

PARKS AND RECREATION

August 7, 2012

Route 28 Station – South Study

Task Force Meeting

Agenda



- Background
- Context and Assets
- Preliminary Impacts and Needs
- Opportunities
- Next Steps

Background

Project Background



Fairfax County Urban Parks Framework

- Park Authority Board adopted November 2008
- One focus is on transit-oriented development
- Emphasizes urban-appropriate functions, uses, amenities, visual form, ownership, and accessibility
- Defines urban park typology and design elements
- Implemented into other urban centers: Tysons, Annandale, Baileys, Springfield, and Reston*

www.fairfaxcounty.gov/parks/plandev/Downloads/urbanparks.pdf

Route 28 Study Area – Narrative

- Combination of park and recreation providers: Park Authority, Public Schools, Town of Herndon, Reston Association, Reston Community Center, Loudoun County, and Northern Virginia Regional Park Authority
- Few opportunities to acquire significant additional parkland within study area
- Need to creatively seek opportunities to address increasing demand, particularly around transit-oriented development

Context and Assets

Area Context – Parkland



Park Authority parks within study area...

Local parkland = 24 acres

District parkland = 0 acres

Countywide parkland = 0 acres

Resource-based parkland = 17 acres

Total parkland = 41 acres

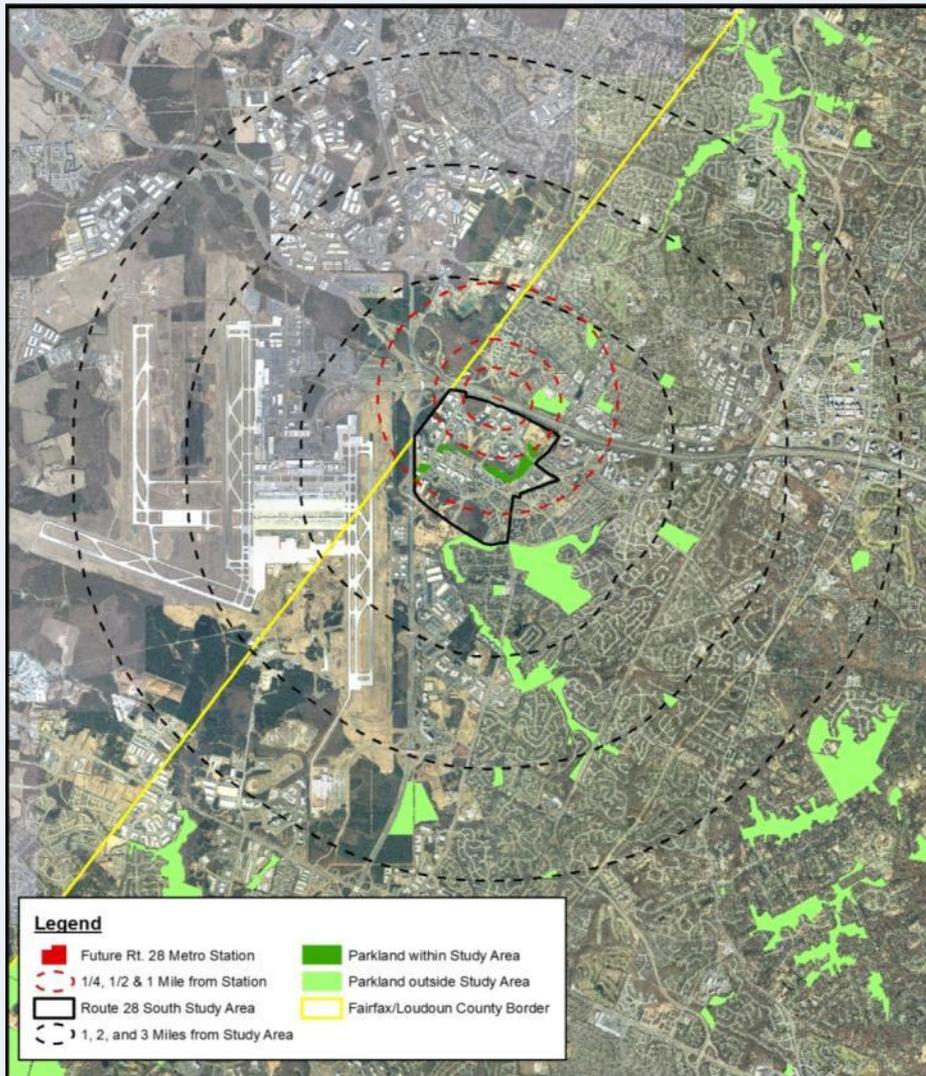
Area Context – Recreation



Park Authority and Public School facilities within study area...

