



# Olander and Margaret Banks Neighborhood Park

Master Plan 2010





# Agenda

- Welcome/Introductions
- FCPA Overview
- Master Plan process
- History of the site
- Site Conditions
- Potential park uses
- Open Discussion





# Park Authority Mission

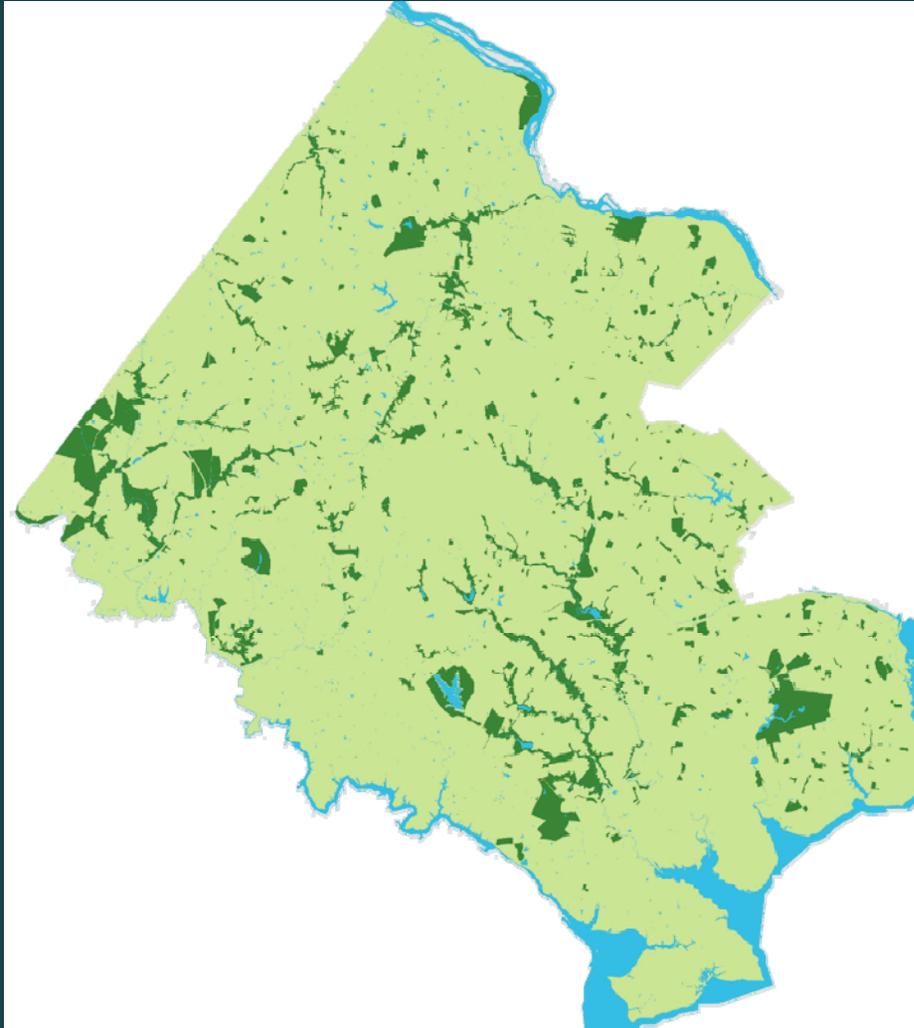
Enhance Citizens Quality of Life Through:

- Natural & Cultural Resource Stewardship
- Quality Facilities & Services
- Recreational Opportunities





