



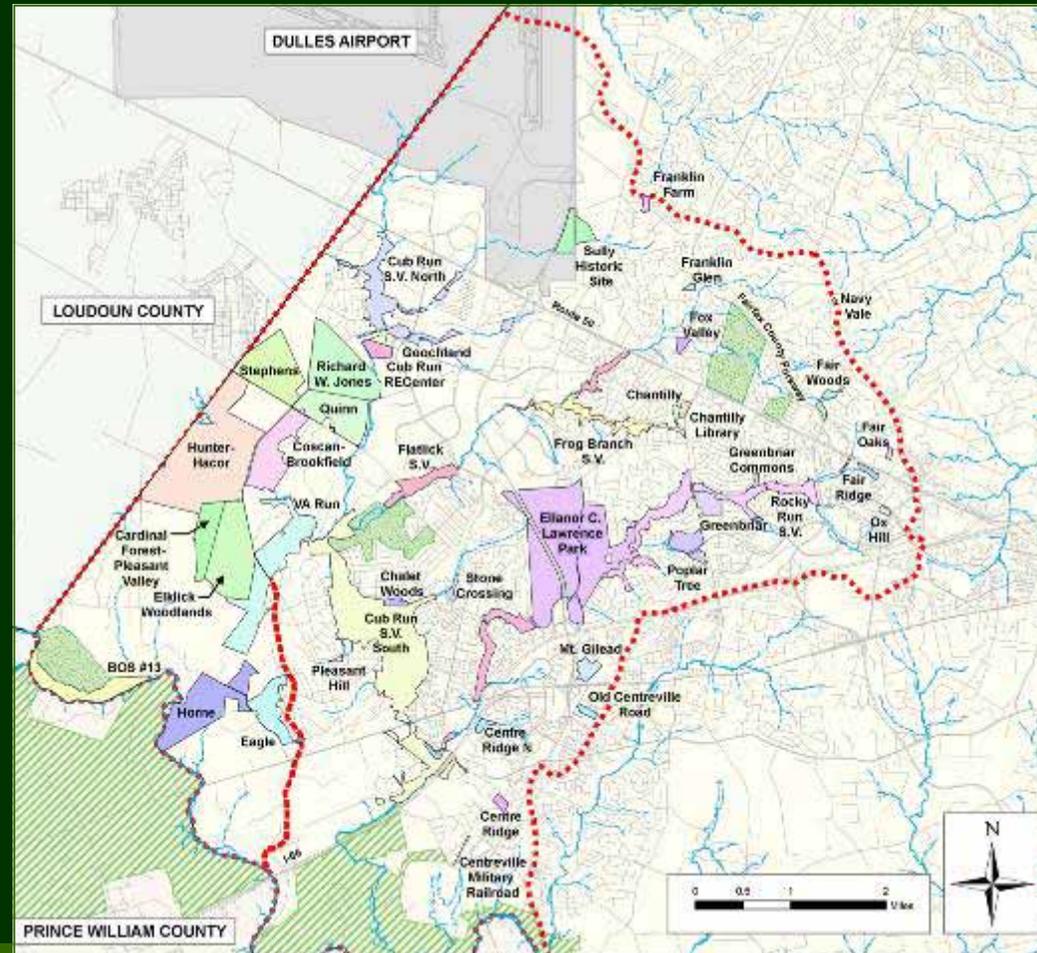
# Sully Woodlands Regional Master Plan



Public Hearing  
May 3, 2006



# Sully Woodlands Regional Master Plan



**PARK UNITS**



# Sully Woodlands Regional Master Plan



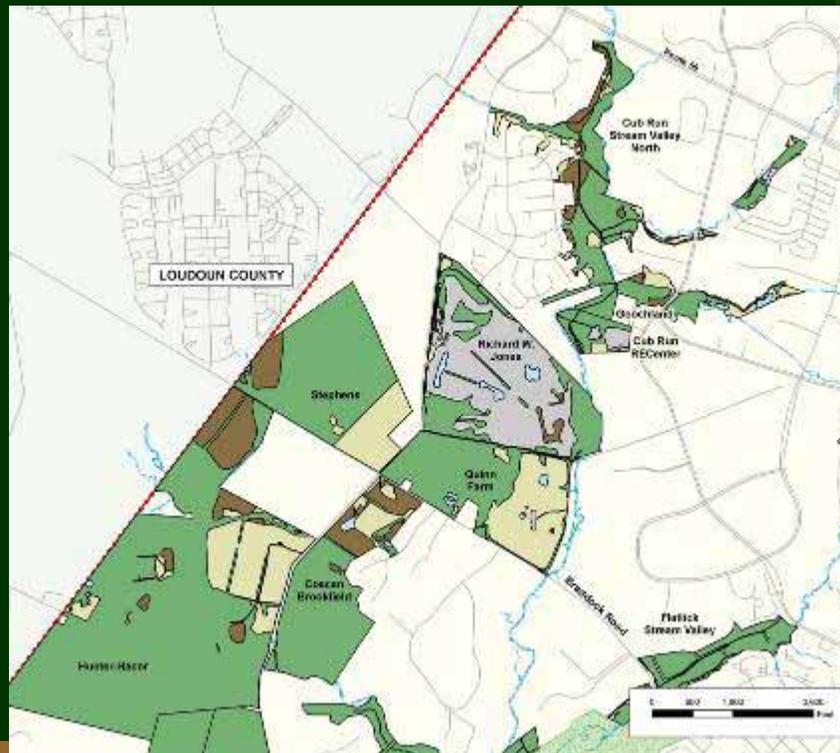
\* Public Input is Vital to Master Plan



**PLANNING PROCESS**



# Sully Woodlands Regional Master Plan



Land Cover Map

## METHODOLOGY

- Multi-disciplinary staff team—manage consultant, facilitate public process, produce report
- Inter-agency technical team—provide information, participate in document review
- Consultant Report—produce landscape assessment to provide guidance on for appropriate use of parklands and protection of sensitive resources
- Public Process—Series of public meetings, written comments



# Sully Woodlands Regional Master Plan

- Coordinate with the Cub Run/Bull Run Watershed planning efforts
- Develop a regional framework to assess park development in the watersheds and guide planning and development efforts based on resource protection and management
- Develop a system of park areas connected by green space and trails to provide an integrated experience



Horne Property

**PURPOSE OF PLAN**



# Sully Woodlands Regional Master Plan

## Richard Jones Park



BOS Transfer Property

- **Stewardship**—protecting and managing resources, directing development to land with less sensitive resources
- **Recreation**—meeting the community need for diverse recreation opportunities
- **Interpretation & Education**—developing a comprehensive approach to resource interpretation
- **Connectivity**—protecting wildlife and habitat corridors and providing pedestrian, vehicular, equestrian, and water access

