



*ROUTE 28
STATION/
SOUTH STUDY
AREA*

*MAKING A PLAN
FOR PARKS*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

TONIGHT'S AGENDA

- ◆ *Fairfax County Park Authority Overview*
 - ◆ *Park Authority Needs Assessment and Planning*
 - ◆ *Route 28 Station Area Existing Facilities*
 - ◆ *Projected Service Level Needs*
 - ◆ *Opportunities to plan for growth*
- 

ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

PARK AUTHORITY MISSION

“To set aside public spaces for and assist citizens in the protection and enhancement of environmental values, diversity of natural habitats and cultural heritage to guarantee that these resources will be available to both present and future generations. To create and sustain quality facilities and services which offer citizens opportunities for recreation, improvement of their physical and mental well being, and enhancement of their quality of life.”

Enhance citizen's quality of life through:

- ◆ Natural & Cultural Resource Stewardship*
- ◆ Quality Recreational Opportunities*

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PARK AUTHORITY BOARD

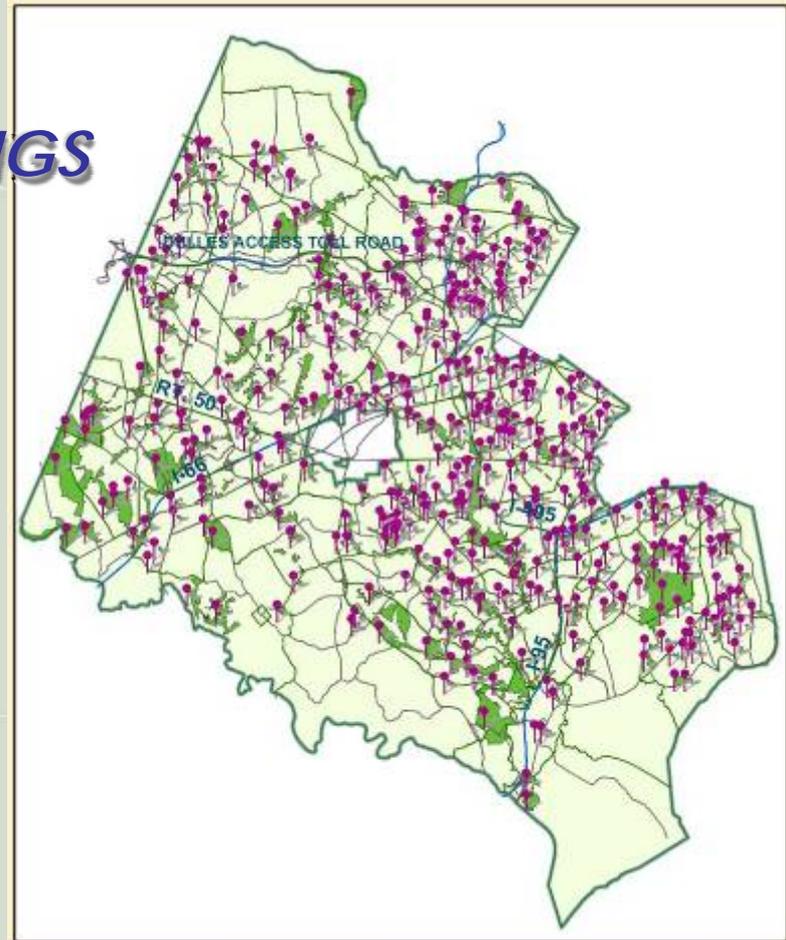
- ◆ *Twelve-member Board*
- ◆ *Appointed by the Board of Supervisors*
- ◆ *Includes a representative for each of the nine magisterial districts plus three at-large members*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

PARK AUTHORITY HOLDINGS

- ◆ *22,600+ acres of land*
- ◆ *417 parks*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

FACILITY STANDARDS AND NEEDS

10-YEAR NEEDS ASSESSMENT REPORT

- ◆ *Based on citizen survey and extensive public outreach*
- ◆ *Established defined areas of need / interest*
- ◆ *Conducted inventory of available land and facilities*
- ◆ *Provides quantifiable basis to establish facility standards*



Needs Assessment Final Report

Presented to the
Fairfax County Park Authority
February 2004

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ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

FACILITY STANDARDS AND NEEDS

SOURCES OF OPEN SPACE AND RECREATIONAL FACILITIES

- ◆ *Fairfax County Park Authority*
 - ◆ *Non-FCPA Parks*
 - ◆ *Northern Virginia Regional Park Authority*
 - ◆ *National Park Service*
 - ◆ *Cities/Towns*
 - ◆ *Adjacent Counties*
 - ◆ *Public Schools*
 - ◆ *Private-Ownership Parks and Facilities*
- 



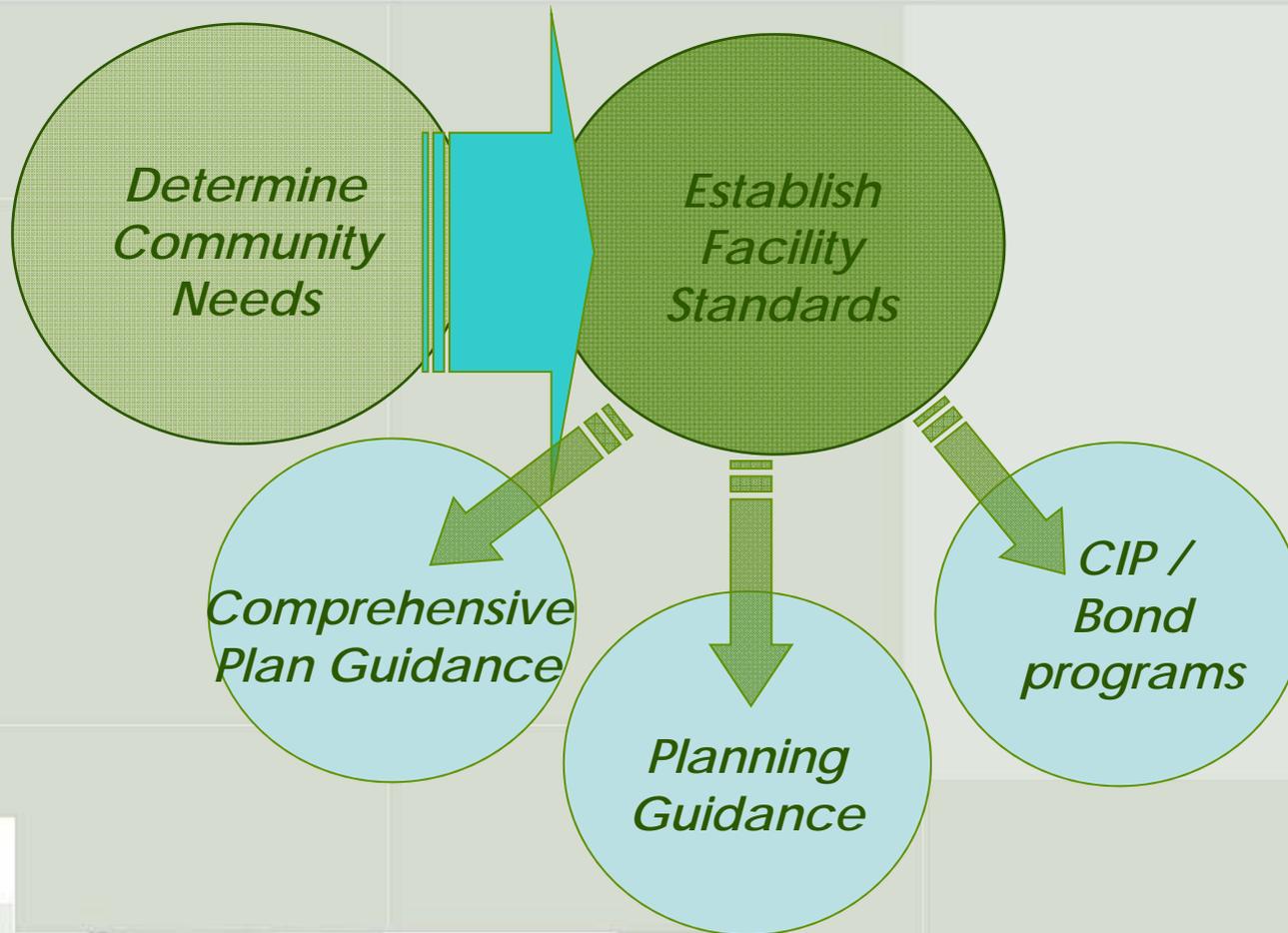
ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS



*Determine
Community
Needs*

- ◆ *Qualitative Data
Collection - Public
Outreach*
- ◆ *Citizen Demand Survey*
- ◆ *Peer Community
Benchmark Survey*

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ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

*Determine
Community
Needs*

*Establish
Facility
Standards*

*Countywide
goal to provide
park and
recreation
facilities*



*Establishment of an
interconnected system of:*

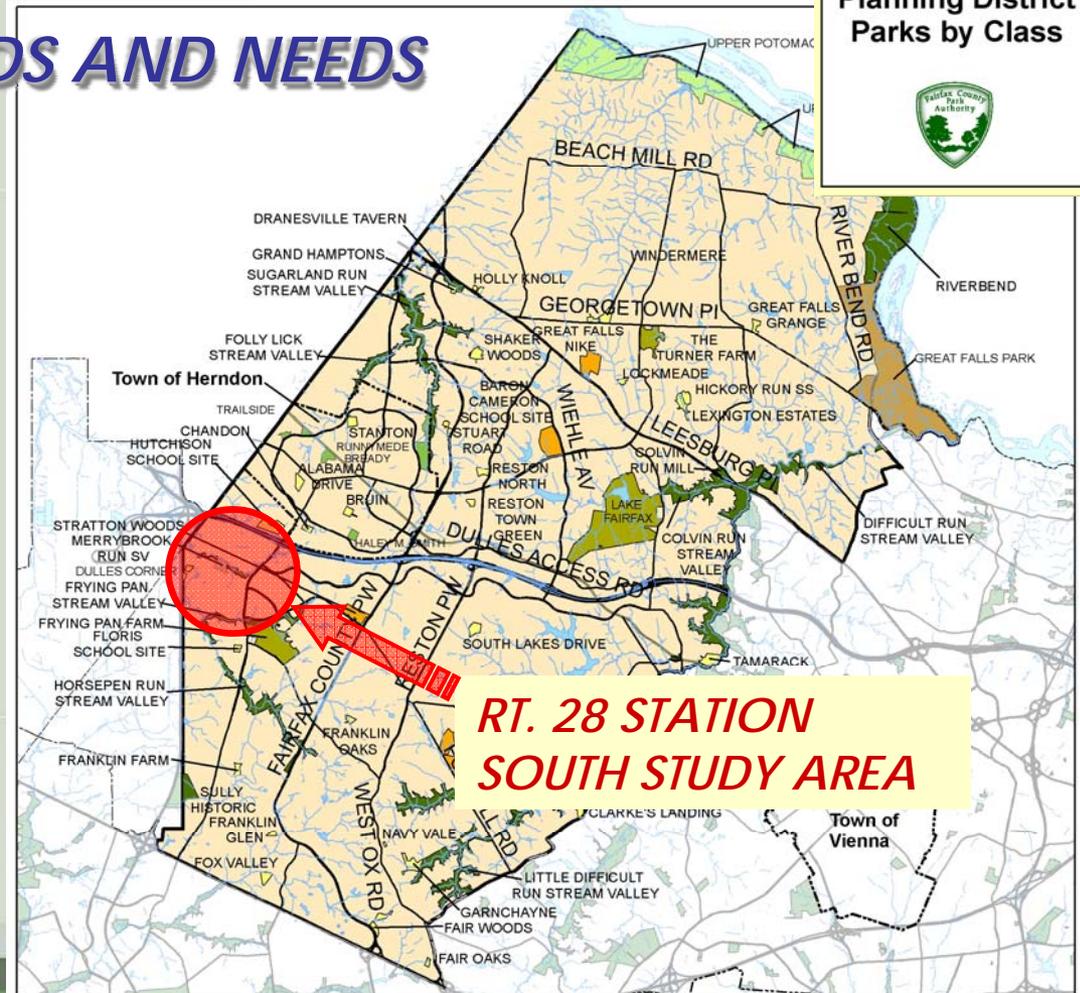
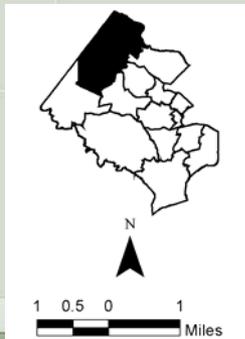
- ◆ *Parkland*
- ◆ *Outdoor Facilities*
- ◆ *Indoor Facilities*
- ◆ *Trails*
- ◆ *Natural Resources*
- ◆ *Cultural Resources*

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FACILITY STANDARDS AND NEEDS

- ◆ POPULATION-BASED ANALYSIS
- ◆ APPLIED IN CONTEXT OF INDIVIDUAL PLANNING DISTRICTS

Upper Potomac
Planning District
Parks by Class



**RT. 28 STATION
SOUTH STUDY AREA**

ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

Upper Potomac Planning District 2020 Facility Needs Analysis

	193,809	2007 population				
	218,082	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	56.9	80.8	(23.9)	70%	
Adult Baseball Fields	1 field / 24,000 people	10.5	9.1	1.4	116%	
Adult Softball Fields	1 field / 22,000 people	6.0	9.9	(3.9)	61%	
Youth Baseball Fields	1 field / 7,200 people	19.0	30.3	(11.3)	63%	
Youth Softball Fields	1 field / 8,800 people	26.0	24.8	1.2	105%	
Basketball Courts	1 court / 2,100 people	18.0	103.8	(85.8)	17%	
Playgrounds	1 playground / 2,800 people	30.5	77.9	(47.4)	39%	
Neighborhood Dog Parks	1 dog park / 86,000 people	2.0	2.5	(0.5)	79%	
Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	2.1	(2.1)	0%	

ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

Upper Potomac Planning District 2020 Park Land Needs Analysis

193,809	2007 population					
218,082	2020 projected population					
42,844	District Size (acres)					
	Parkland/Open Space Type	Service Level Standard	2007 Existing Acres	2020 Needed Acres	2020 Projected (Deficit)/ Surplus	2020 Projected Service Level
Fairfax County Parkland	Local	5 acres / 1,000 people	628	1090	(462)	58%
	District/Countywide	13 acres / 1,000 people	2,109	2835	(726)	74%
	Resource-Based	*	1,918			
	Parkland Total		4,656			
Private Open Space	Private Recreation		923			
	HOA Property		4,967			
	Private OS Total		4,656			
Public & Private Total			10,545			

ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

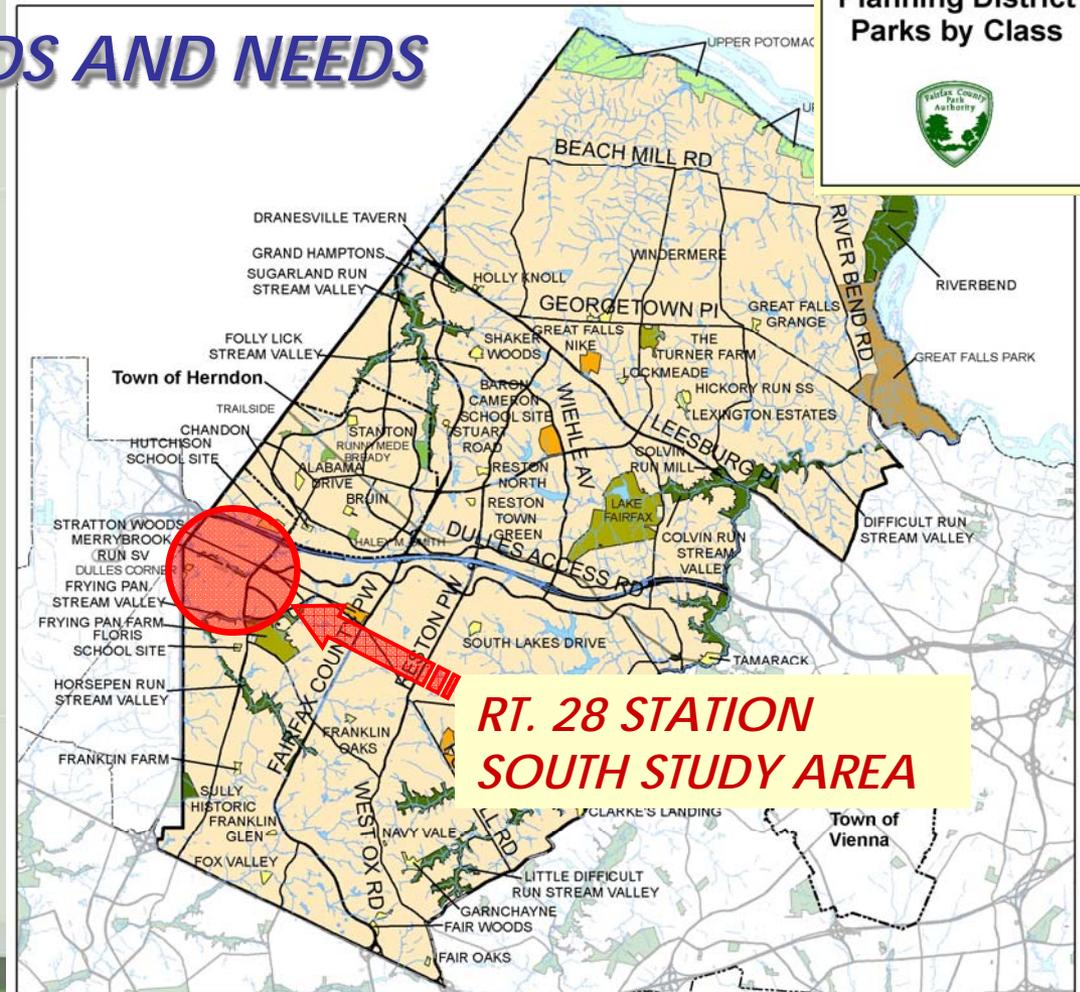
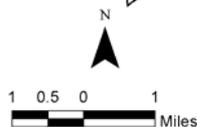
FACILITY STANDARDS AND NEEDS

Upper Potomac
Planning District
Parks by Class



Legend

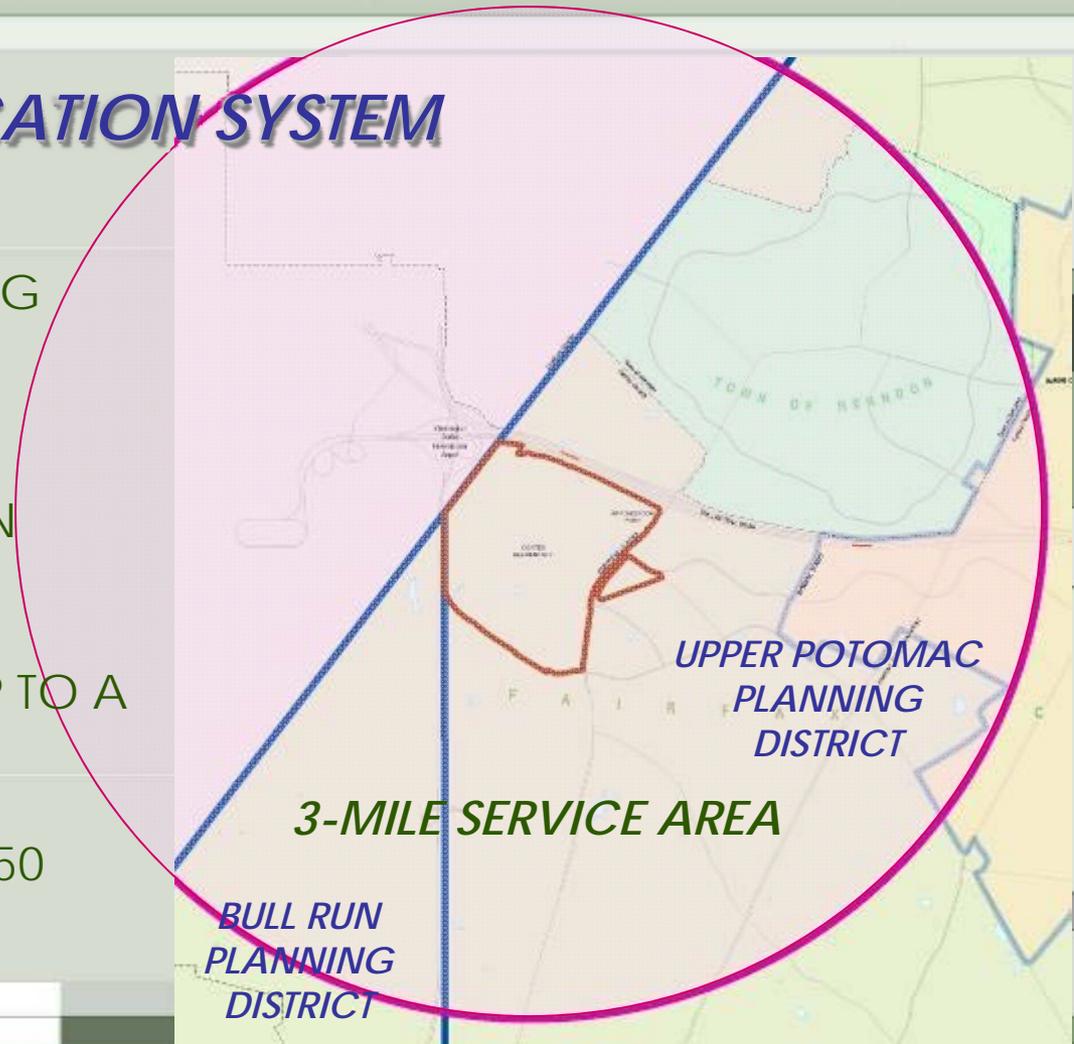
- Local
- District
- Countywide
- Resource Based
- Municipal Parks
- Regional
- State and Federal