- 2 Rectangle fields
- 1 Diamond field
- 1 Basketball court
- 1 Playground

Vicinity Context – Parkland



Park Authority parks, inclusive within 3 miles of study area...

Local parkland = 145 acres

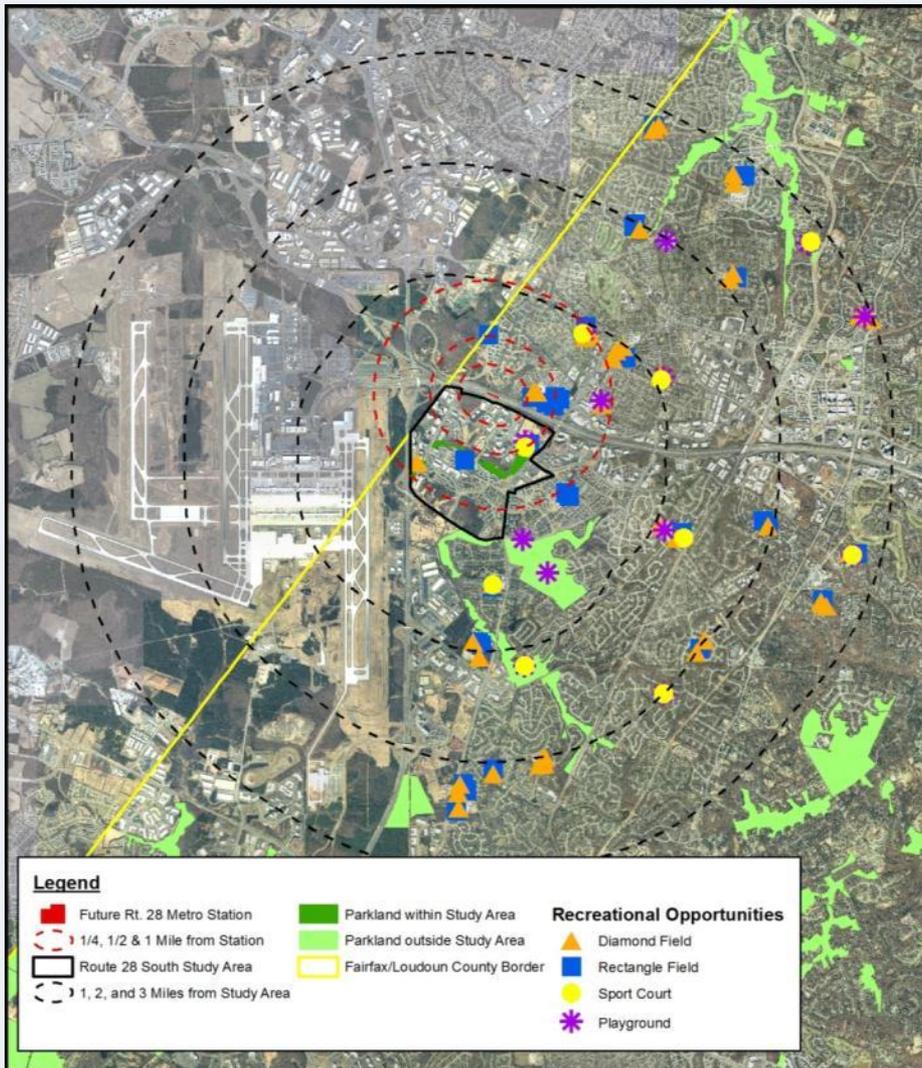
District parkland = 30 acres

Countywide parkland = 136 acres

Resource-based parkland = 339 acres

Total parkland = 650 acres

Vicinity Context – Recreation



Park Authority and Public School facilities, inclusive within 3 miles of study area...