**GUIDING PRINCIPLES**



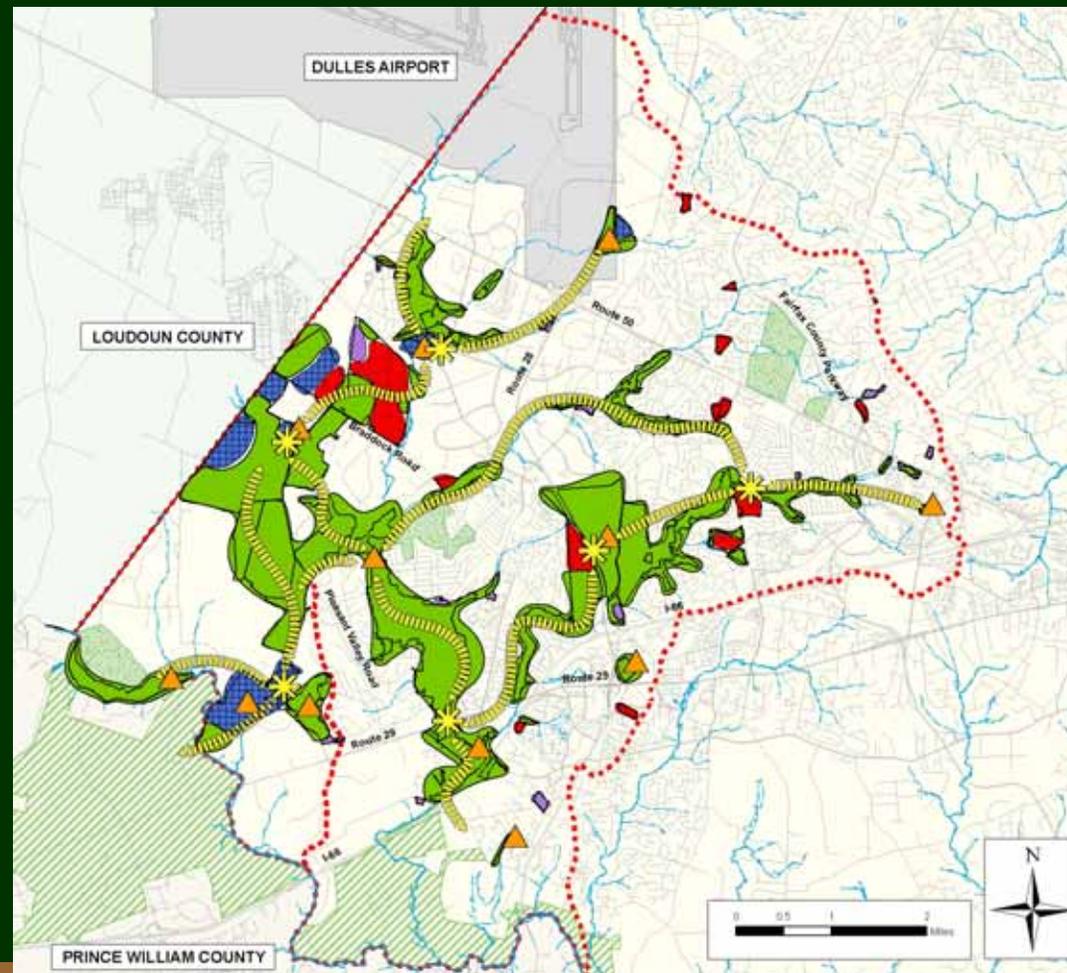
# Sully Woodlands Regional Master Plan

- Recommendations are made at two scales:
  - Project-wide—graphic showing ‘bubbles’
  - Park Specific—table detailing new development recommendations for each park unit
- Use Zones identified:
  - Region-wide Recreation Zone
  - Community Serving Recreation Zone
  - Special Use Zone
  - Resource Stewardship Zone
  - Points of Interest
  - Gateways
  - Major Trail Connections

