposed Westgrove Dog Park

Hi Liz:

Linda Blank suggested that this Park Authority 2232 Application for an off-leash dog park be sent to you for review.

Please see the two attachments: 1) Linda's comments and, 2) the 2232 Application.

Please let me or Connie Maier know if you have any questions.

We will need comments by February 9th.

Thanks, Chris

Chris Caperton
Chief, Facilities Planning Branch
Department of Planning & Zoning
703.324.1375

§ 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 a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, 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. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

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 such work involves 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 subdivision A 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; 2007, c. 801; 2009, cc. 670, 690.)

