

## **PRESENTATION – 1**

### Salona Task Force Recommendations (Dranesville District)

Salona is a privately owned 51-acre historic property located at 1235 Dolley Madison Boulevard, in McLean in the Dranesville Supervisory District (Attachment 1). In 2005, the Park Authority and Board of Supervisors acquired a perpetual conservation easement from the owners, Dan, Clive, and Karen DuVal, on a 41-acre portion of the property for the sum of \$16,050,000. The purpose of the conservation easement is to ensure the protection of the natural and cultural features of Salona while providing for public enjoyment with the development of specific park facilities. Under the easement, a 10-acre area of Salona, bordered by Dolley Madison Boulevard and Buchanan Street, can be used for active recreation and supporting facilities. Allowed uses are one or two natural turf, irrigated, rectangle fields; benches; bleachers; goals; and other such field facilities; 100-space (maximum) parking lot; playground; picnic area with shelter; and irrigation control building. The remaining 31 acres is reserved for resource protection. The following uses are permitted by the easement throughout the park, in both active and resource protection areas: horticultural; agricultural; equestrian; forestry; commercial agriculture; agricultural related buildings and facilities; invasive management; interpretive events; educational programs; archaeological investigations; cultural landscape studies; public trails (delineation by fences, landscaping, signage, interpretive signs/kiosks); signs smaller than 3' x 3'; fences and walls less than 6' high. Utilities and stormwater facilities are also allowed.

The public park master planning process began with a public information meeting held on February 4, 2010. This meeting featured a presentation about the site's current conditions, the conservation easement, the cultural landscape report, potential future uses, and the park master planning process.

The draft master plan was published and presented at a public comment meeting on November 17, 2010. The draft conceptual development plan graphic generally reflects the allowed uses as set out in the conservation easement (Attachment 2). The full draft Salona Park Master Plan and full documentation is found on the project website at: <http://www.fairfaxcounty.gov/parks/plandev/salona.htm>

Numerous public comments, suggestions and proposals on how the park could and should be developed were received during the public comment period. Because of the special cultural, historic and natural resource value of the Salona property, the community outreach effort was extended through the appointment of the Salona Task Force who were tasked to work with the community and interested stakeholders to

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identify, evaluate, and recommend potential uses for inclusion in the Salona Master Plan. The Salona Task Force met from fall 2011 until December 2013, when it finalized its recommendations. During this time, the task force conducted additional community outreach. Additional site analysis was conducted to inform their work that included delineation and remapping of the Resource Protection Area, soil studies and archaeology. A full record of the Salona Task Force can be found on its website: <http://www.fairfaxcounty.gov/parks/plandev/salonataskforce.htm>

Margaret Malone, Chair of the Salona Task Force, will present the final task force report including recommendations for the Salona Park Master Plan (Attachment 3).

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Draft Conceptual Development Plan

Attachment 3: Report of the Salona Park Task Force

STAFF:

Kirk W. Kincannon, Director

Cindy Messinger, Deputy Director/CFO

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning & Development Division

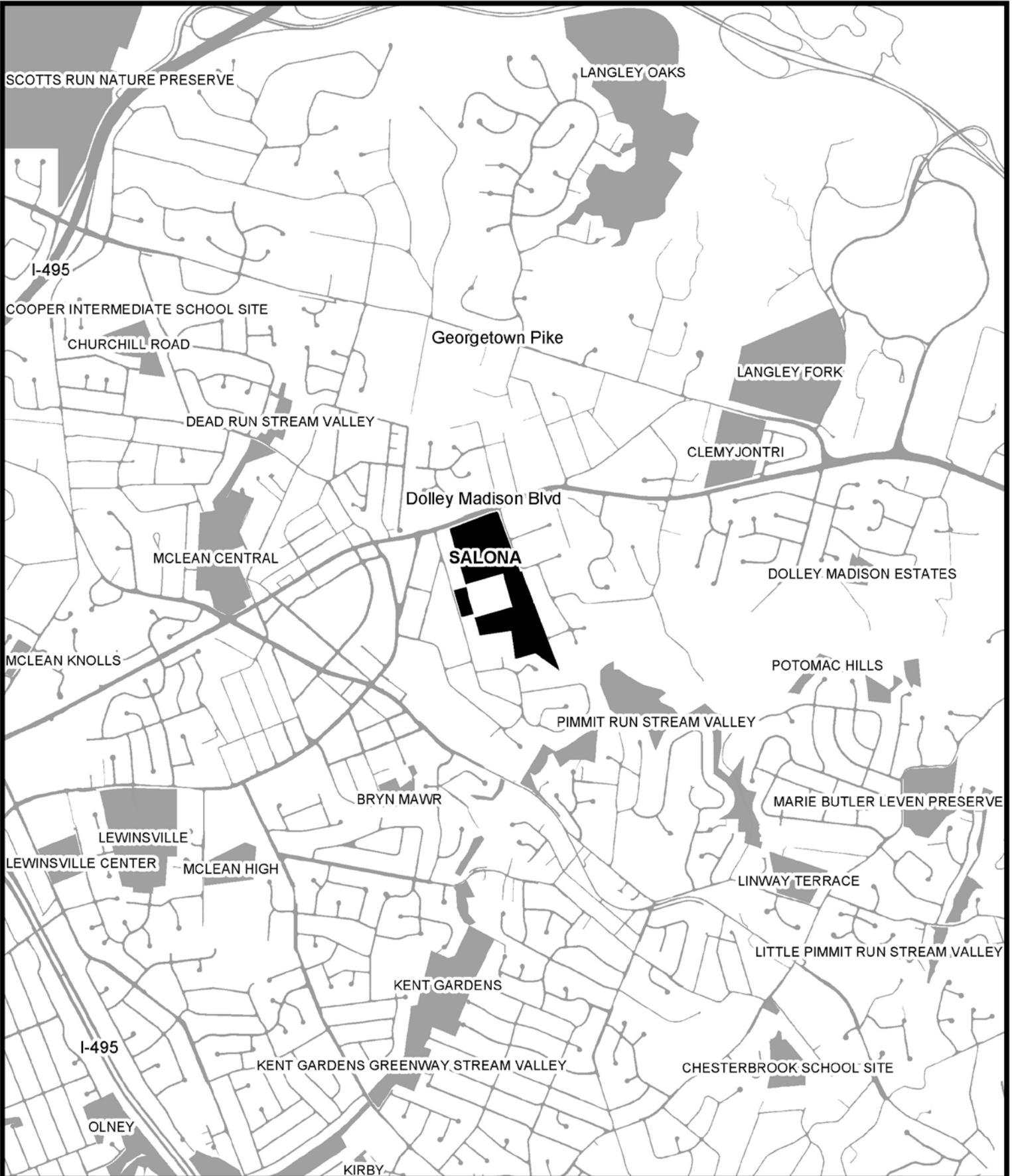
Cindy Walsh, Director, Resource Management Division

Todd Johnson, Director, Park Operations Division

Judy Pedersen, Public Information Officer

Sandy Stallman, Manager, Planning & Development Division

Andy Galusha, Project Manager, Planning & Development Division




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

**LOCATION MAP**  
**SALONA PARK**  
1235 DOLLEY MADISON BLVD, MCLEAN VA

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Feet



14 April 2010

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# **THE FUTURE OF SALONA PARK**

## **REPORT OF THE SALONA PARK TASK FORCE**

### **RECOMMENDATIONS FOR THE DEVELOPMENT OF SALONA PARK**

**December 2013**

# MISSION AND MEMBERSHIP OF THE SALONA PARK TASK FORCE

**The Salona Park Task Force was appointed in 2011 by Dranesville Supervisor John Foust and former Dranesville representative to the Fairfax County Park Authority Board Kevin Fay. Its mission is as follows:**

*“The Task Force will serve as an advisory body. Its members will represent a wide range of public interests. The Task Force shall expand on efforts to bring the diverse ideas and perspectives of the community into the park planning process. The Task Force shall reach out to the community and interested groups to solicit and develop recommendations that can be incorporated into the Master Plan. The recommendations adopted by the Task Force shall seek to reflect the consensus of the community and be consistent with the conservation easement and the financial investment made by the Fairfax County Board of Supervisors and the FCPA.”*

**The Task force membership is composed of one individual appointed by each of the following:**

Northern Virginia Conservation Trust	Richard Bliss
McLean Citizens Association	Margaret Malone
Greater McLean Chamber of Commerce	Mark Turner
McLean Youth Athletics	Joel Stillman
Fairfax County History Commission	Carole Herrick
Surrounding Neighborhoods	Sybil Caldwell
Conservation Easement Grantors	Dan or Karen DuVal
Supervisor John Foust	Beth Chung
Former Dranesville Representative Fay	Edward Pickens

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## I. EXECUTIVE SUMMARY

The Salona property, with its rich history, valuable natural resources, and prime location in the heart of McLean, provides a unique opportunity to serve the diverse interests of all the people of McLean and the surrounding area. In 2005, the Fairfax County Park Authority (FCPA), the owners of the property (the DuVal family), and the Fairfax County Board of Supervisors signed an agreement to grant under a perpetual conservation easement approximately 41.5 acres of the property for use as parkland. The easement area surrounds the historic Salona house, which is not part of the easement.

Nearly 300 years ago the land became the property of the Lee family. It remained in the Lee family for nearly 100 years. President James Madison is believed to have been at Salona the night in 1814 when the British invaded and burned the city of Washington. During the Civil War, Salona served as headquarters for General William Farrar (“Baldy”) Smith’s division of Federal troops. The property was part of Camp Griffin. Throughout its history, Salona was a working farm, as was the remainder of the area known as McLean.

Today the Salona house is listed on the National Register of Historic Places, the Virginia Landmarks Register, and the Fairfax County Inventory of Historic Sites. The Fairfax County Park Authority archaeologist who is leading the Park Authority’s archaeological study of the Salona property has recommended that the site surrounding the Salona house also be listed on the National Registry of Historic Places under Criterion D for having yielded, or being likely to yield, information important in history or prehistory.

In November 2010 the Park Authority held a public meeting on its Draft Master Plan for Salona Park. Among other features, the Draft Plan proposed two unlighted natural grass rectangular athletic fields with supporting facilities, including parking spaces for 100 cars, as permitted under the Salona Park easement. At the public meeting there were many comments recommending alternative uses.

Responding to the issues raised at the public meeting, a Task Force was appointed in 2011. The members of the Task Force were appointed by representative organizations in the community and by Supervisor John Foust and former Dranesville Representative to the FCPA Kevin Fay. The Task Force was given the task of expanding on efforts “to bring the diverse ideas and perspectives of the community into the park planning process” and of reaching out to the community and interested groups “to solicit and develop recommendations that can be incorporated into the Master Plan. “The recommendations are “to reflect the consensus of the community and be consistent with the conservation easement and the financing investment made by the Board of Supervisors and the FCPA.” (How the Task Force conducted its work is described in the section of this report titled “The Work of the Task Force.”)

In this report the Task Force recommends the creation of Salona Park as a History and Environmental Learning Center, a place where children, youths, and adults can learn from first-hand observation and participation about the history of McLean, the Commonwealth of Virginia, and the Nation, and learn also how to protect and enhance the natural environment. Drawing upon the information and ideas provided by the many experts with whom we consulted over the last two years, we set forth in this report our proposals for how Salona Park can best fulfill this objective. Under our proposed plan Salona Park would be complementary to other County parks that exist in the McLean area and to the draft plan that the FCPA recently proposed for Langley Fork Park.

We recommend that there be a visitors center, which should be carefully designed to be consistent with historic structures that currently exist on the property. The center should be a “green” building that can serve as a showcase for energy efficiency and environmental protection. It should include a library where visitors can consult books and use the internet to learn more about the area’s history and the environment, and can study the process and the results of the archaeological studies conducted on the site. There should also be public spaces where lectures and other presentations can occur, as well as a large porch area that can serve as a gathering place for visitors and as a site for historical interpretations and similar purposes.

Salona’s northern meadow complex is unique and should be protected to the maximum extent possible. This area could provide a rich resource for walking, nature observation, student historical and environmental education, and scientific inquiry. A system of trails throughout the 41.5 acres of Salona Park should be constructed in a manner that would reinforce the Park’s purpose as a learning center. There should be markers that will identify historical and environmental features of the property.

Given Salona’s agricultural history, a portion of the property should be dedicated to farming activities, which might include some combination of teaching gardens, children’s gardens, community supported farming, native plant gardens, farm-to-table programs, historical agricultural practices, and other similar activities. There should be vegetative screening to provide privacy, protect neighbors, and enhance the landscape.

In planning the development of the Park, the Park Authority should consider parking, traffic, and safety issues. VDOT should study the traffic implications of the development of Salona Park to ensure that community concerns are met.

Care should be taken to ensure that Resource Protection Area (RPA) requirements, archaeological findings, and soil conditions are taken into consideration in determining where Park features should be placed. This will require extensive additional testing and study of the parkland.