**LAND USE RECOMMENDATIONS**



# Sully Woodlands Regional Master Plan

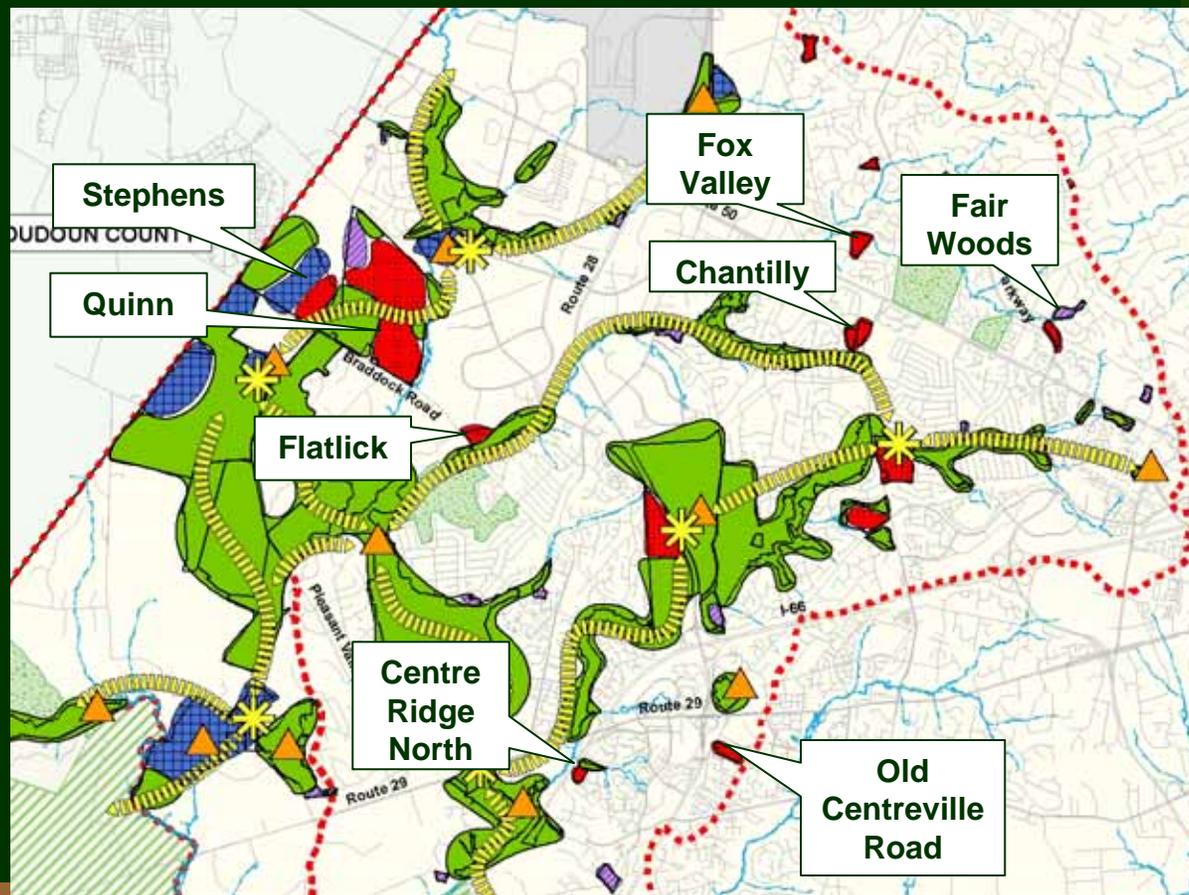


Majority  
designated as  
Resource  
Stewardship  
Zone

**LAND USE RECOMMENDATIONS**



# Sully Woodlands Regional Master Plan