# Fast Facts about FCPA



- 12 - Member Board
- 22,600+ Acres of Parkland
- 417 Parks





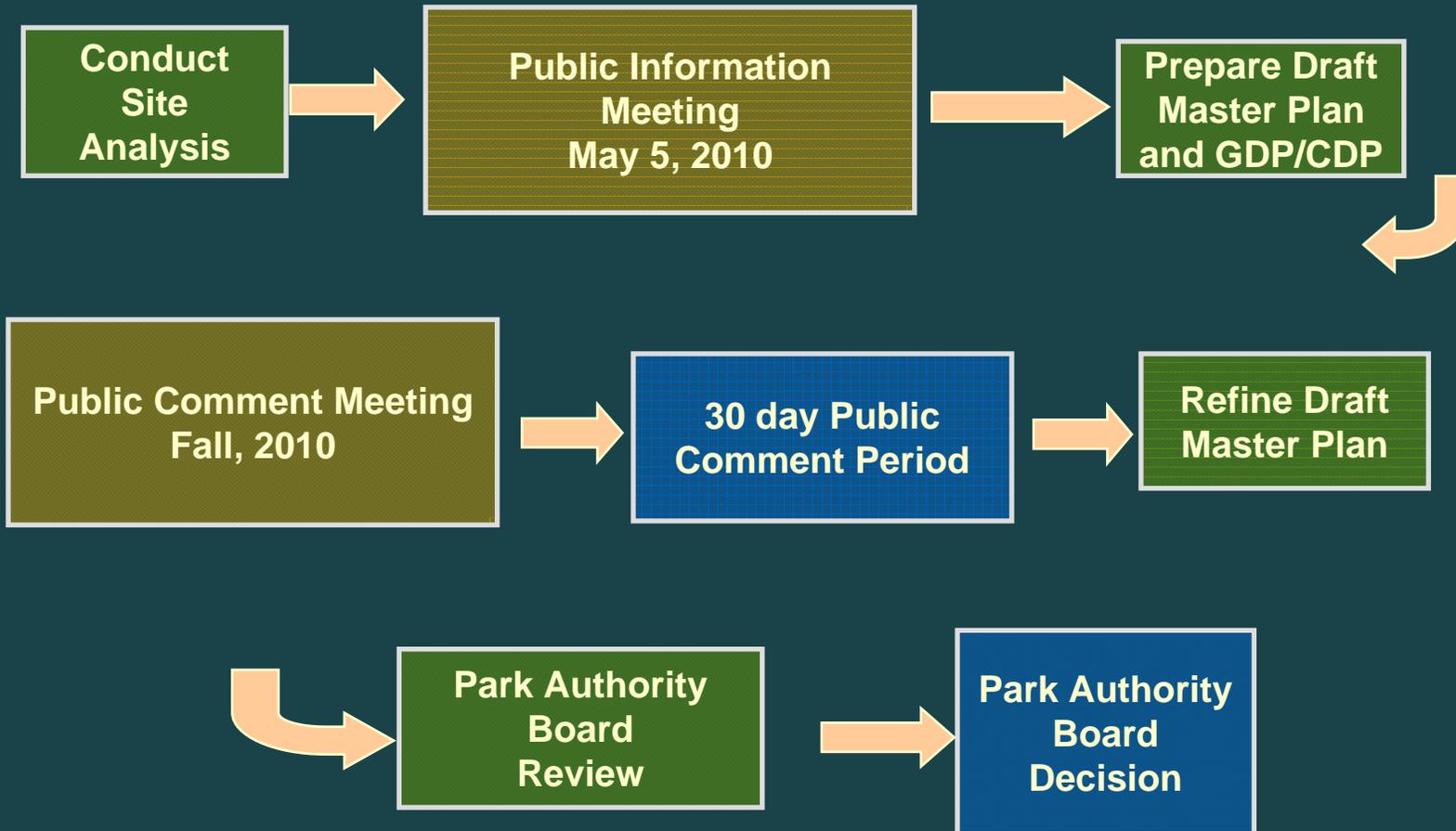
# Master Plan Purpose

- Site specific long range vision
- General guide for appropriate park uses
- General location of facilities
- Identifies resource protection areas
- Captures site conditions or community concerns