- 32 Rectangle fields
- 38 Diamond fields
- 12 Basketball courts
- 13 Playgrounds

Assets – Arrowbrook Park



Mixed-Use Development Proffer

- Park and Recreation Complex
- Wetland Area

Assets – Arrowbrook Park



Assets – Arrowbrook Park



Assets – Dulles Corner Park



- Lighted 90' diamond field

Assets – Stream Valley Parkland and Trails



- Great opportunity to provide bike & pedestrian connections
- Need to resolve trail and connector trail gaps

Assets – District and Countywide Parks

District parks that serve the Route 28 area...

- Baron Cameron
- Fred Crabtree
- Stratton Woods

Countywide parks that serve the Route 28 area...

- Frying Pan Farm
- Lake Fairfax
- Riverbend (*classified as resource-based, but offers many countywide-serving amenities*)

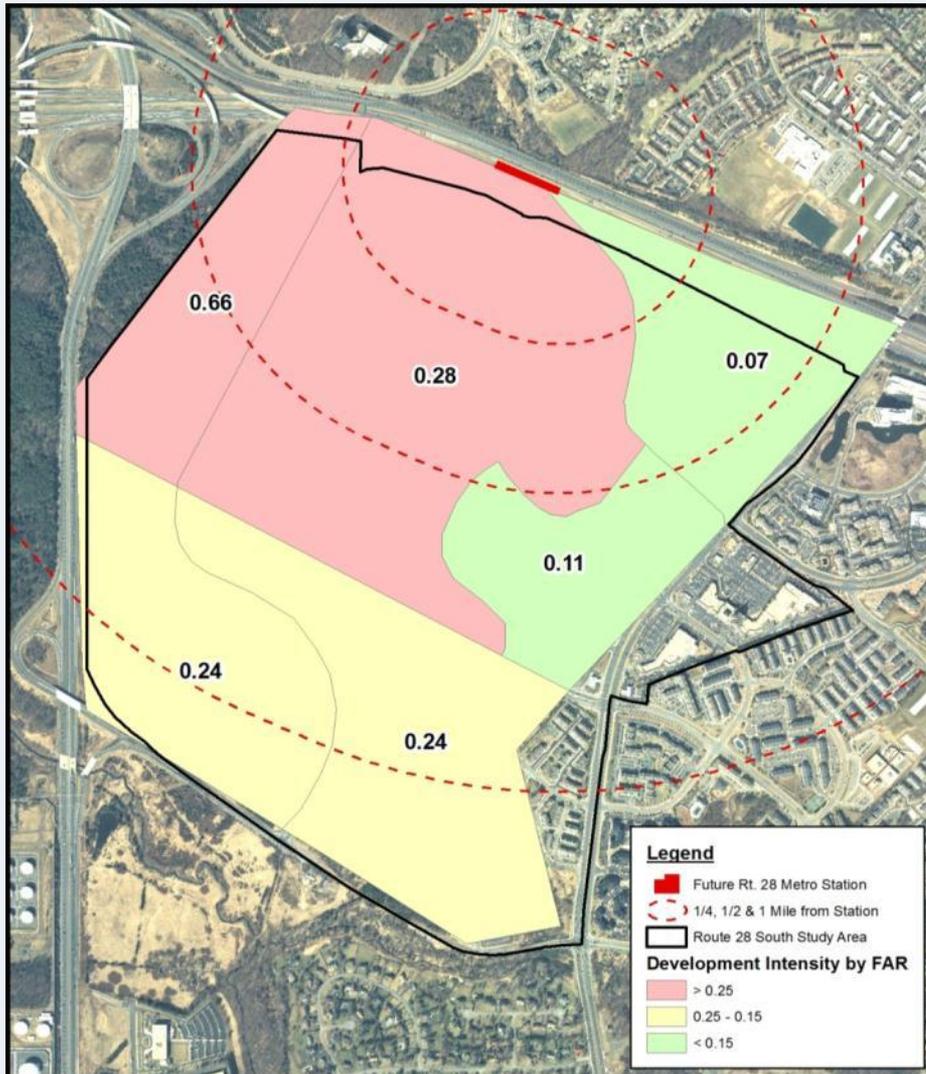
Assets – Other Providers



- Town of Herndon
- Reston Association
- Reston Community Center
- Loudoun County
- Northern Virginia Regional Park Authority