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

PARK CLASSIFICATION SYSTEM LOCAL PARKS

- ◆ SERVE SURROUNDING COMMUNITIES
- ◆ VARIETY OF LOCAL-SERVING RECREATION OPPORTUNITIES
- ◆ TYPICALLY SERVE UP TO A 3-MILE RADIUS
- ◆ RANGE FROM 2 TO 50 ACRES IN SIZE



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

EXISTING FACILITIES WITHIN 3 MILES

FCPA PARKS

Legend



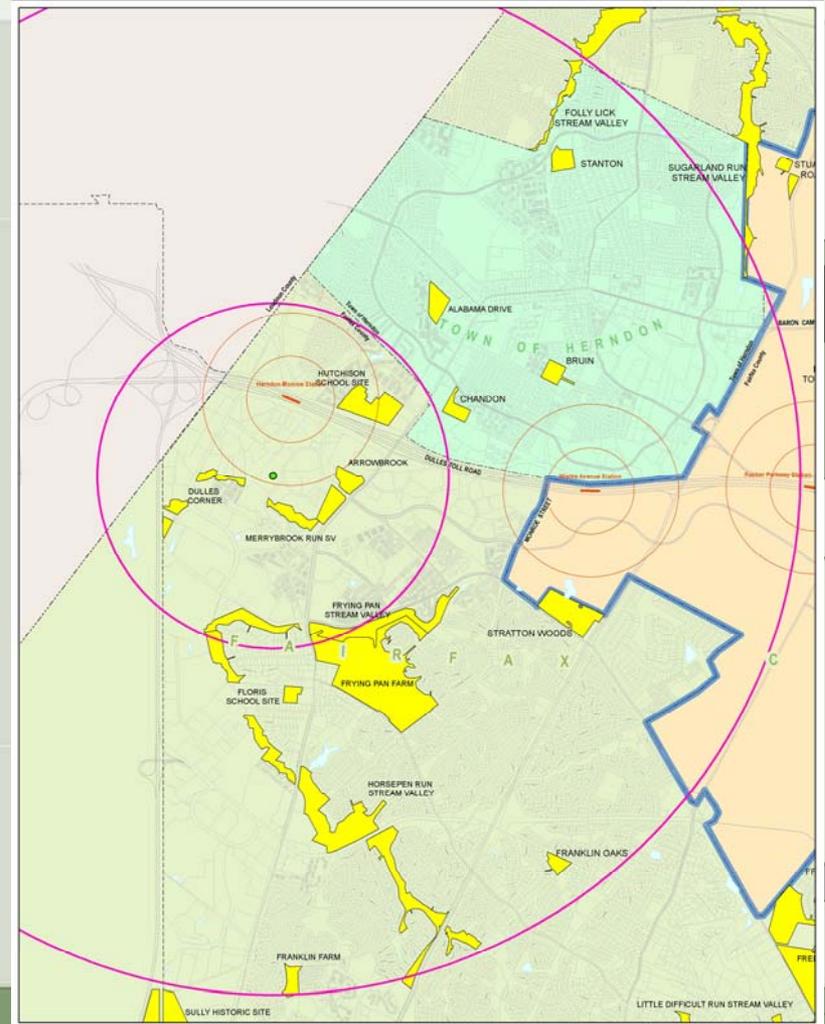
Reston Boundaries



General Location Transit
Station Platforms
Circles denote 1/4 and 1/2 mile distances
from center of station platform



Fairfax County Park Authority Park Land



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

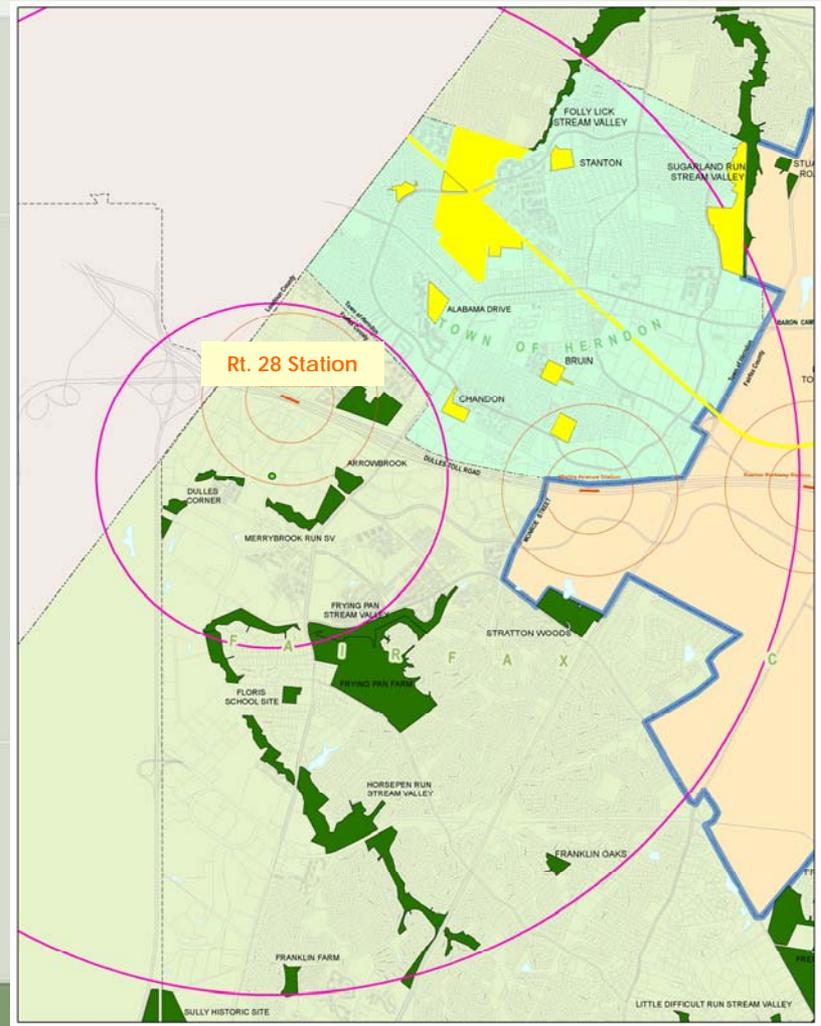
EXISTING FACILITIES WITHIN 3 MILES

FCPA PARKS

NON-FCPA PARKS

Legend

-  Reston Boundaries
-  General Location Transit Station Platforms
-  Circles denote 1/4 and 1/2 mile distances from center of station platform
-  Fairfax County Park Authority Park Land
-  Non FCPA Park Land



ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

EXISTING FACILITIES WITHIN 3 MILES

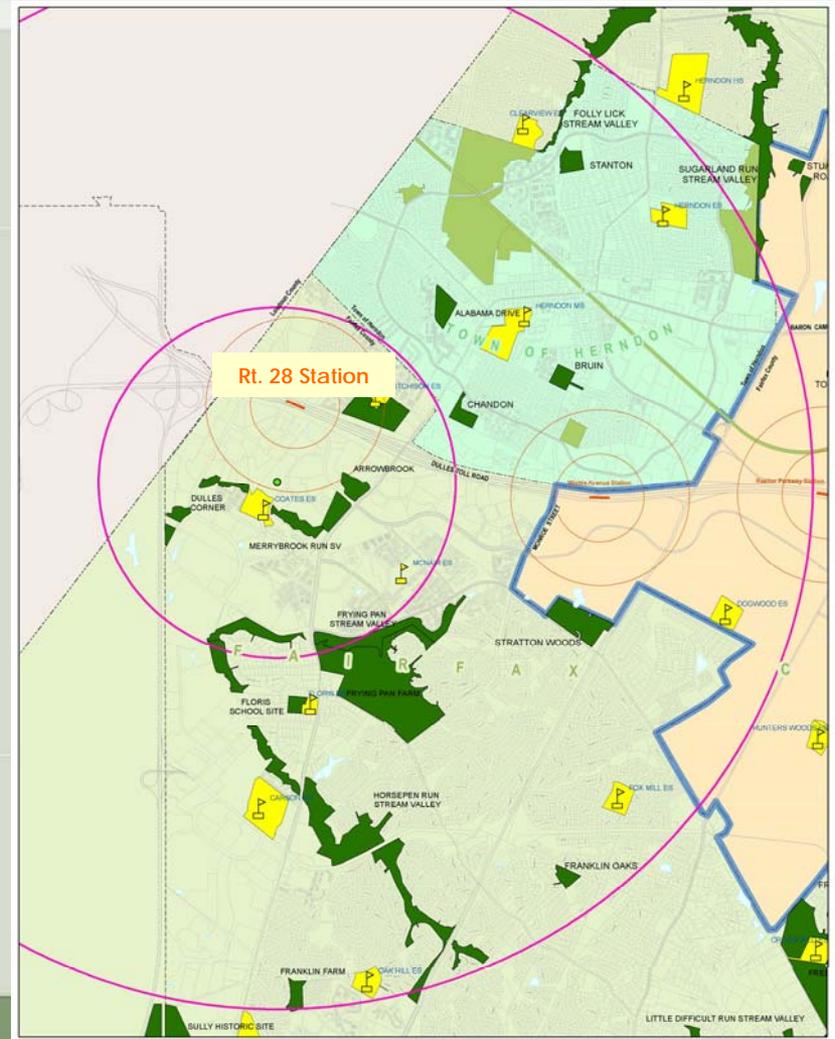
FCPA PARKS

NON-FCPA PARKS

PUBLIC SCHOOLS

Legend

-  Reston Boundaries
-  General Location Transit Station Platforms
-  Circles denote 1/4 and 1/2 mile distances from center of station platform
-  Fairfax County Park Authority Park Land
-  Non FCPA Park Land
-  School Facilities
-  School Property



ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

EXISTING FACILITIES WITHIN 3 MILES

FCPA PARKS

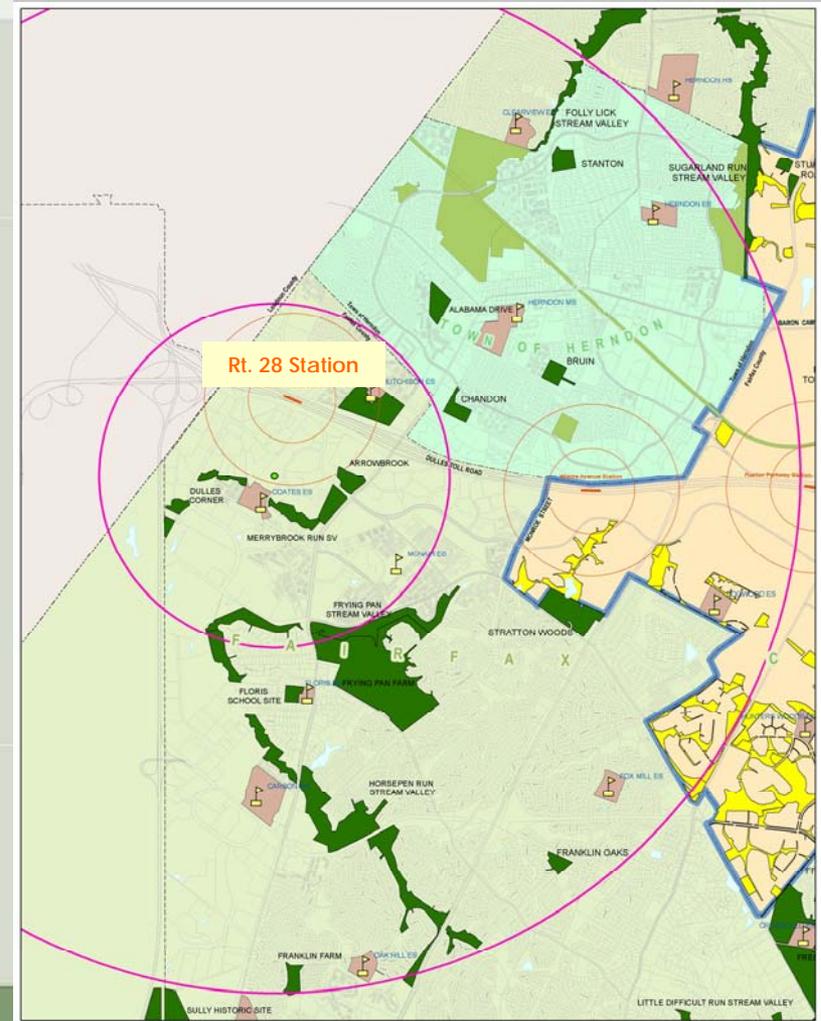
NON-FCPA PARKS

PUBLIC SCHOOLS

PRIVATELY OWNED

Legend

-  Reston Boundaries
-  General Location Transit Station Platforms
-  Circles denote 1/4 and 1/2 mile distances from center of station platform
-  Fairfax County Park Authority Park Land
-  Non FCPA Park Land
-  School Facilities
-  School Property
-  Open Areas



ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

EXISTING FACILITIES WITHIN 3 MILES

FCPA PARKS

NON-FCPA PARKS

PUBLIC SCHOOLS

PRIVATELY OWNED

PROFFERED ELEMENTS/ CONTRIBUTIONS

PROFFERS

RZ 2002-HM-043

December 5, 2005

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and upon the express condition that the Board of Supervisors approve rezoning, special exception, Resource Protection Act Exception and related applications to permit the development under the PDC zoning district, in substantial conformity with the proposed Conceptual Development Plan/Final Development Plan ("CDP/FDP") in RZ/FDP 2002-HM-043, of property identified as parcel numbers 16-3 ((1)) 4B, 4C, 5, 5A and 39A (formerly parcels 4 and 39) on the Fairfax County Tax Map (hereinafter referred to as the "Property"), L. Forman Johnson, Jr., and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Saunders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Co-Trustees of the David I. Meiselman Revocable Trust and the Winifred Charm Meiselman Revocable Trust, and the Meiselman Family, LLC, (hereinafter collectively referred to as "the Applicant") in RZ/FDP 2002-HM-043 proffer for themselves, and their successors and assigns, the following conditions. In the event the foregoing rezoning and related applications are approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property.

