



FAIRFAX COUNTY PLANNING COMMISSION

December 1, 2011

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

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

Application Number: **2232-L11-19**

Applicant: **Fairfax County Park Authority**

Proposed Use: **Public Park (Olander and Margaret Banks Neighborhood Park)**

Supervisor District: **Lee District**

Subject Property: **Tax Map 91-4 ((1)) 23, 24
7400 Old Telegraph Road, Alexandria, VA 22315**

Area of Subject Property: **10 acres**

Application Accepted: **October 20, 2011**

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 the Olander and Margaret Banks Neighborhood Park located at 7400 Old Telegraph Road, Alexandria, VA 22315, substantially in accord with provisions of the adopted Comprehensive Plan.**

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-L11-19

District: Lee

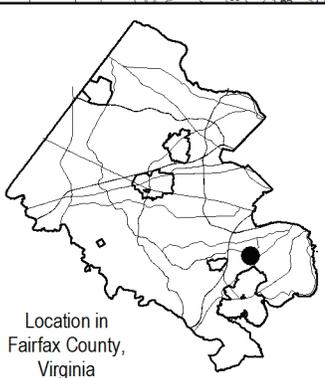
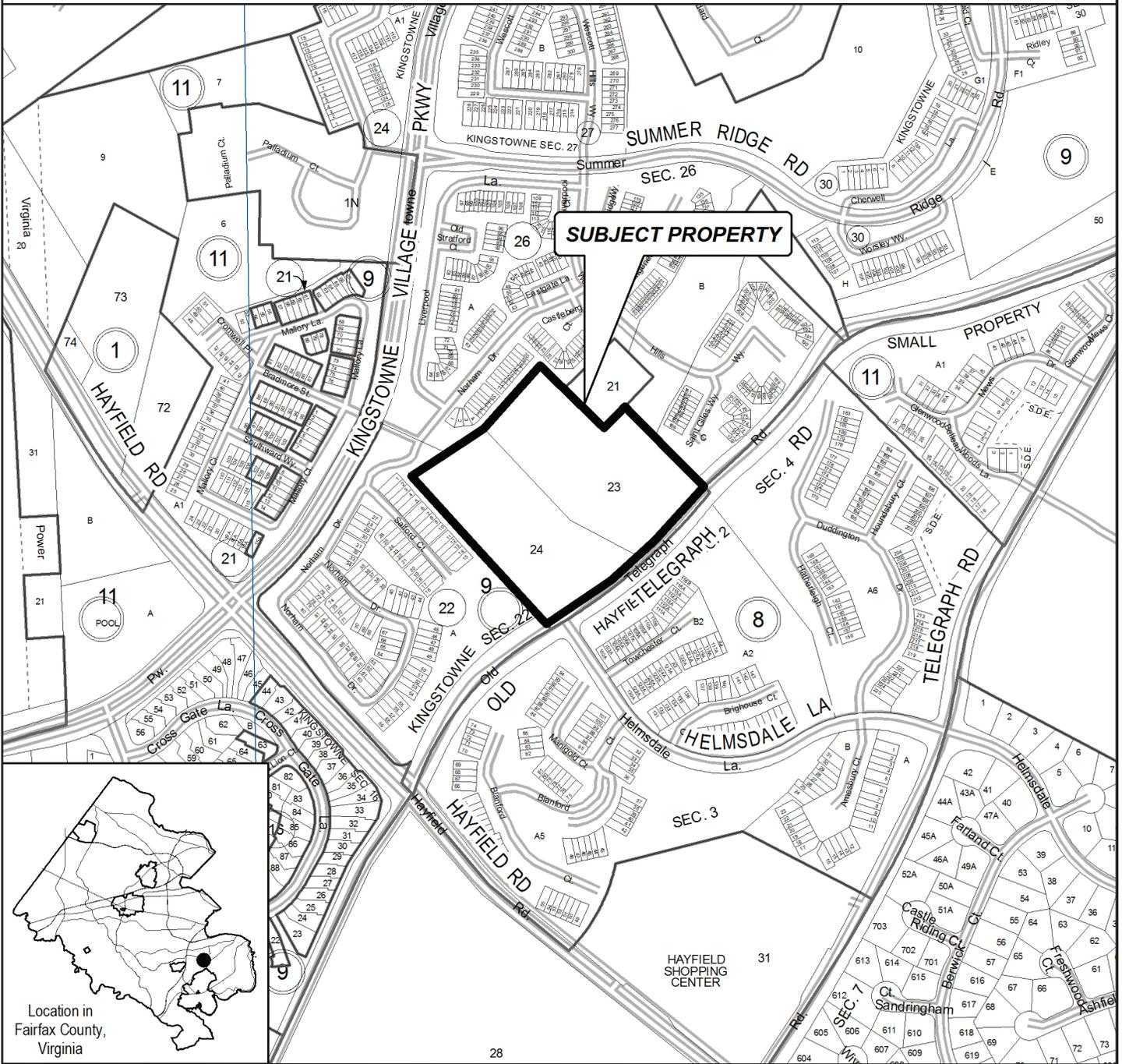
Acreage: 10 Ac.

Subject Property: 91-4 ((1)) 23, 24

Planned Use: Public Park

Applicant: Fairfax County Park Authority

Proposed Use: Neighborhood 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 the Olander and Margaret Banks Neighborhood Park for public use.

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

Subject Property: Tax Map 91-4 ((1)) 23, 24
7400 Old Telegraph Road, Alexandria, VA 22315

Size and location: The ten acre site is located on the west side of Old Telegraph Road, north of Hayfield Road. To the north, west and south of the property are townhomes that are part of the Kingstowne planned community. The Hayfield View townhome community is across Old Telegraph Road to the east.

Existing site conditions: The property is characterized by open lawn areas with a small area of mature trees. A single residential driveway provides access to Old Telegraph Road. The four existing structures include the main residence, a garden house, a concrete block garage, and a concrete block storage structure. There is a pool associated with the residence. An unnamed tributary of Piney Branch bisects the property from the northeast to the southwest and is currently piped.

Comprehensive Plan and Zoning District: The Comprehensive Plan identifies the property for public park uses. The property is zoned to the R-1 District.

Background: The Park Authority purchased the property in 2001 with a retained life estate that ended in 2011. A master plan was developed in 2010 and 2011 to guide the future development of the site. Master plan development was based on input from a multidisciplinary master plan team, the Park Authority Board, the Lee District Supervisor and community outreach. The Park Authority Board approved the Olander and Margaret Banks Neighborhood Park Master Plan in May 2011. The plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. The plan envisions the ultimate development of the park as a local serving park that may include open recreation areas, an off-leash dog area, community gardens, playground and picnic areas, trails and parking. The reuse of the former residence is not yet determined, but may include adaptive reuse for park purposes or removal.

Project Justification: The Park Authority acquired the property to enhance the ability to address the increasing needs for recreation and open space in the Lee District. The Park Authority Great Parks, Great Communities Plan notes that the “population in the Rose Hill Planning District has increased significantly in the last 20 years. Much of the population increase is due to the development of Kingstowne and Manchester Lakes communities which added 6,590 residential units in the district during the 1990s. The district was built out during that period and now the population growth has leveled off.” The applicant states that the opportunity to provide open space and amenities to this community will help to offset a portion of the need in this area, and the proposed facilities and local park use are compatible with other existing and planned residential uses in the area. The Master Plan provides information from the 2003-2013 Needs Assessment conducted by the Park Authority. The Needs Assessment shows a deficit of courts, playgrounds, and dog parks for the Rose Hill Planning District, all of which are proposed for the site. The Master Plan also notes a community desire to protect the existing character of the site; this park site offers a rare opportunity

to provide an open green space in an existing urban area.

Proposed Use: The Olander and Margaret Banks Neighborhood Park Master Plan proposes both active and passive recreation elements for the local-serving park. Most use will likely be from the surrounding community, accessed by foot, for casual enjoyment of the open space. Specific facility types will be determined that best address the community's need at the time funding sources are identified for construction.

The following describes the proposed park uses:

Leisure Zone: Located along the southern portion of the site along Old Telegraph Road, this area contains an open lawn area and many large canopy trees. This landscape should be maintained as near as possible to its current state. The area is suitable for casual picnic areas including picnic tables and a shelter, a playground, trails and rest areas. A parking area of 30 to 50 spaces may be needed to accommodate a picnic shelter use but could require more depending on the ultimate shelter size and should be appropriately sized.

Activity Zone: Located along the northern portion of the site along Old Telegraph Road, this area contains the house, a parking area, the main entrance and outbuildings. Potential facilities include the vehicular entrance and parking lot, multi-purpose courts (half or full-sized), and an off-leash dog area (to be operated as a public/private partnership if a sponsor is identified).

Managed Natural Area and Stream Restoration Zone: Located in the middle portion of the site, this area has a stream that bisects the site, controlled with man-made channels and underground pipes. Stream restoration will allow for removal of the pipe to allow for day lighting. Re-engineering of the stream bed to promote a more natural function is desirable together with management of the areas within the zone as meadow and stream edges. Suitable activities for this area include a meadow area, trails with benches, interpretation and education areas, rest areas, and designated spaces for user interaction with the stream. A vehicle crossing will be needed as well as at least one separate pedestrian crossing.

Open Zone: Located along the western portion of the site, this zone is designed to remain primarily open lawn to preserve the open character of this landscape. This area is suitable for unstructured activities, play apparatus, and general park uses. Trails should be located along the perimeter. Community gardens may be an appropriate use and would need to be developed in cooperation with a sponsor.

Trails: Trails are proposed for all zones. A conceptual trail plan is shown in the Master Plan but all trails will be site located at the time of park design. A vehicle crossing of the stream will be needed to support maintenance access to the northwest portion of the park. Two pedestrian crossings of the stream are recommended. Trails may be a mix of hard and natural surfaces. The Master Plan notes that the Park Authority should work with the Kingstowne Homeowners Association (HOA) to create new trails and connections with the abutting Kingstowne HOA properties.

Interpretation: Interpretation is suitable for all zones. The existing Banks Family monument sign will remain in a prominent location. Potential subjects for interpretation include the Banks Family history, local African American History and/or Carrolltown, Stream Restoration, and Community Gardens.

Access and Parking: Vehicular access to the park will be from Old Telegraph Road. Parking is proposed to be located in the Activity Zone (the northern portion of the site) and potentially in the Leisure Zone (southern portion of the site). Four pedestrian access points are shown on the Master Plan – two along Old Telegraph Road, one from the south and one from the west.

Service area: As a local park, the service area is an approximately three mile radius of the park.

Staff and Hours of Operation: Regular daily operating hours are from dawn until dusk. The park will not have any site staff, but will be regularly maintained by park operations staff. 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 ensure the value of the property and safety of park patrons. The off-leash dog area would be installed and maintained by a local sponsor group as is Park Authority policy.

Anticipated Maximum Number of Patrons: The Park Authority states that in general, the following provides a reasonable estimate of the maximum number of patrons that might frequent the park at one time. The figure is based on site experience and the following assumptions: 1) trails – 15 users; 2) sport court – 8 users; 3) playground – 10 users; 4) picnic area – 30 users; 5) open play area – 10 users; 6) community garden area – 10 users; 7) off-leash dog area – 20 users. These figures result in a total of 103 maximum users per day for the park. The Park Authority notes that 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.

Off-site Considerations:

Alternative sites: The proposed park uses as planned in the adopted Olander and Margaret Banks Neighborhood Park Master Plan are specific to this park. As a result, no alternative sites were considered.

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

Access and Traffic: Current vehicular access to the property is provided by the original driveway connection to Old Telegraph Road. Preliminary discussion with VDOT indicates that this access point may need to be relocated pending a sight distance study. During the master plan process, concern was expressed in the community regarding potential traffic impacts to the adjacent residential areas. The limited and local nature of the planned park facilities at this location, and the ease of pedestrian access to this park will limit traffic generation for this use.

Tree Preservation: A small stand of mature trees exist along the southern border and frontage along Old Telegraph Road. Current park management operations are intended to maintain the health and character of the existing mature trees. Few specimen trees exist on the property. The Conceptual Development Plan was designed to protect the better trees on the site. At the time of final site design and engineering, all reasonable efforts will be made to preserve any notable trees in conjunction with construction of the proposed park features.

Noise Impacts: The operation of the park will not create an unsatisfactory off-site noise impact.