Preliminary Impacts and Needs

Development Scenario – Existing



Land use = square feet

Office = 4,582,135

Retail = 0

Industrial = 34,650

Institutional = 343,443

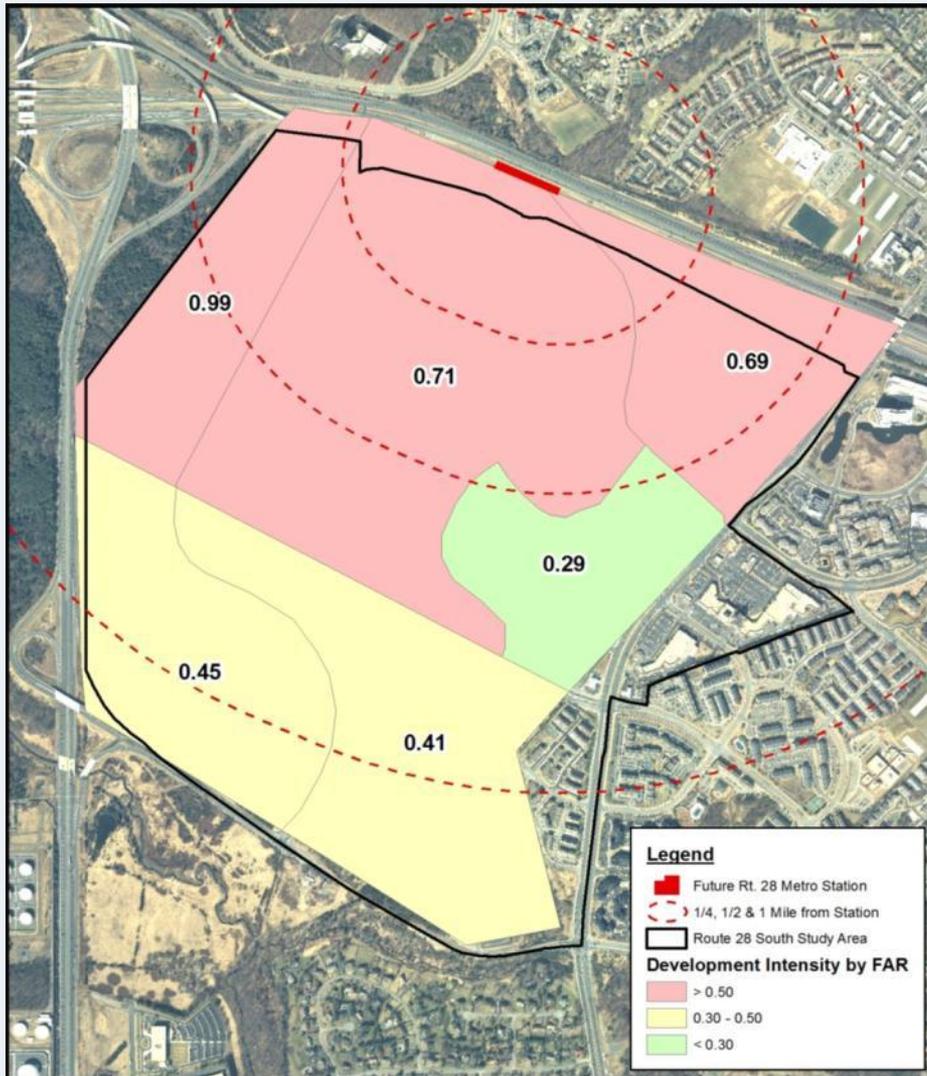
Hotel = 858,184

Residential = 2,357,000

(approx. 4,865 residents)

Total = 8,175,412 s.f.

