



LOOKING FORWARD

GREEN SPRING GARDENS

DECEMBER 2, 2015

PUBLIC COMMENT MEETING

TONIGHT'S AGENDA

- WELCOME AND INTRODUCTIONS
- PRESENTATION OF THE DRAFT MASTER PLAN REVISION
- COMMENT PERIOD

DECEMBER 2, 2015

PUBLIC COMMENT MEETING

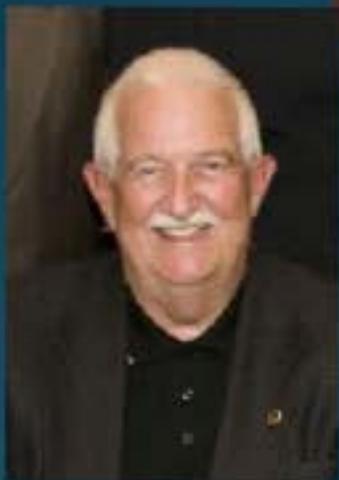
More than 23,500 acres of parkland, wooded areas and stream valleys
More than 3,000,000 artifacts and dozens of historic sites

9 RECenters
Golf Courses
Athletic Fields

18,000,000 visits each year



PARK AUTHORITY BOARD



- TWELVE-MEMBER BOARD
- APPOINTED BY THE BOARD OF SUPERVISORS
- INCLUDES A REPRESENTATIVE FOR EACH OF THE NINE MAGISTERIAL DISTRICTS PLUS THREE AT-LARGE MEMBERS



8

OUT OF

10

**RESIDENTS
VISIT OUR PARKS
REGULARLY**

I want to live
near a park,
too!



9 OUT OF 10

RESIDENTS
LIVE WITH $\frac{1}{2}$ MILE
OF A PARK

Our park system is nationally accredited



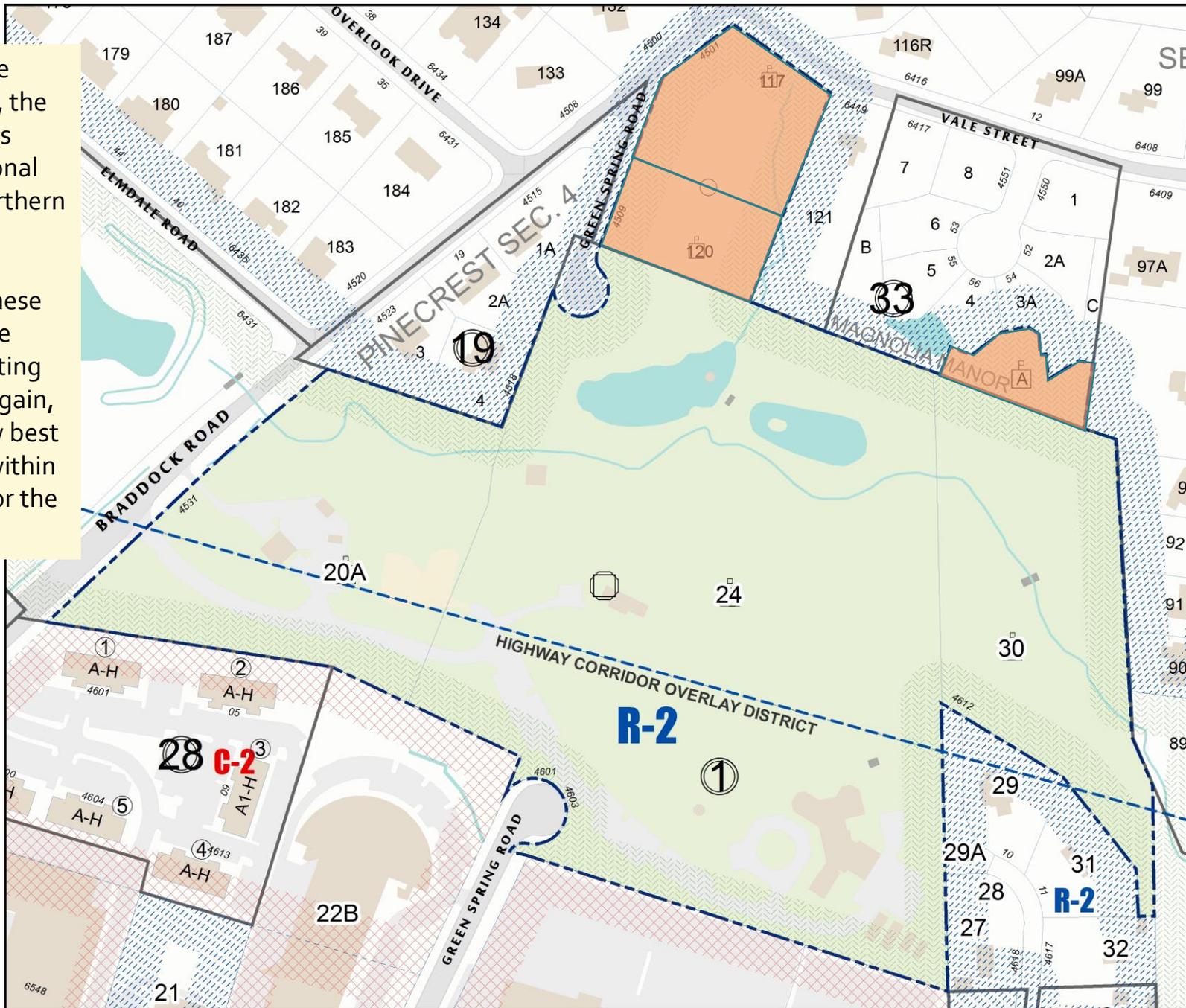
We are a three time winner of the National Gold Medal