The Task Force recommends the creation of a Friends of Salona Park organization that can organize special events, serve as a source of fund raising, and provide valuable advice to the

County on how Salona should be operated. Other kinds of volunteer activity can benefit Salona. Trained volunteers, including students at local schools, Scout troops, and individuals and families can be invited to participate in the Park Authority's archaeological study of this historic property. Volunteers can be used in the building and maintenance of trails, and can serve as docents to lead tours to sites of interest and to explain the history of the property. Volunteers for farming activities could include teachers, schools and other organizations.

Although the Task Force does not recommend athletic fields at Salona, we do recommend that the County government, including the Board of Supervisors, the Fairfax County Park Authority, and the Fairfax County School Board, examine and pursue existing opportunities for enhancing the youth facilities under their control in the McLean area to help satisfy the need and demand for such athletic facilities.

## **II. RECOMMENDATIONS OF THE SALONA PARK TASK FORCE**

### **A. Overview: Establish Salona Park as a History and Environmental Learning Center**

The Salona property, with its rich history, valuable natural resources, and prime location in the heart of McLean, provides a unique opportunity to serve the diverse interests of all the people of McLean and the surrounding area. After in-depth study and consultation with individuals and organizations representing many differing community interests, we believe that this objective can best be met by establishing Salona as a History and Environmental Learning Center - a place where children, youths, and adults can learn from first-hand observation and participation about the history of McLean, the Commonwealth of Virginia, and the Nation, and learn also how to protect and enhance the natural environment that we all share. We strongly urge the Fairfax County Park Authority (FCPA) and the Fairfax County Board of Supervisors to support this recommendation.

We recognize that full implementation of this vision of the Task Force will take time. However, as we outline below, there are steps toward implementation that can begin in the near future. We believe that as the public becomes aware of the many benefits that Salona can provide, there will be broad public support for funding and carrying out the full plan.

Under our proposed plan Salona Park would be complementary to the other County parks that exist in the McLean area and to the draft plan that the FCPA recently proposed for Langley Fork Park.

The Center should be planned holistically. Much of the property will remain as it is, though with critical visual and ecological improvements. There will be a visitors center, built to meet the highest environmental standards, where classes can be taught, groups can meet, and visitors can enjoy the beauty of their surroundings. What is learned indoors will be reinforced by instruction and hands-on participation in maintaining and enhancing the surrounding meadows, hedgerows, and woodlands. Paths with signage providing historical and ecological information will guide walkers through the property. Visitors will see how gardens grow and how streams and wetlands can be protected and preserved.

In sum, the Salona Park History and Environmental Learning Center will fulfill the purpose of the Salona easement, which is “to preserve the open, scenic, natural, and historic character and values of the Property, as well as certain public recreational values of the Property...” It is also consistent with the purpose of Fairfax County’s Easement Program,

which is “committed to conserving natural and heritage resources as allowed by the Code of Virginia, such as open space, sensitive environmental resources, trees, scenic vistas, historic sites and recreation uses such as trails.”

## **B. How a Learning Center Can Protect and Preserve the Historical and Natural Resource Values of the Property**

**Background.** In 2005, the Fairfax County Park Authority, the owners of the property called Salona (the DuVal family), and the Fairfax County Board of Supervisors signed an agreement to grant under a perpetual conservation easement approximately 41.5 acres of the property for use as parkland. The property is located at 1235 Dolley Madison Boulevard. The Northern Virginia Conservation Trust (NVCT) was given standing to enforce the terms of the easement. The easement area surrounds the historic Salona house, which is not part of the easement.<sup>1</sup>

The creation of this easement recognized the historical importance of the Salona property, an importance which is currently unknown to many residents of the area. If the property is developed as we recommend, visitors to Salona Park will have the opportunity to learn that Salona has, in fact, played a significant role in local and national history.

Nearly 300 years ago, in 1719, Thomas Lee, grandfather of “Light Horse Harry” Lee and great grandfather of Robert E. Lee, took out a grant of nearly 3,000 acres along the Potomac River that became known as the Langley Tract. A portion of this land was later named Salona. The property remained in the Lee family for nearly 100 years.

Over the years Salona witnessed significant historical events. President James Madison is believed to have been at Salona the night in 1814 when the British invaded and burned the city of Washington. During the Civil War, Salona served as headquarters for General William Farrar (“Baldy”) Smith for his division of Federal troops. The property was part of Camp Griffin. Throughout its history, Salona was a working farm, as was the remainder of the area known as McLean.<sup>2</sup>

Today the Salona property is the site of the historic Salona house and outbuildings, including a barn, smokehouse, outside kitchen/office, springhouse, and privy/bathhouse. The Salona house is listed on the National Register of Historic Places, the Virginia Landmarks Register, and the Fairfax County Inventory of Historic Sites.

The Fairfax County Park Authority archaeologist who is leading the Park Authority’s archaeological study of the Salona property has recommended that the site surrounding the

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<sup>1</sup> See p. 19 for detailed provisions of the Conservation Easement.

<sup>2</sup> For additional information on the history of Salona see p. 25.

Salona house also be listed in the National Registry of Historic Places under Criterion D for having yielded, or being likely to yield, information important in history or prehistory.

Under the Salona property agreement, the County has the right of first refusal to purchase the house and the surrounding 8 acres that are not within the easement if and when the DuVal family no longer wishes to keep it in the family. If the County exercises this option, the County will control the entire property. Thus, the planning should be considered in light of the likelihood that Salona Park will eventually encompass the entire Salona site, including the house and outbuildings.

The Salona Cultural Landscape Report (CLR), prepared by John Milner Associates of Charlottesville, Virginia for the FCPA analyzed the property's historical and natural resources. The Report, issued in 2008, stated that "Future protection and sensitive maintenance of the property is crucial to preserving the integrity of this significant and rare historic landscape." It noted that the property contains buildings, structures, archaeological resources, and landscape features that are of interpretive, educational, and scientific value to the public and is one of the last sizeable open spaces in McLean. The Report also stated that "there are certain aspects or areas of the landscape that are particularly sensitive to disturbance by human use and changes. These areas include known and potential archaeological resources, and natural systems."

At the front of the property adjacent to Dolley Madison Boulevard there are three meadow areas separated by hedgerows. The CLR states that these meadow areas and the hedgerows "have become important wildlife habitat and should be protected as an environmental resource for Fairfax County." Charles Smith, naturalist with the Fairfax County Park Authority, is cited as calling the central meadow "the best meadow in eastern Fairfax County."<sup>3</sup>

Much has been learned since the Task Force began its work in September 2011. The information that the Task Force has gathered underscores the importance of protecting and preserving the historical and natural resource values of the Salona property. Our recommendations reflect that view.

### **The Benefits to the Community of a History and Environmental Learning Center**

By creating a History and Environmental Learning Center, Fairfax County will provide the residents of McLean and the surrounding area, as well as visitors from afar, with an opportunity to learn about the role that Salona has played in local history, and how that history relates to Virginia and United States history. Students and adults alike will be able to attend classes both indoors and out that teach how our forefathers lived, worked, and fought.

We anticipate that schools and universities in the area will seek opportunities to provide programs of many kinds for their students. For example, a representative of Fairfax County Public Schools (FCPS) told the Task Force that because of Salona's historic significance it

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<sup>3</sup> The full Cultural Landscape Report is available on the FCPA website.

would be an ideal site for students to explore the full range of Virginia history, which is part of the 4<sup>th</sup> grade Standards of Learning curriculum. In addition, Salona would provide the opportunity for enrichment of the area schools' science and math curricula through students' hands-on study of the woodlands, the wildlife, the hydrology, and the ecological systems existing on the property. Salona could be used by teachers for in-service educational requirements as well as for FCPS student learning.

Representatives of George Mason University's Office of Sustainability affirmed that many organizations and groups would be interested in offering education programs at Salona. For example, community workshops and extension classes for Fairfax County residents could be offered through partnership with GMU.

An outdoor learning center can be used by students of all ages and abilities, offering a range of programs designed for different ages, diverse cultures, and varying needs. The percentage of seniors in our community is forecast to grow significantly over the coming years, and a learning center will also be an ideal resource for the senior population, helping to keep them physically active and intellectually engaged.

The compelling combination of the history and natural resource values at Salona can provide an unparalleled education experience not available elsewhere in the County. For example, photographs of the Salona property were taken during the Civil War that illustrate how the property was used by Union soldiers and how they lived. Salona today offers an ideal site to use these photographs as a basis for re-creations of a Civil War encampment and of the life of the soldiers and the surrounding community as they endured the hardships of war. This will bring history to life for children and adults alike. Salona's natural resource qualities provide opportunities for hands on scientific study of soils and plant and water management.

Based on our visits to other parks in the area that offer educational programs and on the assurances provided by local public and private school officials, we believe that there is a significant demand in this area for more educational programs relating to history and the environment.

Salona has special qualities that make it an ideal site for a unique learning center for the entire community. As the gateway to McLean, the kind of learning center that we envisage will in many ways define the values of the community it serves. This is an irreplaceable opportunity. Salona should be carefully developed as an asset to the entire community, now and for future generations.

### **C. Build a "Green" Structure to Serve as An Indoor Learning Center**

In order to fulfill the objective of creating Salona as a vibrant history and environmental learning center, there should be a visitors center where educational activities can be held

throughout the year. It is critical that this structure be carefully designed to be consistent with historic structures that currently exist on the property and to fit comfortably within the landscape.

It should be a “green” building. To the maximum degree feasible the building should be a showcase for energy efficiency and environmental protection. As such, it will be a source of information and hands-on learning for residents, businesses, and others who want to learn how they can participate in protecting and improving our environment.

Various alternatives have been suggested for the design of the structure. It has been suggested that it be designed to reflect the architecture of several of the historical structures on the property, with a front façade of antique brick, reflecting the historic house and existing kitchen and smokehouse (See Illustration A.1-3, pp. 28-29). There could be a central area with a wing at each side, all of which could be connected by a large covered porch where visitors can talk, play games, and participate in organized activities. The walls surrounding the porch could be glass, so that those who are inside the structure can join those outside in enjoying the beauty of the meadows and hedgerows growing around them. An alternative could be a structure built of wood that reflects the barn that is on the property (See Illustration A.4, p. 30). It has been suggested that the structure be built on piers so as to avoid significant soil disturbing activity that would negatively affect the land. Placing the building on a slab would serve a similar purpose. It has also been suggested that wood from dying trees could be harvested and milled onsite, thereby providing the opportunity for students to help plane wood for construction and once again to have an interactive learning experience.

Whatever the design of the building that is chosen, we recommend that there be a small library where visitors can consult books and use the internet to learn more about the area’s history and the environment, and can study the process and the results of the archaeological studies conducted on the site. There should be spaces where lectures and other presentations can occur. The building should be enhanced by a large porch area that can serve as a gathering place for visitors and as a site for historical interpretations and similar purposes.

We recommend a structure of approximately 4,000 square feet, so that it can fit comfortably on the site. It can be built in phases if necessary to cover the cost. However, the Task Force has been advised that if the building is both well designed and built to be highly energy efficient, there will likely be both private businesses and individuals who will be willing to help cover the cost.

#### **D. Build a System of Trails with Markers to Identify Historical and Environmental Features**

A system of trails throughout the 41.5 acres of Salona Park should be constructed in a manner that would reinforce the Park’s purpose as a history and environmental learning center. We recommend that the trails have appropriately sized and placed markers that will identify

historical and environmental features of the property so that visitors will understand how and why the site developed as it did. These markers should be informed by the archaeological and environmental studies that Fairfax County has been conducting. Attention should be paid to making trails as accessible as possible, given the terrain and soil composition.

Salona's northern meadow complex is unique. This area could provide a rich resource for walking, nature observation, student historical and environmental education, and scientific inquiry. The high conservation value of the meadows stems in part from the richness of the native plant species located on them, particularly that of the central field.

A system of trails in this northern meadow area of the property should be a top priority in the development of the Park. There should be both natural surface and stone dust trails, as appropriate to the location. For example, the trail along the hedgerow to the west of the center meadow, which is noted for its regionally-rare plants such as the Big Bluestem, would most appropriately be natural surface. There should be an enlarged viewing area as part of the trail where visitors can stop and learn about the unique diversity of plant life in that meadow. Trails in other areas of the northern portion of the tract shall be stone dusted so that they will be accessible in all weather to seniors and others with limited mobility.

Benches should be placed where they will be most used, which is at viewpoints where there is the most to see and learn about. There should be bird houses, which could be built and maintained by individuals and organizations that are particularly interested and expert in birding. Exercise stations that could be used both by children and seniors should also be installed.

There are interesting possibilities for trails in the southern portion of the Park located behind the existing house as well. It is anticipated that there will be significant findings relating to the history of the property, going back to the time of Indian habitation, through the period of the Lee family and the Civil War. The understanding of Salona's history should be enhanced by a trail to the site of the former bank barn and ice pond, and to other areas of interest. This would include historical sites discovered in the archaeological study of the Park that the Park Authority is conducting. Trained docents should lead these tours in order to provide visitors with appropriate historical information. Trails in the southern portion of the tract should be natural surface to the extent possible to minimize impact of the trails on the property and environment. Trails shall be placed so as to respect the privacy of adjoining properties.

