



Olander and Margaret Banks Neighborhood Park

Public Comment Meeting
February 17, 2011

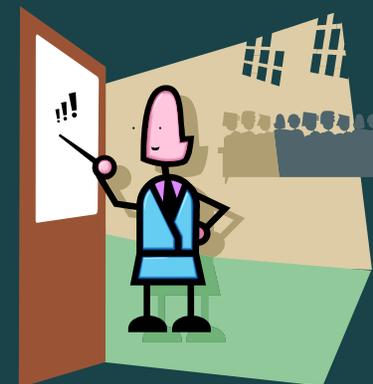
Master Plan





Agenda

1. Park Authority Planning Process
2. Master Plan Development
3. Draft Master Plan Overview
4. Comments





Comment Meeting Goals

Purpose:

- Present Draft Master Plan
- Receive Public Input

Outcome:

- Improved Understanding
- Better Park Plan
- More Successful Park





Fast facts about FCPA

- 12 - Member Board
- 22,000+ Acres of Parkland
- 400+ Parks





Park Authority Mission

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



Enhance citizen's quality of life through:
Natural & Cultural Resource Stewardship
Quality Facilities & Services
Recreational Opportunities





Master Plan Purpose

The purpose of a park master plan is to

- ❖ Develop a site-specific vision for the park
- ❖ Provide a general guide for appropriate park uses
- ❖ Establish the general layout of proposed facilities
- ❖ Identify resources worthy of protection
- ❖ Assess site conditions and community concerns