GREEN SPRING GARDENS

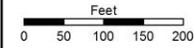


Subsequent to the 1992 master plan, the Park Authority has acquired 3 additional parcels on the northern side of the park.

The addition of these properties was the impetus for revisiting the master plan again, to determine how best to include them within the overall plan for the park.



DRAFT
AUGUST, 2014



GREEN SPRING GARDENS PARK

AREA ZONING
4603 GREEN SPRING ROAD, ALEXANDRIA, VIRGINIA

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



PARK MASTER PLAN TEAM

- ARCHAEOLOGISTS
- LANDSCAPE ARCHITECTS
- PLANNERS
- NATURAL RESOURCE SPECIALISTS
- OPERATIONAL SPECIALISTS
- RECREATION SPECIALISTS
- PARK DEVELOPMENT SPECIALISTS
- SITE STAFF

The development of the master plan is guided by a host of park staff from a broad array of backgrounds to help assure a balanced perspective and range of expertise contributes to the development of the plan.

In the case of Green Spring, we also have the benefit of site staff involvement. Few of our parks our staffed so their direct knowledge of the site and its visitors is a big plus.



Who we talked to



The development of the draft master plan revision included discussion and coordination with various groups.

And these are the things that we heard. The relative size of the word indicates how often a subject was referred to.

Obviously, the gardens, by far, are the core of what people love about GSG, followed closely by the varied programming.

Nearly as many comments, though, referenced the need for additional parking. This was a concern expressed across the board – from park visitors, to staff, to FROGS members. And closely connected with the love for Green Spring Gardens programming, the limited availability of parking hampers the ability to schedule current programming and restricts the ability to expand on the programming provided.



People spoke of enjoying the classes and events at the park as well as just walking and enjoying the beauty of the site. The educational aspect is very important overall, to visitors and staff alike.

That focus was expressed in various ways

- Provide an outdoor classroom
- Expand on the children's garden
- Provide additional natural interpretive areas
- Expand on the ability interpret the Historic House
- Improve wayfinding and signage

Comments repeatedly mentioned appreciation for the staff at Green Spring Gardens and all the services they provide – but also mentioned the need to provide them sufficient space for their work.

All this information helped to formulate the recommended modifications to the master plan for Green Spring Gardens.