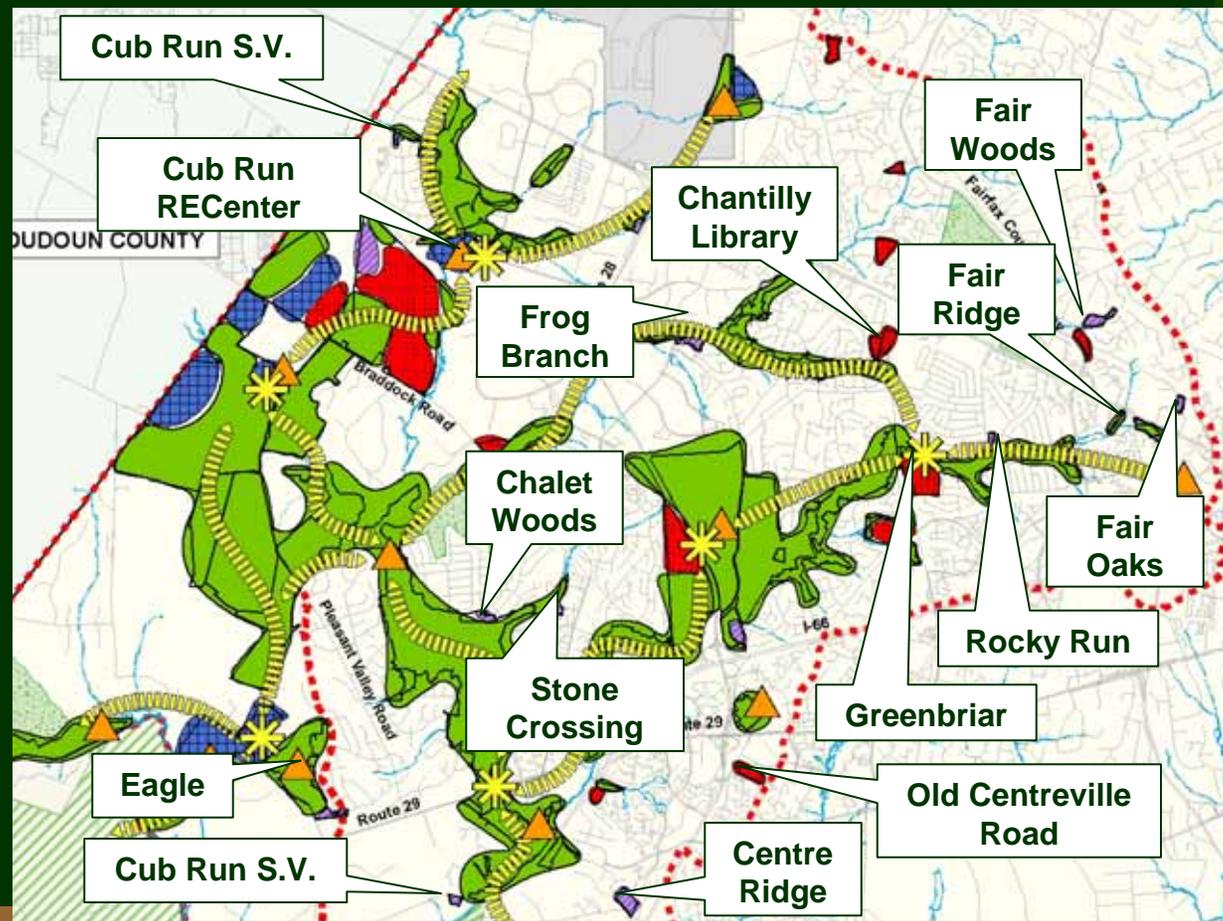
LEGEND	
	Project Boundary
	Major Roads
	Perennial Streams
	Region-wide Recreation Zone
	Community Serving Recreation Zone
	Resource Stewardship Zone
	Special Use Zone
	Point of Interest
	Gateways
	Connections