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

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

Water Quality Impacts: Impacts to water quality will be minimal, and all runoff will be contained during construction. All new facilities will provide required stormwater best management practices in accordance with the Public Facilities Manual, with preference for utilization of low-impact development strategies.

Visual Impacts: Based on public input during the master plan process, the existing character of the property is to be maintained. The open lawn area is preserved and the planned picnic area will relate in scale and design to the surrounding community. The 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.

DESCRIPTION OF SURROUNDING AREA

Location: The site is located at 7400 Old Telegraph Road, Alexandria, VA 22315, generally between Old Telegraph Road and Kingstowne Village Parkway, north of Hayfield Road. The site is located in the Lee Supervisory District.

Character and adjacent land uses: The site is developed with one residential structure and outbuildings, and is comprised of open lawn areas and mature trees to the south. The surrounding area is developed with residential uses.

COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map: Public Park

Planning Area and Planning District: Area IV, Rose Hill Planning District

Planning Sector: RH4 – Lehigh Community Planning Sector

Land use recommendations:

- Subject property – public park
- North of subject property – residential use at 3-4 du/ac
- East of subject property – residential use at 4-5 du/ac
- South of subject property – residential use at 3-4 du/ac
- West of subject property – residential use at 3-4 du/ac

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: Rose Hill Planning District, as amended through 9-13-2011, RH4 – Lehigh Community Planning Sector, Recommendations, pages 67 and 72:

Figure 29 identifies the following site-specific land use recommendation:

“52. Parcels 91-4((1))21, 23 and 24 along Old Telegraph Road include a stream valley that is in the Chesapeake Bay Resource Protection Area. The area is planned for public park.”

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.
- Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- 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-1 District regulations and all other applicable regulations.

Planning Division – Historic Preservation

Attachment C

Staff reiterated the need, as outlined in the Master Plan, for field assessment for any area that will be subject to ground disturbance to determine if the area has been previously disturbed, and that a Phase I survey be completed if necessary.

Planning Division – Environment and Development Review Branch

Attachment D

Staff determined that the Master Plan will provide both a recreational and environmental benefit to the surrounding community, and that the plan is generally consistent with the environmental objectives of the Policy Plan. A Resource Protection Area (RPA) is established 100 feet outward

from either side of the stream on the site. The proposal to provide a stormwater retention area (BMP) and stream restoration including day lighting and re-engineering of the stream is consistent with environmental objectives of the Policy Plan. Staff encourages re-vegetation within the RPA to enhance natural functioning of the stream. Staff also encourages the removal of the pool and parking areas from the RPA where feasible, as well as the use of natural surface or impervious surfaces for the trail system, particularly for the areas within the stream management zone and RPA.

Staff also supports educational opportunities to inform visitors about the stream restoration process. If trees are removed as part of the development of the site, staff recommends an equal replacement of trees to offset those that may be removed. Staff determined that no significant noise impacts are expected from the proposed park use. The zone of highest activity appears to be located at the front of the property along Old Telegraph Road, rather than the rear of the property closest to adjacent residences. A minor paved trail is planned along Old Telegraph Road, and is accommodated by an existing asphalt trail along the south side of Old Telegraph Road.

Fairfax County Department of Transportation

Transportation Planning Section

Attachment E

Transportation staff notes that adequate right-of-way should be provided for future expansion of Old Telegraph Road to meet Virginia Department of Transportation (VDOT) standards to accommodate a minimum of 25' from the centerline of the existing road. The improved two-lane road would accommodate an extra wide travel lane for shared vehicle and bicycle use, curb and gutter, and space for a sidewalk or multi-use trail.

Staff recommends that paved trail connections be provided from Bradmore Street, on the northwest side of the park, to Helmsdale Lane, on the southeast side of the park, as well as from Salford Court, on the southern side of the park, to St. Giles Way, on the northern side of the park. FCPA indicates that specific trail alignments and surface materials will be determined at the time of site development, and that these recommendations will be taken under consideration.

Staff also recommends that crosswalks should be provided across Old Telegraph Road to allow safe pedestrian and bicycle access to the park from the existing asphalt trail on the south side of Old Telegraph Road. Crosswalks are recommended at Helmsdale Lane and the vehicular entrance to the park. The location of the vehicular access point should be evaluated based on sight distance requirements. Additional traffic data/study will be needed to determine the need for right and left turn lanes into the park.

Virginia Department of Transportation

Attachment F

VDOT staff indicates that construction of a commercial entrance meeting VDOT standards is required and that utilization of Old Telegraph Road seems appropriate. VDOT has no objections to the proposal given the low volume of traffic that the proposed use would generate.

Department of Public Works and Environmental Services

Urban Forest Management Division

Attachment G

Transitional screening type 1 and associated barriers in accordance with Zoning Ordinance 13-303.3A should be provided against all property boundaries and calculations demonstrating how the requirements are being met should be provided as part of the 2232 application. This will be addressed as part of site plan review.

Environmental and Site Review Division***Attachment H***

An approved site-specific RPA delineation study will be required before a site plan can be approved. The uses proposed in the Activity Zone may require additional exception as part of site plan approval. The uses proposed in the Managed Natural Area and Stream Restoration Area seem as if they are either exempt or allowed uses; administrative approval of these uses can be part of the site plan review process. Water quality controls will likely be required. There is a minor floodplain on the property – a floodplain study is likely to be required as part of site plan approval. Stormwater detention is required, if not waived; no detention facilities are shown on the master plan. Adequate outfall requirements will be required during the site plan process.

Fire and Rescue Department***Attachment I***

The proposal does not adversely affect the Fire and Rescue Department.

Fairfax County Public Schools***Attachment J***

The proposal does not affect school site development.

Fairfax County Park Authority Response to Comments***Attachment K***

The FCPA response to comments addresses the comments noted above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN***Attachment L***

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 proposed park will be located on public property identified in the Comprehensive Plan for public park uses. The proposed park is well located to serve the adjacent local communities. The location of the park meets location guidelines as described in the Local Park category of the Comprehensive Plan as the park 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.

Character

The four planned zones are 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 combination of activity and leisure areas, as well as a managed natural area and open zone will provide a range of park opportunities and experiences for users. The existing character of the site will be honored by maintaining the open lawn area and managed natural area for a large portion of the site. The character of the proposed park meets Plan guidelines for local parks that recommend open play areas, playgrounds, courts, trails, natural areas, and picnic facilities, all of which are proposed for this site. By preserving the existing open areas, the proposal meets Plan guidelines to design facilities to promote and enhance the community identify of existing character. The proposed mix of informal and structured activities is consistent with Local Park ‘character’ guidelines that describe areas for scheduled and unscheduled activities and social gathering places.

Extent

The proposed uses for the park are consistent with 'extent' guidelines for local parks. The size of the proposed park, at ten acres, is consistent with Local Park guidelines, which recommend a local park size of at least 2.5 acres. The park will serve the local residential community, which is consistent with local park guidance. The proposed park uses will meet Zoning Ordinance requirements for transitional screening, which meets Plan guidelines that public facilities be properly screened and buffered.

The more active development within the park, to include the proposed courts, off-leash dog area, parking, and picnic facilities, will be located closer to Old Telegraph Road, in the Activity Zone and Leisure Zone. Locating these activities closer to the entrance to the site and along the road will help to mitigate impacts from those uses on the adjacent residential communities, and meets Plan guidelines to mitigate the impact of public facilities on adjacent planned and existing land uses. The proposed park will minimize disturbance to the RPA and will improve the stream, 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.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Park Authority, to develop the Olander and Margaret Banks Neighborhood Park located at 7400 Old Telegraph Road, Alexandria, VA 22315, 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-L11-19 substantially in accord with provisions of the adopted Comprehensive Plan.

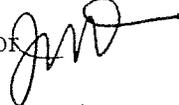


FAIRFAX COUNTY PARK AUTHORITY

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 

DATE: September 2, 2011

SUBJECT: Application for Determination Pursuant to Section 15.2-2232 of the Code of Virginia for the Olander and Margaret Banks Neighborhood 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 Olander and Margaret Banks Neighborhood 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 91-4((1)) 23 & 24. The parcels are located in the Lee Supervisory District and within the RH4- Lehigh Community Planning Sector of the Rose Hill 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 Pat Rosend, Project Manager at 324-2387.

Attachment: 2232 Application

- Copy: Jeff McKay, Supervisor, Lee District
- James Thomas Migliaccio, Planning Commissioner, Lee District
- Ed Batten, Fairfax County Park Authority Board, Lee District
- David Bowden, Director, Planning and Development Division
- Sandy Stallman, Manager, Park Planning Branch
- Pat Rosend, 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: 2232-411-19
(assigned by staff)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address: 7400 Old Telegraph Road

City/Town: Alexandria,

Zip Code: 22315

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) 324-2387

Fax: (703) 324-3987

E-mail Address: patricia.rosend@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable) Pat Rosend

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

City/Town: Fairfax

State: VA

Zip Code: 22035

Telephone: Work: (703) 324-2387

Fax: (703) 324-3987

PROPOSED USE

Street Address: 7400 Old Telegraph Road, Alexandria, VA 22315

Fairfax Co. Tax Map and Parcel Number(s): 91-4((1)) 23 & 24

Brief Description of Proposed Use:

The Olander and Margaret Banks Neighborhood Park is located at 7400 Old Telegraph Road in Alexandria, Virginia and is located within the Rose Hill Planning District and the Lee Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 10.00 acres. The Park Authority purchased the property in 2001 with a retained life estate that ended in 2011. A master plan was developed in 2010/2011 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 Olander and Margaret Banks Neighborhood Park Master Plan in May 2011. This plan envisions the ultimate development of Banks Park as a local serving park that may include open recreation areas, an off-leash dog area, potential community gardens, playground, picnic areas, parking and trails. The reuse of the former residential structure is yet to be determined, but may include adaptive reuse for park purposes or removal.

Total Area of Subject Parcel(s): 10.00 acres

Portion of Site Occupied by Proposed Use: 10.00 acres

Fairfax County Supervisor District: Lee

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan): Residential use at 1 dwelling unit per acre.

Zoning of Subject Property: R-1

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 Pat Rosend, Project Manager)

Signature of Applicant or Agent 

Date 10 Sep 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: 10 / 7 / 11

By: 

Additional information requested to complete application:

Date application accepted: 10 / 20 / 11

By: 

PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF PROPOSED USE

General Project Description

The Olander and Margaret Banks Neighborhood Park is located at 7400 Old Telegraph Road in Alexandria, Virginia and is located within the Rose Hill Planning District and the Lee Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 10.00 acres.

Banks Park is surrounded on three sides by Kingstowne, a planned community consisting of townhomes and multifamily housing built in the mid-1980s. The Hayfield View neighborhood, a townhome community, is located southwest of the park directly across Old Telegraph Road.

The site is characterized by gently rolling, open lawn areas with a small area of mature canopy trees. There is a single residential driveway providing access from Old Telegraph Road. Existing structures on the site may be removed as needed for security issues. Expanses of open lawn are dotted with several stately trees.

An unnamed tributary of Piney Branch bisects the park in the center from the northeast to the southwest.

The Park Authority acquired the property in order to enhance the ability to address the increasing needs for recreation and open space with Lee District. The Park Authority purchased the property from Mr. Olander Banks in June 2001. The property carried a provision for a retained life estate allowing Mr. Banks to remain in his home until his passing in January of 2011. Additionally, a condition of the sale was an agreement that the park would be named the Olander and Margaret Banks Neighborhood Park.

In 2010, the Park Authority proceeded to develop a master plan for Banks 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 2010 and February 2011 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 Olander and Margaret Banks Neighborhood Park Master Plan on May 25, 2011.

The final plan proposes to provide a public park with a combination of active and passive recreation elements, a picnic area, an off-leash dog area, 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 Olander and Margaret Banks Neighborhood 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 area. Parking is planned to serve this need as well an off-leash dog area and those who elect to participate in any potential community garden.

Several recreation areas are generally defined within the Banks Park Master Plan. An off-leash dog area and a playground area are identified on the General Management 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 – 15 users
- Sport Court – 8 users
- Playground – 10 users
- Picnic Area – 30 users
- Open Play Area – 10 users
- Community Garden Area – 10 users
- Off-leash dog area- 20 users

TOTAL - 103 *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 Olander and Margaret Banks Neighborhood 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. The off-leash dog area would be installed and maintained by a local sponsor group as is Park Authority policy.

2. REQUIREMENT FOR PROPOSED USE

The Olander and Margaret Banks Neighborhood 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 the on-site stream. Future park development is planned within various portions of the site.