Master Plan Team

Park Planners

Landscape Architects

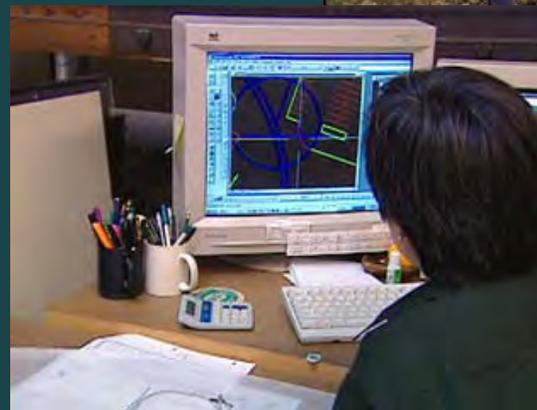
Archaeologists

Natural Resource Specialists

Operational Specialists

Recreation Specialists

Park Development Specialists

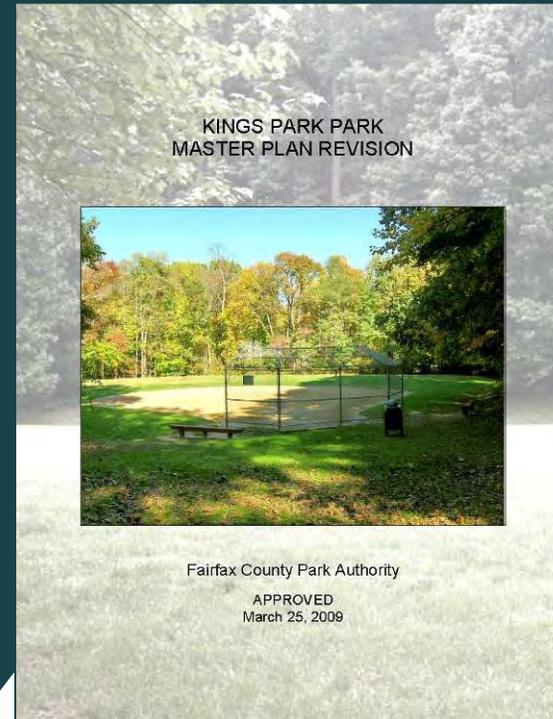




Master Plan Components

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





Master Plan Components

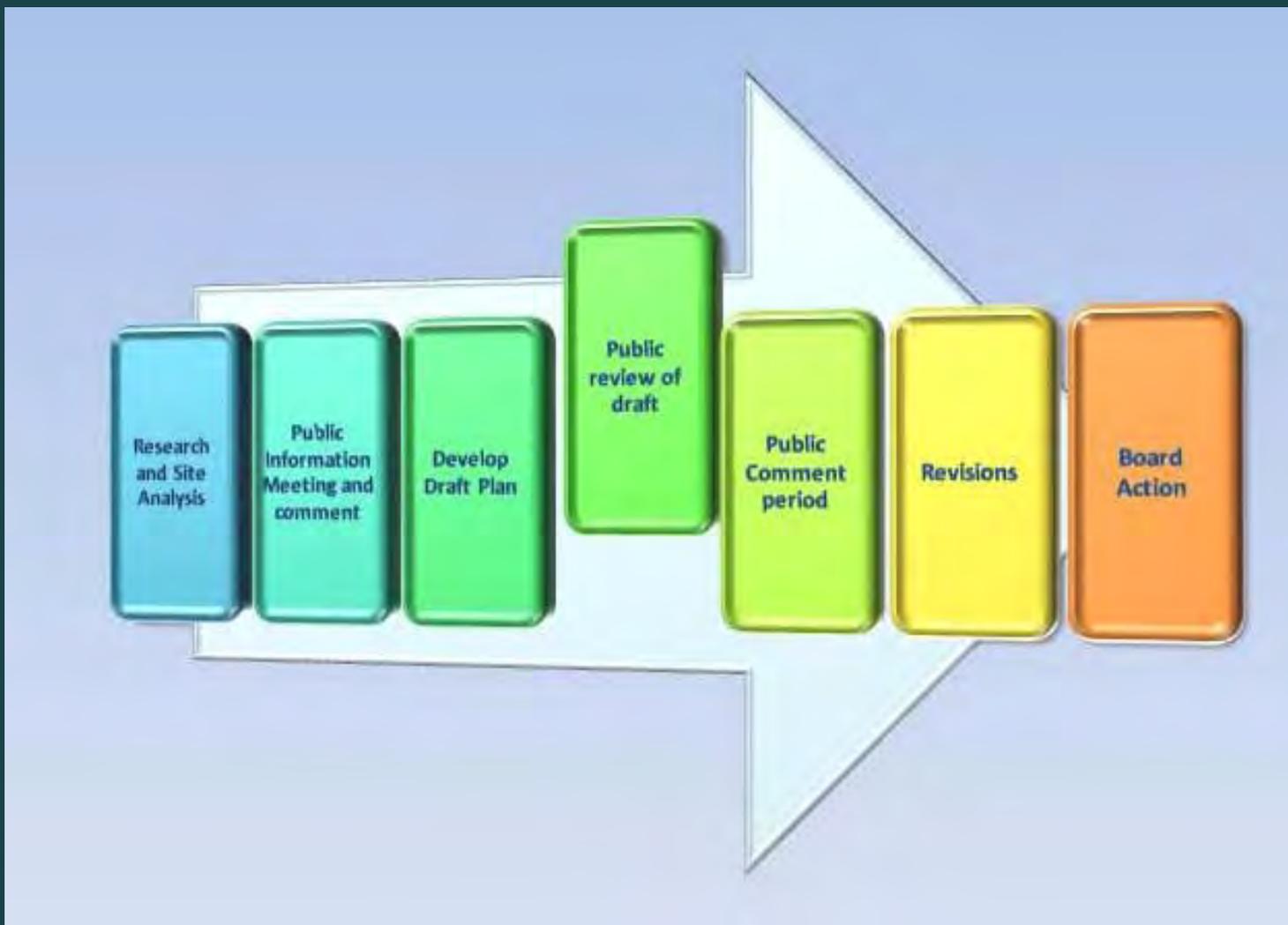
Conceptual Development Plan (CDP)