# Master Plan Process

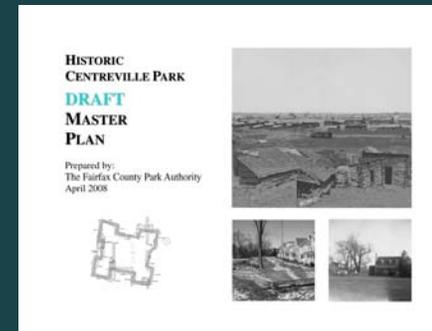




# Master Plan Components

## Written Report

- Establishes park purpose and classification
- Describes existing conditions and constraints
- Describes the desired visitor experience
- Describes the park features
- Identifies design concerns to be addressed at development stage



## Conceptual Development Plan (CDP)

- Graphically shows general location of recommended facilities & use areas
- Conceptual, not engineered site plan





# Community Input



- Questions or Suggestions
- e-mail
- Mail
- Phone
- Public Input Meeting





# Staff Resources

Archaeologists

Landscape Architects

Planners

Natural Resource

Specialists

Operational Specialists

Recreation Specialists

Park Development

Specialists





# Background

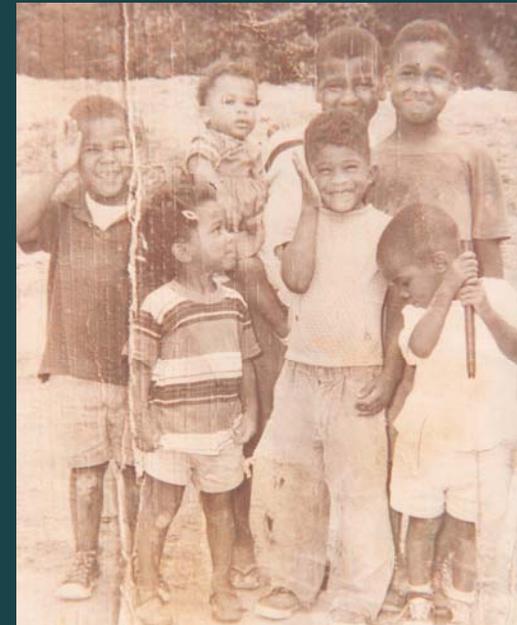
- Open and Cleared since the 1930's
- Purchased by the Banks family in 1957





# Background

Over the next 40 years, the Banks' built their home and raised 9 children.





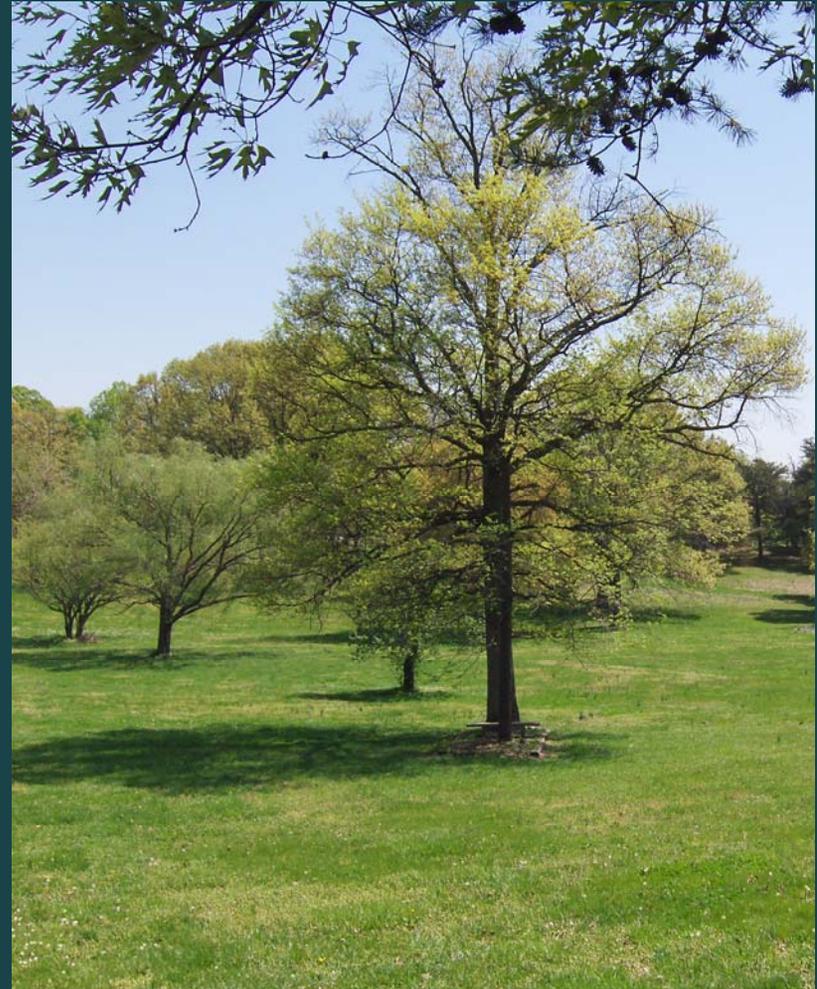
- Park Authority purchased the site from the Banks family in 2001
- The sign was dedicated in 2001