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 area, off-leash dog area 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 Park Authority Great Parks, Great Communities Plan notes:

“The population in the Rose Hill Planning District has increased significantly in the last 20 years. Much of the population increase is due to the development of Kingstowne and Manchester Lakes communities which added 6,590 residential units in the district during the 1990’s. The district was built out during that period and now the population growth has leveled off. Rose Hill also has more households without children than the County average.”

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

Access and Traffic Impacts

Current vehicular access to the property is provided by the original driveway connection to Old Telegraph Road. Preliminary discussion with VDOT indicates that this access point may need to be re-located pending a site distance study. During the master plan process, concern was expressed in the community regarding potential traffic impacts to the adjacent residential areas.

The limited and local nature of the planned park facilities at this location and the ease of pedestrian access to this park will limit traffic generation from this use.

Tree Preservation

Archival review of the property's history shows that the land was used as a gravel pit in the 1930's. The site was entirely cleared of native vegetation and the stream was piped at that time. By the 1950's, the property was developed as the Banks family home and retained the open character of the site. Since the 1950's, vegetation that currently exists on site has grown in naturally or through intentional landscape efforts.

As a result, Banks Park consists of a large open lawn area with scattered mature canopy trees. A small stand of mature trees exists along the southern border and frontage along Old Telegraph Road. Current park management operations are intended to maintain the health and character of the existing mature trees.

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 any notable trees in conjunction with construction of the proposed park features.

Noise Impacts

The operation of Olander and Margaret Banks Neighborhood Park 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, 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 area will 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 Olander and Margaret Banks Neighborhood 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

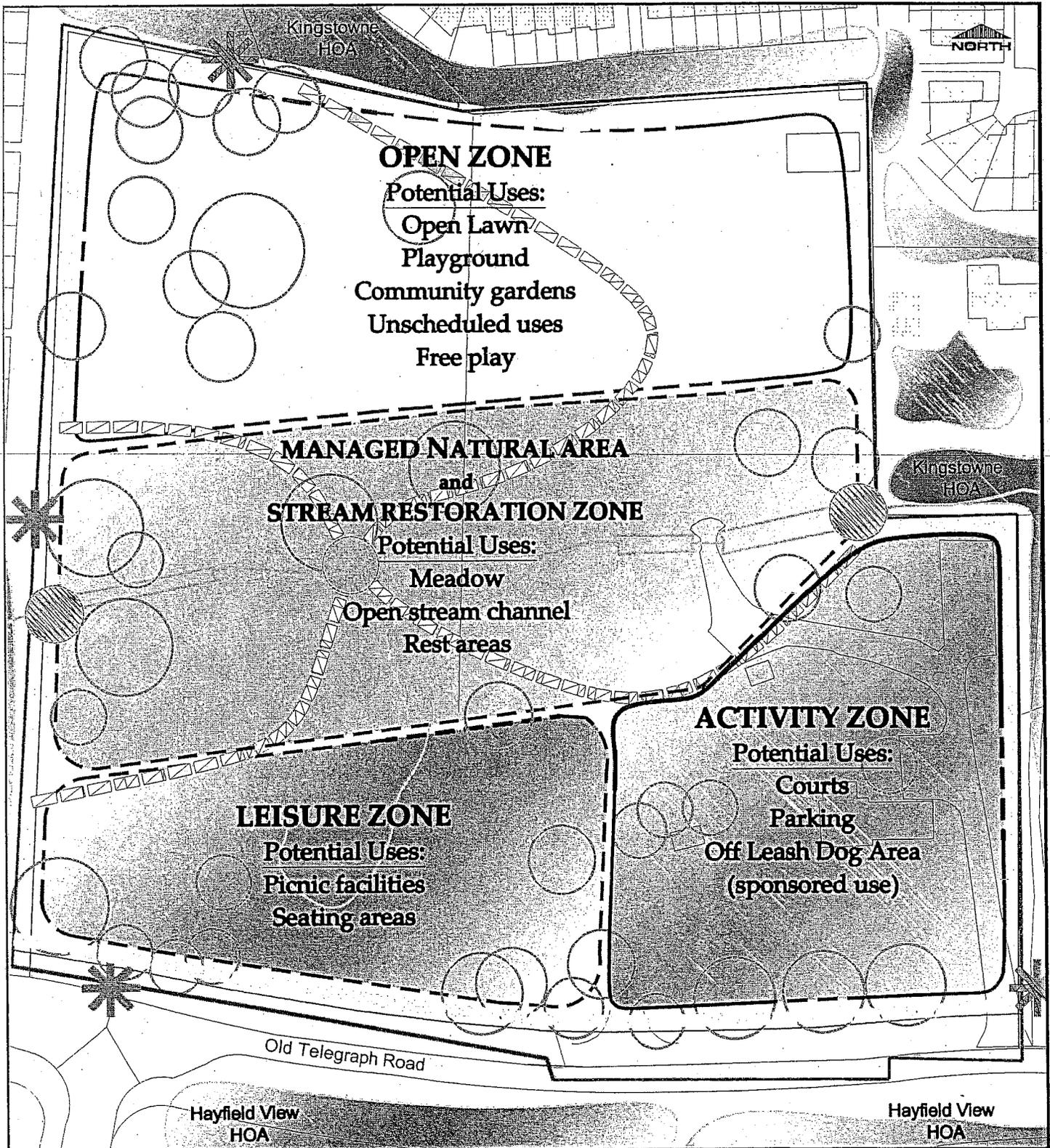
7. REDUCED COPY OF PLANS (8 ½ x 11)

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. Olander and Margaret Banks Neighborhood Park Master Plan – Approved May 25, 2011



-  Management Zone
-  Proposed Trails
-  Pedestrian Park Access points
-  Stream Crossing

Olander and Margaret Banks Neighborhood Park
 Park Master Plan
 General Management Plan (GMP)

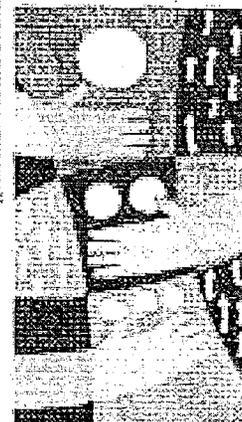
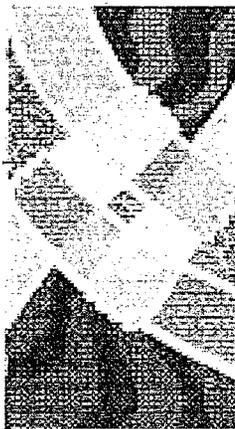
Approved May 25, 2011

Prepared by FCPA May 2011 



Fairfax County Park Authority

The Olander and Margaret Banks Neighborhood Park Master Plan



Approved May 25, 2011

ACKNOWLEDGEMENTS

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INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

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



Typical site view of park

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority initiated the public Master Plan process for the Olander and Margaret Banks Neighborhood Park at a public information meeting on May 5, 2010. This meeting was attended by over 30 community members. Comments at this meeting centered on desired park facilities, environmental features management, safety, traffic concerns, trail connections, site access and the existing structures on-site. A draft master plan has been developed based on site analysis and



PARK BACKGROUND

public input. Site analysis consists of evaluating existing site conditions, natural and cultural resources, site management, and design issues.

A. LOCATION & GENERAL DESCRIPTION

The Olander and Margaret Banks Neighborhood Park (Banks Park) is located at 7400 Old Telegraph Road, Alexandria, Virginia. It is currently in transition from a private residence. It is located in the Lee Supervisory District. (Figure 1)