The Park Authority has recommended in its Draft Master Plan for Salona that the system of trails connect with the trail along Pimmit Run. We support this recommendation and urge the County to seek easements to make this possible at some time in the future. It would also be very helpful if an access trail to Salona Park from Kurtz Road could be developed, which could then be used not only by neighbors but also by students at the Franklin Sherman Elementary School.

## **E. Create a Community Farm**

From its very beginning, Salona was a working farm. Given its agricultural history, the Task Force recommends that a portion of the property be dedicated to horticultural activities, which might include some combination of teaching gardens, children's gardens, community supported farming, native plant gardens, farm-to-table programs, historical agricultural practices, and other similar activities. These farming activities will serve as a living reminder of the role in agriculture that Salona and other properties in the McLean area performed throughout recent centuries.

In addition to producing food, these farming activities can provide a gathering place, hosting seasonal events and presentations and tours and classes on agricultural, historical, and food-related topics. Farming activities can be used as an educational opportunity to help children and adults learn about sustainable practices, nutrition, biology, and related sciences. Students in both public and private schools can make visits as part of an elective course on biology or other classes or projects. Representatives of public and private schools who met with the Task Force emphasized the value of such classes for their students.

Even a small farm can produce many pounds of fresh, healthy, organically-grown food. Food can be purchased by local residents or restaurants. If the farm is also used to support charitable donations of food and a CSA (Community Supported Agriculture) operation with local members, the community support for Salona Park will be greatly enhanced. It also will provide an ideal activity to engage seniors and children together. The executive chef of a local restaurant expressed a strong interest in Salona as a venue for farm-to-table education programs for local school children. These uses will be complementary to the history and environmental learning center and can be developed quickly as the plans and financing for other developments in the park progress.

There should be a plan to maintain the health of the soil, using crop rotation and proper tilling techniques to avoid soil compaction. Only organic/biological growing methods should be used. The growing areas will likely have to be carefully irrigated. Care should be taken to prevent runoff.

The farm will require the erection of deer fencing to protect the crops. It has been suggested that the fences be 5-6 foot wooden rail fences, topped by two lines of wires. Another suggestion has been to install an electric fence. The important factor would be that the fencing be as unobtrusive as possible so as not to detract from the character of this historic property. A small equipment shed with access from the parking area would also be desirable.

The Park Authority should determine the organizational structure and how and by whom the farm will be operated. There are many such community farms in the Washington area as well as throughout the country that can serve as examples.

### **F. Establish Vegetative Screening to Provide Privacy, Protect Neighbors, and Enhance the Landscape**

The Cultural Landscape Report includes recommendations that would protect and enhance the visual impact of Salona on passersby, on neighbors, and on those who visit the Park. We agree with those recommendations.

We urge the planting of appropriate screening along the edges of the property, including both evergreen and deciduous native trees and shrubs. This does not mean that the property should be totally shielded from public view. As the CLR states, park planning should provide for designing strategic viewsheds so that passersby can see into the meadow area.

The Salona house should be protected by a screening of native plants for both privacy and noise. The Conservation Easement requires the Park Authority to install appropriate landscaping to provide an acoustic and visual buffer between Park activities and the house at or prior to the time of the uses that are permitted under the easement. This landscaping must be approved by both the property owners (the DuVal family) and the Park Authority.

Those new features of the landscape that will attract the most visitors and the most activity should be particularly carefully screened. There are a significant number of neighbors who live adjacent to the property. Their homes should be provided sufficient screening to protect their privacy and lessen noise. Features such as the parking area should be as unobtrusive as possible.

Salona Park has the potential to become a place of beauty where visitors can enjoy a respite from the busy world around them. We recommend that the development of the Park be carried out in consultation with landscape architects who are knowledgeable about historic properties and with horticulturists who are knowledgeable about how native plants can be used to enhance the environment while creating visual beauty. There are other parklands that can serve as examples. Mt. Cuba, outside Wilmington, Delaware, is a horticultural center that is dedicated to the study, conservation, and appreciation of plants that are native to the Piedmont region. Its able and talented staff have created a garden that is a source of inspiration to those who visit and participate in its educational activities. Salona Park, though smaller in scale, can contribute similarly to teaching visitors how to use native plants to protect and enhance the environment.

## **G. Consider Parking, Traffic, and Safety Issues**

The Park Authority has developed rules for the number of parking spaces that must be provided for activities at all County parks. For example, there must be 50 parking spaces for each athletic field. Nature centers require 30 to 50 car spaces plus 5 bus spaces. There are requirements for other types of facilities, including picnic areas and community garden plots. No spaces are required for trails.

The Task Force recommends the creation of 35-50 parking spaces for the activities that we envisage at Salona. If at all feasible, these parking spaces should be permeable, made of either green pavers or other permeable material. There should also be bike racks. Parking for buses should be arranged at nearby sites to be used as needed and available. Programming at the Park should be planned to take account of the amount of parking that is available. One or more rain gardens should be provided to control runoff from the parking area, if necessary.

Traffic is understandably a major concern of residents of the area. The Task Force has been told that VDOT will require that the entrance to the Park must be off Buchanan Street, opposite Gilliams Road. That inevitably means that most vehicles will enter Buchanan Street from busy Dolley Madison Boulevard, and will exit in the same manner. Traffic is commonly bumper-to-bumper during the long periods of morning and evening rush hours. This raises the risk of significant backups in entering and exiting Buchanan Street. There is at present no stoplight to control the traffic flow. Whether one will be installed will depend upon future study by the Virginia Department of Transportation (VDOT) after Park plans have been decided upon.

There is concern that increased congestion at the already problematic intersection of Buchanan Street and Dolley Madison Boulevard will likely result in vehicular traffic cutting through the neighborhood via its narrow, curving neighborhood streets, in order to exit at Ballantrae Lane. This scenario raises safety concerns, particularly for the neighborhood children, as there are no sidewalks for safe pedestrian travel in the neighborhood.

We strongly urge VDOT to study the traffic implications of the development of Salona Park and to provide a traffic light at the corner of Dolley Madison and Buchanan if it finds that it is advisable. Alternatively, a light at the corner of Dolley Madison Boulevard and Waverly Way should also be considered.

## **H. Phase in Development as Needed**

The Park Authority has informed the Task Force that there is no funding currently available to develop Salona Park. Funding for the Park may be included in a bond issuance that is anticipated in 2016.

There are, however, some potential sources of private funding before that time. There may also be some development that can be accomplished largely through volunteer efforts. This

will require cooperation and coordination by the Park Authority. It will also require organizational efforts by individuals and public and private organizations within the community.

A system of trails in the front field area will allow visitors to access and learn about the historic and natural resources of the property. A small community farming area would provide food to the community and a learning opportunity for students. We urge the Park Authority to support these activities to the extent possible in the relatively short term. Other, more costly undertakings, will need to be phased in as the planning for them is completed and funding becomes available.

Volunteer efforts should be enlisted and supported. For example, the Fairfax Master Naturalists are currently working on clearing hedgerows of invasive species so that native plants can flourish. This and similar efforts require the cooperation of the Park Authority.

We urge implementation of all of our recommendations as soon as possible, but recognize that full implementation will take time. The planning for the Park should be considered to be a long-term process with interim steps toward realizing the long-range objectives. It is important, however, that the interim steps not be allowed to damage the values of the property. For example, while a permanent structure is being planned and constructed, a compatible pavilion and restrooms could be built and used for outdoor programming. The pavilion could be retained for the long term or not as determined by its usefulness to program planning.

The protection and management of Salona's historic and environmental resources for the benefit of current and future generations should be the paramount long-term objective, while providing the public the opportunity to appreciate the qualities that make the Park special.

### **I. Ensure That Park Features are Placed at Sites That Meet Resource Protection Area (RPA) Requirements, Reflect Archaeological Findings, and Take Into Consideration Soil Conditions**

To enable the Task Force to make responsible recommendations for the development of Salona Park that would ensure protection of the valuable cultural and natural resources that exist on the property, we recommended to Supervisor John Foust that Fairfax County conduct two studies. Under County rules and procedures, both of these studies would be required to be completed before any significant development could be undertaken.

In response, Fairfax County has been conducting extensive studies that will make possible more informed decisions as to how the Park can and should be developed. It has conducted a study to verify the existence and locations of all perennial water bodies on the property. It has also undertaken an archaeological study to determine the presence or absence of areas of historical interest. Although both of these studies will need to be supplemented by more

extensive studies before a final plan can be developed, they have provided information that has been very helpful to our work.

In 2012, staff from the Department of Public Works and Environmental Services conducted a field investigation of the streams and water features on the property. The study consisted of repeated observations of stream flow conditions. The staff determined that there are three stream segments that should be designated as perennial streams. Under County Code, water bodies with perennial flow and any wetlands that are connected to and contiguous with them are considered “core components” of a Resource Protection Area (RPA) and are afforded certain protections from development. Included in these protections is any land within 100 feet of these perennial core components.

The Board of Supervisors approved the recommendation of the County staff that the map of Chesapeake Bay Preservation Areas be amended to include the areas newly identified by their study as within an RPA. As a result, the area of Salona Park that is protected from development has been significantly expanded. (See p. 31 for a map of Salona Park that shows the areas that were proposed (and approved) for inclusion within the RPA.)

FCPA staff also began an archaeological study of the property in the spring of 2013. This study responds to the findings of the Salona Cultural Landscape Report, prepared for the Park Authority by John Milner Associates in 2008, that recommended that an archaeological investigation of the property should be conducted prior to any ground disturbing activities. The Draft Salona Master Plan supported this recommendation.

The work began in the area noted in the Draft Master Plan as the Resource Protection Zone, which is the mostly forested area south of the driveway to the existing historic home and which is slated for trails and interpretive material. In this initial stage of the work, artifacts that date from the late Colonial-Early Revolutionary period to present were found, as well as some evidence of stone tool manufacture, indicating an American Indian component. The next stage is underway.

The Task Force has also requested information regarding soil conditions that will affect where and what type of development can occur. A soil scientist with the Northern Virginia Soil & Water Conservation District has conducted soil testing and provided information that has been very helpful to our consideration. We understand that additional testing will have to be performed before the Park Authority can develop its final plan for Salona.

These and other studies must be completed before final decisions as to locations of various features of Salona Park can be made. However, based on what we know at the present time, which is that access to the site will be from Buchanan Street, and in light of the importance of the unique middle field meadow, a logical location for a building and its associated parking area would be in the east field adjacent to Buchanan Street. It may be possible to work with the Trinity Methodist Church to arrange for bus pickup and drop off at the Church parking lot to

minimize the need for a bus turnaround area on the site. This plan could potentially also permit a storm water mitigation area (such as a rain garden) located south of these features that could be used to reinforce the Center's environmental education programs.

### **J. Involve the Community**

Salona Park will offer many opportunities for the public to participate in its development and in its ongoing activities.

Beginning in January 2013, the Fairfax Master Naturalists, an organization that trains volunteers to work on projects designed to enhance the natural environment, began work on clearing Salona's hedgerows of invasive plants. The Master Naturalists plan to have an on-going program at Salona that will improve the landscape not only by clearing invasives, but also by replacing them with native plants.

Their efforts are only the beginning of the kind of volunteer activity that can benefit Salona. Many trained volunteers, including students at local schools, Scout troops, and individuals and families, will hopefully be invited and enlisted to participate in the Park Authority's archaeological study of the historic Salona property, which will likely take many years for full exploration. Volunteers can be used in the building and maintenance of trails. They can serve as docents to lead tours to sites of interest and to explain the history of the property. Volunteers for farming activities could include teachers, schools, and other organizations.

Activities such as these can help to build lasting support for Salona Park among area children and young people, their families, and educational institutions. This will help instill a greater appreciation of the historic nature of the property and an appreciation for the natural habitat and natural resources that are the hallmarks of the Salona property.

We also recommend the creation of a Friends of Salona Park organization. Having met with leaders of such organizations that work in support of Clemyjontri Park and the National Arboretum, we are convinced that a "Friends" organization for Salona could contribute substantially to its capacity to serve the needs of the community. In addition to organizing special events, it would serve as a source of fund raising and provide valuable advice to the County on how Salona should be operated.

### **K. Continue a Cooperative Effort to Develop Athletic Fields to Meet Community Needs**

The members of the Task Force understand that there is a need for additional athletic fields to serve the youth of the McLean community. The organizations representing youth sports have spoken clearly and effectively in informing the Task Force and the public of their strong

support for two rectangular athletic fields at Salona, as permitted in the conservation easement that was signed in 2005. Under the easement, these fields may not have artificial turf or lights.

The Task Force has had many discussions concerning the desirability of including these fields in its recommendations for the development of Salona Park. The majority of members have concluded that additional athletic fields can and should be built elsewhere. The reasons include:

Because of its unique historical and natural qualities, Salona Park offers an opportunity to create something that cannot be done elsewhere. As we propose in this report, these qualities make it an ideal site for the establishment of a History and Environmental Learning Center to serve all the people of McLean and the surrounding area. This Learning Center will provide extensive indoor and outdoor learning opportunities for people of all ages. There will be a visitors center, horticultural facilities, and trails with appropriate signage. Irreplaceable meadowlands and valuable hedgerows and streams will be protected.