# Current Park Status

- Park Authority is the legal owner of the 10 acre park
- Park site is not open to the public at this time
- Remains a private residence with a life estate





# Park location and neighborhood



- 10 acre site located in the Lee District in Alexandria
- Site is on the southeast border of Kingstowne
- Nearby parks include:
  - Hayfield (Local Park)
  - Beulah Park (Local Park)
  - Lee District (District Park)
  - Huntley Meadows (Resource Based Park)
- Hayfield SS is within ½ mile of site

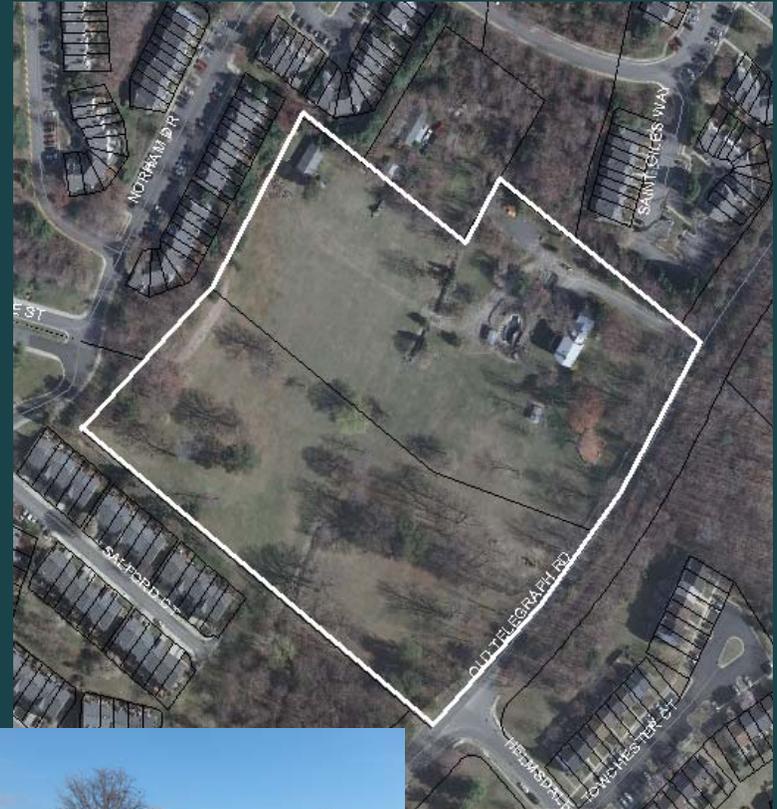






# Site Conditions

- Gently rolling terrain
- Generally open with large canopy trees
- Site is divided by a stream which is partially piped
- Several existing structures on site