Development Scenario – Build out



Land use = square feet

Office = 9,416,720

Retail = 215,558

Industrial = 0

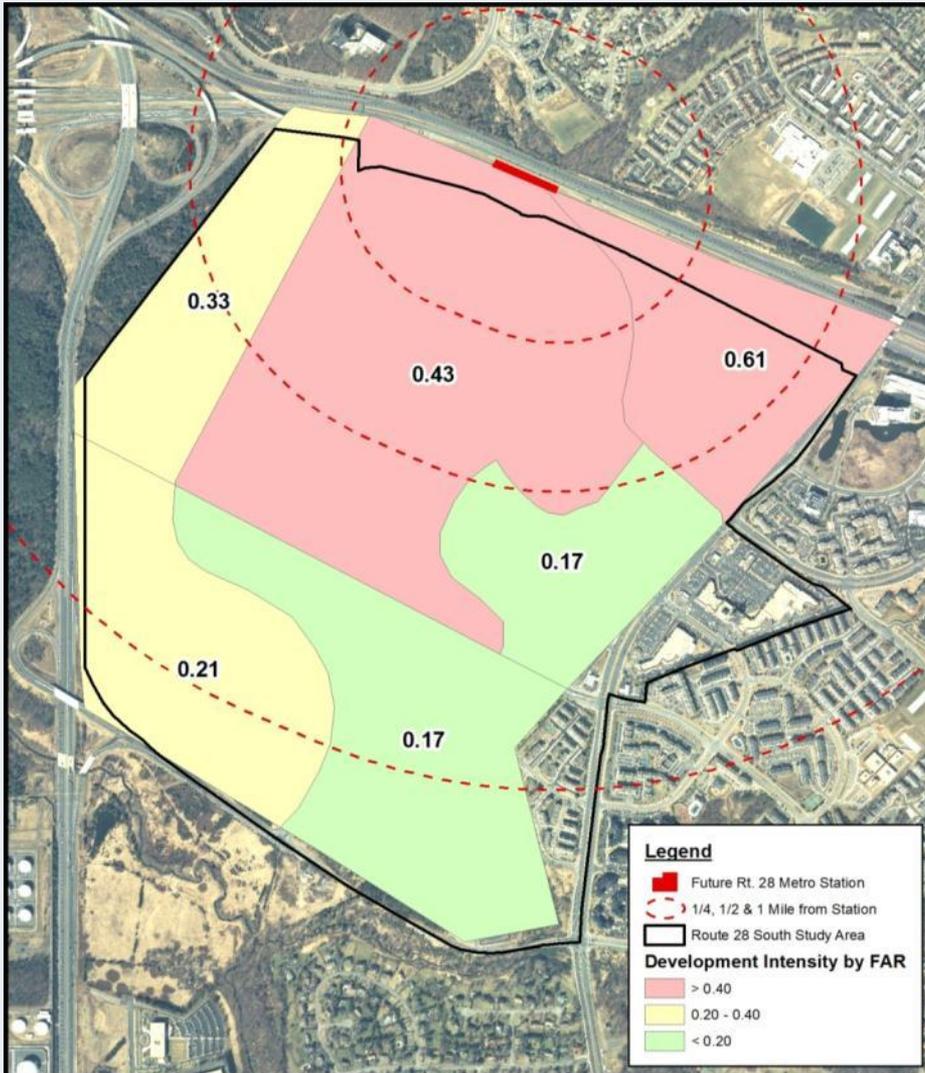
Institutional = 149,173

Hotel = 1,793,843

Residential = 6,948,940
(approx. 13,541 residents)

Total = 18,524,234 s.f.

Development Scenario – Net Change



Land use = square feet

Office = 4,834,585

Retail = 215,558

Industrial = -34,650

Institutional = -194,270

Hotel = 935,659

Residential = 4,591,940

(approx. 8,676 residents)

Total = 10,348,822 s.f.