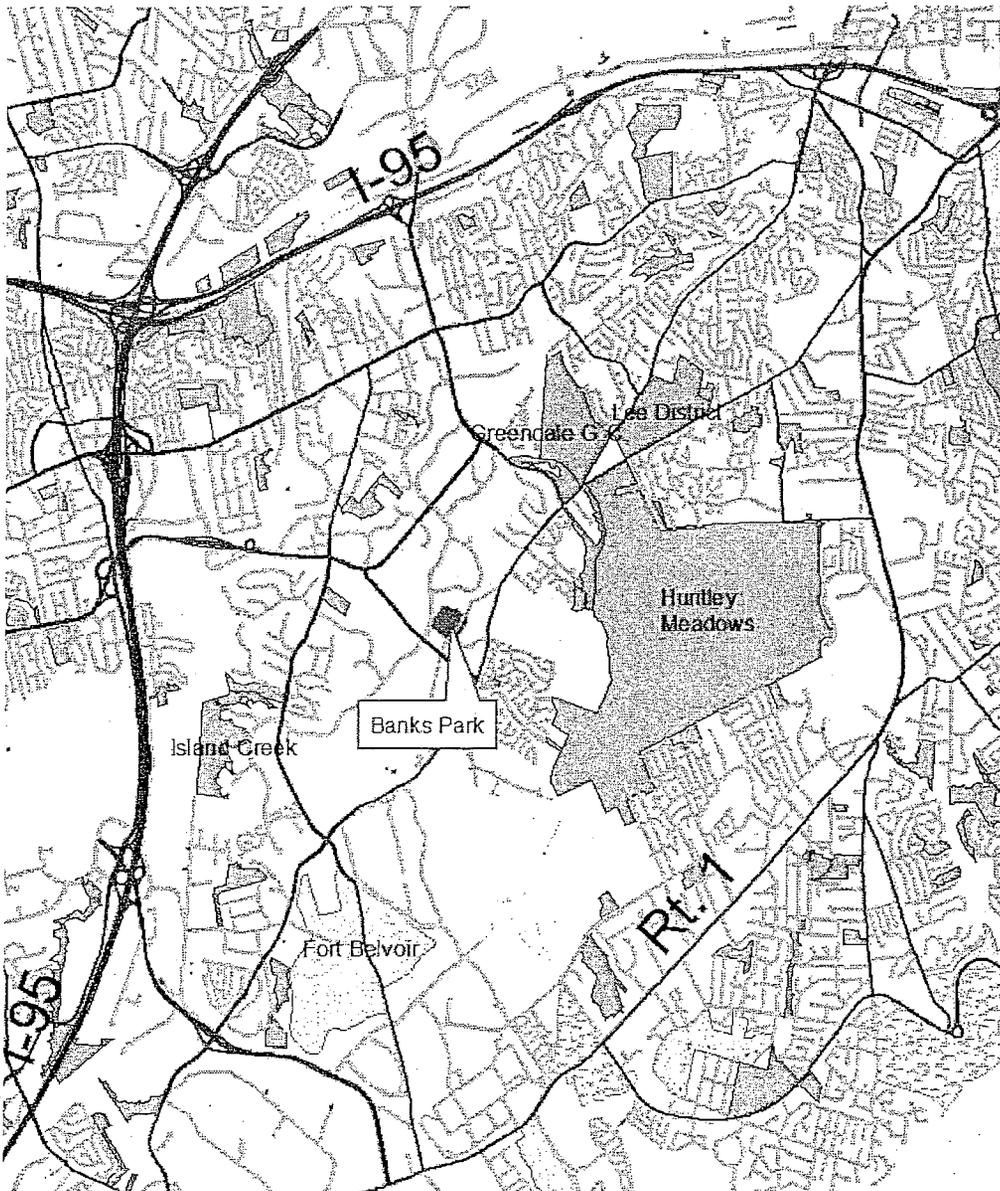


Figure 1: Location Map



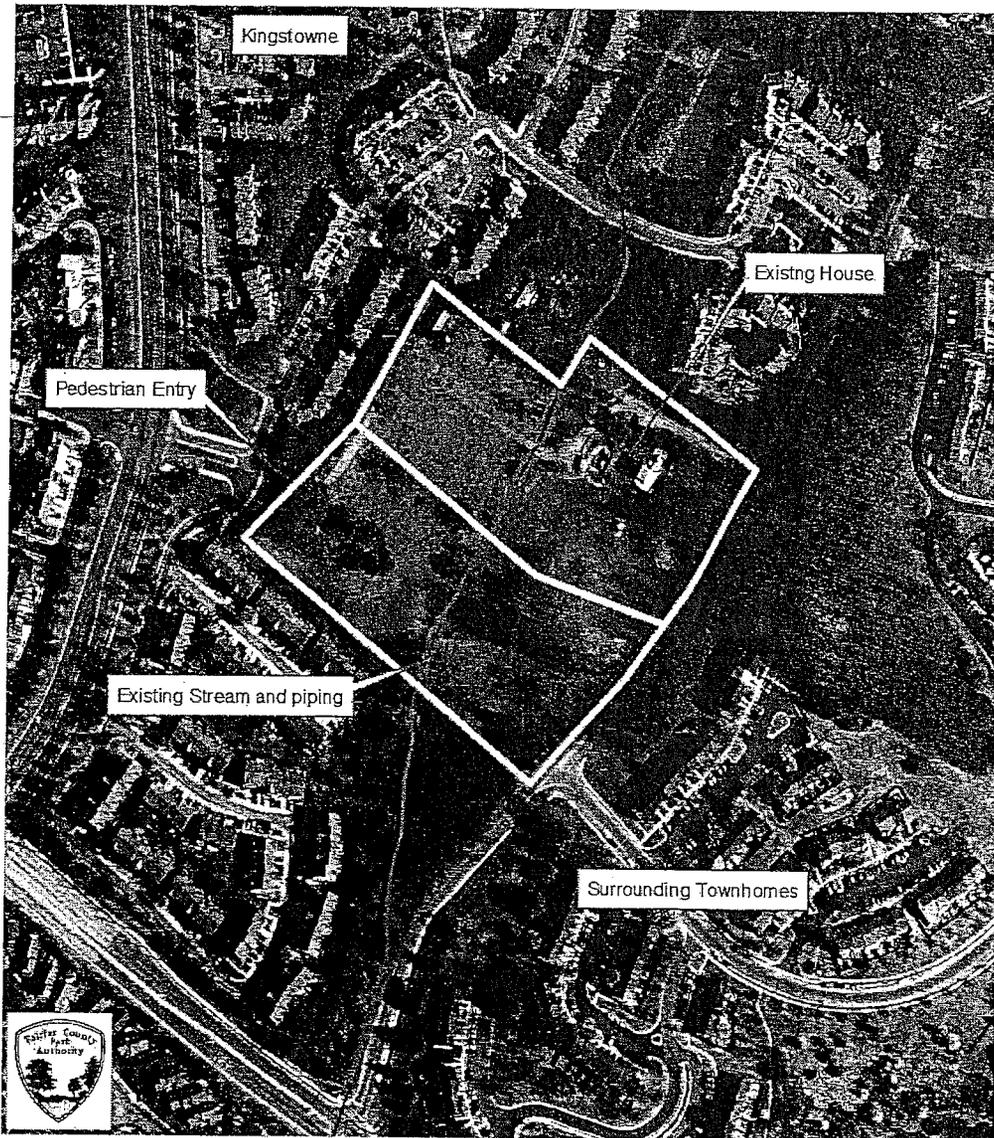
PARK BACKGROUND

The site is 10 acres characterized by an open lawn with large canopy trees and four existing structures on the site:

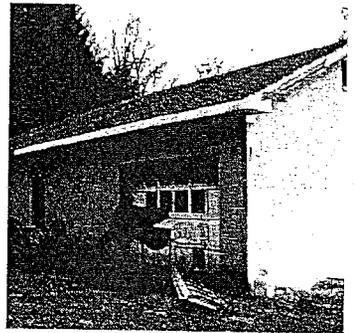
- The main residence
- A garden house
- A concrete block garage
- A concrete block storage structure

There is also a small residential pool with a pump house.

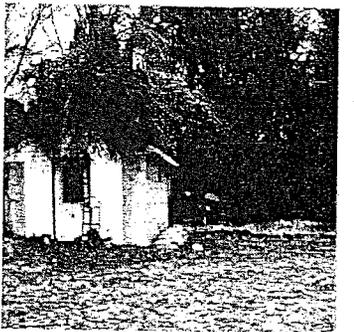
A small stream bisects the property that is piped under most of the site.



Main House



Garage



Storage building

Figure 2: Banks Park Aerial Image



PARK BACKGROUND

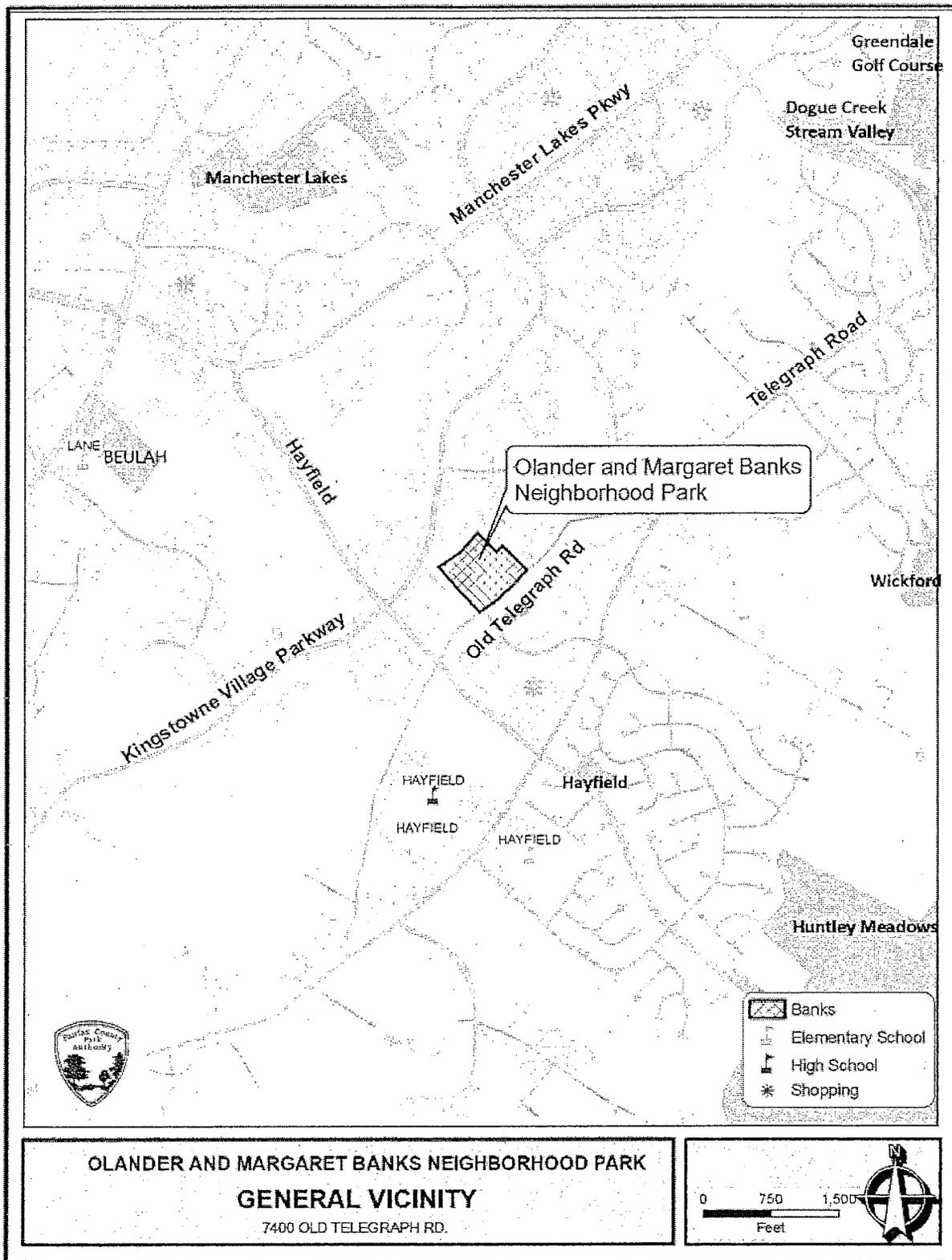


Figure 3: General Vicinity Map



PARK BACKGROUND

Banks Park

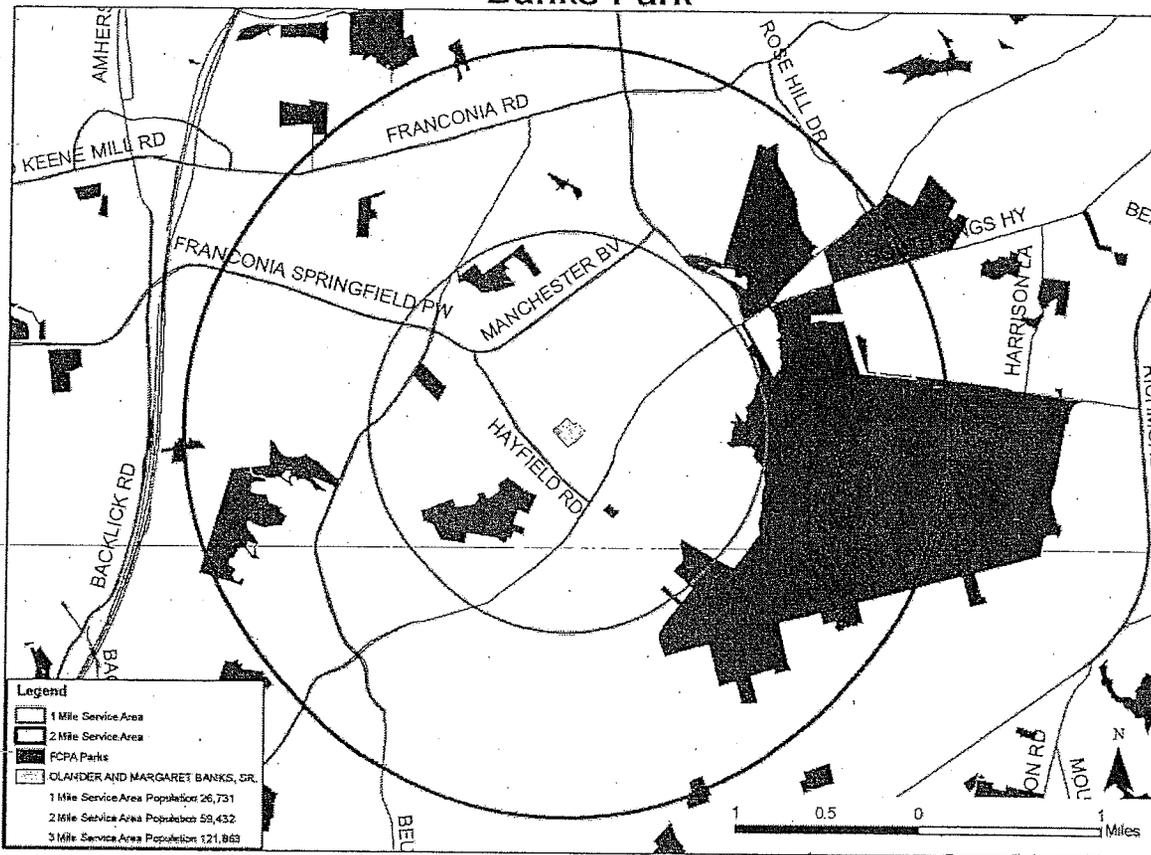


Figure 4: Area Parks

B. CONTEXT

Banks Park is surrounded on three sides by Kingstowne, a planned community consisting of townhomes and multifamily housing first constructed in the mid-1980s. The Hayfield View neighborhood, a townhome community, is located southwest of the park directly across Old Telegraph Road.

Banks Park is located in the Lehigh Community Sector (RH4) of the Rose Hill Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from one to eight units per acre. The site is in the R-1 residential zoning district that allows residential use at one to two dwelling units per acre and public facilities, such as parks. Parcels 91-4((1)) 21& 23 that comprise the park and Parcel 24 are planned for public park use.

The Countywide Trails Plan Map shows a trail to be located along Old Telegraph Road. The existing asphalt trail on the south side of Old



PARK BACKGROUND

Telegraph Road fulfills this requirement.

The park system in the area around Banks Park provides a range of offerings. Within two miles of Banks Park are eight County parks. There are also a number of recreation services available in the Kingstowne and Manchester Lakes neighborhoods adjacent to the park.

Nearby County parks provide recreational facilities, such as athletic fields and courts in addition to open space (Figure 3). Some offer unique facilities such as the Huntley Meadows wetlands preserve, Greendale Golf Course and Lee District Park offer a RECenter and multiple recreation facilities and large forested areas. Nearby Cultural Resource Parks include Huntley Mansion, Hayfield and Stoneybrook.

C. ADMINISTRATIVE HISTORY

This property was purchased by Olander and Margaret Banks in 1957. At the time of purchase, the site was undeveloped. Mr. Banks built the family home and added many outbuildings over the years. The Banks raised nine children on this site and enjoyed the property to its fullest. The 10-acre site was purchased by the Park Authority in 2001 from Mr. Banks who survived his wife. In 2005 the park was dedicated and a monument sign was installed by the family. The text on the sign provides a tribute to the Banks family and their commitment to preserving their special place for the community to enjoy.