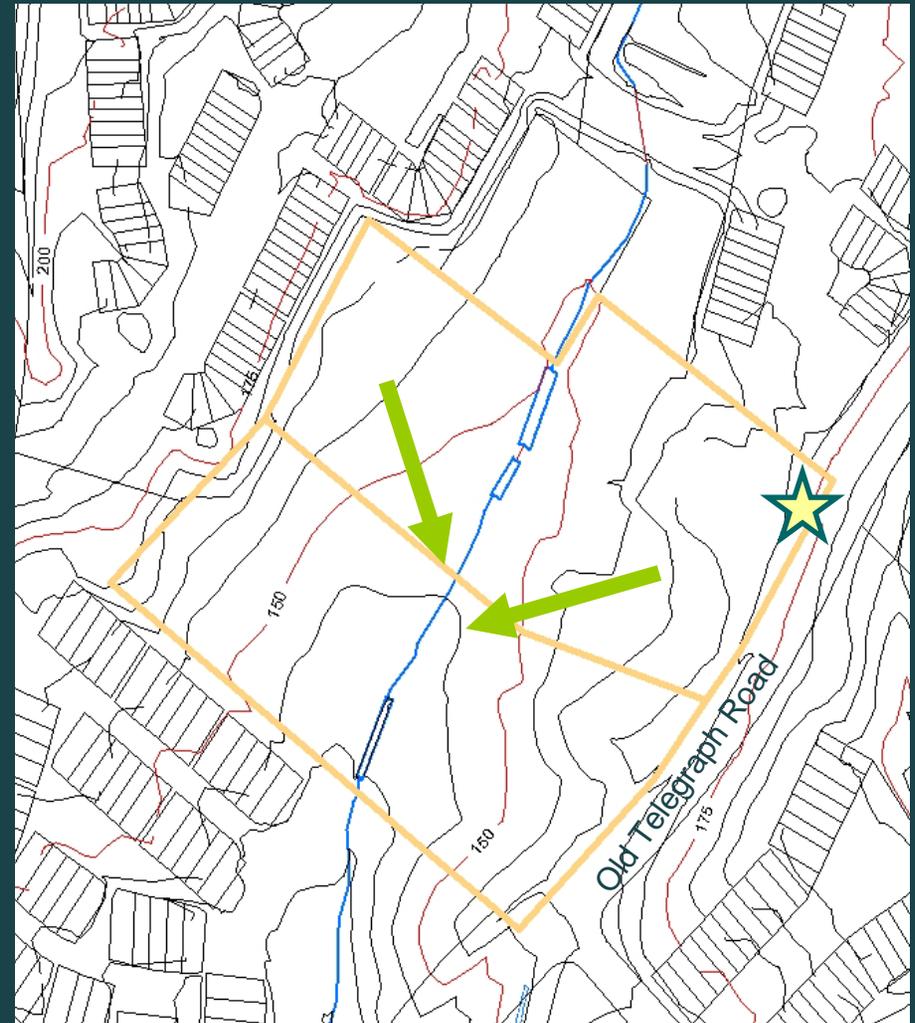
# Existing Structures





# Topography

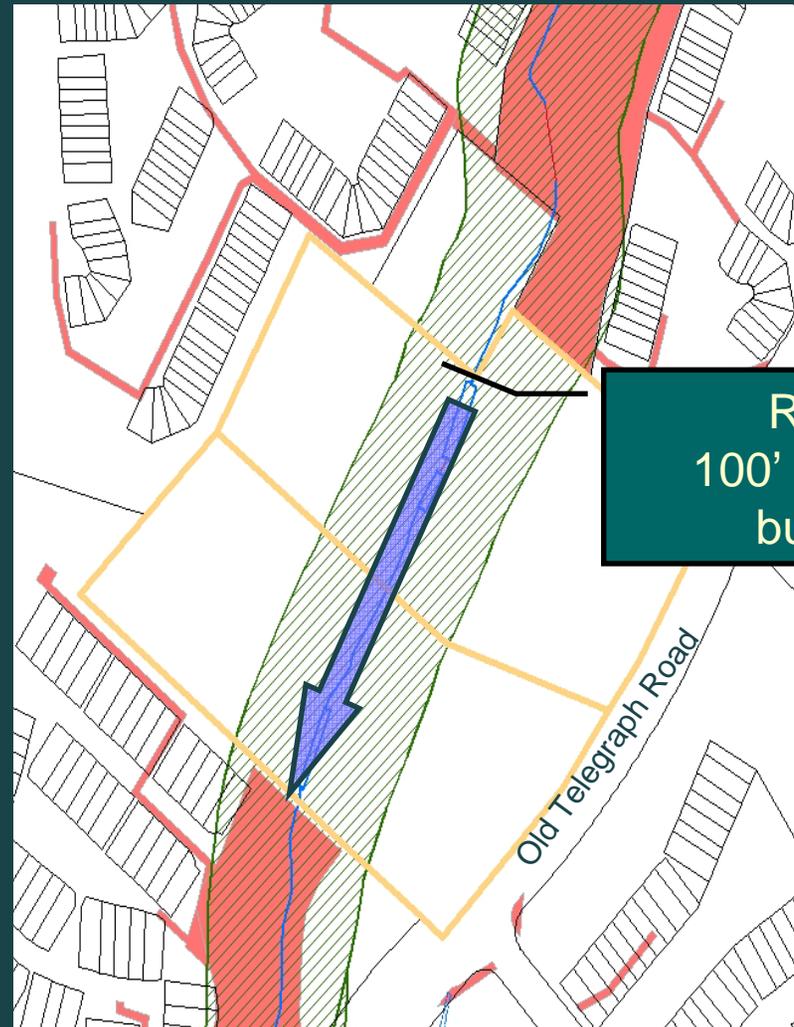
- Gently rolling terrain
- Open site with mature canopy trees
- Entry points located along Old Telegraph Road





# Environmental

- Stream with RPA bisects the property