**GREEN SPRING GARDENS
CULTURAL LANDSCAPE REPORT**

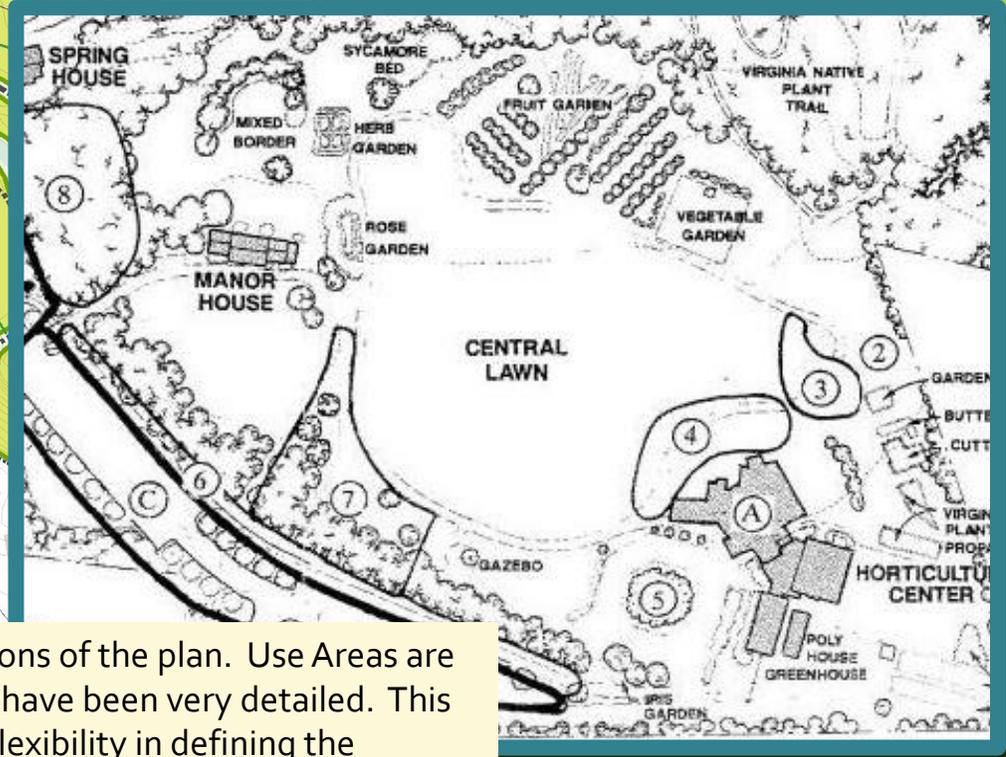
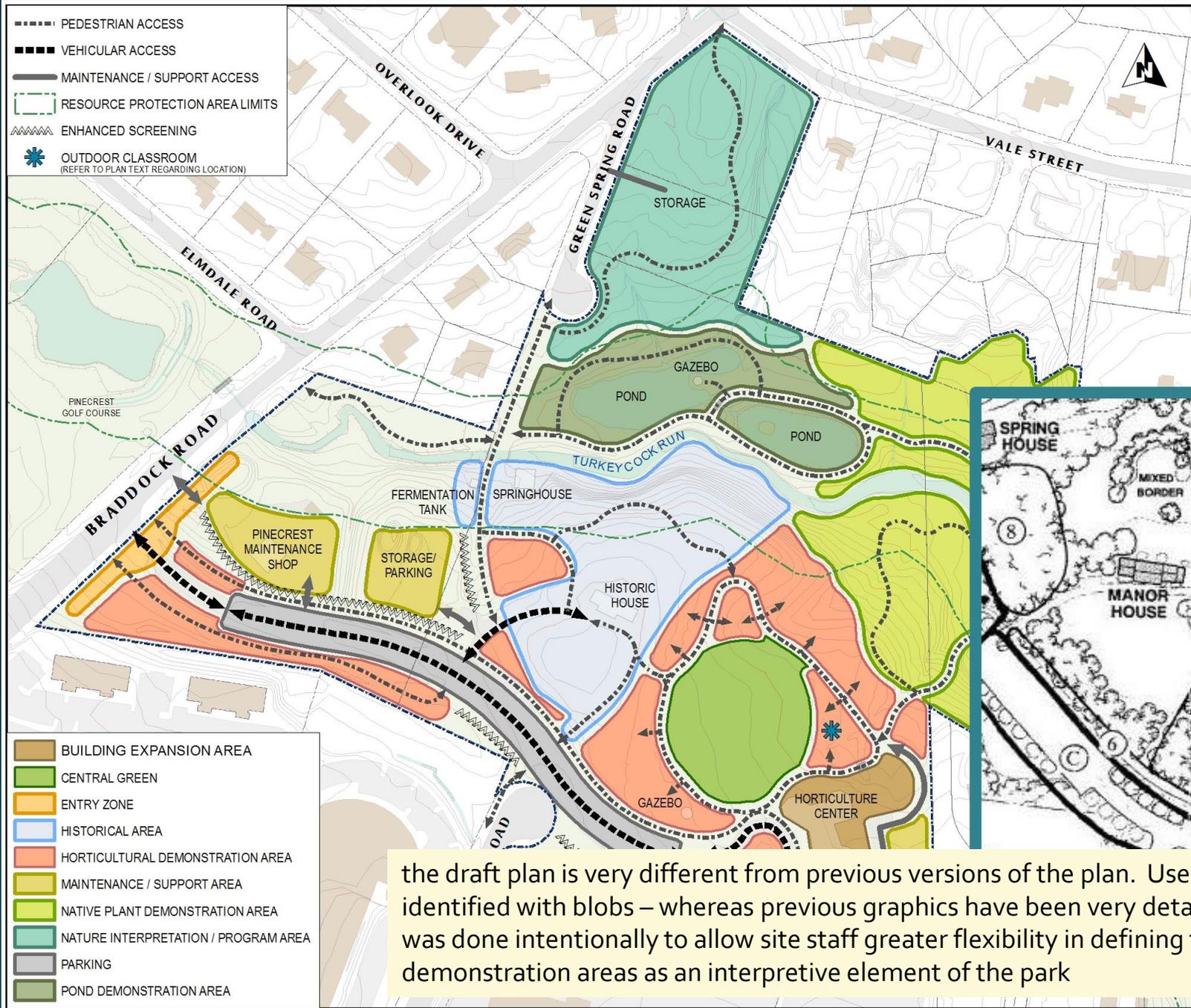


Prepared for
Fairfax County Park Authority

Prepared by
Versar, Inc.
Springfield, Virginia

We also have the benefit of the research that was done through the development of the Green Spring Gardens Cultural Landscape Report prepared by Versar in 2009.