Potential for 10-25 additional athletic fields

**NEW REGION-WIDE RECREATION FACILITIES**



# Sully Woodlands Regional Master Plan

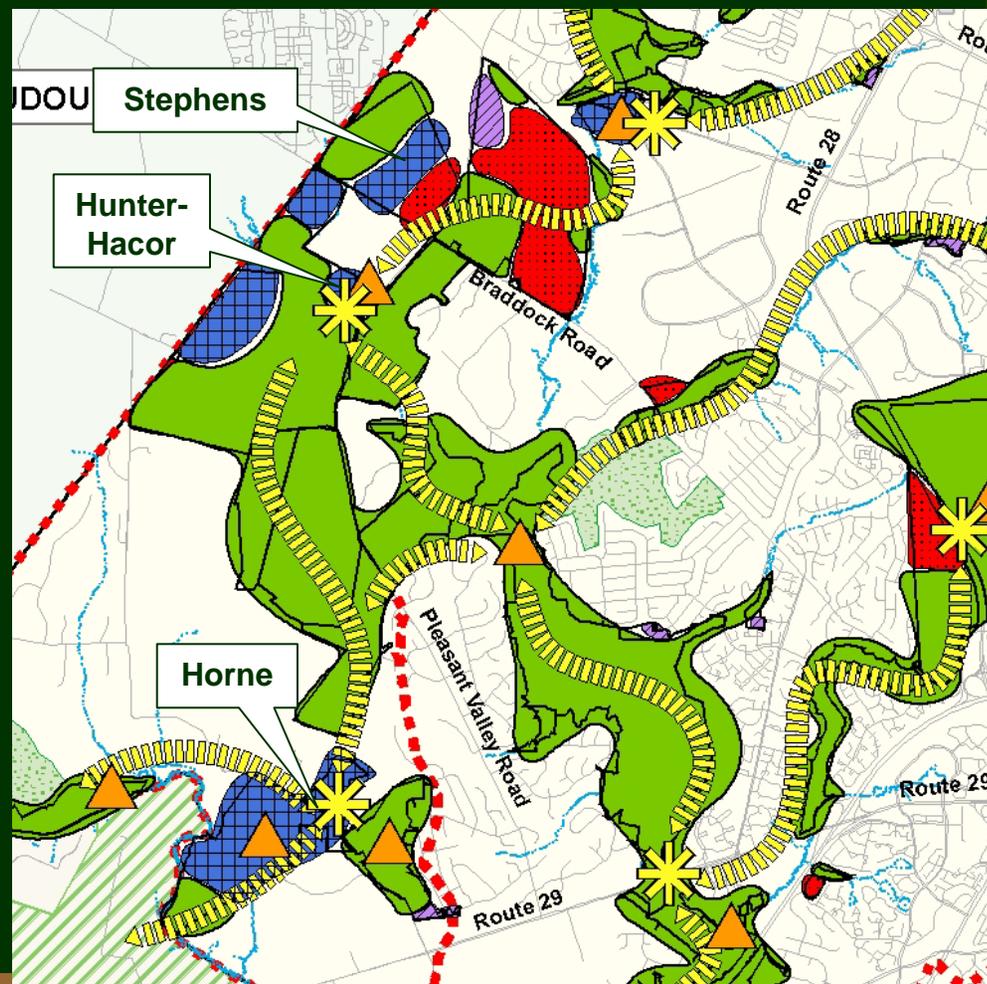


16 potential sites for community serving facilities such as multi-use courts, playgrounds, dog parks, and open play areas

## NEW COMMUNITY SERVING FACILITIES



# Sully Woodlands Regional Master Plan



LEGEND	
	Project Boundary
	Major Roads
	Perennial Streams
	Region-wide Recreation Zone
	Community Serving Recreation Zone
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Stephens—Reservable picnic pavilions for large gatherings