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



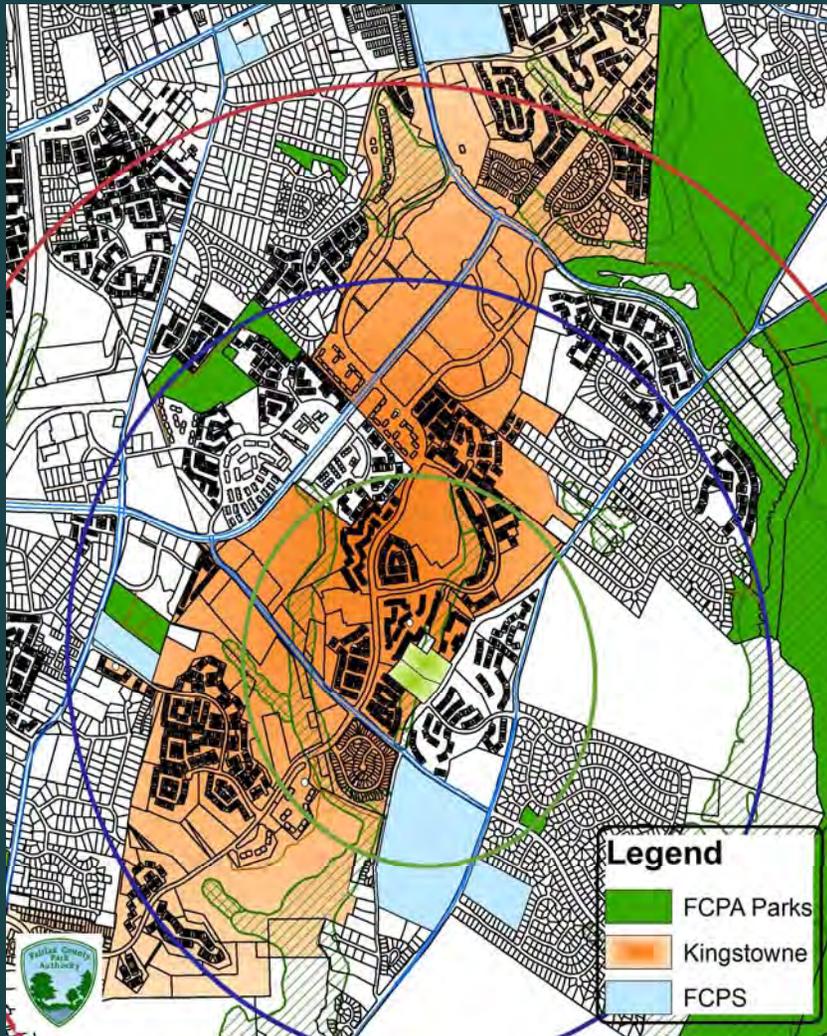


Master Plan Process





Context



- 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





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.





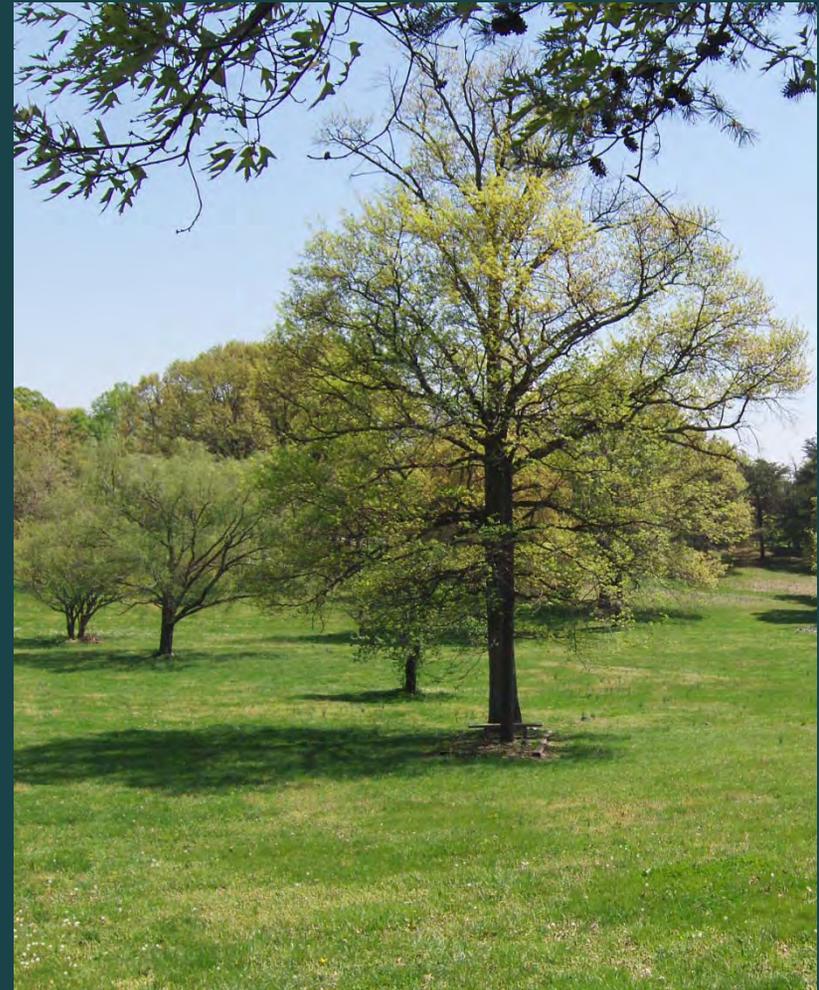
- Park Authority purchased the site from the Banks family in 2001
- The sign was dedicated in 2001