“This site is preserved in perpetuity as a park, thanks to the generosity of Mr. Olander Banks Sr. who dedicates it in memory of his wife Margaret Lomax Banks. Olander Banks Sr. and Margaret L. Banks purchased this property in 1957. It was then an open gravel lot. Mrs. Banks suggested to her husband to use the vacant land to build a home at this site. Here, they built the 27 room home where they raised their nine children and for over four decades, they made it a peaceful oasis for family and friends. In the face of intense surrounding development, Olander Banks Sr. was inspired to be “One with the Dream” and share the estate with Fairfax County. The Fairfax County Park Authority established the Olander Banks Sr. and Margaret Lomax Banks Community Park in August 2001. Through his giving spirit and faith, Olander Banks Sr. has ensured that this will remain a special place for future generations to enjoy.”

As part of the purchase by the Park Authority, Mr. Banks, was granted a life estate that allowed him to reside at the property for the duration of his life. The life estate expired in January 2011.



PARK BACKGROUND

D. PARK CLASSIFICATION

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

E. PARK & RECREATION NEEDS

The need for park and recreation facilities is determined through long range planning efforts. The Park Authority tracks inventory of facilities, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facilities needs

| Park Facility Needs | | | | | |
|--------------------------|-------------------------------|--------------------------|------------------------|-----------------------------------|------------------------------|
| 49,139 | 2007 population | | | | |
| 54,128 | 2020 projected population | | | | |
| Facility | Service Level Standard | 2007 Existing Facilities | 2020 Needed Facilities | 2020 Projected (Deficit)/ Surplus | 2020 Projected Service Level |
| Rectangle Fields | 1 field / 2,700 people | 13 | 20 | -7 | 65% |
| Adult Baseball Fields | 1 field / 24,000 people | 3.5 | 2.3 | 1.2 | 155% |
| Adult Softball Fields | 1 field / 22,000 people | 2 | 2.5 | -0.5 | 81% |
| Youth Baseball Fields | 1 field / 7,200 people | 5 | 7.5 | -2.5 | 67% |
| Youth Softball Fields | 1 field / 8,800 people | 9.5 | 6.2 | 3.3 | 154% |
| Basketball Courts | 1 court / 2,100 people | 11.5 | 25.8 | -14.3 | 45% |
| Playgrounds | 1 playground / 2,800 people | 16 | 19.3 | -3.3 | 83% |
| Neighborhood Dog Parks | 1 dog park / 86,000 people | 0 | 0.6 | -0.6 | 0% |
| Neighborhood Skate Parks | 1 skate park / 106,000 people | 0 | 0.5 | -0.5 | |

Table 1: Rose Hill Needs Assessment



PARK BACKGROUND

The 2003-2013 Needs Assessment provides guidance for park needs. As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and park facilities. Table 1 reflects projected local serving park facility needs in the Rose Hill Planning District. As development increases, preservation of open space as parkland becomes more important. The citizens who provided feedback during the master planning process emphasized the desire to preserve the existing character of the site. As the population in the area increases, more outdoor places are needed for leisure and recreation. Banks Park is a rare opportunity to provide an open green space in an existing urban area with opportunities to interact with nature and provide social interaction spaces and a focal point for the local community.



View from rear of park



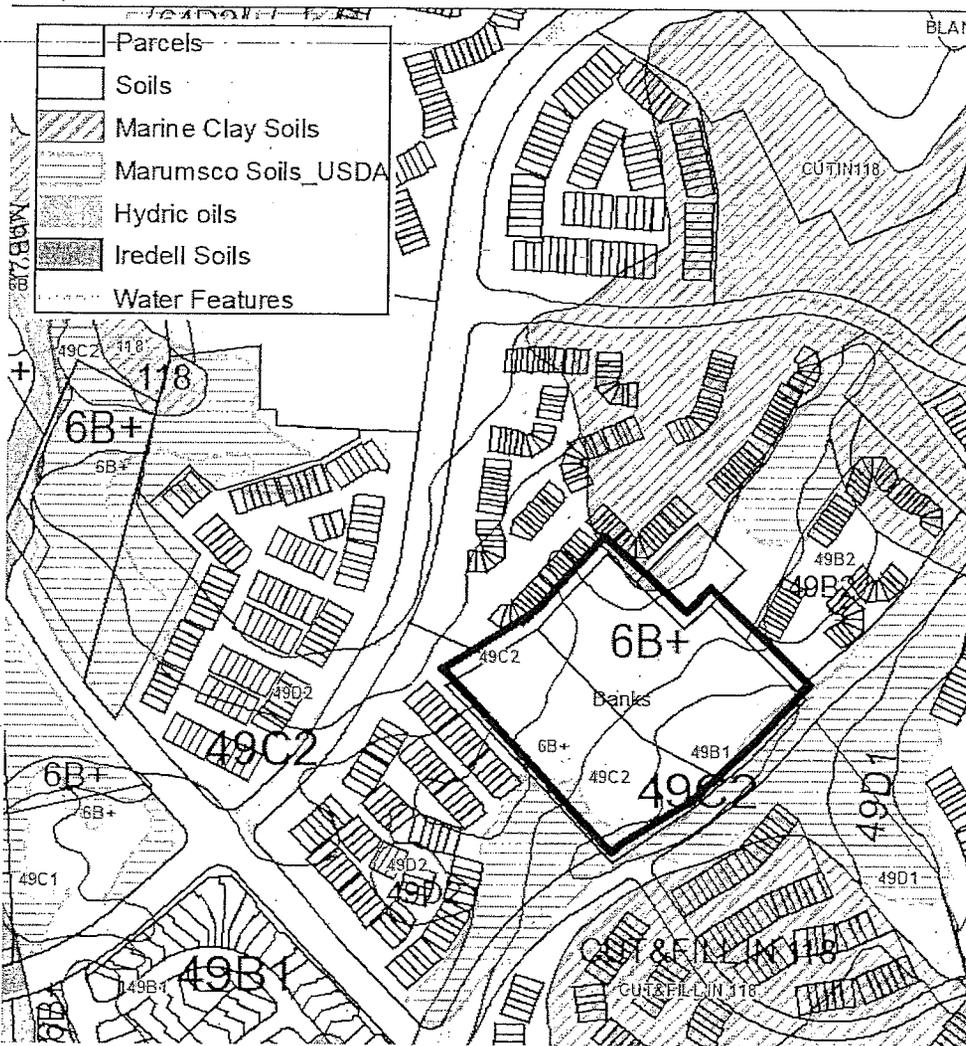
EXISTING CONDITIONS

The existing site conditions are studied to determine the opportunities and challenges located on the site. Examining existing conditions such as soils, topography, hydrology, flora and fauna, and cultural resources allows for more focused planning and development.

A. NATURAL RESOURCES

1. Soils

The surface soils of this site consist of sandy loam, well drained. Dumfries soil. There are no asbestos soils on the site. A small area of potential marine clay is shown on the County soils maps. This area is



EXISTING CONDITIONS

located along the southern corner of the site.

2. Topography

This site has generally moderate slopes. The site slopes from the northwest and southeast property boundaries towards the stream in the center. There is an area of steep slopes (>10%) along the northwest boundary. This area has an existing retaining wall consisting of weathered and eroded railroad ties that is in poor to bad condition. Slopes around the base of the house have been stabilized with rock and

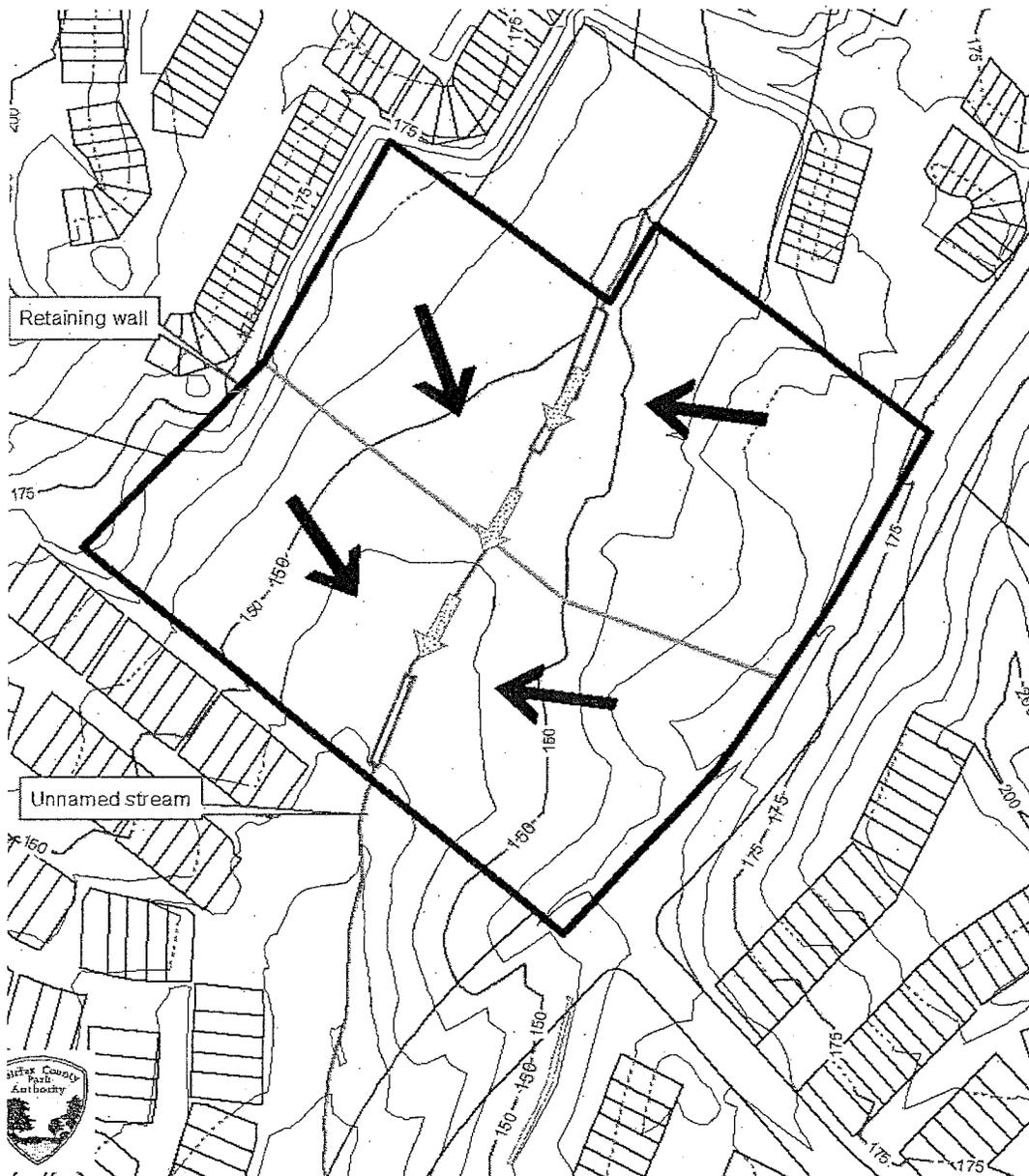


Figure 6: Topography Map



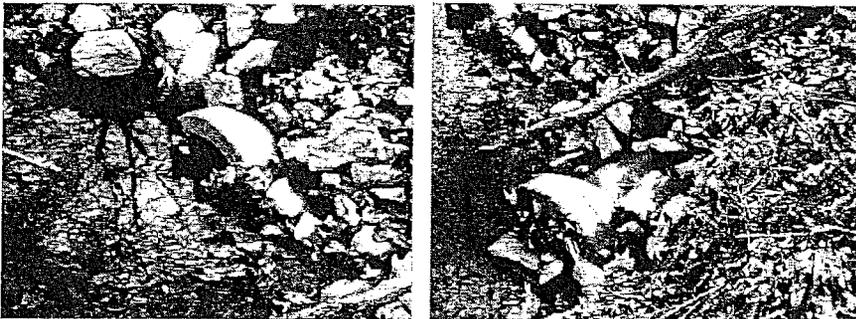
EXISTING CONDITIONS

3. Hydrology

The park is within the Dogue Creek watershed that is described in the Dogue Creek Watershed Management Plan :

“There are 888 acres of wetlands in the Dogue Creek watershed, primarily located in Huntley Meadows Park The large areas of undeveloped land on Fort Belvoir Military Reservation and Huntley Meadows Park help to protect the overall quality of the mainstem of Dogue Creek. The 2002 Stream Physical Assessment indicated that 50 percent of the stream channels were either unstable or experiencing active bank erosion. Habitat was determined to be primarily in the fair to poor range. In comparison with the rest of the County, the Dogue Creek watershed is in the lower range of quality.”