As indicated earlier in this report, since the Salona Park Conservation Easement was signed in 2005, important information regarding the size of the Resource Protection Area (RPA) and the nature of Salona's soil conditions has been developed. Given what we now know of the conditions of the site, it is difficult to see how the addition of athletic fields and their required parking (50 spaces per field) would be feasible. There is insufficient space to accommodate them. Even the addition of one field would require sacrificing basic features of the History and Environmental Learning Center that we are proposing.

Finally, there is also concern that the character and public perception of the property as a natural and historical landmark would fundamentally change with the construction of athletic fields and their active use.

Most Task Force members think that Langley Fork Park will provide a more appropriate venue for the expansion of athletic fields to serve McLean youth. In its recent Langley Fork Park Draft Master Plan, the Park Authority notes that Langley Fork Park "provides a significant opportunity to increase the athletic field inventory and increase capacity through lighting and synthetic turf."

The Conceptual Plan provided by the Park Authority for Langley Fork Park includes four rectangular fields and three diamond fields. If developed as proposed, all of these fields will have synthetic turf. Three of the rectangular fields and one of the diamond fields will have lighting as well. There will be two pavilions to provide shade, water, and restrooms. Picnic tables for families and players will be provided. At present Langley Fork Park has only two natural surface rectangular fields, and two diamond fields. None have lighting.

The changes that would be made under the Draft Master Plan for Langley Fork Park would mean that the new fields with artificial turf and lights will have considerably more

intensive usability than the fields that exist at the present time. They will significantly increase the availability of athletic fields in the McLean community.

In 2005, when the Salona Park easement was negotiated and signed, there was one rectangular field with synthetic turf in Dranesville, located at Lewinsville Park. Today Dranesville has 13 rectangular fields with artificial turf, seven of which are lighted. An additional lighted field with artificial turf is currently under construction adjacent to the McLean Government Center and will be available for use in 2014.

These very important expansions of athletic facilities, along with the proposed expansion at Langley Fork Park, are the result of the efforts that have been made over the years by Supervisor Foust, Dranesville Park Authority Board member Kevin Fay, other public officials, the Park Authority, and the McLean athletic community, all of whom have worked hard to meet the community's needs. Commendable headway has been and is continuing to be made.

The successes that have been achieved should be built upon. Although the Task Force does not recommend athletic fields at Salona, we do recommend that the County government, including the Board of Supervisors, the Fairfax County Park Authority, and the Fairfax County School Board, examine and pursue existing opportunities for enhancing the youth facilities under their control in the McLean area to help satisfy the need and demand for such athletic facilities.

#### **L. Vote of the Task Force**

Voting in favor of approving the report: Richard Bliss, Sybil Caldwell, Dan DuVal, Carole Herrick, Margaret Malone, Edward Pickens, and Mark Turner (Beth Chung was absent and unable to vote but asked that the report indicate that had she been present, she would have voted in favor of the report)

Voting against the report: Joel Stillman

### **III. BACKGROUND INFORMATION**

#### **A. The Work of the Task Force**

In November 2010, the Fairfax County Park Authority held a public comment meeting to present to the public a Draft Master Plan for Salona Park. In the meadow area at the front of the property facing Dolley Madison Boulevard the Draft Master Plan proposed two natural grass rectangular athletic fields with supporting facilities, 100 parking spaces, playground, picnic area, dog park, meadow restoration area, agriculture/education or native grass preservation area, interpretive features, and trails. A trail network was proposed for the remainder of the property. (See map on p. 32)

In response to the many comments that were made at the public meeting recommending alternative uses, a decision was made to expand the community outreach effort by appointing a representative Task Force. It was given the following mission:

*“The Task Force will serve as an advisory body. Its members will represent a wide range of public interests. The Task Force shall expand on efforts to bring the diverse ideas and perspectives of the community into the park planning process. The Task Force shall reach out to the community and interested groups to solicit and develop recommendations that can be incorporated into the Master Plan. The recommendations adopted by the Task Force shall seek to reflect the consensus of the community and be consistent with the conservation easement and the financial investment made by the Fairfax County Board of Supervisors and the FCPA.”*

The membership of the Task Force is composed as follows: one individual each appointed by the following organizations: Northern Virginia Conservation Trust, McLean Citizens Association, Greater McLean Chamber of Commerce, McLean Youth Athletics, Fairfax County History Commission, Surrounding Neighborhoods, Conservation Easement Grantors (Dan or Karen DuVal); and one representative each appointed by Supervisor John Foust and former Dranesville Representative to the FCPA Board Kevin Fay.

Since the Salona Park Task Force began its work in September 2011 we have conducted a thorough study of the site and of options for its use.

Recognizing the volume of information that needed to be gathered and reviewed, we held many meetings at which we consulted with experts and organizations interested in the future of Salona Park.

The Task Force heard from various community non-profit and other organizations and individuals regarding ideas for the development of the Park. Among others, these included McLean Youth Athletics; representatives of senior citizens; the Fairfax County History Commission; representatives of local educational institutions, including the Fairfax County Public Schools, the Potomac School, and George Mason University; Friends of Clemyjontri; Friends of the National Arboretum; Fairfax Master Naturalists; representatives of local farm-educator groups; A2 Design regarding “green” building; and the Washington International Polo Club.

In addition, we reviewed the conditions of the Salona Park Conservation Easement, walked the site, consulted with Park Authority and other County experts, and visited other public parks in the area.

The Task Force held a public meeting on October 4, 2012, which was attended by an estimated 470 – 500 people. The purpose of the meeting was to inform the community about the work of the Task Force and what it had learned, and to invite attendees to share their views. There were six stations manned by Task Force members and outside experts. The stations provided written material, power point presentations, and discussions regarding the history of Salona, educational opportunities, the environment, recreational alternatives, the potential for “green” building, traffic and parking issues, and the provisions of the easement. There was an opportunity for those who attended to ask questions, make comments, and record their views.

The individuals who attended reflected many differing views. Supporters of athletic fields were numerous, responding to an organized effort urging them to attend. Large numbers of other individuals also visited the stations and left written comments. There were four main categories of comments: provide recreational activities by developing one or two rectangular athletic fields for soccer and other sports activities, and/or building trails; preserve historic and natural resources and use the property for both indoor and outdoor educational purposes for children, seniors, and others; develop a community “farming” operation that would reflect the historical use of the property, provide educational opportunities, and produce food for families living in the community as well as for charitable purposes; and preserve the property generally “as is,” minimizing any development activities. Many commenters supported combined uses.

## **B. The Salona Conservation Easement**

Development at Salona Park is governed by the provisions of the Conservation Easement signed by the DuVal family (the Grantor), the Fairfax County Park Authority (the Grantee), and the Fairfax County Board of Supervisors in December 2005 for \$16.05 million. The property at that time was valued at \$27 million.

**Following are excerpts from the Easement that relate primarily to the purpose of the easement and how the land may be used.**

Sec. E. Fairfax County has established the Open Space/Historic Preservation Easements Program, committed to conserving natural and heritage resources as allowed by the Code of Virginia, such as open space, sensitive environmental resources, trees, scenic vistas, historic sites and recreation uses such as trails. Fairfax County policy encourages the use of conservation easements to preserve Heritage Resources for the aesthetic, social, and education benefits of present and future citizens, and Heritage Resources are defined as "those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities," including sites or structures listed on the Fairfax County Inventory of Historic Sites (The Fairfax County Policy Plan: The Countywide Policy Element of the Comprehensive Plan); and

Sec. F. The Grantor and Grantee recognize that the Property (as defined herein) possesses open, scenic, natural, and historic values (collectively "conservation values") of great importance to the Grantee, the people of Fairfax County, and the people of the Commonwealth of Virginia, including but not limited to, its value as an historic site in a heavily developed area of the County....

Sec. I. (2) the Virginia Open-Space Land Act authorizes public bodies to be holders of conservation easements for the purposes of retaining or protecting natural or open space values of real property, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural or archaeological aspects of real property;

(5) The Fairfax County Policy Plan: The Countywide Policy Element of The Comprehensive Plan for Fairfax County, Virginia – 2000 Edition, as amended, states:

(a) that Fairfax County has established the Open Space/Historic Easements Program, committed to conserving natural and heritage resources as allowed by the Code of Virginia, such as open space, sensitive environmental resources, trees, scenic vistas, historic sites and recreation uses such as trails, and has entered into a public-private partnership with the Northern Virginia Conservation Trust ("Trust") to implement its easement program; and

(b) that it is a goal of Fairfax County to support the conservation of appropriate land areas in a natural state to preserve, protect, and enhance stream valleys, meadows, woodlands, wetlands, farmland, and plant and animal life, and that small areas of open space should be preserved in already congested and developed areas for passive neighborhood use, visual relief, scenic value, and screening and buffering purposes; and

(c) that Fairfax County should use open space/conservation easements to implement Fairfax County's goals and objectives for the preservation of natural and heritage resources within the context of Fairfax

County's suburban and urbanizing character, in accord with the Comprehensive Plan; and

(d) that Fairfax County should use easements to help preserve small areas of open space in already developed areas to shape the character of the community; to protect trees and other environmental resources; to provide visual relief; to preserve wildlife habitat; to provide buffering and screening; and to otherwise ensure that suburban and urban neighborhoods may retain open space;

(e) that Fairfax County should promote the “use of open space/conservation easements to preserve heritage resources. Encourage property owners to place easements on their properties; working with the County, a local non-profit land trust and/or a state or national entity authorized to hold easements for the purpose of heritage resource preservation. Heritage resources are those sites or structures, including their landscape settings that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities;”

6. The Comprehensive Plan states, as part of its Major Objectives:

(a) “Preserve significant heritage resources.”

(b) “The Upper Potomac Planning District contains many of the most significant natural and heritage resource areas in Fairfax County.”

Sec. L. The Property is unique to the immediate and surrounding area, and land development in the immediate and surrounding area is intense and the conservation of the Property is deemed to be a significant public benefit.

**In addition, the Conservation Easement provides that the Grantor and the Grantee agree as follows:**

1. Purpose. It is the Purpose of this Easement to preserve the open, scenic, natural, and history character and values of the Property described herein, and assure that the conservation values of the Property be forever maintained and preserved;

3. Restrictions. The following restrictions shall apply to the property:

3.2 Uses. Industrial or commercial activities other than the following are prohibited: (1) horticultural, (2) agricultural, (3) viticultural, (4) equestrian activities (including but not limited to the riding, stabling, boarding (for a fee), and breeding of horses), (5) forestal, (6) other activities that replicate the historical activities conducted on the Property, as such activities are identified in the Baseline Documentation, (7) temporary or seasonal activities which do not permanently alter the physical appearance of the Property and which are

consistent with the conservation values herein protected, and (8) activities which can be and in fact are conducted within permitted buildings.

3.4 Excavations/Fill/Changes to Topography. There shall be no mining, excavating, dredging, or removing from the Property of soil, loam, peat, gravel, sand, hydrocarbons, rock, or other mineral resources or natural deposit and no changing of the topography through the placement or movement of soil or other substance or material such as land fill or dredging spoils, except for:

- (1) Disturbance of soil to conduct activities on the Property otherwise permitted by this Easement, including gardening, agriculture, horticulture, and active and passive recreation;
- (2) Placement or movement of soil, rock, or other earth materials, vegetative matter, and compost reasonable necessary for the purpose of combating erosion or flooding or to enhance habitat values;

3.7 Trees. Removal, destruction, and cutting of living trees with a diameter of greater than (9) inches at a height of four and one-half (4.5) feet from soil level is prohibited, except that:

(d) Removal, destruction and cutting of trees is permitted: to the extent necessary (1) for application of sound disease or insect control...; (2) for construction and maintenance of structures and uses permitted under this Easement; (4) for removal of non-native invasive species; and (5) for sustainable management of the forest resources provided that such management is conducted in accordance with a Forest Management Plan that has been reviewed and approved by Grantee.... However, Grantor may, with approval of Grantee in accordance with Sections 15 and 15.1 below, submit a Management Plan that returns the Property to an earlier usage as open area, pasture and farmland, including the use of farmland for commercial agricultural purposes, subject to Grantee's permitted uses as set forth in Section 3.9, to the extent such activity complies with the Chesapeake Bay Preservation Ordinance.

3.8(h) no structures or improvements other than trails or other exempted uses shall be made within the Resource Protection Area ("RPA") unless an exception is approved pursuant to the Fairfax Chesapeake Bay Preservation Ordinance allowing such encroachment in the RPA.