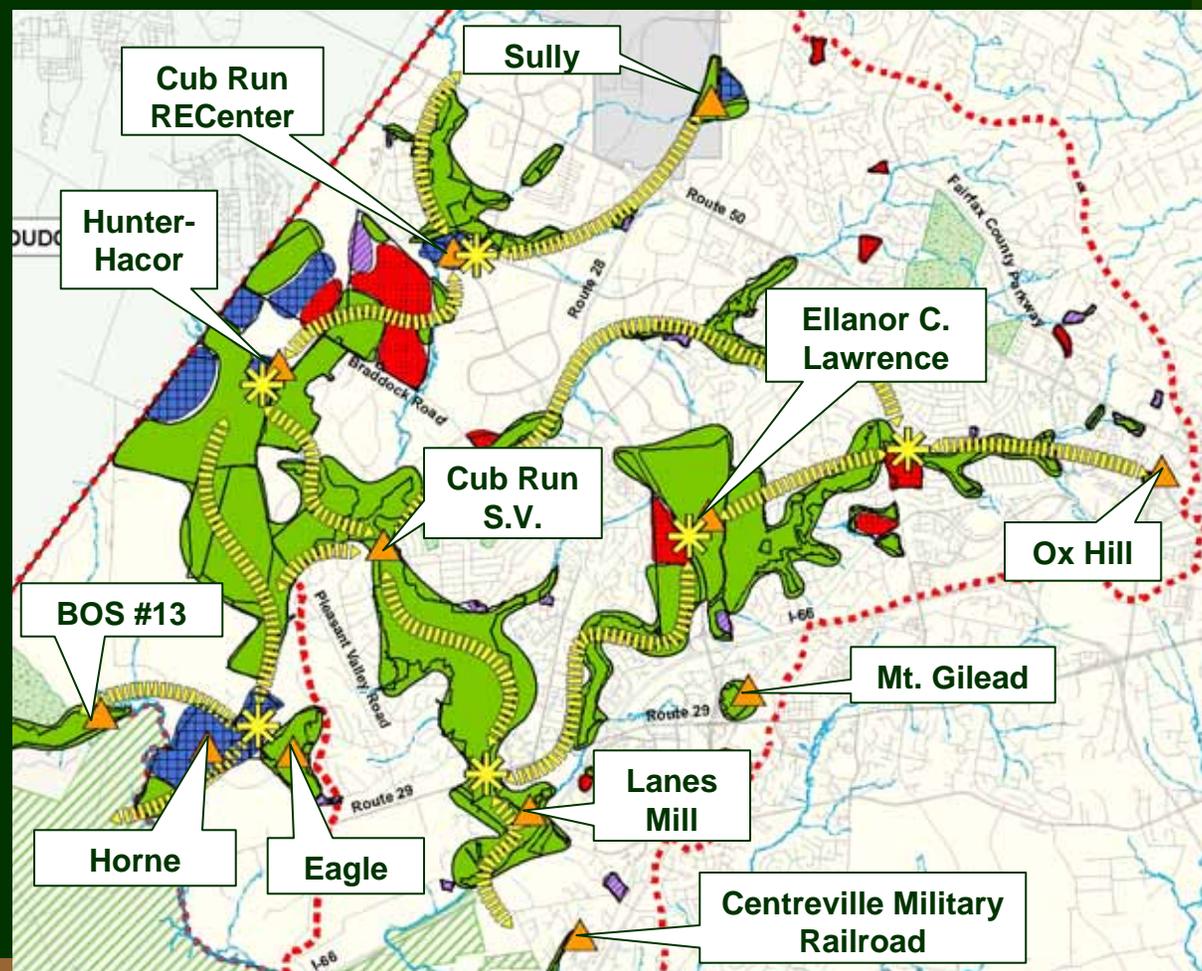
Hunter-Hacor—Equestrian uses, small model rocket launching area