An unnamed tributary of Piney Branch bisects the park in the center from the northeast to the southwest. This is a perennial stream with Chesapeake Bay Ordinance designated Resource Protection Area (RPA) within 100 feet from both banks . Passive recreation uses, such as trails, are permitted in RPAs, but new, non-critical facilities are discouraged and require an exception permit to be built within this area. There is an existing paved parking area within the RPA. The stream enters and exits the site via Kingstowne Homeowner Association (HOA) lands. The stream section through the park is deeply channelized, with extensive riprap on the banks installed in an effort to address erosion. More than half of the stream is piped and has been since at least 1937 according to aerial photographs. The site is also the subject of recommendations within the draft Belle Haven, Dogue Creek and Four Mile Run watershed management plan that are currently subject to public review and should be approved in early 2011. Projects proposed for the park include a storm water retention area and daylighting the current piped stream.



Existing pipes in failure condition



EXISTING CONDITIONS

4. Vegetation

Banks Park is characterized by its open lawn areas and large canopy trees. Tree species include various mature oaks, Bradford pears and flowering cherries. There is limited shrub vegetation with the majority classified as foundation plantings around the main house.

The site has been continuously maintained and mowed since the late 1930s.

In the past, areas of the site have been used for vegetable gardens.

5. Wildlife

This site is open and has typical suburban wildlife habitat. The presence of deer and fox have been noted by the neighbors.

6. Rare Species

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

B. CULTURAL RESOURCES

The property has been occupied by the Banks family since the mid-1950s and contains buildings, structures that date to the mid-1950s. Preliminary examination suggests that these structures do not meet the criteria for listing in the National Register of Historic Places.

The property was subject to a preliminary archaeological assessment. The property has a moderate potential for the presence of archaeological resources and a moderate to high potential for historical archaeological resources.

C. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water and public electric services. There is an existing septic field that currently serves the house. The condition of this septic field is unknown.

2. Vehicular Access

A private driveway located along the northwest boundary serves as the entry to the site.



EXISTING CONDITIONS

3. Pedestrian Access and Trails

Though no official trails currently exist within Banks, some informal access points and footpaths are used by neighbors. In particular, there are paths from the Kingstowne HOA areas on the western and southern boundaries connecting to existing gates in the fence.

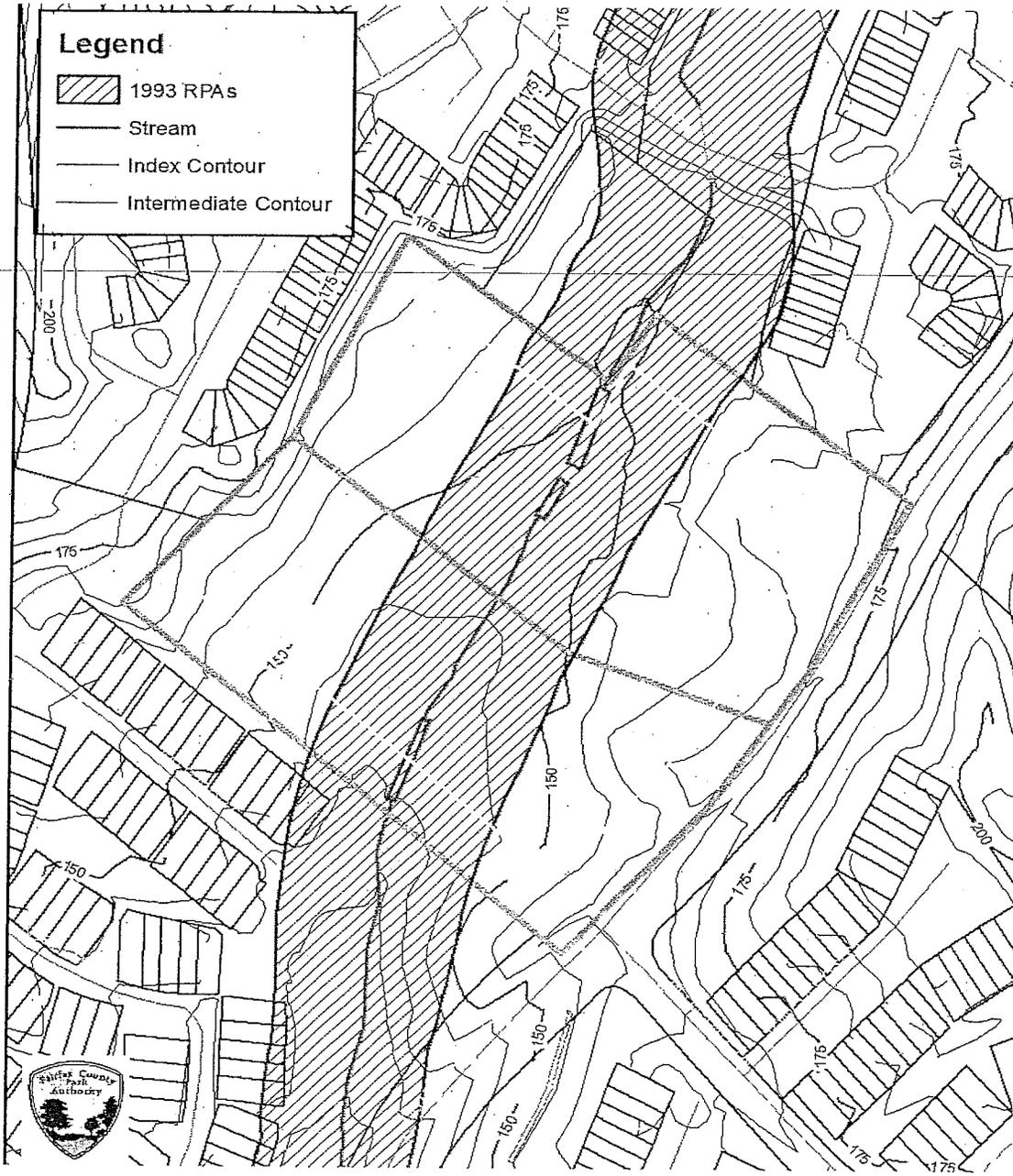


Figure 7: Environmental Map

PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Banks Park is:

To address local leisure, social, and recreational needs.

To preserve the open space, scenic character and natural values of the property.

B. DESIRED VISITOR EXPERIENCE

Banks Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the current landscape that has defined the site for decades, to inspire community gatherings while also providing community non-scheduled recreation opportunities that appeal to a variety of users. There should be an opportunity for future community sponsored uses such as an off-leash dog area or community garden plots.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. Other visitor amenities may include benches, trashcans, picnic tables and shelters, and interpretative signage.

To facilitate the development of the recommended master plan elements, adequate park infrastructure, including an entrance, parking, storm water management facilities, and ADA access, may be required preceding the implementation of any public use.

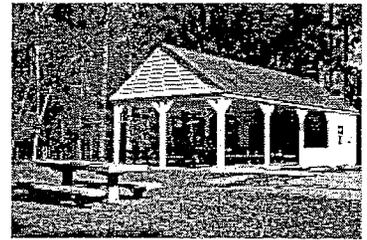
C. MANAGEMENT OBJECTIVES

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

Banks Park should be a space for community gathering activities.

Banks Park will be managed to provide casual public recreational opportunities.

Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.



PARK ASPIRATIONS

Preservation, protection, interpretation, and enjoyment of natural and built landscape are integral to the Banks Park experience. Every effort should be made to balance resource stewardship with recreation needs.

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic mowing of the open and/or meadow areas, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; limbing-up of trees; tree removal; and repairing pavement as needed. The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff.

Sponsored uses may be managed or maintained in a special manner consistent with the nature of such uses and will be provided primarily by the sponsor or as otherwise agreed.



GENERAL MANAGEMENT PLAN

A. INTRODUCTION

The General Management Plan (GMP) uses the management objectives established in this master plan and consists of two parts. First, a text portion describes recommendations for future park uses and facilities and discusses design concerns to be considered when the GMP is implemented. The second part of the GMP is a graphic depiction of the recommended use zones and their general locations (Figure 8). A GMP builds on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this planning phase and therefore the GMP is general in its composition. Specific facility selection and locations will be based on future funding, site engineering, and community need.

The Banks GMP includes four distinct management areas: Activity Zone, Managed Natural Area and Stream Restoration Zone, Leisure Zone, and an Open Zone. These zones are recommended to be developed with uses and facilities that are consistent with the desired uses by the community expressed during the master plan process. Parkwide elements such as trails are also included and apply to all areas. The Plan Elements section that follows provides more definition to these zones.



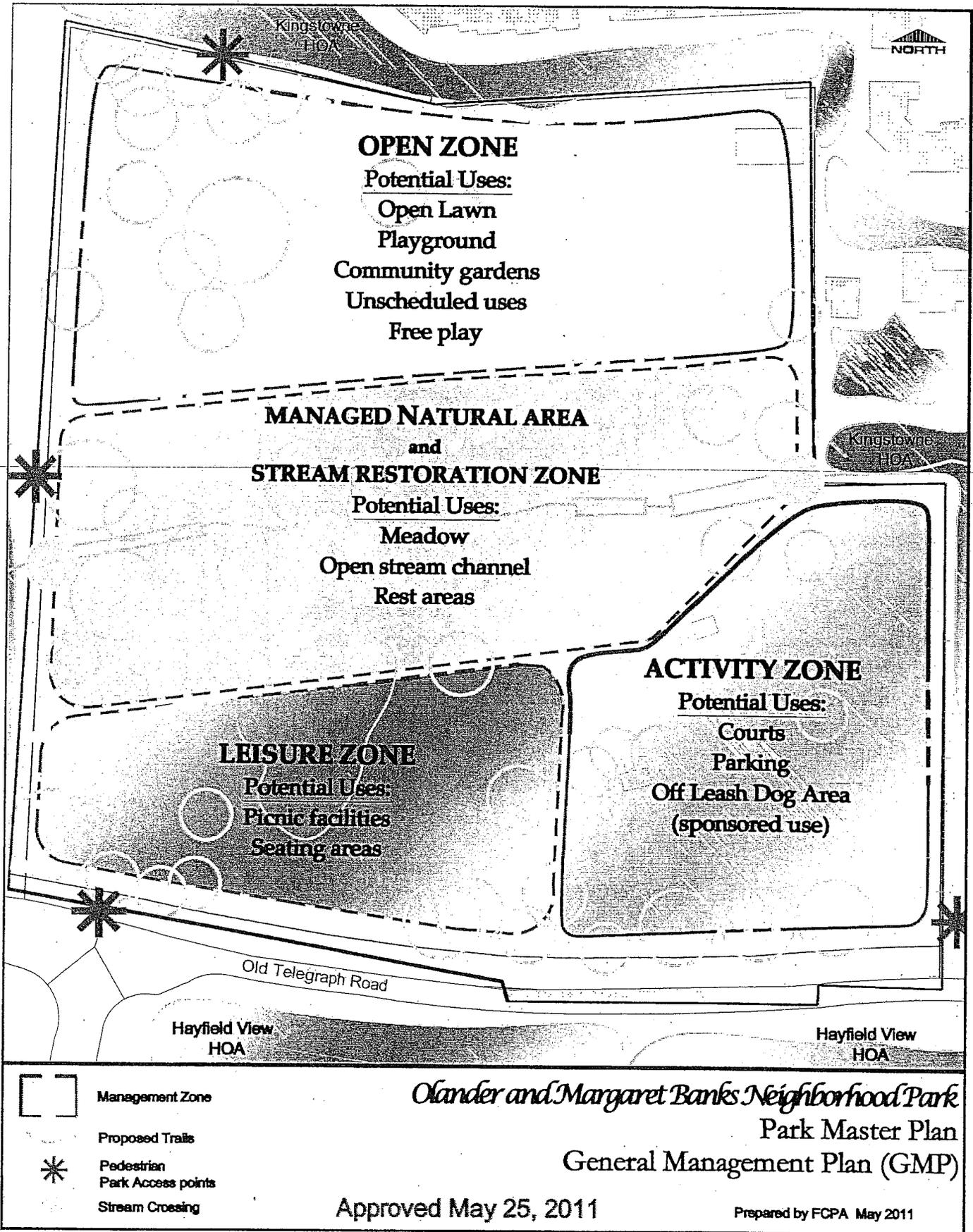


Figure 8: General Management Plan

B. PLAN ELEMENTS

1. Trails

Trails are recommended and suitable for all zones. A conceptual trail circulation plan is depicted but all trails will be site located at the time of park design. A vehicle crossing will be needed within the Managed Natural Area and Stream Restoration Zone to support maintenance access to the northwest portion of the park. It is recommended that two pedestrian crossings be designed across the stream to support the trail network around the site and connect different use zones. Trails can be a mix of hard and natural surfaces and will form an established path that facilitates access and resource protection. ADA accessibility and maintenance access should be provided wherever possible and feasible. The ultimate trail design and location will be site located as specific uses and facilities are developed. On-site trails should be provided as needed. The Park Authority should work with Kingstowne to create new trails and connections within abutting Kingstowne HOA lands.