Current Park Status

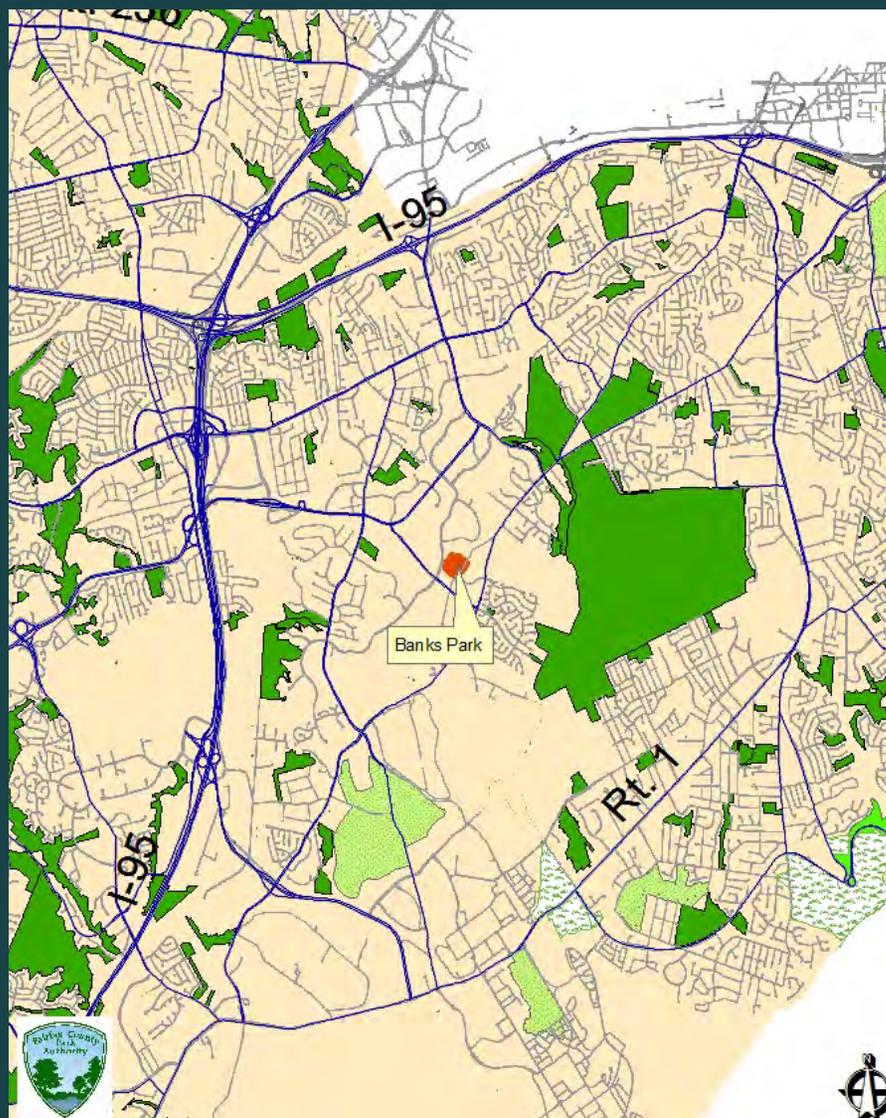
- Life Estate
- Park is in transition





Master Plan Considered

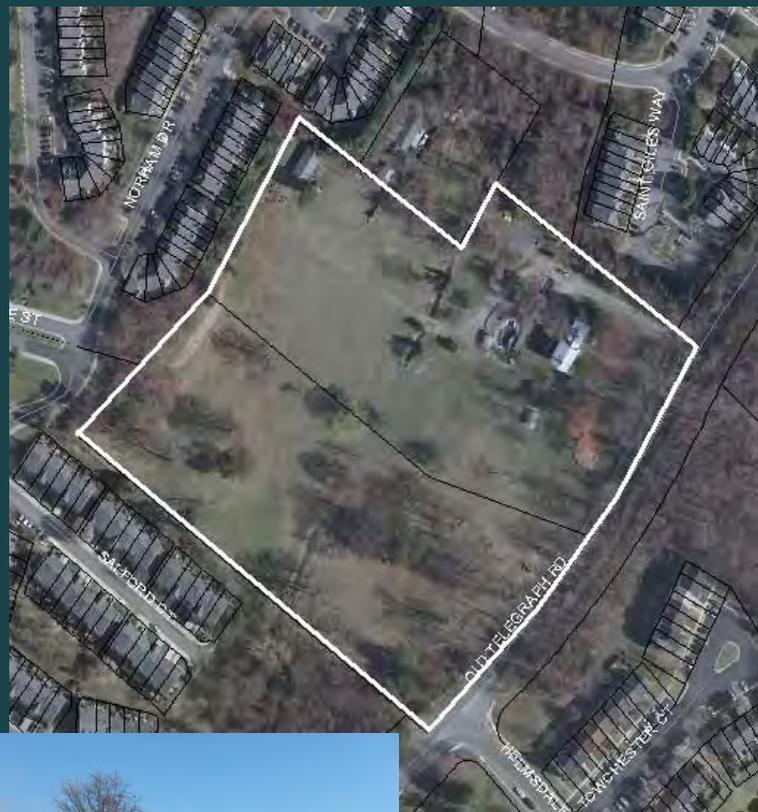
- Site Conditions
- Public Input
- Community Needs