- Abuts Kingstowne HOA land at north and south sides of the site
- Stream is currently partially piped with overflows during storm events



RPA  
100' stream  
buffer





# Trails

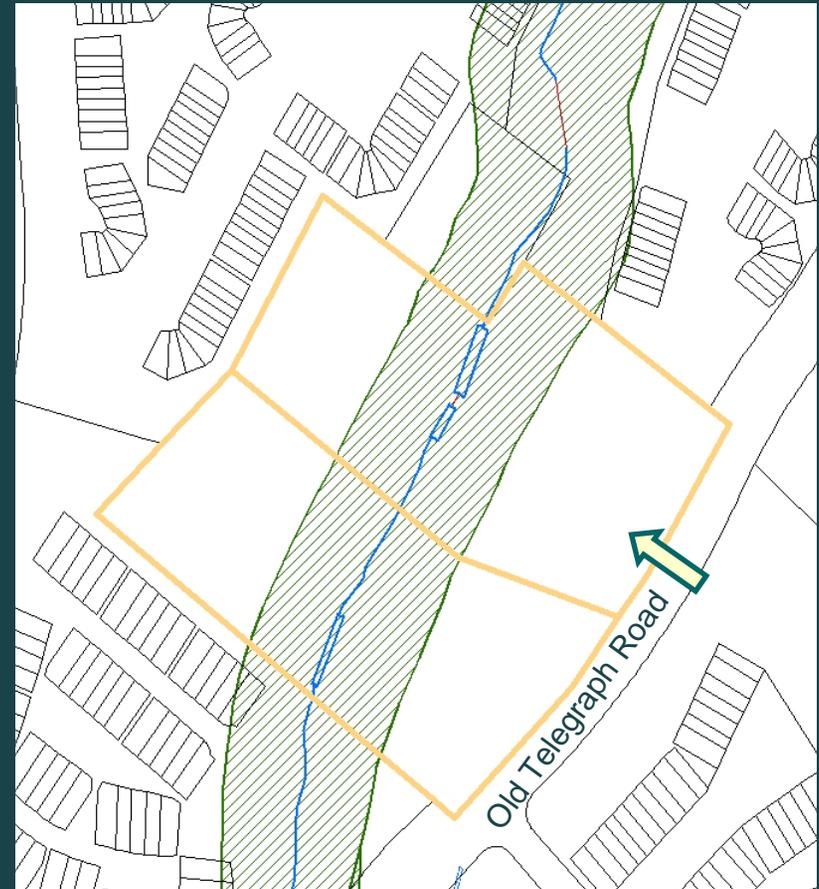
- Existing trail along Old Telegraph Road
- Neighborhood Sidewalks
- Kingstowne Trails