Horne—Model airplanes, horse trailer parking, picnic pavilions

**NEW SPECIAL USE FACILITIES**



# Sully Woodlands Regional Master Plan



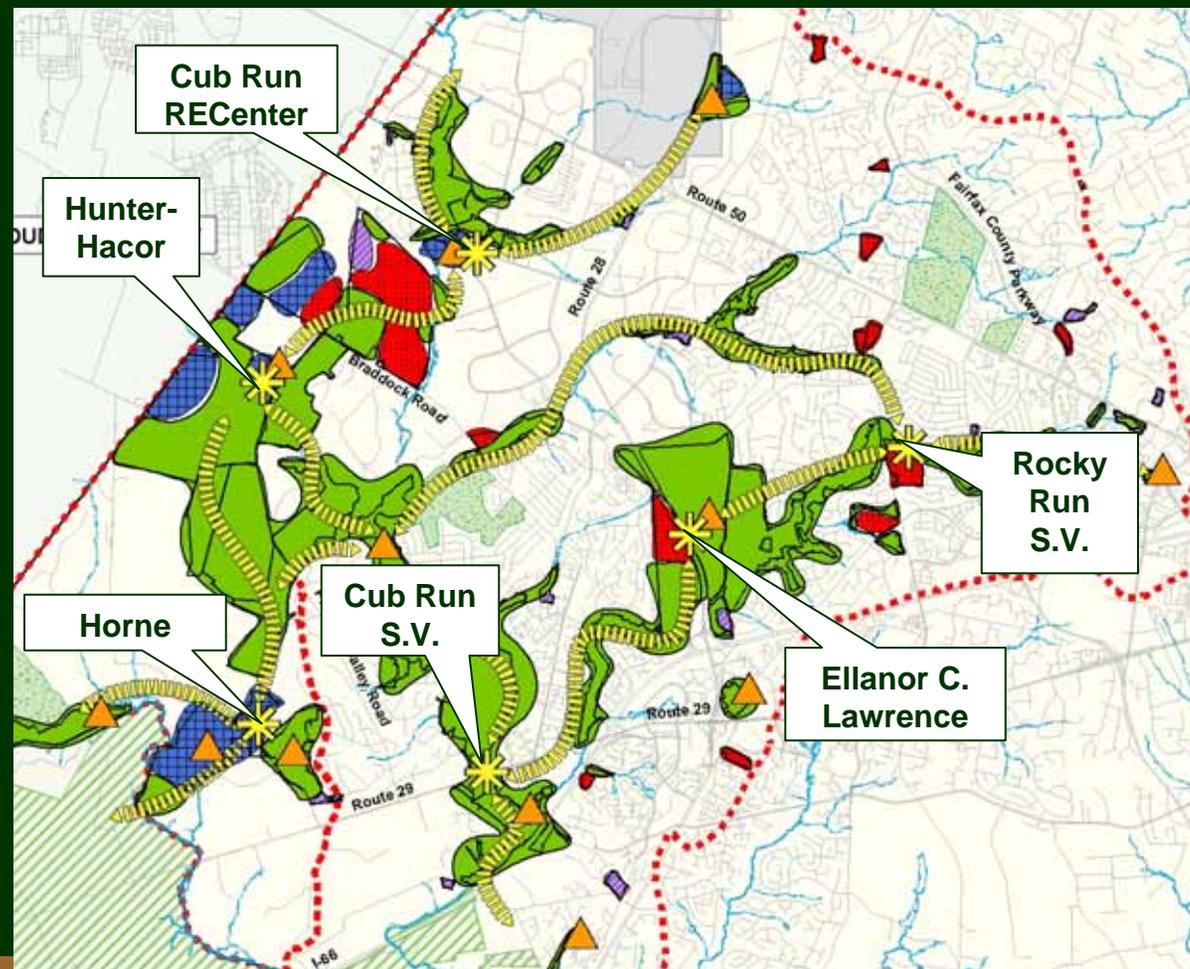
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12 sites  
identified to  
form the basis of  
the interpretive  
program

**POINTS OF INTEREST**



# Sully Woodlands Regional Master Plan



6 major gateways to trail system identified

## GATEWAYS & MAJOR TRAIL CONNECTIONS



# Sully Woodlands Regional Master Plan

- High priority activities to be completed in 1 to 2 years:
  - Project-wide Recommendations
    - Trail Plan
    - Operations & Management Plan
  - Park Specific Recommendations
    - CDP & 2232 for Core Properties
    - Key resource assessments for planning of Core Properties
- Land Acquisition—in-holdings, trail connectivity, water access, land for development, resource protection

**NEXT STEPS**



# Sully Woodlands Regional Master Plan

**Comment period will remain open until  
FRIDAY, JUNE 2**

**Send Comments to:**

**Kirk Holley, Special Projects Manager  
Planning and Development Division  
Fairfax County Park Authority  
12055 Government Center Parkway, Suite 421  
Fairfax, VA 22035**

**e-mail: [parkmail@fairfaxcounty.gov](mailto:parkmail@fairfaxcounty.gov)**

**Project website:**

**<http://www.fairfaxcounty.gov/parks/sullywoodlandsplanning.htm>**

**PUBLIC COMMENT PERIOD**