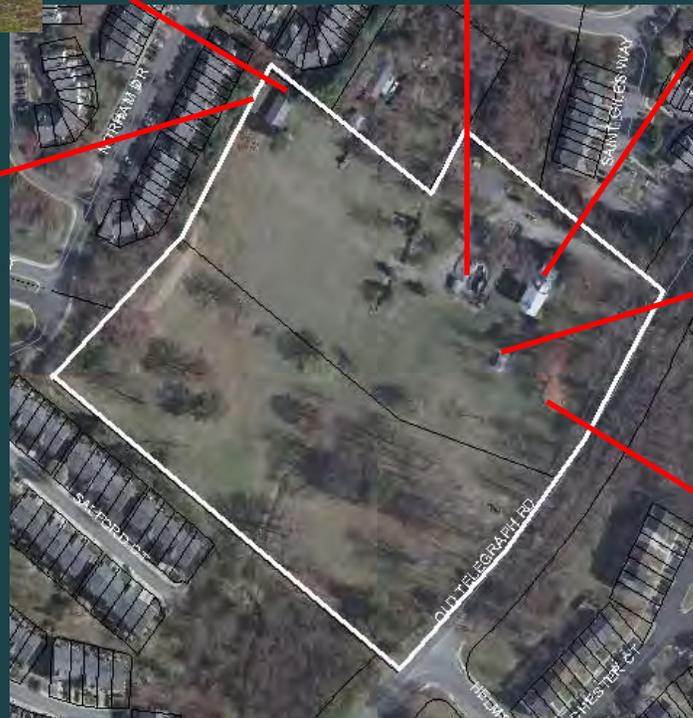
Site Conditions

- 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

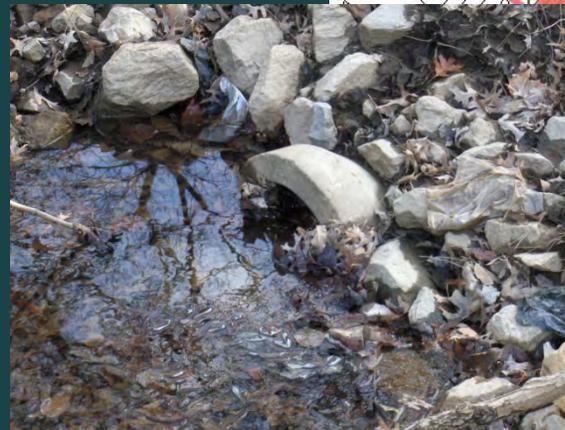
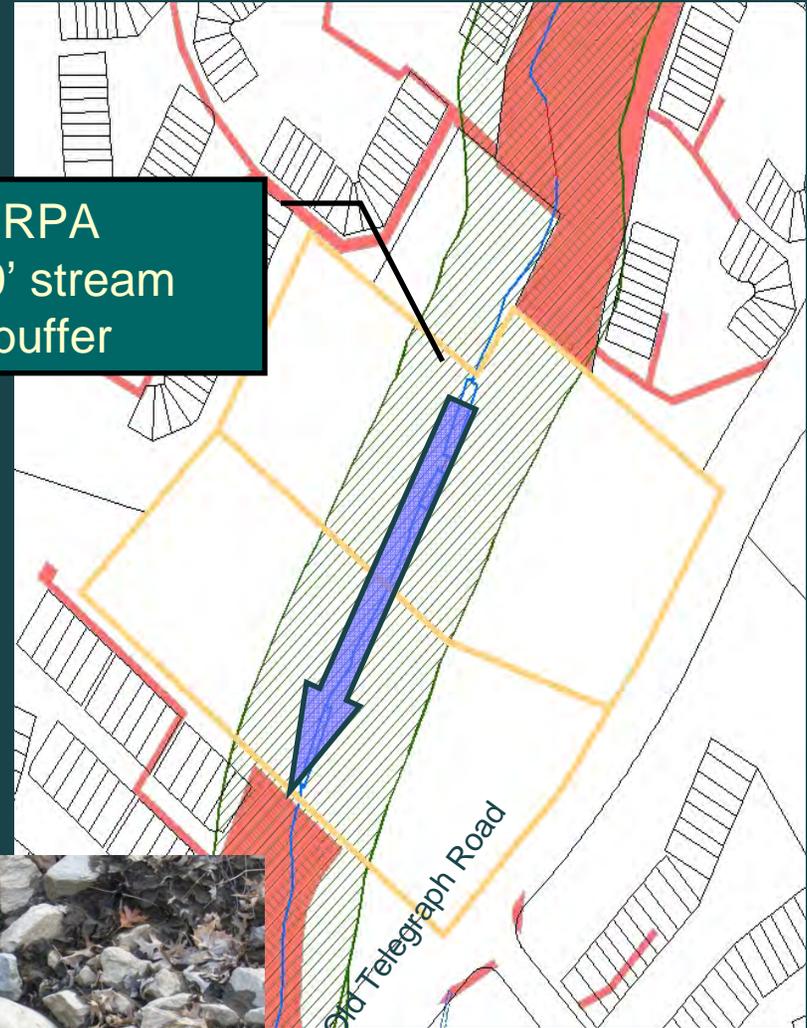