Impact Analysis Standards

	Suburban Standard	Urban Standard (Urban Parks Framework)
Basis	<ul style="list-style-type: none"> Residential population 	<ul style="list-style-type: none"> Residential population <u>and number workers</u>
Park Space	<ul style="list-style-type: none"> Amount of local-serving park space 5 acres per 1,000 residents 	<ul style="list-style-type: none"> Amount and type of urban park space 1.5 acres per 1,000 residents & 1 acre per 10,000 employees
Recreational Facilities	<ul style="list-style-type: none"> Service-level standards for 19 defined recreational facility types 	<ul style="list-style-type: none"> Suburban standard used with some adjustments possible

Current Service Levels

Local-serving Park and Recreation Facilities	Current Need	Currently Provided	Current Surplus or (Deficit)
Local parkland <i>5 acres per 10,000 residents (suburban standard)</i>	24 acres	24 acres	-
Rectangle fields <i>1 field per 2,800 residents</i>	2	2	-
Diamond fields <i>(varies by field type)</i>	2	1	(1)
Playgrounds <i>1 playground per 2,800 residents</i>	2	1	(1)
Sport courts <i>1 sport court per 2,100 residents</i>	2	1	(1)

Scenario Service Levels – Net Change

Local-serving Park and Recreation Facilities	Net Change Need	Total Projected Surplus or (Deficit)
Local parkland <i>5 acres per 1,000 residents (suburban standard) OR</i>	43 acres	(43 acres)
<i>1.5 acres per 1,000 residents & 1 acre per 10,000 employees (urban standard)</i>	15 acres	(15 acres)
Rectangle fields <i>1 field per 2,800 residents</i>	3	(3)
Diamond fields <i>(varies by field type)</i>	3	(4)
Playgrounds <i>1 playground per 2,800 residents</i>	3	(4)
Sport courts <i>1 sport court per 2,100 residents</i>	4	(5)

Park & Recreation Needs

Several deficiencies – however, highest priorities are...

- Useable, urban parks
- Sport courts
- Playgrounds
- Small-footprint, urban-appropriate facilities
- Trails and trail connections
- Diamond fields
 - *Particularly adult softball diamonds to accommodate the increasing demand (i.e. corporate leagues)*

Opportunities

Strategies for Future Success

- Form partnerships with other providers – public and private
- Repurpose and add capacity to existing parkland and facilities
- Provide essential pedestrian and bike connections throughout
- Ensure new development offsets impacts through proffered funding, parkland, and facilities
- Ensure development integrates public park spaces that are appropriately designed for the urban context...

Urban Parks Framework

Urban Parks

Urban Park Type	Brief Description
Pocket Park	Small-scale open spaces that are incorporated into the urban fabric, providing casual use for nearby pedestrian activity
Common Green	Flexible open space with open lawns, serving as the recreation and social focus of a neighborhood or larger area
Civic Plaza	Focal point public gathering space for civic purposes and commercial supporting activities, including programming
Recreation Urban Park	Large athletic complex that serves local residents, workers and visitors
Linear Parks	Linear design that enhances connectivity while providing a variety of uses: fitness stations, general exercise, pedestrian connections, etc.
Stream Valley Parks and Trails	Parkland around a stream valley that provides connectivity and uses while protecting and/or enhancing natural resources