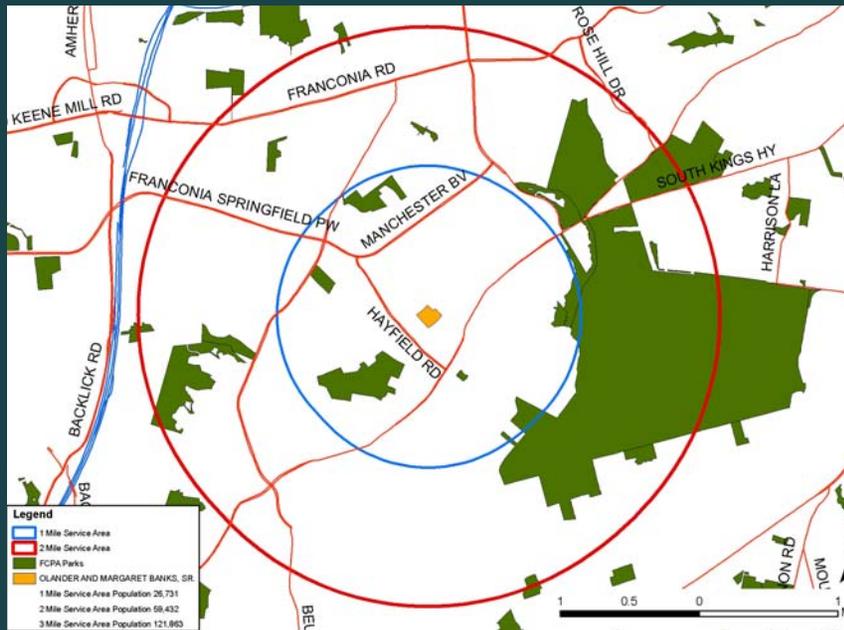
# Development Constraints

- Development restricted within stream buffer (RPA)
- Vehicle access and parking from Old Telegraph Road





# Local Park Classification

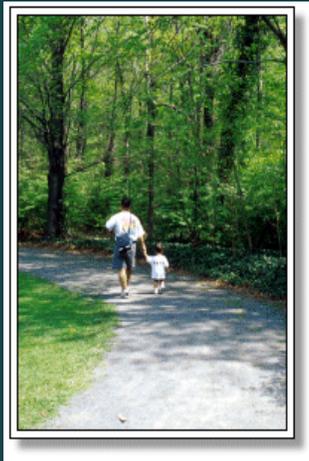


- Local serving up to 3 miles
- Service area is determined by park facilities, context, and location
- Provides passive and active recreation facilities
- 2.5 to 50 acres
- Park visits last less than 2 hours





# Typical Local Park Facilities



Facility Type	Local Needs	Parking
Open Play Area	<input checked="" type="checkbox"/>	
Picnic Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Courts	<input checked="" type="checkbox"/>	
Trails	<input checked="" type="checkbox"/>	
Playgrounds- all ages	<input checked="" type="checkbox"/>	
Athletic Fields –site doesn't support this use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site Furnishings such as benches or bike racks		





# Specialty Uses

Specialty Uses may also be appropriate and would need sponsorship or adoption



Facility Type	Parking
Thematic gardens-require expert maintenance and care	<input checked="" type="checkbox"/>
Garden plots-needs water and proper sun	<input checked="" type="checkbox"/>
Off leash dog park	<input checked="" type="checkbox"/>
Neighborhood skate spot	<input checked="" type="checkbox"/>





What are your thoughts?

What uses and facilities would you like to see at this park?

What experience do you prefer?





# Next steps

- Review Comments and Input
- Prepare Draft Master Plan
- Present draft plan to public for comment
- 30 day comment period
- Revise plan
- Review and Action on Final Master Plan by Park Authority Board





# Comments and Feedback

Project website:

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

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



Send written comments to:

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