2. Interpretation

Interpretation is appropriate and suitable in all zones. The existing Banks Family monument sign shall remain in a prominent location within the site as it conveys the history of the Banks family's life on the site. An existing historical marker for the nearby African American settlement of Carrolltown is located in Kingstowne. Although this settlement was not on the Banks site, the connection of the African American experience may provide an additional opportunity for interpretation. Potential subjects for interpretation include:

- A. The Banks Family History
- B. Local African American History and/or Carrolltown
- C. Stream Restoration
- D. Community Gardens

Interpretation elements can range from small markers, to traditional interpretation plaques, to an information kiosk if desired.

3. Activity Zone

This area of the site contains the house, parking area, entrance, and some outbuildings and as a result is highly disturbed within this area. The development of active and support park facilities is suitable in this zone. This zone location minimizes potential impacts to park neighbors



GENERAL MANAGEMENT PLAN

from facility use. Facility development and utilization is dependent on funding and need at the time of development. Potential facilities suitable for development and use within the Activity Zone include:

A. Vehicular Entrance & Parking Lot

The optimum location for a vehicle entrance would be in this area. Parking should be located in the activity zone as much as possible. Parking at this location would support uses in the entire park. The parking lot size and ultimate number of spaces will be determined by the actual uses developed.

B. Multi-Purpose Courts

Half or full-sized multi-purpose courts are an appropriate potential use in the Activity Zone. Sand volleyball would also be appropriate in this area.

C. Off Leash Dog Area

As part of the community review and input process, a desire was expressed for an off-leash dog area within the park. No dog parks currently exist in Kingstowne or the surrounding neighborhoods. Many off-leash dog areas become focal points for community activity and help to build a sense of community. A minimum size of 0.25 acre and a preferred size of 0.5 acre or larger is recommended for an off-leash dog area. If feasible, the dog park design should compliment and blend into the open nature of the site, including fencing and landscape design. Typically off-leash dog areas are enclosed with a five-foot high galvanized black vinyl coated chain link fence. Access to water should be made available for the dog park.

Fairfax County Park Authority dog parks are operated as public/private partnerships, developed in cooperation with sponsoring organizations of pet owners. The sponsors are the agency's liaison between facility users and local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce dog park regulations; and report maintenance needs. If no sponsor agrees to assist in the operation of this facility, this area will remain undeveloped or incorporated within adjacent uses depending on the ultimate design.

4. Managed Natural Area and Stream Restoration Zone

This property has an existing stream bisecting the site. The stream is



controlled with man made channels and underground pipes. Stream restoration will allow for removal of the pipe from the stream to daylight.

Re-engineering the stream bed to promote a more natural function is desirable together with management of the areas within the zone as meadow and stream edges. Restoration may also include the potential development of a water control structure along the south west boundary of the site.

Suitable activities and elements include trails with benches, interpretation, education, rest areas, and designated spaces for user interaction with the stream. There should be a vehicle crossing to allow for park maintenance vehicles and at least one separate pedestrian crossing within the park trail system.

5. Leisure Zone

This area of the park contains open lawn area and many large canopy trees. This landscape should be maintained as near as possible to its current state. The area is suitable for casual picnic areas including picnic tables and a shelter, a natural looking playground, trails and rest areas. Maintenance of this area should include a long-term tree replacement program to maintain the tree canopy.

A parking area of 30 to 50 spaces may be needed to accommodate a picnic shelter use but could require more depending on the ultimate shelter size and should be appropriately sized.

6. Open Zone

This zone is designated to remain primarily open lawn to preserve the open character of the landscape. This area is suitable for unstructured activities, play apparatus, and general park uses. Trails may be located within this zone but should generally be located along the perimeter. During the course of the master plan process, there was a desire to have a location for community gardens. Community gardens are appropriate in communities such as Kingstowne and Alexandria where private yards are limited. This use will need to be developed in cooperation with a sponsor and will be regulated under Park Authority rules and a sponsor agreement.



C. DESIGN CONCERNS

Required plans will be prepared and submitted for County review and approval prior to development. These plans will be reviewed for applicable county and state codes and requirements, as well as how plans address potential impacts. When site design, plan submittal and development occur, the following concerns should be considered:

Accessibility

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

Stream Restoration

The Managed Natural Area along the stream at Banks Park is intended to improve ecosystem function and serve as a park amenity. This area offers the opportunity for park users to interact with the open water (stream) and observe the restoration of a functioning stream system.

Parking and Vehicle Access

Vehicle access to the park will only be allowed off of Old Telegraph Road. The Park Authority should work closely with VDOT to determine the most suitable location for a vehicle entrance. Care should be taken to avoid any location that would require removal of large canopy trees thus altering the character of the park. Facilities requiring parking should be minimized or combined to reduce the parking development on the site.

Utilities

Community gardens and off-leash dog areas both have a need for water. Water service is available at this site in the area of the existing house. Water service to a potential community garden area will require crossing the stream. Electrical service may be needed for picnic shelters.



Cultural Resources

In any area that will be subject to ground disturbance, a field assessment should occur to determine if the area has been previously disturbed. If the impact area exhibits subsurface integrity, a Phase I survey should occur.

Evaluation of Existing Residence and Structures

The residence and other existing structures will be evaluated for any potential re-use or demolition per Park Policy 405, paragraph 1 which states:

“Houses and other structures which have been evaluated and determined to be suitable for occupancy or other public uses consistent with park purposes shall be retained, until such time as their continued existence is no longer justified.”

Retention and reuse of the existing residence will limit the ability to provide additional recreation facilities in the Activity Zone.

Monument Sign

Future development of the park will require some frontage dedication along Old Telegraph Road. The existing monument sign is located very close to the existing roadway and may require relocation. Future park development should include relocating the sign to an appropriate location elsewhere in the park.



O'Donnell, Leanna

From: Kirst, Lorrie
Sent: Friday, October 21, 2011 12:31 PM
To: O'Donnell, Leanna
Subject: 2232-L11-19

2232-L11-19
Olander and Margaret Banks Master Plan
7400 Old Telegraph Road
Tax Map 91-4 ((1)) 23, 24
Zoning District: R-1

The proposed park is deemed a public use under the Zoning Ordinance and is permitted by right subject to the R-1 District regulations and all other applicable regulations.

Prepared by: Lorrie Kirst
Deputy Zoning Administrator
for Ordinance Administration Branch
10/21/11



County of Fairfax, Virginia

MEMORANDUM

DATE: 9 November 2011

TO: Leanna O'Donnell, Planner III, Facilities Planning Branch

FROM: Linda Cornish Blank
Historic Preservation Planner *LCB*

SUBJECT: 2232-L11-19, Olander & Margaret Banks Park Master Plan, 7400 Old Telegraph Rd., Tax Map 91-4 ((1)) 23 & 24; whether park master plan is in substantial accord with provisions of adopted Comprehensive Plan.

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Rose Hill Planning District, Amended through 9-13-2011. RH4-Lehigh Community Planning Sector, p. 73:

"Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered."

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: "The property has a moderate potential for the presence of archaeological resources and a moderate to high potential for historical archaeological resources". "In any area that will be subject to ground disturbance, a field assessment should occur to determine if the area has been previously disturbed. If the impact area exhibits subsurface integrity, a Phase I survey should occur."

Finding: 1. 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 park master plan of the subject property.

2. The recommendation by the CRMPS in the park master plan is in substantial accord with the heritage resources plan text cited above.

Recommendation: The Park Authority comply with the CRMPS comment and recommendation so that the park master plan is in substantial accord with the heritage resources plan text cited above.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/





County of Fairfax, Virginia

MEMORANDUM

DATE: November 10, 2011

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

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

SUBJECT: **Environmental Assessment:**
2232-L11-19, Olander and Margaret Banks Park Master Plan

This memorandum has been prepared by Scott Brown. The applicant, Fairfax County Park Authority, seeks review of the Olander and Margaret Banks Master Plan 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.

Olander and Margaret Banks Park will utilize a 10.0 acre residentially zoned property (R-1) located at 7400 Old Telegraph Road in Alexandria, VA that includes tax map parcels 91-4 ((1)) 23 & 24. The master plan for the park was developed in 2010-2011 and approved in May 2011 by the Park Authority Board. The master plan envisions Banks park to be a locally-serving (2 mile radius) park with a mix of recreational and passive areas with four identified zones: open zone, managed natural area/stream restoration zone, activity zone and leisure zone.

Planning staff finds that the Banks Park Master Plan will provide both a recreational and environmental benefits to the surrounding community, and the plan is generally consistent with the environmental objectives of the County's Policy Plan. The following are offered as additional comments and recommendations from planning staff.

Resource Protection Area

The park site is located in the Dogue Creek watershed. An unnamed tributary branch of Piney Run bisects the park in the middle, running southwest to northeast. The stream is channeled or piped throughout the majority of the property, and the Park Authority proposes stream restoration in the master plan. A resource protection area (RPA) is established 100 feet outward from either side of the stream. The Park Authority proposes a stormwater retention area (BMP) and stream restoration which would include daylighting the stream where currently piped and re-engineering the stream bed to provide a more natural function. This is consistent with

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environmental objectives of the Policy Plan. Planning staff also encourages revegetation within the RPA to enhance the natural functioning of the stream.

There are some existing features from the previous use as a residential property, including a driveway, parking area, and an in ground swimming pool. Additionally, an existing bridge crosses the stream to provide vehicular access to the rear half of the property where a garage and shed are located. FCPA intends to maintain a vehicular crossing to continue providing access to the back half of the site, and will provide at least one separate pedestrian crossing as part of the trail network. It is unclear whether the pool and parking areas would be removed from within the RPA. Although established uses are permitted to continue within the RPA, planning staff encourages removal of these features where feasible.

The subject site is gently sloping with low to moderate slopes, with the only steep slopes greater than 10% located near the northwest and southeast corners of the site – on the periphery of the site rather than along the stream. Because there are no steep slopes of 15% or more associated with the stream banks, the Environmental Quality Corridor would not extend beyond the limits of the RPA.

Planning staff encourages the use of natural surface or impervious surfaces in establishing the proposed trail system, particularly for the areas within the stream management zone and RPA. Planning staff also encourages the proposal by the Park Authority to possibly provide educational opportunities to inform visitors about the stream restoration process through eco-revelatory design (signs, placards or other informational features that reveal the process).

Tree Preservation

There is a scattering of mature trees located throughout the site. The site was completely cleared back in the 1930s for use as a gravel pit, but naturally occurring and intentionally planted mature trees have grown up since that time. The plan states that at the time of the final site design, all reasonable efforts will be made to avoid tree impacts. Planning staff recommends that if there are unavoidable circumstances that require the removal of mature trees, an equal replacement of trees be planted on site to offset those removed.

Noise & Light Impacts

No significant noise impacts are expected to be produced from the proposed park uses. The plan proposes additional tree plantings along the periphery of the site where the most intensive park uses will be located in order to help minimize any possible noise or light impacts on adjacent residences. The zone of highest activity appears to be located at the front of the property along Old Telegraph Road, rather than the rear of the property closest to adjacent residences.

Countywide Trails Plan

A minor paved trail is planned along Old Telegraph Road, and is accommodated by an existing asphalt trail along the south side of Old Telegraph Road.