3.9 Recreation and Trail Uses. Grantee shall have the right to use approximately 10 acres of the Property for recreation purposes as long as such activity is conducted in the area bounded by Buchanan Street and Virginia Route 123 (more

commonly known as Dolley Madison Boulevard) as agreed to by Grantor and Grantee and more specifically identified in Exhibit A. The activities that Grantee shall be entitled to conduct shall be limited to active and passive recreation uses and, as to active recreation uses shall include no more than (i) two natural turf rectangular athletic fields not to exceed the dimensions of 230 feet by 360 feet for one and 265 feet by 420 feet for the other, including irrigation system with a building of approximately 170 square feet to house controls, (ii) a playground, (iii) a picnic area with shelter, each without lighting, but with typical athletic apparatus (benches, goals, etc.) associated with athletic facilities and paved or non-impervious surfaced parking for those using or watching the athletic fields or using the playground, picnic area or trail (up to a maximum of 100 vehicles), and stormwater management features to adequately control runoff from these facilities (where low impact stormwater management features will be utilized if feasible as determined by the Grantee), in each case for use during normal Park Authority hours, but which shall in no event include the period beginning at evening civil twilight and ending at morning civil twilight. No commercial activities (including, without limitation, food or beverage concession) shall be permitted, except for horticultural, agricultural, viticultural and equestrian activities or other activities that replicate the historical activities of the Property. No camping or fires shall be permitted by Grantee, except for fires specified by a resource management plan. For the purpose of providing an acoustic and visual buffer between the foregoing activities on the Property and the historic Salona house, one or more soil berms with appropriate landscaping as approved by Grantor and Grantee shall be installed by Grantee at or prior to the time of the uses by Grantee permitted under this Section. As to passive recreation uses, Grantee is entitled to conduct interpretive events and educational programs and construct and maintain public trails over the Property as shall be agreed to by the Grantor and the Grantee, such trails to allow public access to the County Pimmit Run trail system and the park features. Grantee shall install and maintain appropriate delineation of the trail by fencing or landscaping approved by Grantor, and signage, including interpretive signs and/or kiosks.<sup>4</sup>

13. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the Easement to effect its stated purpose and the policy and purpose of the Virginia Open-Space Land Act. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of the Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

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<sup>4</sup> Section 3.9 of the Conservation Easement

18. Limitations on Amendment. If circumstances arise under which an amendment to or modification of this Easement would be appropriate, Grantor and Grantee may mutually agree, in writing, to amend this Easement; provided that no amendment shall be made that will adversely affect the qualification of this Easement or the status of Grantee under any applicable laws, including Section 170(h) of the Code and the laws of the Commonwealth of Virginia. Any such amendment shall be consistent with the purpose of this Easement, shall not affect its perpetual duration, shall not permit additional residences to be constructed on the Property, and shall not permit any impairment of the significant conservation values of the Property.

### **C. The Fairfax County Park Authority Planning Process for Salona Park**

Subsequent to the Conservation Easement agreement signed in 2005 by the DuVal family (owners of the Salona property), the Fairfax County Park Authority, and the Fairfax County Board of Supervisors, the Park Authority had a Cultural Landscape Report (CLR) prepared by John Milner Associates of Charlottesville, Virginia, which analyzed the property's historical and natural resources. The report, issued in July 2008, noted that "Future protection and sensitive maintenance of the property is crucial to preserving the integrity of this significant and rare historic landscape."

The CLR analyzed and evaluated the history and current physical condition of the property, including the buildings, topography, and vegetation. It noted that the property contains buildings, structures, archaeological resources, and landscape features that are of interpretive, educational, and scientific value to the public and is one of the last sizeable open spaces in McLean. The Report also stated that "there are certain aspects or areas of the landscape that are particularly sensitive to disturbance by human use and changes. These areas include known and potential archaeological resources, and natural systems. As with the historic resources that contribute to the integrity of the landscape..., protection of archaeological and natural resources during rehabilitation of the property require special consideration."

The Report includes numerous guidelines and recommendations for the treatment of the historic landscape of Salona, including minimizing disturbance associated with the installation of visitor access facilities and systems that cross or abut wetlands to preserve existing landforms, and plant and animal life; and developing visual buffers along property lines abutting the surrounding neighborhoods. The full Report with recommendations is on the Park Authority website.

After the Cultural Landscape Report was issued, the FCPA in February 2010 held a preliminary public meeting prior to issuing an initial draft master plan in June 2010. This initial

draft master plan contained three alternative concept plans for development of Salona. After review by the FCPA Board, a second draft master plan, which contained a single preferred alternative, was made available to the public on the Salona webpage in September 2010 (see map on p. 32).

As noted above, and as permitted in the easement, this draft plan provided for two natural grass, irrigated, unlighted rectangular athletic fields, along with a 100 space parking area, located in two existing meadows adjacent to Dolley Madison Boulevard and Buchanan Street. The draft plan also provided for other uses for the three meadows in this front area, including an agriculture/education or native grass preservation area, a dog park, a meadow restoration and interpretation area, picnic area, playground, interpretative features, and walking trails.

A public comment meeting on this draft plan was held two months later, in November 2010. Many of those who attended proposed uses other than those provided in the draft plan. The Park Authority accepted written comments through the end of the year. These included comments in support of rectangular fields as well as recommendations for alternative uses. Alternative uses that were proposed at the meeting and in subsequent written comments included: leaving the land as is for now; preserving, interpreting, and making accessible the historical and environmental features of the property; creating a sense of identity for the community; creating a sense of community for seniors; building a bluebird trail; preserving hedgerows and meadows; eliminating invasive species; emphasizing conservation and natural areas; and numerous others. A summary of comments may be found on the above-noted website.

#### **D. A Brief History of Salona**

##### **1711: The beginning of many decades of Lee family ownership**

In 1711 Lady Catherine Fairfax appointed Thomas Lee Resident Agent of the Northern Neck Proprietary. Lee's experience as agent made him familiar with tracts of undeveloped land in the colony and, when no longer Resident Agent, he began to make use of the knowledge he had acquired by patenting land for himself. One of the grants he took out was 2862 acres along the Potomac River near the Little Falls in 1719. Its size was increased to 3008 acres when, in 1729, he acquired an additional 146 acres at the mouth of Pimmit Run. Lee called his property Langley. Upon his death the Langley property went to his oldest son, Philip Ludwell Lee. Philip Ludwell Lee died in 1775. The Langley tract went to his two daughters Matilda and Flora Lee and was later divided between them. Matilda received the portion on which Salona house is today located. Both women married cousins: Matilda wed Henry "Light Horse Harry" Lee in 1782 and Flora married Ludwell Lee of Belmont in Loudoun County.

Matilda as the eldest daughter also inherited Stratford Hall and lived there with her husband. She had an early death in 1790 at the age of 26 and her portion of the Langley tract

went to her three year old son, Henry, later known as “Black Horse Harry.” The property was held in trust by his father until he was of age. By this time “Light Horse Harry” was facing severe financial difficulties. In 1808, when “Black Horse Harry” reached the age of 21, the remainder of their Langley tract was sold for \$25,000 to Richard Bland Lee, a brother of “Light Horse Harry” and a signer of the Declaration of Independence. A house may have been on the property at that time. Since there are no records available to indicate a possible date of construction for “Salona,” the date generally accepted is c.1800. In 1811 William Herbert acquired 466 acres in payment of judgments against Richard Bland Lee. Herbert quickly sold the 466 acre tract to the Reverend William Maffitt on March 10, 1812. Whether there was a house on the property at this time is unclear.

### **August 24, 1814: President Madison escapes the burning of America’s Capital City**

However, there was a house on the property, and it was known as Salona, the night the British invaded the nation’s capital city on August 24, 1814, and President James and First Lady Dolley Madison escaped into the countryside of Virginia. Dolley spent that fiery night at the Rokeby farm, the home of Richard and Matilda Lee Love, located about a mile from Salona. It is believed that President Madison spent the night the British burned the City of Washington with the Maffitts at Salona.

Maffitt died in 1828, leaving his widow, Ann Carter Maffitt, with severe financial problems. He had mortgaged Salona to his sister Margaret Whann for \$6000 and had not yet paid back the entire amount. Whann brought a chancery suit against Maffitt’s heirs and bought Salona at auction in 1831, but allowed the Maffitt family to continue living there. Chapman Lee purchased the 466 acre Salona tract in 1842. He held the property for three years before dividing it and selling 208 acres to Elisha Sherman. In 1853 Sherman, and his wife Anna, sold the 208 acre property described in the deed as “heretofore called Langley but now called Salona” to Jacob Gillian Smoot.

### **Salona: Federal Army headquarters during the Civil War**

During the American Civil War the 208 acre Salona property was occupied by the Federal Army between October 1861 and March 1862 as a part of Camp Griffin. Brigadier-General William Farrar Smith (“Baldy”) used the vacated house for his headquarters. The Vermont Brigade, consisting of the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Vermont Infantry Regiments and a part of Camp Griffin, encamped on the surrounding property. Major-General George McClellan was known to have spent the night at Salona at least once. Salona’s owner, Jacob Smoot, had Southern sympathies and fled with his family into Georgetown where he remained under house arrest. On their return, the Smoots found that much of their property had been destroyed in their

absence. A Captain Hawley left behind a memorandum dated March 24, 1862, authorizing Smoot to “take possession of all the effects left by the army – such as rags, lumber, furniture, etc. to the exclusion of all other parties.”

## **The post war restoration of Salona as a working farm**

Like many returning to their homes after the War, the Smoot family immediately set about restoring their property. By 1868, Salona included at least a smokehouse, large barn, ice pond, cabinet shop, grape vineyards, and plum and apricots orchards. Jacob Smoot died intestate in 1875. When his widow Harriet passed, the property was equally divided among their four children: William, Helen, Harriet, and Catherine, and Salona continued as a working farm.

Images of Salona c.1900 depict a large farm. Aerial photographs of Salona dated 1937 indicate orchards, open pasture land, a garden area, a road in the back of the property, and several outbuildings, including a large bank barn, red barn, springhouse, smoke house, kitchen, dairy, and three other buildings on the south side of the creek.

The Smoot family remained at Salona, but after World War II, the farm began to deteriorate. For a short time some of the land was rented out for pasture. In the late 1940s and early 1950s, Smoot descendants began selling off acreage for development: the Salona Village Shopping Center, Salona Village subdivision, McLean Baptist Church, Trinity Methodist Church, and Safeway were built on former Salona property.

## **Salona on the National Register of Historic Places**

In 1952, Susan and Clive DuVal purchased 52 acres from the estate of Calder Smoot. They undertook a significant restoration project of the house and turned it into a center for political and community social gatherings: DuVal had a career in the Virginia House of Delegates (1965-1971) and Virginia State Senate (1971-1991). Three acres of their property was taken by eminent domain for the widening of Chain Bridge Road (renamed Dolley Madison Boulevard) in 1962. The DuVals later entered into an agreement in 1971 with the Fairfax County Board of Supervisors for a permanent easement to preserve the historic house and eight acres surrounding it, including a renewable ten-year no-development easement of the remaining 45 acres. Salona was added to the National Register of Historic Places and Virginia Landmarks Register in 1973. In 2005, an agreement was executed between the DuVal family and the Fairfax County Park Authority to grant under a perpetual conservation easement approximately 41.5 acres of the property for use as parkland. The Northern Virginia Conservation Trust was

given authority to enforce the terms of the easement. The easement area surrounds the historic Salona house, which is not part of the park easement. The stated purpose of the easement is to “preserve the open, scenic, natural, and historic character and values of the Property, as well as certain public recreational values of the Property.” It specifies both allowed and disallowed public uses.

## IV. ILLUSTRATIONS

### A. Photos of the Salona house and other buildings

#### 1. Front of the house



Source: Richard Williams <<http://www.aiadc.com/pdf/winter05/farmhouse.pdf>>

## 2. Kitchen



Source: John Milner Associates, Inc.

## 3. Smokehouse



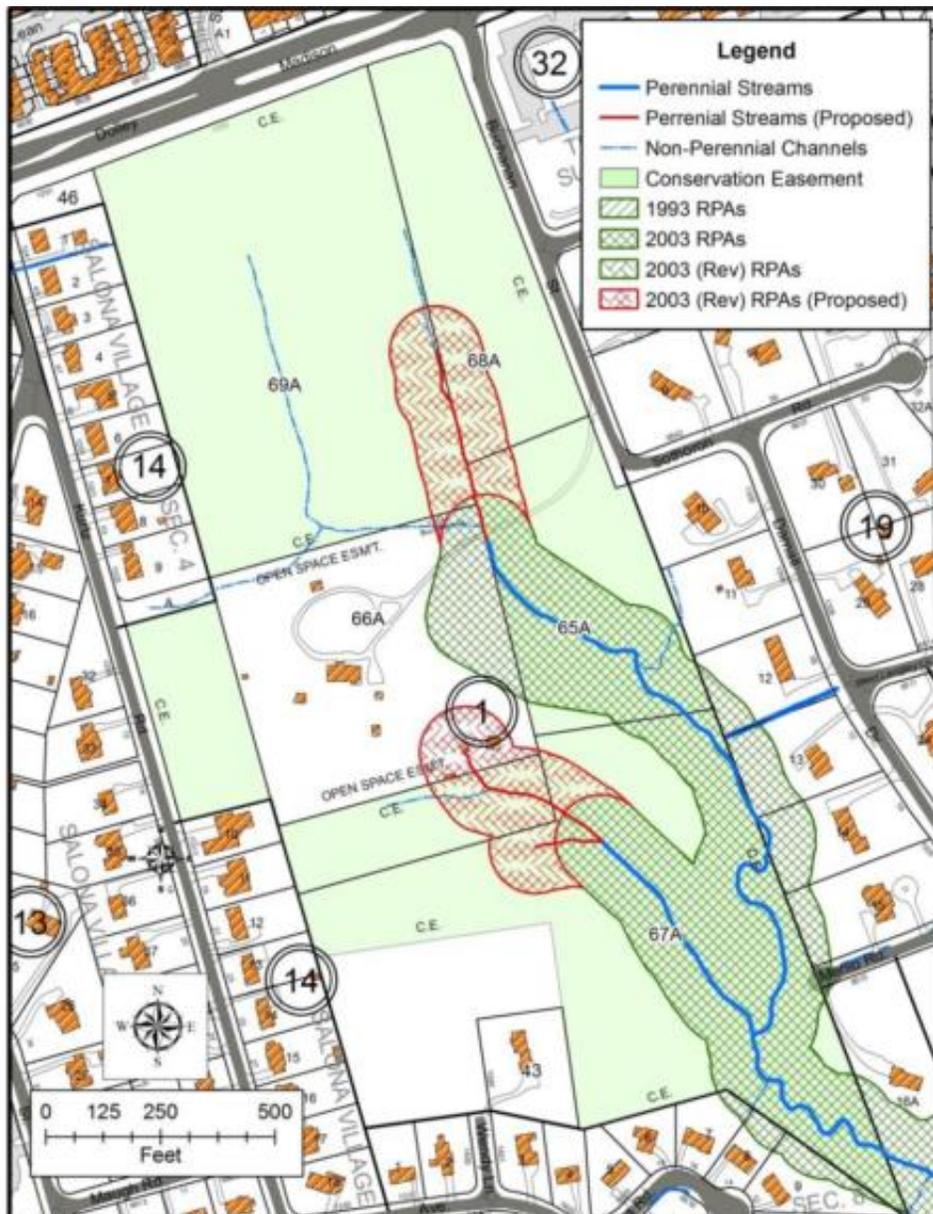
Source: John Milner Associates, Inc.