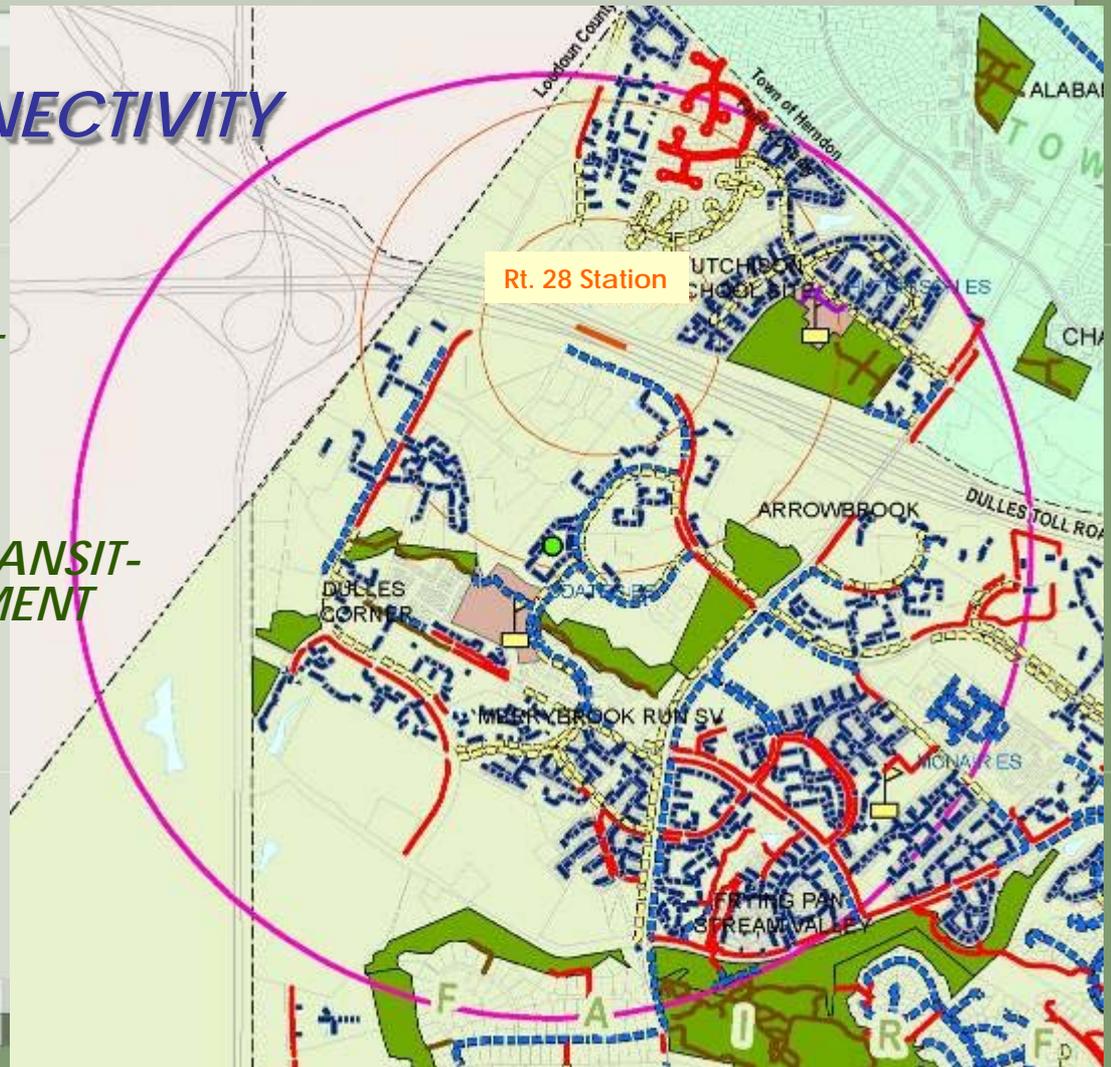
1. **Development Plan.** Development of the Property shall be in substantial conformance with the CDP/FDP prepared by Patton, Harris, Rust & Associates, P.C., consisting of 27 sheets dated June 3, 2002 revised through October 28, 2005, which CDP/FDP proposes a maximum gross floor area of 2,233,600, including gross square footage associated with Affordable Dwelling Units ("ADUs") and associated frame units. The Property is divided into six (6) land bays, identified as Land Bays A, B, C, D, E-F and G.
2. **Uses.** The following Principal and Secondary Uses may be permitted within the buildings as shown on the CDP/FDP:
 - A. Accessory uses and accessory service uses.
 - B. Business service and supply service establishments.
 - C. Dining establishments, including outdoor seating.
 - D. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building are incidental to the principal use of scientific research, development and training.
 - E. Fast food restaurants, only if located within the same structure as other principal or secondary uses and not to include a drive-through.
 - F. Financial institutions, not to include a drive-through bank.
 - G. Health clubs.
 - H. Institutional uses.
 - I. Medical offices.
 - J. Personal service establishments.

ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

TRAILS AND CONNECTIVITY

- ◆ *45% OF COUNTY POPULATION REPORT REGULAR USE TRAILS*
- ◆ *IMPORTANCE OF CONNECTIVITY IN TRANSIT-ORIENTED DEVELOPMENT*
- ◆ *BUILD ON EXISTING CONNECTIVITY*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

STRATEGIES FOR FUTURE SUCCESS

- ◆ *ADDRESS TRENDS AND NEEDS ANALYSIS*
- ◆ *MAINTAIN VISION FOR THE FUTURE AND CHANGING NEEDS*
- ◆ *LOOK FOR OPPORTUNITIES*



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MAKING A PLAN FOR PARKS

ROUTE 28 STATION OPPORTUNITIES

- ◆ FEW OPPORTUNITIES TO ACQUIRE SIGNIFICANT ADDITIONAL PARKLAND WITHIN STUDY AREA
- ◆ CREATIVELY SEEK OPPORTUNITIES TO ADDRESS EXPANDING DEMAND





ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

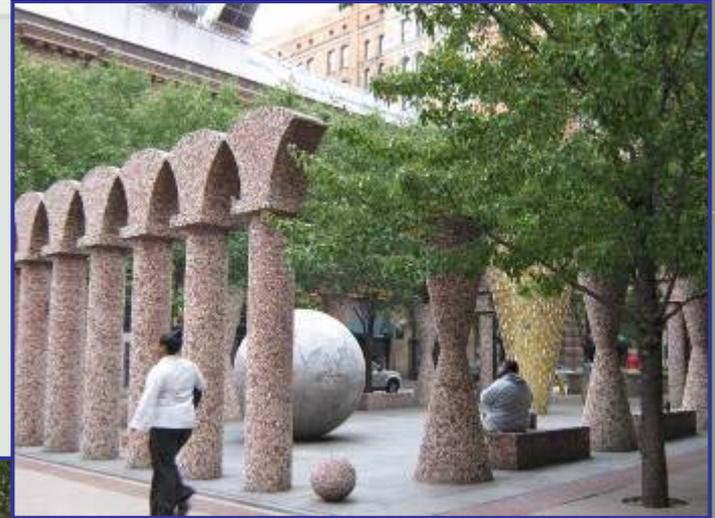
STRATEGIES FOR FUTURE SUCCESS

- ◆ Form partnerships with other providers and user groups*
 - ◆ Repurpose existing land and facilities to address changing needs – be creative*
 - ◆ Add capacity to existing facilities through new technologies*
 - ◆ Insure development offsets impacts through proffered funding, parkland and facilities.*
 - ◆ Insure development integrates public urban spaces/parks that are appropriately designed in the urban context.*
- 