PGN/STB



County of Fairfax, Virginia

MEMORANDUM

DATE: November 22, 2011

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

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

Chris Caperton
for: Leonard Wolfenstein

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-L11-19 to develop the Olander and Margaret Banks Park, consisting of approximately 10 acres, as detailed in the Olander and Margaret Banks Neighborhood Park Master Plan. The proposed park is located at 7400 Old Telegraph Road, Alexandria, VA. The site is also located within the RH4-Lehigh Community Planning Sector of the Rose Hill Planning District, as identified in the Comprehensive Plan, and lies within the Lee Supervisory District.

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

- The site plan submitted for this project shows the property to be located on the north side of Old Telegraph Road. Old Telegraph Road is currently a narrow, two-lane road with no sidewalks or curb and gutter. The Fairfax County Transportation Plan Map shows the widening/improvement of this road to meet existing VDOT standards. Two lane roads typically require a minimum of 25', from the centerline of the existing road, to accommodate an extra wide travel lane for shared vehicle and bicycle use, curb and gutter as well as space for a sidewalk or multi-use trail. Although the timing of this project is uncertain, adequate right-of-way should be preserved along the Old Telegraph Road frontage of the proposed park to accommodate this project as it moves forward in the future.
- This application references internal trails and trail surfaces. In order to enhance pedestrian and bicycle connectivity between neighborhoods, the plan should provide a paved trail connection from Bradmore Street, on the north side of the park, to Helmsdale Lane, on the south side of the park. The plan should also provide a paved trail connection from Salford Court, on the eastern side of the park, to St Giles Way, on the western side of the park. These paved trails could also serve park maintenance needs as referenced in the application.

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot



November 22, 2011

Page 2 of 2

- Crosswalks should be provided across Old Telegraph Road to allow safe pedestrian and bicycle access to the park from the existing asphalt trail on the south side of Old telegraph Road. Crosswalks should be provided at the Helmsdale Lane/Old Telegraph Road intersection and at the intersection of Old Telegraph Road and the vehicular entrance to the proposed park. All crosswalks should connect to ADA curb ramps on both sides of Old Telegraph Road.
- This application indicates the main vehicular access point into the proposed park will be provided from Old Telegraph Road, likely requiring some improvements to this roadway. The location of this main vehicular access point should be evaluated based on intersection site distance requirements. Additional traffic data/study will be needed to determine the need for right and left turn lanes into the park.
- 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.

Cc: John Bell, DPZ
Leanna O'Donnell, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Jaak Pedak, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

November 14, 2011

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

RE: 2232 Review Application
Application # 2232-L-11-19
Olander and Margaret Banks Park Master Plan

Dear Mr. Caperton:

In general VDOT has no objection to this proposed use due to the low volume of traffic the proposed use would generate.

Construction of a commercial entrance meeting all VDOT requirements would be required. Utilization of Old Telegraph Road would seem appropriate.

Sincerely,

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

cc: Angela Rodeheaver, Fairfax County Department of Transportation
Fairfax Permits

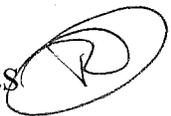


County of Fairfax, Virginia

MEMORANDUM

November 10, 2011

TO: Leanna Hush O'Donnell, Planner III
Facilities Planning Branch, Planning Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: 7400 Old Telegraph Road (Virginia for the Olander and Margaret Banks Neighborhood Park); 2232-L11-19

RE: Request for assistance dated October 21, 2011

This review is based upon a site visit conducted on October 31, 2011, and the 2232 Review Application 2232-L11-19 dated October 20, 2011, by the Department of Planning and Zoning.

- Comment:** Transitional screening type 1 and barrier D, E, or F are required along the northern, southern, eastern, and western property boundaries to screen the park complex from the adjacent single family attached dwellings. Proposed landscaping is not shown or identified on this application and it is unclear how the transitional screening and barrier requirements will be met for this site.

Recommendation: Transitional screening type 1 and associated barriers in accordance with ZO 13-303.3A should be provided against the northern, southern, eastern, and western property boundaries and transitional screening calculations demonstrating how the transitional screening requirements of ZO 13-303.3A are being met should also be provided as part of the 2232 application.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMID #: 165340

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: November 16, 2011

TO: Leanna O'Donnell, Staff Coordinator
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-L11-19, Banks Neighborhood Park Master Plan dated May 25, 2011, LDS Project #6105-ZONA-006-1, Tax Map #94-4-01-0023 & -0024, Lee 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. An approved site-specific RPA delineation study will be required before a site plan can be approved (LTI 08-12). A portion of the Activity Zone is located with the RPA; the approval of a legislative encroachment exception may be a condition of site plan approval. The uses proposed for the RPA in the Managed Natural Area and the Stream Restoration Area seem as if they are either exempt and allowed uses; administrative approval of these uses can be a part of the site plan review process.

Water quality controls will likely be required. The master plan does not locate a facility. Depending on the change in imperviousness proposed, either the criteria for development (PFM 6-0401.2A) or redevelopment (PFM 6-0401.2B) must be met. If the demolition work approved under Rough Grading Plan #6105-RGP-050 is completed before a site plan is submitted, the reduction in imperviousness from the demolition work will not be able to be considered in the water quality control calculations for the site plan.

Floodplain

There is minor floodplain on the property. The floodplain is not mapped on this property; a floodplain study is likely to be required as a condition of site plan approval. Uses in a minor floodplain can be administratively approved during the site plan process (ZO 2-903).

Downstream Drainage Complaints

There are no downstream drainage complaints on file.



Leanna O'Donnell, Staff Coordinator
2232 Application #2232-L11-19, Banks Neighborhood Park Master Plan
November 16, 2011
Page 2 of 2

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3). No detention facilities are located on the master plan.

Site Outfall

Adequate outfall meeting PFM requirements will be required during the site plan process (PFM 6-0200).

These comments were prepared based on current PFM requirements and our understanding of the proposal. 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

O'Donnell, Leanna

From: Stone, Laurie A.
Sent: Friday, October 28, 2011 1:59 PM
To: O'Donnell, Leanna
Subject: FRD Comments on 2232-H11-18 and 2232-L11-19

Leanna,

The following applications do not adversely affect the Fire and Rescue Department:

2232-H11-18, Hunter Mill Governmental Center and Reston District Police Station Expansion
2232-L11-19, Olander and Margaret Banks Park Master Plan

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

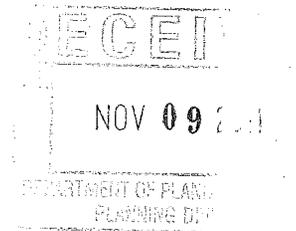


FAIRFAX COUNTY
PUBLIC SCHOOLS

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

November 2, 2011

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-L11-19 Tax Map: 91-4 ((1)) 23, 24

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



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

November 28, 2011

Leanna O'Donnell, Staff Coordinator
Planning Division
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway
Suite 800
Fairfax, VA 22035

Re: Olander and Margaret Banks Neighborhood Park
Comment response letter

Dear Leanna:

The Park Authority has reviewed the comments from the recent review of the 2232 application for the Olander and Margaret Banks Neighborhood Park. The comments are addressed as follows.

VDOT

Comment: Construction of a commercial entrance meeting all VDOT requirements would be required. Utilization of Old Telegraph Road would be appropriate.

Response: Acknowledged. When funded, any development plans for the park requiring a new entry would be designed to meet all VDOT requirements.

FCDOT

Comment: Adequate right-of-way should be preserved along Old Telegraph Road frontage of the park to accommodate and future road widening.

Response: The Park Authority acknowledges that any future development will require right-of-way dedication along Telegraph Road.

Comment: In order to enhance pedestrian and bicycle connectivity between neighborhoods, the plan should provide a paved trail connection from Bradmore Street, on the north side of the park, to Helmsdale Lane, on the south side of the park. The plan should also provide a paved trail connection from Salford Court, on the eastern side of the park, to St. Giles Way, on the western side of the park.



Response: The approved master plan for the park proposes a network of trails through the park including a loop trail. The specific trail alignments and surface materials will be determined at the time of development. FC DOT recommendations will be taken under advisement at that time.

Comment: Crosswalks should be provided across Old Telegraph Road.

Response: The Park Authority will work with VDOT to provide crosswalks as needed upon approval of any development plans.

Comment: location of a vehicle entry along Old Telegraph Road will likely require some improvements to the roadway. The location of the entry should be evaluated based on intersection site distance requirements. Additional traffic data/study will be needed to determine the need for right and left turn lanes into the park.

Response: Acknowledged. Any development plans for the park will include roadway design requirements as required for plan approval.

DPWES

Comment: There is Resource Protection Area (RPA) on this site. An approved site-specific RPA delineation study will be required before a site plan can be approved (LTI 08-12). A portion of the Activity Zone is located with the RPA; the approval of a legislative encroachment exception may be a condition of site plan approval. The uses proposed for the RPA in the Managed Natural Area and the Stream Restoration Area seem as if they are either exempt and allowed uses; administrative approval of these uses can be a part of the site plan review process.

Response: Acknowledged. The Park Authority will comply with any environmental regulations as required at time of development.

Comment: Water quality controls will likely be required. The master plan does not locate a facility. Depending on the change in imperviousness proposed, either the criteria for development (PFM 6-0401.2A) or redevelopment (PFM 6-0401.2B) must be met. If the demolition work approved under Rough Grading Plan #6105-RGP-050 is completed before a site plan is submitted, the reduction in imperviousness from the demolition work will not be able to be considered in the water quality control calculations for the site plan.

Response: Acknowledged. The Park Authority will comply with any water quality control regulations required at time of development.

Comment: There is minor floodplain on the property. The floodplain is not mapped on this property; a floodplain study is likely to be required as a condition of site plan approval. Uses in a minor floodplain can be administratively approved during the site plan process (ZO 2-903).

Response: Response: Acknowledged. The Park Authority will comply with any floodplain documentation requirements at the time of development.

Comment: Stormwater detention is required, if not waived (PFM 6-0301.3). No detention facilities are located on the master plan.

Response: Acknowledged. The Park Authority will work with DPWES at the time of development regarding any stormwater management issues.

Urban Forestry

Comment: Transitional screening type 1 and barrier D, E, or F are required along the northern, southern, eastern, and western property boundaries to screen the park complex from the adjacent single family attached dwellings. Proposed landscaping is not shown or identified on this application and it is unclear how the transitional screening and barrier requirements will be met for this site.

Response: The Park Authority will comply with any transitional screening requirements at the time of development.

Environmental Assessment

Comment: There are some existing features from the previous use as a residential property, including a driveway, parking area, and an in ground swimming pool. Additionally, an existing bridge crosses the stream to provide vehicular access to the rear half of the property where a garage and shed are located. FCPA intends to maintain a vehicular crossing to continue providing access to the back half of the site, and will provide at least one separate pedestrian crossing as part of the trail network. It is unclear whether the pool and parking areas would be removed from within the RPA. Although established uses are permitted to continue within the RPA, planning staff encourages removal of these features where feasible.

Response: The Park Authority has an approved minor grading plan to allow for the removal of the various outbuildings on the site including the pool and pumphouse. These buildings are slated for demolition and removal in December of 2012. The asphalt driveway and parking area will remain.

Comment: There is a scattering of mature trees located throughout the site. The site was completely cleared back in the 1930s for use as a gravel pit, but naturally occurring and intentionally planted mature trees have grown up since that time. The plan states that at the time of the final site design, all reasonable efforts will be made to avoid tree impacts. Planning staff recommends that if there are unavoidable circumstances that require the removal of mature trees, an equal replacement of trees be planted on site to offset those removed.

Response: The master plan recommends preservation of the mature canopy trees as part of the ongoing management of the site. The Park Authority will work to ensure the proper care and replacement of trees in the park to as necessary to maintain the desired character.

Historic Preservation

Comment:

The Comprehensive Plan, in regards to Heritage Resources, states:

“Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

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: “The property has a moderate potential for the presence of archaeological resources and a moderate to high potential for historical archaeological resources”. “In any area that will be subject to ground disturbance, a field assessment should occur to determine if the area has been previously disturbed. If the impact area exhibits subsurface integrity, a Phase I survey should occur.”

The Park Authority should comply with the CRMPS comment and recommendation so that the park master plan is in substantial accord with the heritage resources plan text cited above.

Response: Acknowledged. The Park Authority will work in accordance with the master plan recommendations in regards to historic resources and interpretation.

Please contact me with any other questions or concerns you may have.

Pat S. Rosend, AICP, RLA
Senior Park Planner
Fairfax County Park Authority

§ 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.)