**4. Barn**



Source: John Milner Associates, Inc.

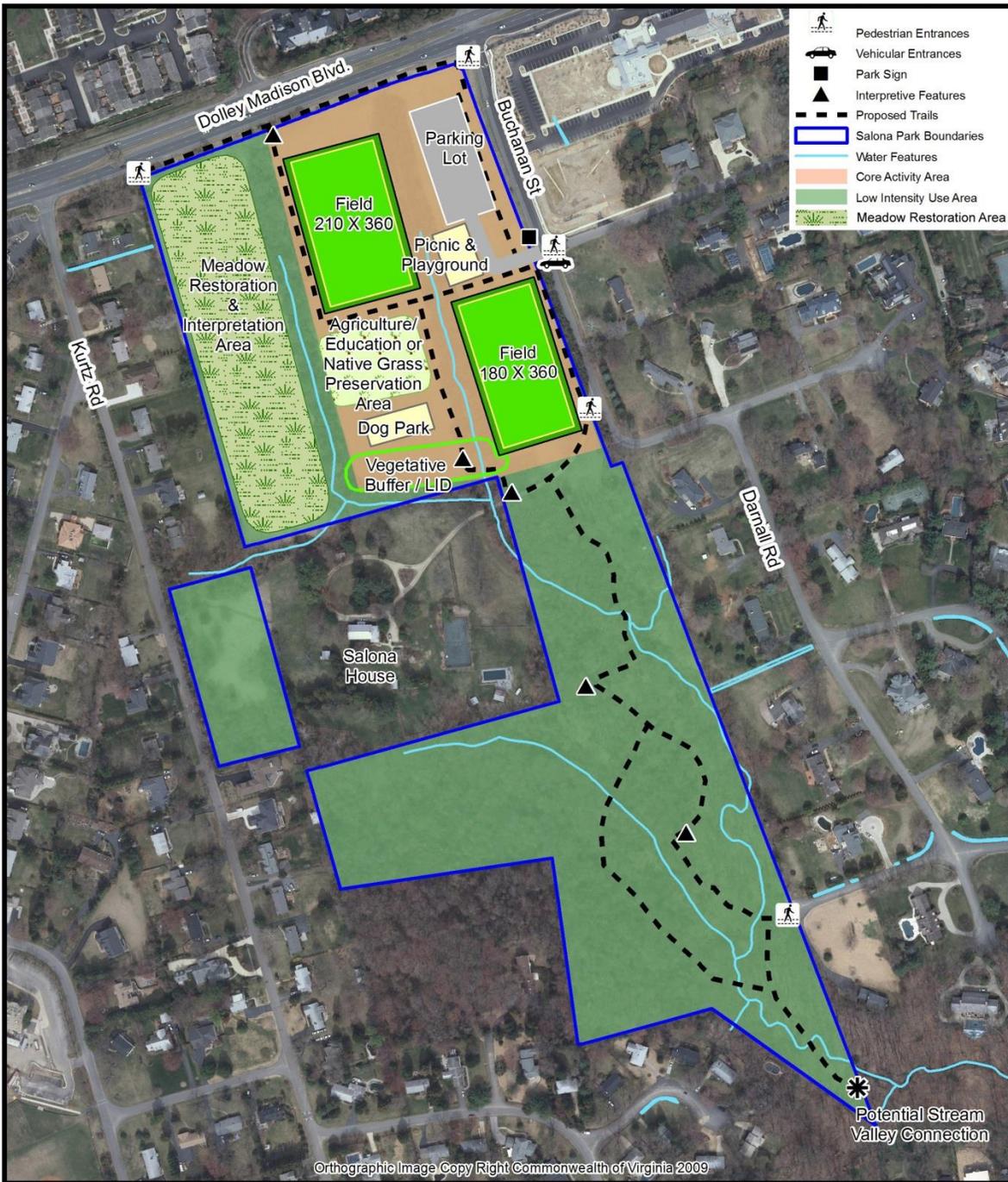
## B. Resource Protection Area Map



(See p. 14 for a description of the 2012 field investigation by the Department of Public Works and Environmental Services that resulted in the proposed

**expansion of the RPA. The recommended expansion was subsequently approved by the Fairfax County Board of Supervisors.)**

**C. Map of Park Authority's Draft Master Plan for Salona**




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

**CONCEPTUAL DEVELOPMENT PLAN**  
**SALONA PARK**  
 1235 DOLLEY MADISON BLVD, MCLEAN VA

0 150 300  
 Feet  
 DRAFT  
 22 July 2010  


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## **ADMINISTRATIVE – 1**

### Resolution Honoring Merni Fitzgerald upon Her Retirement from Fairfax County

#### ISSUE:

Fairfax County Director of Communications Merni Fitzgerald who leaves the county after 28 years, 13 years of which was spent working as the public information officer for the Park Authority, will retire on March 6, 2014. She leaves in her wake a well-established and respected foundation of communication tools and practices that ensure the community is informed and has the ability to engage with local government.

#### RECOMMENDATION:

The Park Authority Deputy Director recommends approval of the resolution acknowledging the contributions and dedication of Merni Fitzgerald.

#### TIMING:

Board action is requested on February 26, 2014, and will permit presentation of the resolution prior to Ms. Fitzgerald's retirement.

#### BACKGROUND:

The Fairfax County Park Authority has benefitted from the expertise and dedication Merni Fitzgerald brought to her role as a communicator. She has served the residents of Fairfax County for many years beginning an auspicious public service career in 1986 working as the Public Information Officer for the Fairfax County Park Authority for 13 years, and later as Director of Communications for Fairfax County. Ms. Fitzgerald has been a pioneer in the world of government and municipal communications and has revolutionized the region's approach to transparent, effective, and vital communications protocols for routine day-to-day operations, emergency communications as well as embracing new technologies and platforms, all in an effort to ensure that residents of the region are well-informed and engaged with their government and its representatives.

During her tenure with the Park Authority she chaired the agency's 50<sup>th</sup> anniversary celebration team. She co-chaired the 1998 park bond referendum team. She brought information kiosks to the county, planned countless events and staff/leadership retreats, hosted Park Talk a radio program on WZHF, served as the agency spokesperson, facilitated all public meetings and hearings, created the speaker's bureau, wrote countless successful award applications, press releases, annual reports, and speeches

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for Board members and staff. She also created the Fairfax County Government Communicators organization, and served on the Web Content Committee and Millennium Task Force.

Ms. Fitzgerald championed the concept of one message, many voices, believed in a fully-integrated approach to messaging; worked hand-in-hand with a wide array of elected and appointed officials, and approached each new challenge – derecho, snow storms, hurricanes or political crisis with calm, decisive action and a well-nuanced message. She remains a role model upon which many other communicators depend on for guidance. She is a force to be reckoned with and respected by some of the most powerful members of the media in the national press corps.

At the Park Authority, Ms. Fitzgerald established standard operating procedures and methods which were replicable and simply made sense, addressing the needs of the agency. She raised the stature of the profession and debunked the notion that “anyone with a computer could develop a website.” She championed the position that communicators were highly skilled professionals that needed to have access to decision makers, had unique talents and experience of benefit to agency leadership and in general needed to be treated respectfully as members of the leadership team. Public information officers had the skills necessary to avoid negative outcomes for agencies and were a tool to be used in advance of decision making rather than afterward. All communicators, both locally and regionally, and perhaps nationally owe her a debt of gratitude for her commitment to the profession and the respect with which she treated other communicators and the advocacy she conducted on their behalf.

For individual communicators she was a mentor. She could always find time for a cup of coffee or a quick call. She is politically astute and understands the power of the news cycle. Reporters respected her even when she said no or dictated the terms of engagement. For leadership at the highest level she was an asset capable of assisting them with messaging under difficult circumstances. She believed in the power of the truth and knew that sometimes a mea culpa was the most appropriate message. She stood by the concept that one could never defend the indefensible. She demanded excellence from her staff and embraced new platforms included advances in social media, and community engagement.

Through her storied career she found time to hold political office, to serve on numerous regional and national communicators’ task forces and advisory councils. There was time to lead Girl Scouts and Falls Church Government as well. She is the recipient of countless awards and accolades and even managed to travel and spend time with her extended family. She is a renaissance woman.

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Most importantly, she could be counted on to provide an honest answer, to find time to help other communicators and has been open minded and enthusiastic about changes in the way that people communicate with each other. Brilliant, forward-thinking, and wise enough to surround herself with talented people and subject matter experts, she has brought new meaning to the phrase "Be all you can be." Her retirement is a loss to the residents of this community as well as her colleagues, but she has left us well-prepared to continue the work and it is doubtful that she won't be involved in some other task or position that ultimately helps the residents of Fairfax County.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

STAFF:

Kirk W. Kincannon, Director  
Sara Baldwin, Deputy Director/COO  
Judith Pedersen, Public Information Officer

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***WHEREAS**, Ms. Merni Fitzgerald served the Fairfax County Park Authority as Public Information Officer for 13 years and during this tenure created a full-service, comprehensive and innovative approach to communications that benefitted the agency and most importantly the residents of Fairfax County; and,*

***WHEREAS**, Merni is considered a well-respected pioneer in the world of government and municipal communications for her service with the Park Authority that began in 1986 and ended with her appointment as Director of Communications for Fairfax County in 2000 and encompasses regional responsibilities through her involvement in a host of organizations that provided training for communicators, advocated for improvements of regional communication capabilities, and planned and executed emergency communications during storms and national or regional emergencies and events, and remains well respected by peers and members of the media as well as politicians; and*

***WHEREAS**, during her tenure with the Park Authority she chaired the 50th anniversary celebration, the 1988 park bond referendum team, brought information kiosks and Parkline to reality, planned countless events, retreats, and presentations and also hosted radio programs, wrote annual reports, developed the agency's web presence as well as serving as agency spokesman and facilitator of all meetings and outreach efforts; and,*

***WHEREAS**, she worked tirelessly, advocating for recognition of communicators as integral, vital members of the leadership teams at all agencies, was resolute in embracing the truth and stuck by her notion that you could not defend the indefensible, that sometimes government needed to apologize, and that the concept of one message, many voices was effective and served government well; and,*

***NOW, THEREFORE, BE IT RESOLVED** by the Fairfax County Park Authority that it expresses appreciation and thanks to*

***Merni Fitzgerald***

*For dedicated and outstanding contributions to the parks and residents of Fairfax County.*

*Adopted by the Fairfax County Park Authority Board on February 26, 2014.*

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*Kala Leggett Quintana, Secretary*

---

*William G. Bouie, Chairman*

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**ADMINISTRATIVE – 2**

Adoption of Minutes – January 29, 2014, Park Authority Board Meeting

ISSUE:

Approval of the minutes of the January 29, 2014, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the January 29, 2014, Park Authority Board meeting.

TIMING:

Board action is requested on February 26, 2014.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the January 29, 2014, Park Authority Board meeting

STAFF:

Kirk W. Kincannon, Director  
Cindy Messinger, Deputy Director/CFO  
Sara Baldwin, Deputy Director/COO  
Barbara J. Gorski, Administrative Assistant

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**Fairfax County Park Authority  
Board Meeting  
January 29, 2014**

The Chairman called the meeting to order at 7:30 p.m. at 12055 Government Center Parkway, Room 941, Fairfax, Virginia.