Urban Park Examples – Pocket Park

Paley Park, NYC

Ballston, Arlington



Urban Park Examples – Common Green

Bryant Park, NYC



Urban Park Examples – Civic Plaza



Reston Town Center, Reston

Fairfax Center, Fairfax



Urban Park Examples – Recreation Urban Park

Arrowbrook Park



Urban Park Examples – Small-footprint, Urban-appropriate Facilities



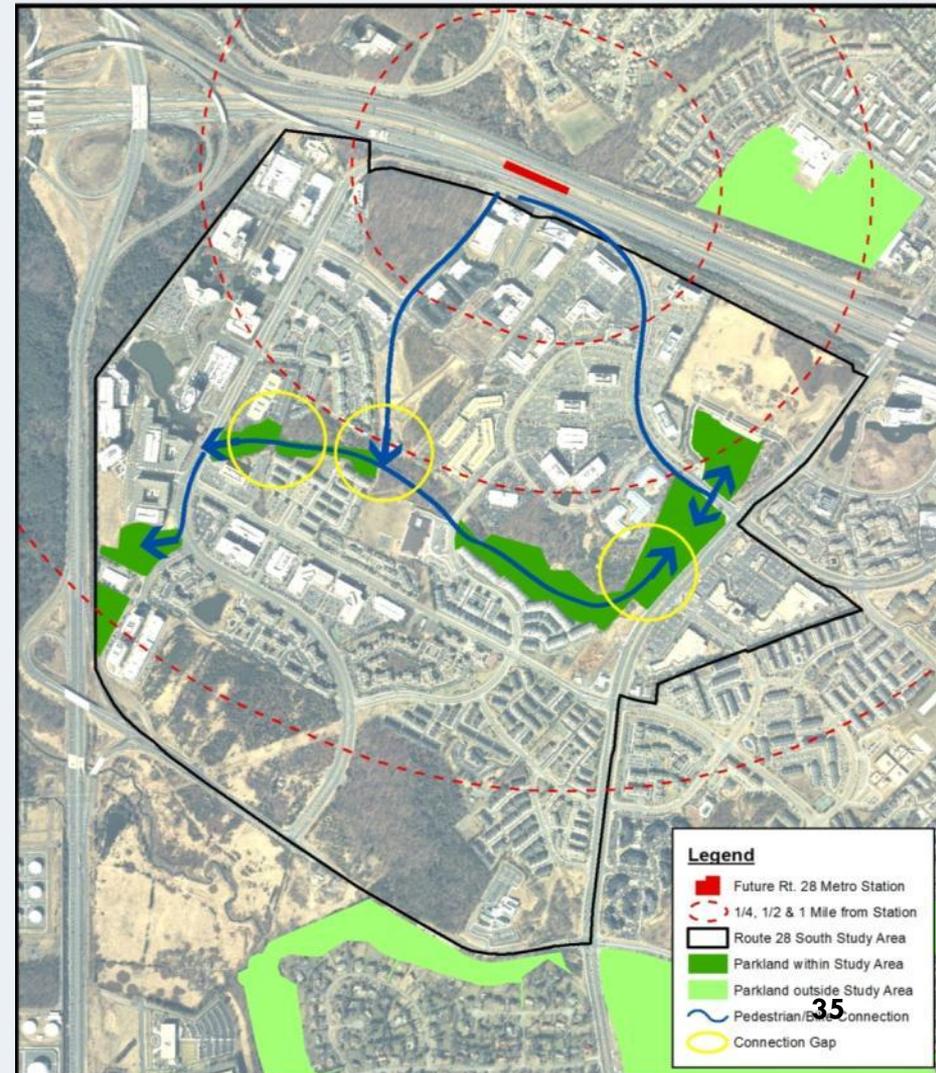
Key to Urban Parks: Connectivity

To accomplish...

- Internal connections
- Connections from Metro to parks & recreation

Study area needs...

- Well designed pedestrian and bike circulation
- Resolved stream valley trail and connector trail gaps



Specific Areas of Opportunities

Transit-Oriented Development

- Highest density areas near Metro station will add approximately 8 million square feet of new development...
 - ✓ Office
 - ✓ Retail
 - ✓ Hotel
 - ✓ Residential
- *Development should provide...*
 - Integrated public urban parks
 - Proffered funding, parkland, and facilities
 - Well designed pedestrian and bike circulation



Specific Areas of Opportunities

Transit-Oriented Development

Plan Amendment S11-III-DS1,
Dulles Station at Dulles Corner

- Residential

Plan Amendment S07-III-UP2,
Rocks

- Mixed-use

- Work in conjunction with
future Metro landing zone



Specific Areas of Opportunities

Proffered Land and Facilities

- Dulles Station at Dulles Corner, PCA C-696-4, April 26, 2002



Specific Areas of Opportunities

Proffered Land and Facilities

- Dedicated to the Board of Supervisors...
 - Regional stormwater pond
 - Butterfly garden with interpretative stations
 - Land for park purposes
 - Trails