Environmental

- 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

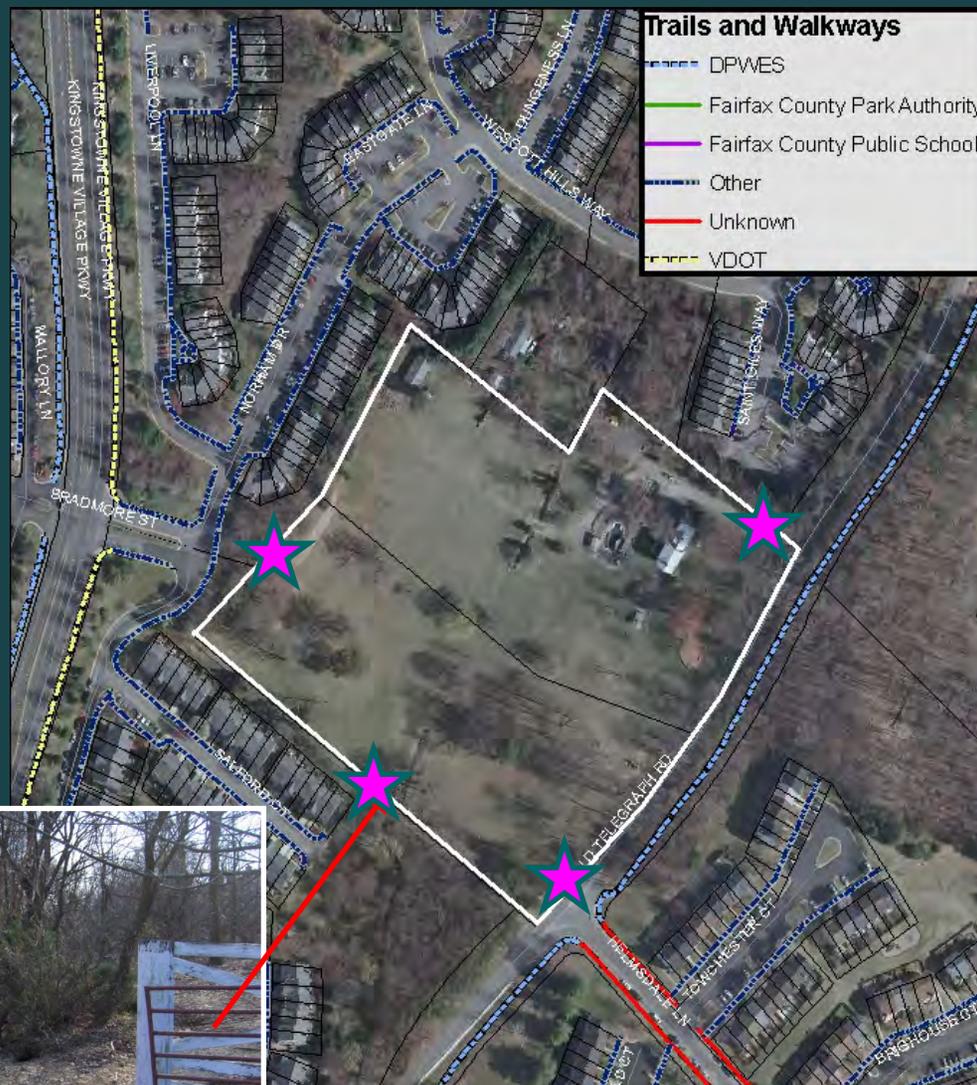
RPA
100' stream
buffer





Trails

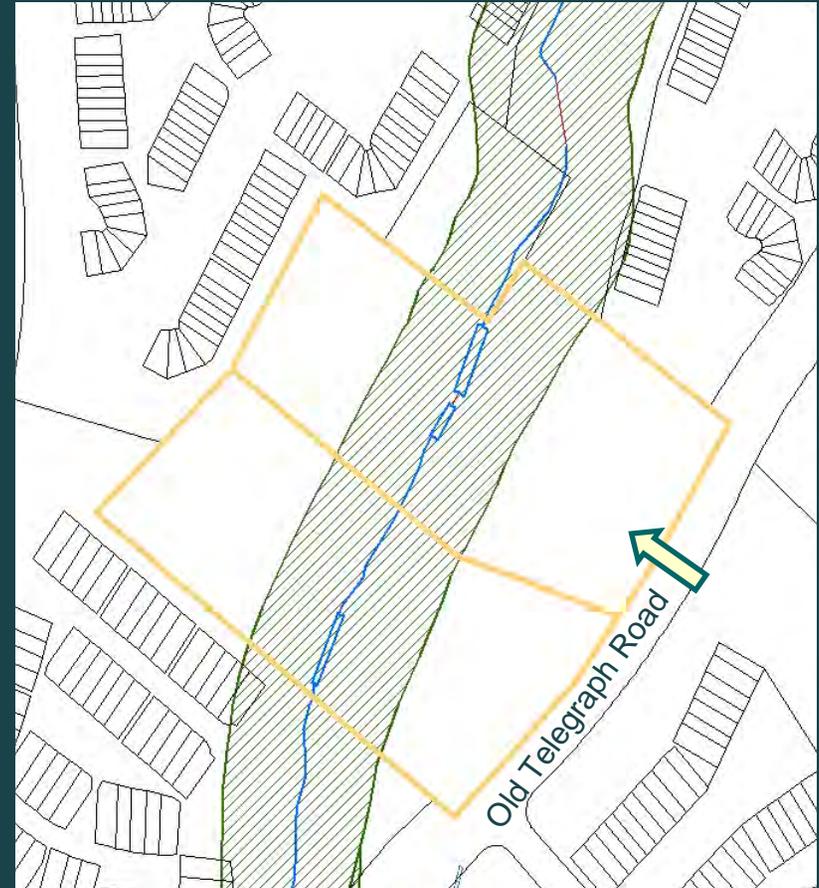
- Existing trail along Old Telegraph Road
- Neighborhood Sidewalks
- Kingstowne Trails





Development Constraints

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





Community Input

- Public Information Meeting
- Comments
- e-mail, mail, phone





What we have heard

General Support:

- Maintain Existing Character
- Community Focal Point
- Trails

Mixed Support :

- Picnic Shelter
- Playground
- Off Leash Dog Area
- Community Gardens





Draft Master Plan



- 5 Management Areas
- Offers flexibility in future activity planning
- Offers opportunity for sponsored uses where opportunities occur



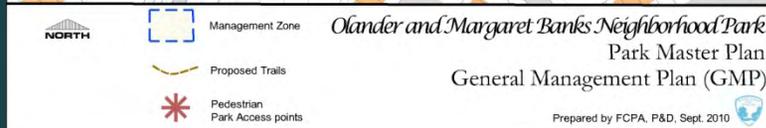


Draft Master Plan



Managed Natural Area

- Managed Natural Area envisioned as a park amenity
- Offers a different approach than traditional stream restoration
- Site identified in Dogue Creek Watershed plan for stormwater project





Draft Master Plan

- Retains open lawn and general feel of park today
- Offers area for unprogrammed uses





Draft Master Plan



Sponsored Use Zone

- Space for off lease dog area and/or community gardens
- Activities must have a sponsor
- Sponsor group will be responsible for costs and management