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URBAN PARKS

- ◆ *Urban Parks Framework adopted by the Park Authority Board in November 2008*
- ◆ *Created to seek balance between residential and employment uses in areas of concentrated growth*
- ◆ *Signaled a shift from the more traditional suburban-park model*
- ◆ *Major component in the success of Transit-Oriented Development*



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URBAN PARK CHARACTERISTICS CONTEXT / LOCATION

- ◆ *Integrated into mixed-use development or major employment centers*

- ◆ *Planned element of:*
 - ◆ *Transit Station Areas*
 - ◆ *Community Business Centers*
 - ◆ *Town Centers*



Metro West (Proposed), Fairfax, VA

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URBAN PARK CHARACTERISTICS FUNCTION / PURPOSE

*PROVIDE PUBLIC SPACES FOR
HUMAN INTERACTION AND
OUTDOOR ENJOYMENT IN AN
URBAN SETTING*

- ◆ PEDESTRIAN ORIENTED*
- ◆ ESTABLISH CHARACTER AND
IDENTITY TO AREA*



Clarendon, Arlington, VA

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URBAN PARK CHARACTERISTICS ACCESS

- ◆ *EMPHASIS ON
PEDESTRIAN, NON-
MOTORIZED ACCESS*
- ◆ *ORIENTATION TO TRANSIT
FACILITIES*



PNC Firstside Park, Pittsburgh, PA

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URBAN PARK CHARACTERISTICS AMENITIES

- ◆ ***STREETSCAPE FURNISHINGS***
 - ◆ ***SEATING***
 - ◆ ***TABLES***
 - ◆ ***BIKE RACKS***
 - ◆ ***TRASH / RECYCLING***
- ◆ ***PUBLIC ART / VISUAL ELEMENTS***
- ◆ ***SIGNAGE***
- ◆ ***WATER FEATURES***
- ◆ ***LANDSCAPE ELEMENTS***
- ◆ ***RESTROOMS***



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URBAN PARK CHARACTERISTICS AMENITIES

RECREATIONAL FEATURES

- ◆ ***ATHLETIC FIELDS***
- ◆ ***OPEN LAWN AREAS***
- ◆ ***FITNESS STATIONS***
- ◆ ***PLAYGROUNDS***
- ◆ ***DOG PARKS***
- ◆ ***ICE SKATING***



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URBAN PARK CHARACTERISTICS SIZE AND SERVICE AREA

SIZE

- ◆ *TYPICALLY < 5 ACRES*
- ◆ *OFTEN < ½ ACRE*
- ◆ *1.5 ACRES PER 1,000 RESIDENTS*
- ◆ *1 ACRE PER 10,000 EMPLOYEES*

SERVICE AREA

- ◆ *5-10 MINUTE WALKING
DISTANCE*
- ◆ *¼ - ½ MILE WALKING DISTANCE*



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MAKING A PLAN FOR PARKS

URBAN PARK TYPOLOGY

POCKET PARKS



Paley Park, New York, NY



Ballston, Arlington, VA

- ◆ *SMALL SCALE*
- ◆ *CASUAL USE*
- ◆ *SINGLE "ROOM"*
- ◆ *TYPICAL ELEMENTS*
 - ◆ *HARDSCAPE, LAWN, LANDSCAPED AREAS, SEATING, VISUAL ELEMENTS*

ROUTE 28 STATION – SOUTH STUDY

MAKING A PLAN FOR PARKS

URBAN PARK TYPOLOGY

COMMON GREENS



Clarendon, Arlington, VA



Merrifield Park

- ◆ *LARGER THAN POCKET PARKS*
- ◆ *OPEN SPACE / LAWN AREAS*
- ◆ *RECREATIONAL AND SOCIAL FOCUS*
- ◆ *UNSCHEDULED OPEN SPACE*
- ◆ *PROGRAMMED USAGE & EVENTS*
- ◆ *RECREATIONAL FACILITIES MAY BE INCLUDED*

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URBAN PARK TYPOLOGY CIVIC PLAZAS



Fairfax Corner



Reston Town Center

- ◆ *PUBLIC GATHERING FOR CIVIC PURPOSES*
- ◆ *TYPICALLY AT SIGNIFICANT INTERSECTIONS AND LOCATIONS*
- ◆ *SERVE AS FOCAL POINT*
- ◆ *PRIMARILY HARDSCAPED SPACES*

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URBAN PARK TYPOLOGY RECREATION-FOCUSED PARKS



Columbus Park, New York, NY



Hecksher Playground, New York, NY

- ◆ *ADDRESS RECREATION NEEDS OF LOCAL RESIDENTS AND WORKERS*
- ◆ *INCLUDE FACILITIES SUCH AS ATHLETIC FIELDS, COURT SPORTS AND SKATE PARKS*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

CREATING PARKS THROUGH THE PLANNING PROCESS

Comprehensive Plan

- ◆ *Parks and Recreation Policy Plan*
 - ◆ *Countywide guidance*
 - ◆ *Establishes park classification system*
 - ◆ *Endorses parkland and facility service level standards*
 - ◆ *Provides policies and objectives for parks*

- ◆ *Area Plans*
 - ◆ *Provides recommendations/conditions that support park creation and facility provisions in specific sites*