Specific Areas of Opportunities

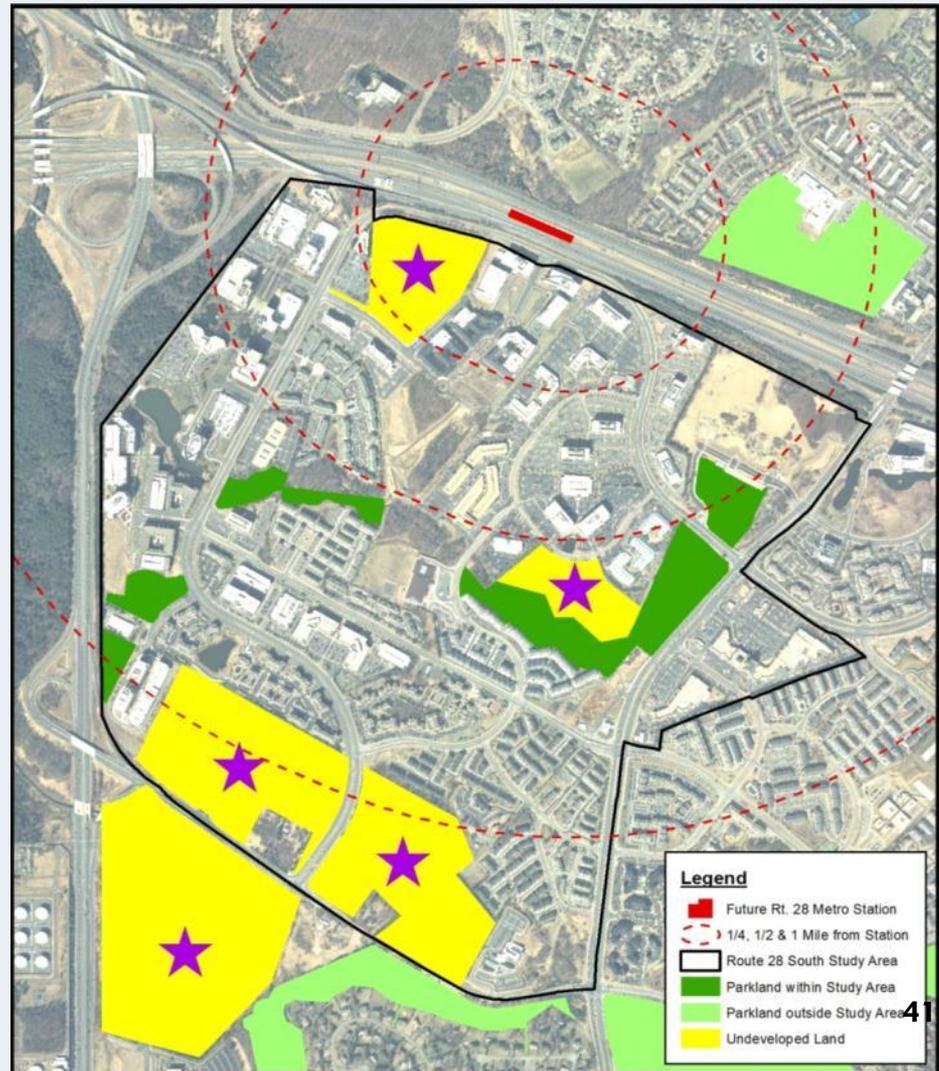
Improvements and Enhancements of Existing Facilities Outside Study Area

- Fields that can be upgraded with synthetic turf and/or lighting to increase capacity
- Parks that are undeveloped and/or need improvements
- Funds may be available from existing and/or new proffers

Specific Areas of Opportunities

Undeveloped Land

- Land dedication or easements
- Proffers from future development
- Public-private partnerships



Summary



- Several park and recreation deficiencies within study area
- Numerous park and recreation opportunities to alleviate deficiencies, if properly utilized and connected
- Ensure new development offsets impacts through integrated urban parks and proffered funding, parkland, and facilities
- Continue to explore partnerships and creative solutions

Next Steps

Next Steps

1. Finalize impact analysis and quantification of needs
2. Refine recommendations
3. Submit memorandum
4. Continue to work with DPZ regarding Plan text



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THANK YOU!