**Board Members:**

William G. Bouie, Chairman  
Kala Leggett Quintana, Secretary  
Ken Quincy, Treasurer  
Edward R. Batten, Sr.  
Mary Cortina  
Linwood Gorham  
Faisal Khan  
Harold L. Strickland  
Richard (Rip) C. Sullivan, Jr.  
Michael Thompson, Jr.  
Frank J. Vajda  
Anthony J. Vellucci

**Staff Present:**

Kirk Kincannon, Director  
Cindy Messinger, Deputy Director/CFO  
Sara Baldwin, Deputy Director/COO  
Barbara Gorski, Administrative Assistant  
Judy Pedersen, PIO  
Barbara Nugent  
Cindy Walsh  
David Bowden  
Janet Burns  
Michael P. Baird  
Dan Sutherland  
Debbie Babcock-Daley  
Don Sweeney

Guests: John Frey, Clerk to the Court

Mr. Bouie welcomed the Park Authority's new director Kirk Kincannon Clerk to the John Frey who administered the Oath of Office to Kala Leggett Quintana.

(Mr. Vellucci arrived during the Swearing-in Ceremony).

**PUBLIC COMMENT:** One speaker was present.

**ADMINISTRATIVE ITEM**

ADMIN-1 Adoption of Minutes, December 11, 2013, Park Authority Board Meeting  
Messrs. Quincy, Batten, and Vellucci made a motion to approve the minutes of the December 11, 2013, Park Authority Board meeting; seconded by Mr. Vajda. The motion carried unanimously.

**ACTION ITEMS**

- A-1 Authorization by the Fairfax County Park Authority Board to Accept the Conveyance of Property from the Board of Supervisors  
Mr. Sullivan made a motion to accept the conveyance of property from the Board of Supervisors; seconded by Mr. Quincy. The motion carried unanimously.
- A-2 Approval of Annual Review and Distribution of Telecommunications Revenues

Ms. Quintana made a motion to approve an annual review and the distribution procedures for telecommunications revenues on a countywide basis; seconded by Mr. Batten. The motion carried unanimously.

- A-3 Adoption - Natural Resource Management Plan Revision  
Messrs. Vajda and Strickland made a motion to adopt the Natural Resource Management Plan revision with changes recommended during the Resource Management Committee meeting on December 11, 2013. Those changes include the addition of the words “and managing” to action 4. c. so that it now reads: “Develop cost estimates for restoring and managing natural capital;” seconded by Ms. Cortina. The motion carried unanimously.

### **INFORMATION ITEMS**

- I-1 Fairfax County Park Authority Annual Financial Report as of June 30, 2013, and Presentation of the Certificate of Achievement for Excellence in Financial Reporting  
No action was necessary.
- I-2 FY 2014 Third Quarter Budget Review – Fund 10001, General Fund  
No action was necessary.
- I-3 FY 2014 Third Quarter Budget Review – Fund 80000, Park Authority Revenue Fund  
No action was necessary.
- I-4 FY 2014 Third Quarter Budget Review, Fund 30010, General County Construction Fund  
No action was necessary.
- I-5 FY 2014 Third Quarter Budget Review, Fund 30400, Park Authority Bond Construction  
No action was necessary.
- I-6 FY 2014 Third Quarter Budget Review, Fund 80300, Park Capital Improvement Fund  
No action was necessary.
- I-7 Stewardship Update  
No action was necessary.
- I-8 Project Open Access  
No action was necessary.
- I-9 Summer Programs Review  
No action was necessary.

Mr. Bouie noted that the Park Authority played a big part in the camp fair that was held at the Reston Community Center on January 25. The expectation was to bring big organizations together in a central location to give parents an opportunity to shop camps. About 250 people were expected to attend and over 600 parents actually attended. John

Berlin brought a great crew with him. Mr. Bouie extended kudos to John Berlin, the Reston Community Center, the YMCA, and all those that participated.

**CHAIRMAN'S MATTERS:**

- Mr. Bouie welcomed everyone back after a long hiatus, but noted that it has not been without a lot of activity.

Mr. Bouie welcomed Mr. Kincannon again and indicated that he looks forward to working with him. He expressed hope that Mr. Kincannon will get settled in quickly, adding that there is a lot of activity around master plans, things to do with Tysons, and a number of things that will come forward in the coming months.

- The Salona Task Force has completed its final report, which Mr. Sullivan will address during his Board Matters. The chairman of the task force would like to deliver the report to the full board on February 26.
- During the holidays the Park Authority closed on the Byrd property (Hunter Mill) and the Lewis Lincoln Vannoy (Springfield), which had been discussed by the Board. Mr. Bouie thanked staff for making the acquisition happen so quickly.

However, during the holidays the Park Authority lost Julie Cline, who has transferred to the Department of Planning and Zoning. Mr. Bouie expressed appreciation for all the great work Ms. Cline had done. While this is a loss, Parks will pick up and keep moving forward. Ms. Cline did a tremendous amount of work for Parks and got a lot of things done. Everyone on the board has had a great experience with Ms. Cline and she will be missed.

- Mr. Bouie thanked Ms. Pedersen and the Park Foundation for putting together a great holiday party. Everyone had a really good time. Chairman Bulova as well as Supervisor Gross mentioned that they enjoyed the party. Mr. Bouie announced that Laurel Hill Golf Club has been secured for December 12, 2014, for the next holiday party, so that date can be added to the Board members' calendars.
- The dedication of a percentage of the annual telecommunication revenue is a great thing for the CRMP and NRMP. Parks will do as much as it can to advertise this to make people understand and perhaps to encourage people to step up and donate other things. The Board of Supervisors extended kudos for making this happen.
- Mr. Bouie announced that Ms. Messinger is not leaving Parks. She has been amazing during the transition period and the Board could not have done it without her. Her professionalism and dedication to the Park Authority are unsurpassed. Mr. Bouie expressed his appreciation.

Ms. Messinger thanked Mr. Bouie and added that one person cannot do it all. She was able to move forward with the commitment and dedication of staff. Working with the Board has been a great pleasure and she is pleased that Mr. Kincannon is onboard.

- Mr. Bouie received a note from Supervisor Gross thanking Parks for her annual pass that she enjoys and uses at the RECenter religiously. Mr. Bouie commented that while he doesn't know where she is in her FitLinxx standing currently, the last time they spoke she was near the top. Mr. Vajda added that she was over a million pounds.

Ms. Quintana added that he spoke with Supervisor Gross at the holiday party and that Supervisor Gross is incredibly grateful for the pass and is sorry she waited so long to take advantage of the RECenters. Supervisor Gross commented how much she enjoys the facility and how much she enjoys life and how good she feels.

- Mr. Bouie called attention to a note received from Beverly Dickerson from Fairfax4Horses (F4H) thanking the Board for its assistance with the Mastenbrook Grant for the equestrian center at Laurel Hill. F4H is working on an official opening to which the Board will receive an invitation in the spring.
- Mr. Bouie called attention to the 2013 EQAC report in the Board mail packets. He noted that the document is worth reading. EQAC has become one of Parks strongest advocates, which wasn't necessarily so five or six years ago. While Parks and EQAC were not adversaries, Parks had some deficiencies that EQAC helped guide Parks through. Bill encouraged the Board members to read the report.
- Mr. Bouie encouraged the Board to read the copy of the Annual Financial Report that is part of the Board package.
- Mr. Bouie recently met with Chairman Bulova and with County Executive Ed Long. They are looking forward to doing some different things that will have a positive effect not only on the Park Authority but the entire county as it relates to funding mechanisms, how they look at CIPs, and more. Those are in the beginning stages of discussion. They are not looking out far as things are changing quickly. Since Parks may be able to act more quickly there may be more time to act with bonds in order to help us meet some of those CIP challenges. More details from the county will follow in the coming months.
- The Board's mail packet also contains a copy the Park Foundation's Annual Report in a brochure format. The Foundation has done a tremendous job.

Mr. Batten is to be commended for the fine work he has done for recruiting new members to the Foundation Board. The Foundation will do more great things this year. Ms. Longworth is excited about 2013.

#### **DIRECTOR'S MATTERS:**

- Mr. Kincannon stated that it is an absolute pleasure to be back home at the Park Authority. It has truly felt as a homecoming after being out for eighteen years and receiving the welcome

he received from staff who are working; who have retired; and who are contemplating retirement. He may have even have talked some into staying longer. It has just been fantastic. It feels like a true homecoming. He appreciates the welcome from the Board, the Board of Supervisors, and the community groups as well. It has been an awesome experience to come back home and receive this type of welcome. He is ready and is at the Board's beck and call. He is excited to be here and looks forward to meeting with them.

- Mr. Kincannon mentioned that in an effort to be 'green' the Park Foundation's full report can be found online at <http://issuu.com/fcpa/docs/fcpf-annual-report-fy12-fy13>.
- At the January 29 Board of Supervisors' meeting Mr. Bouie was honored in recognition of all the African-Americans in the community and also in recognition of African-American History Month. Mr. Bouie received the proclamation and spoke very eloquently about the diverse culture of the community and what the threads of the quilt do to bring Fairfax County together.

In recognition of Black History Month, Lake Fairfax will offer a pair of unique programs celebrating Black History Month. Both programs will include displays about contributions of African Americans throughout our history; interactive presentations; crafts; and games and trivia. If the February weather allows, Engine #62 of the Resources Railroad will take visitors on a ride around the park as part of the interpretive program.

On Saturday, February 15, trumpeter and singer Louis Armstrong will be featured.

Granville T. Woods will be highlighted on Saturday, February 22. Woods is considered the African-American Thomas Edison. He had over 60 patents to do with telecommunications. He improved the telecommunications program. He came up with the first design and patent to allow voice communication over the telegraph. He was a significant contributor to the history of America.

- Mr. Kincannon thanked the Board for the incredible opportunity to serve the Board and the community of Fairfax County.

#### **BOARD MATTERS:**

- Mr. Strickland personally welcomed Mr. Kincannon and stated that he knows Mr. Kincannon will receive many accolades in the future and he looks forward to working with him. Mr. Strickland knew Mr. Kincannon when he worked for the Park Authority before and again welcomed him back to Fairfax County and back to Parks. Mr. Strickland added that they will call him Captain Kirk, take us where no man has gone before. Mr. Strickland corrected his statement saying, "take us where no park has gone before."

Mr. Kincannon added that with the team Parks has, it can certainly do that.

- Mr. Sullivan welcomed Mr. Kincannon, adding that it is great to have him onboard.

The Salona Task Force report is online. Mr. Sullivan hopes everyone gets the opportunity to read the report. The task force will present its report to the Park Board on February 26.

<http://www.fairfaxcounty.gov/parks/plandev/salonataskforce.htm>.

- Mr. Vellucci welcomed Mr. Kincannon onboard. Mr. Vellucci added he hopes Mr. Kincannon receives as warm a welcome in the Braddock District as he does in Dranesville.

A Lake Accotink trail meeting was held on Monday, January 27. Mr. Vellucci thanked Mr. Bowden and Mr. Boston for participating. They received some very good input and overall community support for the trail redesign. Mr. Vellucci thanked Mr. Batten, Ms. Cortina, and Mr. Thompson for being in attendance.

Mr. Bouie asked Mr. Vellucci if there was anything else he would like to share with the Board.

Mr. Vellucci announced that he has taken over as the president of FLAP.

Mr. Vellucci also announced that the Cardboard Boat Race is scheduled for the first Sunday in June, June 7, and asked everyone to write it on their calendars.

- Mr. Thompson apologized for not being able to attend the holiday party, but his daughter's team not only made the lacrosse finals in the tournament, but won the tournament.

Mr. Thompson reported that he had read an article in Time Magazine about how the United States needs to cull animals. The Board has talked about issues with deer. The article mentions that in 1930 deer were expected to be extinct. A number of other species are also making a comeback, as well their predators. There is a greater need for hunting throughout the country. Mr. Thompson is aware that this is a controversial subject. The article also does a good job of explaining the situation, as an example there are probably more mountain lions now than there were Columbus first arrived. Mr. Thompson indicated that he would share the article with the Board.

Addressing Ms. Walsh, Mr. Thompson indicated that he has made it half way through *Bringing Nature Home*. It has some interesting information about ways to do things in the parks.

Mr. Thompson noted that during his orientation the topic of maintaining trails came up. For every dollar Parks should spend on trails Parks is spending 10 cents because it does not have enough resources. Parks needs to educate users about renovation issues.

Mr. Thompson asked Ms. Baldwin for the report on amusements at Braddock Park that they had discussed. Sara indicated that the team is meeting and they are still working through it. Mr. Thompson noted that there have been a number of community questions about Braddock Park and what Parks will be doing with it in the spring.

Mr. Bouie added that in terms of maintenance the Board of Supervisors has heard the voices loud and clear and there will be an increased emphasis on maintenance versus new and/or renovation. The Board of Supervisors is not only looking at what Parks is doing, but across the board.