ROUTE 28 STATION – SOUTH STUDY MAKING A PLAN FOR PARKS

PROTECTING PARKS THROUGH THE ZONING PROCESS

Zoning Case Review

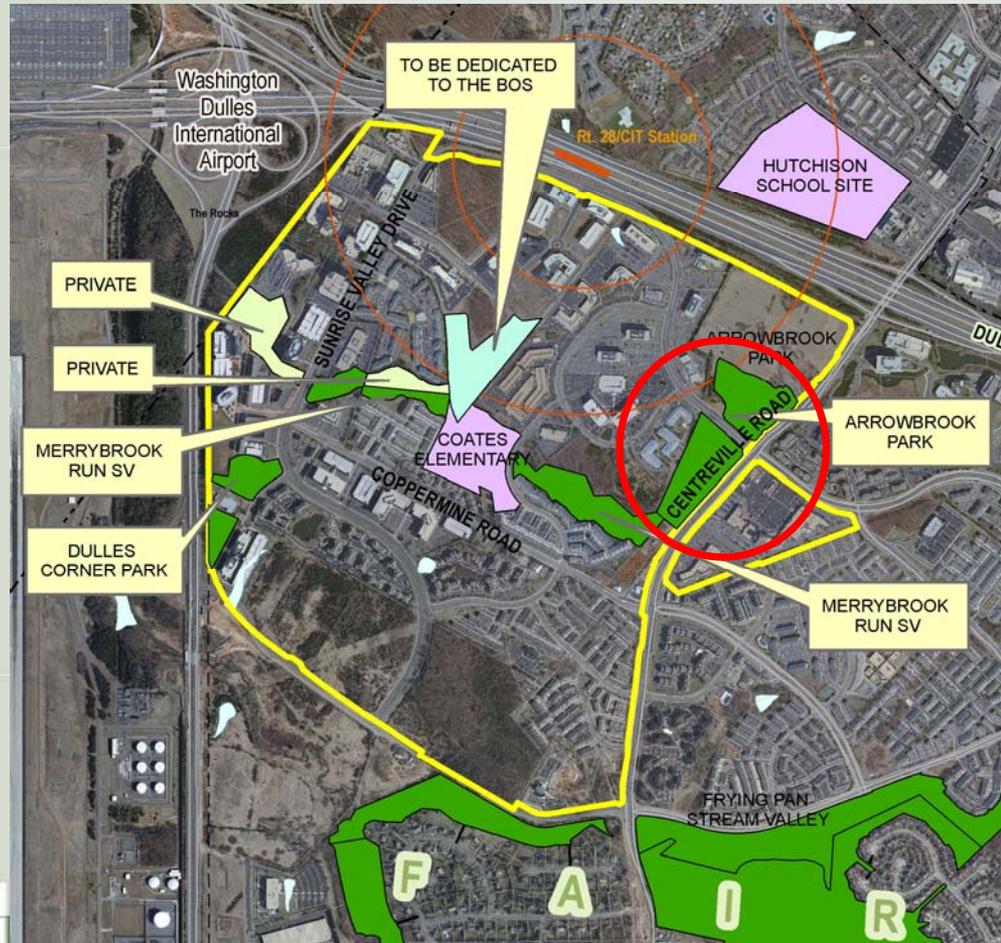
Rezoning applications are reviewed through the Department of Planning and Zoning

FCPA reviews the application to identify impacts to park resources that may include:

- ◆ Service levels*
- ◆ Natural resources impacts*
- ◆ Cultural resources impacts*
- ◆ Other land associated impacts*
- ◆ Provision of trails and trail connections*

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ARROWBROOK CENTRE MODEL



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ARROWBROOK CENTRE MODEL

RECREATION-FOCUSED PARK

- ◆ LIT, SYNTHETIC TURF FIELD
- ◆ PICNIC PAVILION/RESTROOMS
- ◆ COMMUNITY STAGE
- ◆ TENNIS COURTS
- ◆ BASKETBALL COURT
- ◆ PLAYGROUND
- ◆ BOCCE BALL
- ◆ EXTENSIVE LANDSCAPING
- ◆ PRESERVATION OF HISTORIC HOME



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ARROWBROOK CENTRE MODEL



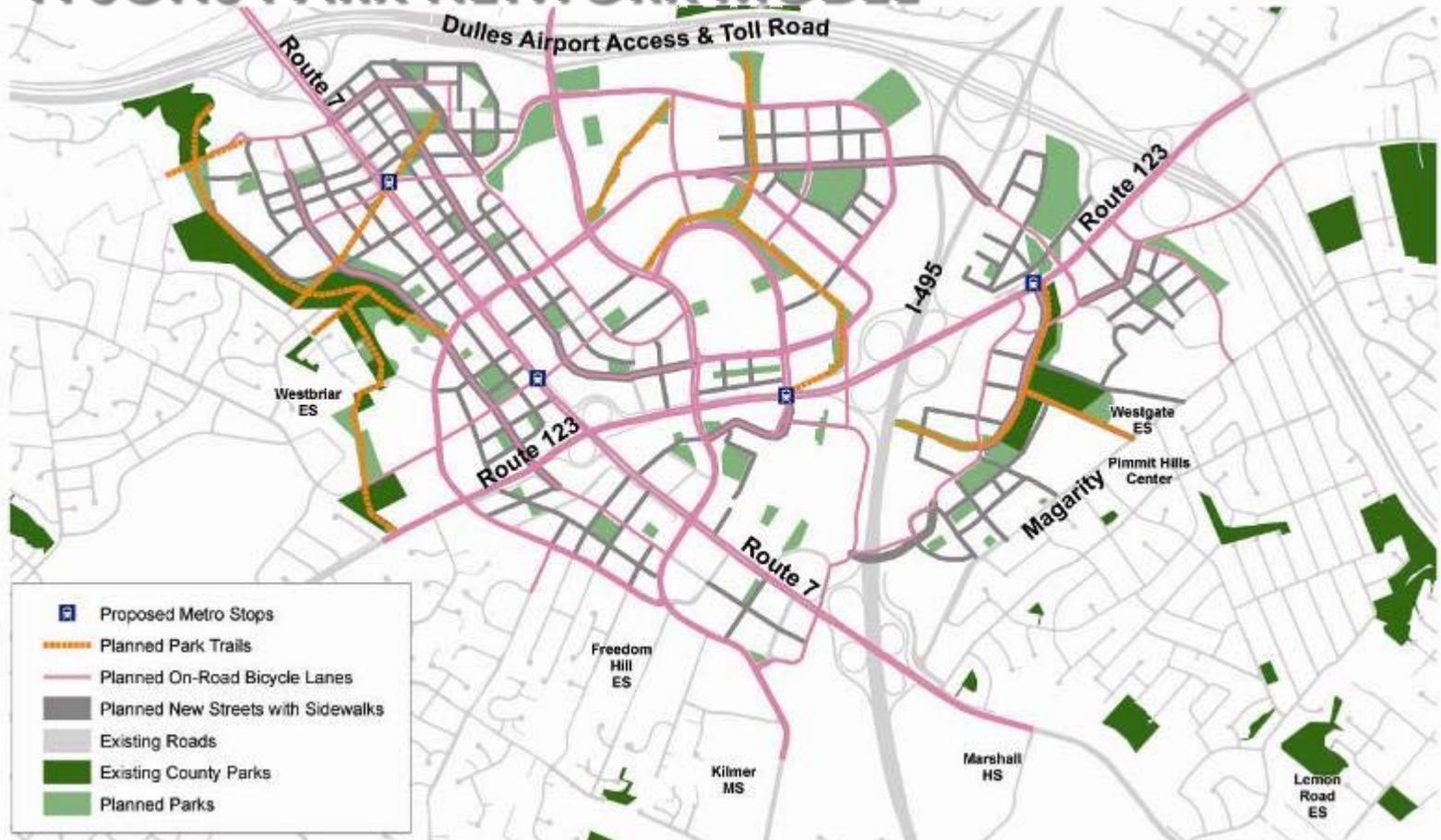


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TYSONS PARK NETWORK MODEL





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TYSONS PARK NETWORK MODEL

- ◆ *Development must provide urban parks in accordance with urban park standard*
- ◆ *16-20 athletic fields*
- ◆ *4.5M s.f. = need for one athletic field*
- ◆ *Address through athletic field provided onsite, within district or within service area.*
- ◆ *Last alternative is equivalent cash contribution*



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TYSONS PARK NETWORK MODEL

- ◆ Synthetic turf and lighting to extend capacity*
 - ◆ Longer scheduling hours*
 - ◆ Rooftop facilities*
 - ◆ Commercial space dedicated to indoor facilities*
 - ◆ Collocate public facilities*
 - ◆ Collocate facilities with stormwater management facilities*
- 



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