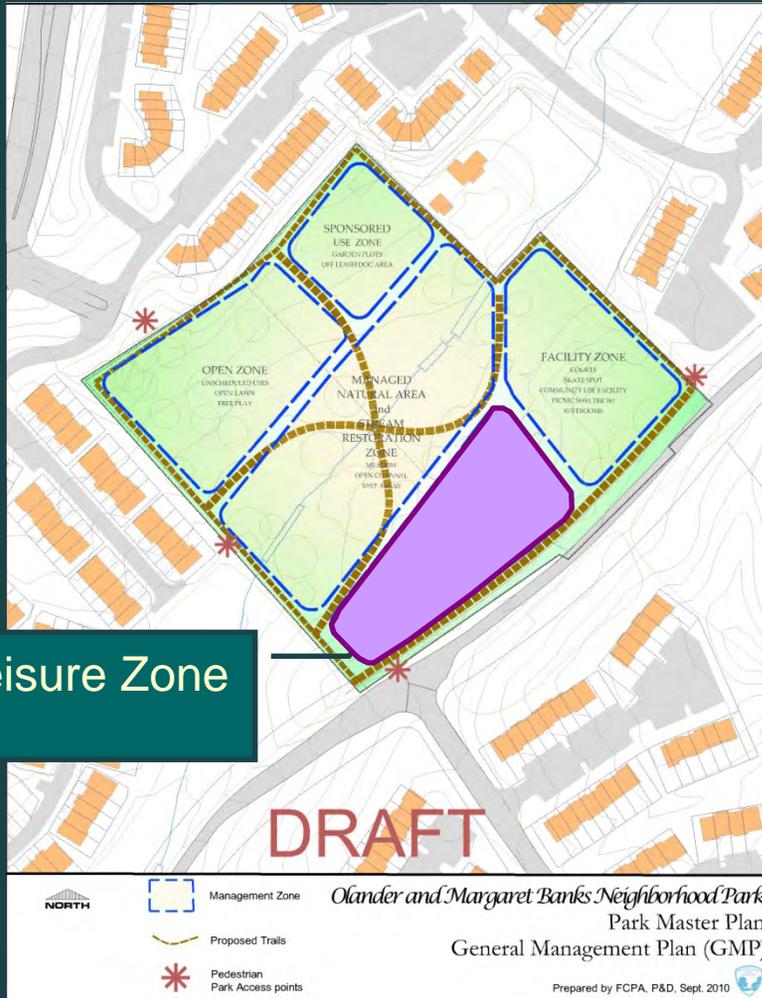
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Park Master Plan
General Management Plan (GMP)

Prepared by FCPA, P&D, Sept. 2010





Draft Master Plan



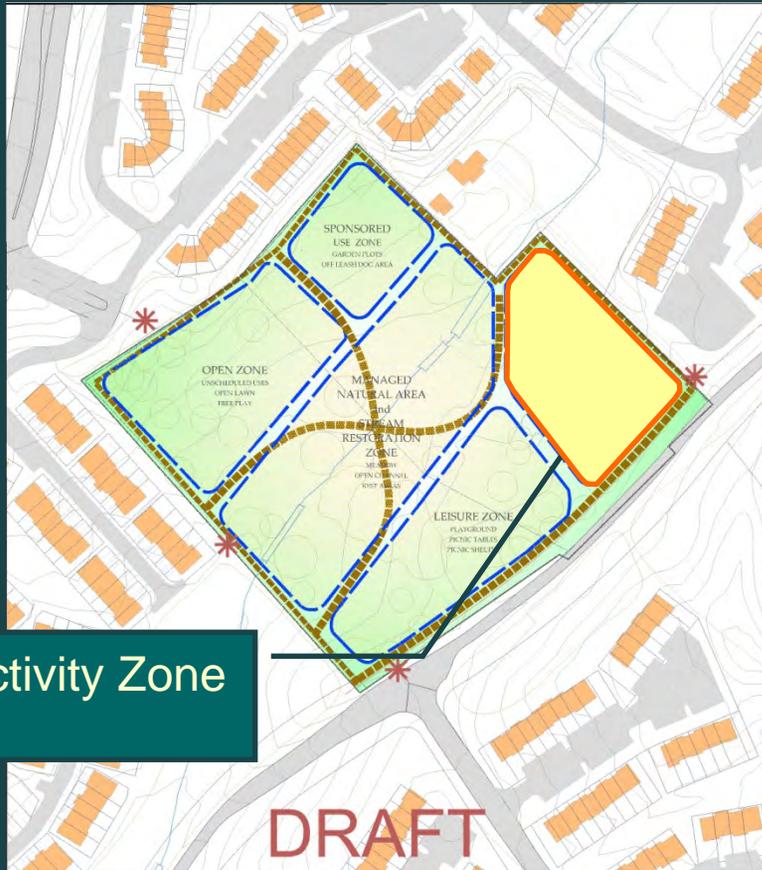
- Area to remain consistent with current appearance, canopy trees with clear, open space
- Suitable for picnic tables, shelter or playground





Draft Master Plan

- Offers location opportunity for:
 - Courts
 - Skate spot
 - Large Picnic Shelter



Activity Zone

NORTH

Management Zone

Proposed Trails

Pedestrian Park Access points

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Next Steps



- 30 day comment period ends March 21
- Prepare final master plan per public comments
- Present Final to PAB April 2011
- PAB action
- 2232 application





Public Comment



Please visit our website:

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



Please Send comments to:

e-mail: parkmail@fairfaxcounty.gov



Pat Rosend, Project Manager
Planning & Development Division, FCPA
12055 Government Center Parkway,
Suite 406
Fairfax, Virginia 22035



Phone: 703-324-2387





Comment Session