- Ms. Cortina reported that in December she attended a DuPont Summit to specifically hear Mark Focht, president of the American Society of Landscape Architects and director of Parks and Recreation for the city of Philadelphia. Because of an EPA settlement the city of Philadelphia has to redo major portions of the infrastructure. They made a decision a couple of years ago to invest in green infrastructure as opposed to gray infrastructure. Instead of replacing pipes in the water treatment system they would reinvest in putting in more parks and green space and more permeable pavement and water control structures into its infrastructure. It was very interesting. The parks department alone received \$200M for capital infrastructure to rebuild a lot of its facilities for parks to become stormwater management facilities. For instance, its basketball courts have permeable asphalt and are stormwater collection systems, which are paid for by the stormwater portion, so that did not come out of the parks' maintenance budget.

There is something online called Green Infrastructure Philadelphia that might be of interest to read. Mr. Focht comes to the area frequently and he would be willing to speak to the Park Authority.

The Cardinal Bank and George Mason University Greater Washington Economic Conference was held on January 16 on the regional economy. Ms. Cortina indicated that she had attended the conference and had provided Ms. Baldwin with an update. The topic applies to the Park Authority with regard to Parks' budget and the county budget. One concern with the economy is that most of the job growth is coming from the lower income jobs. The higher wage jobs have become stagnant. Dr. Stephen Fuller, director of the Center for Regional Analysis, stated that the whole region needs to rethink itself into becoming a world business center. There isn't any reason for that not to happen. All the components parts are in place with Tysons and the Silver Line, for example.

In terms of Parks, the Parks' impact from all these hundreds of thousands of jobs in the lower wages is that it impacts RecPAC. Parks is seeing more scholarships which are not always on the top of the Supervisors' minds. Ms. Cortina believes that are more fundraising opportunities for RecPAC with the corporations. She and Mr. Batten have talked a little more about that.

Ms. Cortina attended the final meeting of Schools Portrait of a Graduate which is the precursor to the strategic plan process. Schools are really focusing on the skills kids need to have as opposed to the content, for example, communication, collaboration, critical thinking. Ms. Cortina stated that it has been great to be a participant and represent a Parks perspective because a lot of those skills that are not content based, like team building and collaboration, students get from the soccer field or participating in sports. Critical thinking can come from

just being out in nature and learning about wildlife. There are a number of ways that Parks can contribute to the Portrait of a Graduate that Schools wants. To the extent that Parks can work with Schools to be part of that community to support the kids, it not only supports our future in the parks, but it supports the community and gets us toward this bigger economic vision that the county has as well. Sometimes the Park Authority and the Board compete with Schools for funding that is not available. But, we are all in this community together.

Mr. Thompson commented that another book he had read was *The Last Child in the Woods*. It speaks to the issue of being exposed to nature as well as some of the park development issues. Sometimes we try to leave parts of nature undisturbed and in turn the kids aren't using that which they could get more out of it.

- Ms. Quintana reported that she had spent a nice staycation over the holidays with family visiting a number of facilities including the annual toy train display at Colvin Run Mill. Ms. Quintana recommended seeing it, even if one doesn't have children. It's a fascinating display. Ms. Quintana met a couple that had been displaying trains for a number of years and said that they sometimes wonder why they keep doing this, but when they see the faces of the children they understand why.

They visited Frying Pan Farm Park and Clemyjontri Park. She noticed some wear and tear at Clemy, which she mentioned to Ms. Baldwin. The park was filled with children.

Ms. Quintana indicated that she is taking a class with her son, at Audrey Moore RECenter. She was reminded how much pressure is being put on the park facilities. On Saturdays every square inch is utilized. On one hand it's a good thing, but you hear the conversations throughout the building. Staff and the volunteers are doing an amazing job, but the parking lot is just packed. The skate parks are really popular and very much in demand. There really seems to be some trouble at this particular facility that falls in line with some of the other issues we are seeing. It needs to expand or need to figure out how to better manage it. Staff seems to be managing the facility well, keeping it clean, and things are looking pretty good. It does remind her that we need to be cognizant.

Walking through the facility reminded her of another issue she has been talking to Ms. Baldwin about which is to address the issue of the vending machines. While the RECenters are supposed to be pushing fitness and wellness, the machines are filled with junk food. She believes it is sending the wrong message, especially to those that are challenged in losing weight. Ms. Quintana hopes to gain support for this issue over the next year. She will be working with Ms. Baldwin and Ms. Nugent over the next year.

Ms. Quintana thanked staff for a wonderful holiday party.

Ms. Quintana said that flyer that was prepared to welcome Mr. Kincannon to the Park Authority, "From Fairfax County to Colorado and Home Again," was a very clever and sweet. It captured a lot of sentiment and hopefully made Mr. Kincannon feel welcome and generated some excitement in the community.

- Mr. Quincy stated that he is from Colorado so he is going to be applying for Mr. Kincannon's old job. Mr. Kincannon told Mr. Quincy he didn't have enough gray hair.

Mr. Quincy indicated that he has been busy over the past several weeks. As the School Board liaison he attended a School Board meeting. He intends to work toward a closer relationship with the School Board.

The Tysons Master Plan for Parks is making the rounds with some of the various Supervisors. So far the feedback has been good. Some changes to the plan will be required, as the Supervisors and Planning Commissioners seem to know things that are going on at Tysons that Parks does not. The deadline to completing this series of meetings will remain flexible because deadlines in Tysons are flexible. Mr. Quincy feels that we are receiving some very beneficial feedback.

- Mr. Vajda welcomed Mr. Kincannon back to the Park Authority and looks forward to working with him. Supervisor Gross also extends a welcome.
- Mr. Batten welcomed Mr. Kincannon and added that it was a real joy to walk into the boardroom on Monday morning and see the reception that staff had for Mr. Kincannon. Although he arrived near the end, Mr. Batten got the opportunity to talk with Mr. Kincannon about the challenges, and Mr. Kincannon was telling Mr. Batten about the opportunities. That conversation stuck with him and will stick with him and he hopes it sticks with the Board. For every challenge that is yet to be and those that we still have to deal with that already are, each of those is an opportunity for us to excel. Mr. Batten believes that under Mr. Kincannon's leadership and the Board cooperation we will excel.

In the morning, Mr. Bowden, Ms. Stallman, and Ms. Bentley met with Mr. Batten, Supervisor McKay and Planning Commissioner James Migliaccio to talk about the Tysons Master Plan for Parks and also the Needs Assessment. There are a number of questions, concerns and ideas and Supervisor McKay had a number of things to say.

Following that meeting they met with Mr. Migliaccio one of the things he wanted to make sure that Parks had some flexibility built into the way its perceives to be going forward with the number of kind of needs as a result of the Needs Assessment and also that we do not take the Tysons Master Plan as being a standard for each and every area throughout Fairfax County. He had stated that he a several other Planning Commissioners are tired of hearing about Tysons. There are other things and other needs and we need to make sure that Parks addresses those. Mr. Batten said that this should be a caution to all of the Board members that Tysons is a plan for the Tysons area, but there is the rest of Fairfax County that has needs that Parks needs to address according to the unique needs and kinds of demands that the respective areas crave. Of course, one of those things for Mr. Batten is Richmond Highway what we are going to and attempting to do there.

Mr. Batten believes the meeting went very well and was very glad that Mr. Kincannon was able to be in attendance to hear and also to comment as he chose to do regarding some of the things that those in Lee District have as needs and priorities.

Mr. Batten wanted to make certain that at all times when given the opportunity to thank the Park Foundation, Foundation Board and staff, he does so. Ms. Longworth and staff have done a fantastic job. That Board has continued to grow and flourish to do the best that it can to help the Park Authority become the kind of excellent and award winning agency that it has been and will continue to be. Mr. Batten will continue to encourage the Board and any and everyone else to please keep in mind that the Foundation looks forward to bringing new voices, new faces, and new creative ideas onto the Park Foundation Board. If there is anyone that the Board members would recommend to participate as a member of the Foundation Board, please let Ms. Longworth know, or Mr. Bouie, or Mr. Batten.

Mr. Batten and Ms. Nugent got together on Monday morning because he is a strong advocate for RecPAC and would like to see field trips reinstated into the programs. Ms. Nugent and Mr. Berlin gave Mr. Batten a thorough briefing on some of the things that can be done and some of the things that cannot be done now. But that doesn't mean they cannot be done in the not too distant future with proper planning.

- Mr. Gorham welcomed Mr. Kincannon and wished everyone a Happy New Year.

Mr. Gorham called attention to a document at the Board members' seats that he and Ms. Pedersen put together. In the interest of full disclosure the first thing in the package is a letter that he received in the afternoon. Second, is an email that he received last month and a letter that had been sent to the Supervisor's office that had been forwarded to Linwood, but had not been forwarded to the entire Board. The third letter is one that each Board member received earlier in the week on the issue of the renaming of Williamsburg Park. The fourth item a petition. Mr. Gorham pointed out that one of the letters questions the resolve of Supervisor Hyland in the decision to rename the park. Mr. Gorham questioned Supervisor Hyland earlier in the day and he informed Mr. Gorham that his resolve was absolutely as strong as ever and it was the right thing to do and that his position was not going to change. Mr. Gorham stated that if Supervisor Hyland's position is not going to change his would not change either.

- Mr. Khan concurred with Board's comments regarding the new director and is looking forward to working with Mr. Kincannon.

Mr. Khan thanked Mr. Bowden for working with the cricket folks with some safety issues they had at Oak Marr and at Timber Ridge (now Sully Highlands) that had already been addressed.

Mr. Khan wished everyone a Happy New Year and looks forward to working with everyone.

**ELECTION OF OFFICERS - 2014**

Mr. Batten stated that the 2014 Election of Park Authority Board Officers was placed on the Agenda and duly advertised. He thanked Mr. Thompson, Ms. Cortina, and Mr. Vajda for serving with him on the Nominating Committee.

Having previously distributed copies of his memorandum regarding the Nominating/Election Committee Report dated December 11, 2013, Mr. Batten, Chairman of the 2014 Nomination Committee, called for nominations from the floor for the 2014 Park Authority Board officers. Hearing no nominations from the floor, Mr. Batten MOVED the nomination of the slate of officers.

Chairman: William G. Bouie

Mr. Thompson stated for the record that Mr. Bouie’s nomination for chair was unanimous.

There being no nominations from the floor Mr. Vajda moved the nomination for Chairman be closed, the motion was seconded Ms. Quintana and Mr. Strickland. The motion carried, Mr. Vellucci abstained.

Vice Chairman: Ken Quincy

There being no nominations from the floor Mr. Sullivan moved the nomination for Vice Chairman be closed, the motion was seconded by Mr. Vajda and Ms. Quintana. The motion carried, Mr. Vellucci abstained.

Secretary: Kala Leggett Quintana

There being no nominations from the floor Mr. Vajda and Mr. Quincy moved the nomination for Secretary be closed, the motion was seconded by Mr. Thompson and Ms. Cortina. The motion carried, Mr. Vellucci abstained.

Treasurer: Frank Vajda

There being no nominations from the floor Mr. Thompson moved the nomination for Treasurer be closed, the motion was seconded by Ms. Quintana. The motion carried, Mr. Vellucci abstained.

Mr. Batten announced the 2014 Fairfax County Park Authority Board Officers:

Chairman	William G. Bouie
Vice Chairman	Ken Quincy
Secretary	Kala Leggett-Quintana

Treasurer            Frank Vajda

**INSTALLATION OF OFFICERS**

Mr. Batten announced that the installation of officers would be effective immediately. There were no objections from the Park Authority Board.

Mr. Batten the Board for its wisdom and cooperation in everything the Board does and especially that support it gave to Mr. Batten and the Nominating Committee.

On behalf of the Nomination/Election Committee, Mr. Batten congratulated the 2014 Fairfax County Park Authority Board Officers and thanked the Board members for their support during the nominating process. Mr. Bouie thanked the Nomination/Election Committee, Mr. Thompson, Ms. Cortina, and Mr. Vajda for their participation.

**ADJOURNMENT**

There being no further business and without objection, Mr. Bouie called the meeting to a close at 8:30 p.m.

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Kala Leggett Quintana, Secretary

Minutes Approved at Meeting  
on February 26, 2014

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Kirk W. Kincannon, Director

Park Authority Board Minutes prepared by

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Barbara J. Gorski, Administrative Assistant

Board Agenda Item  
February 26, 2014

**ACTION – 1**

Approval – Naming of Sully Highlands Park (Sully District)

RECOMMENDATION:

The Park Authority Director recommends approval of the naming of Sully Highlands Park as presented to and reviewed by the Planning and Development Division on January 29, 2014.

**ACTION – 2**

Approval – Lewinsville Park Synthetic Turf Fields #2 and #3 Revised Use Agreement between Fairfax County Board of Supervisors, Fairfax County Park Authority, Department of Neighborhood and Community Services and McLean Youth Soccer (Dranesville District)

RECOMMENDATION:

The Park Authority Director recommends approval of the revised Use Agreement between Fairfax County Board of Supervisors, Fairfax County Park Authority, Department of Neighborhood and Community Services (DNCS) and McLean Youth Soccer Association (MYS) for rectangular fields #2 and #3 at Lewinsville Park, as presented to and reviewed by the Planning and Development Committee on February 26, 2014.

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Board Agenda Item  
February 26, 2014

**INFORMATION – 1**

Park Proffers Update

As presented to and reviewed by the Planning and Development Committee on  
January 29, 2014.

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