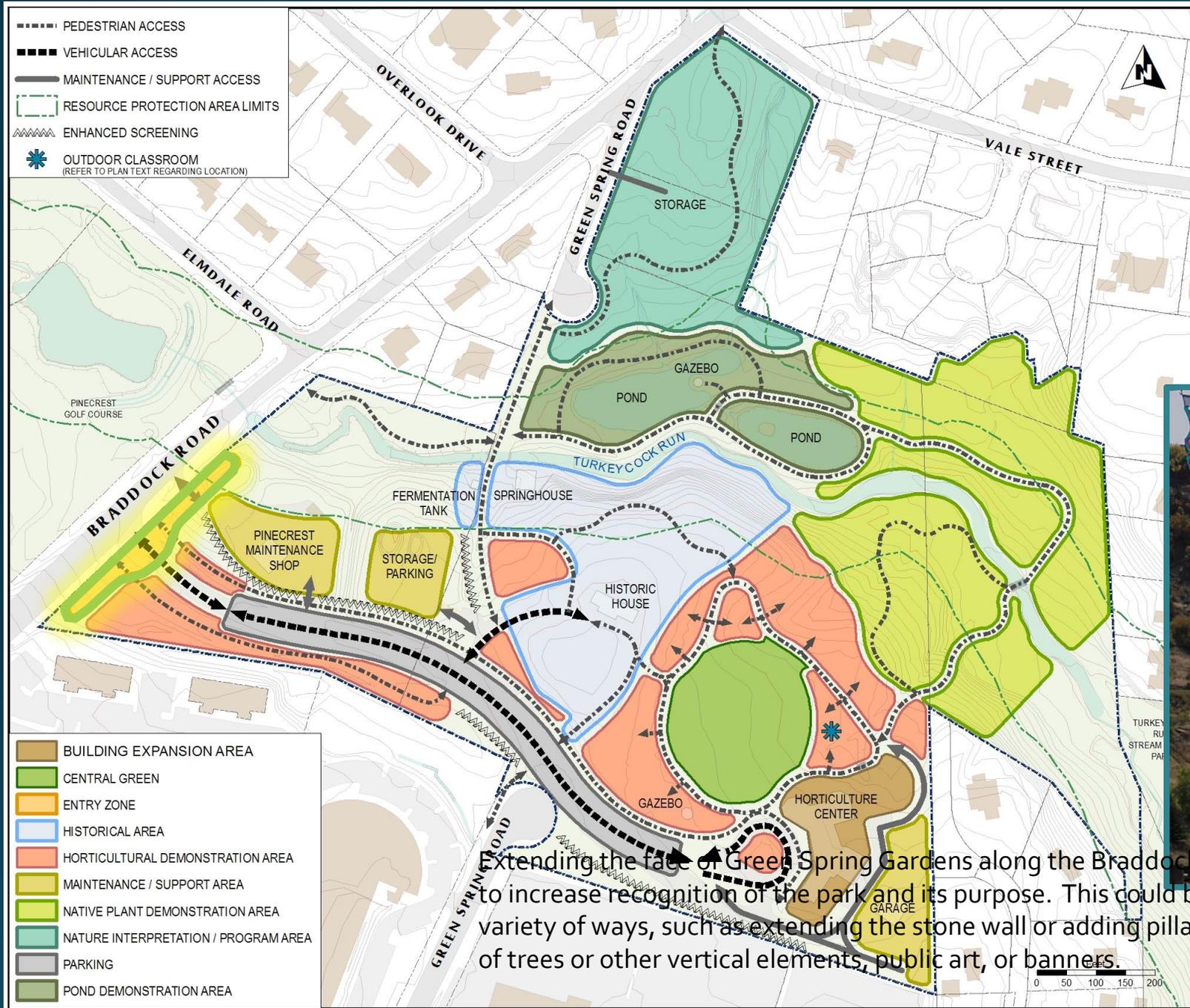
Conceptual Development Plan



the draft plan is very different from previous versions of the plan. Use Areas are identified with blobs – whereas previous graphics have been very detailed. This was done intentionally to allow site staff greater flexibility in defining the demonstration areas as an interpretive element of the park

Conceptual Development Plan

- Entry Zone

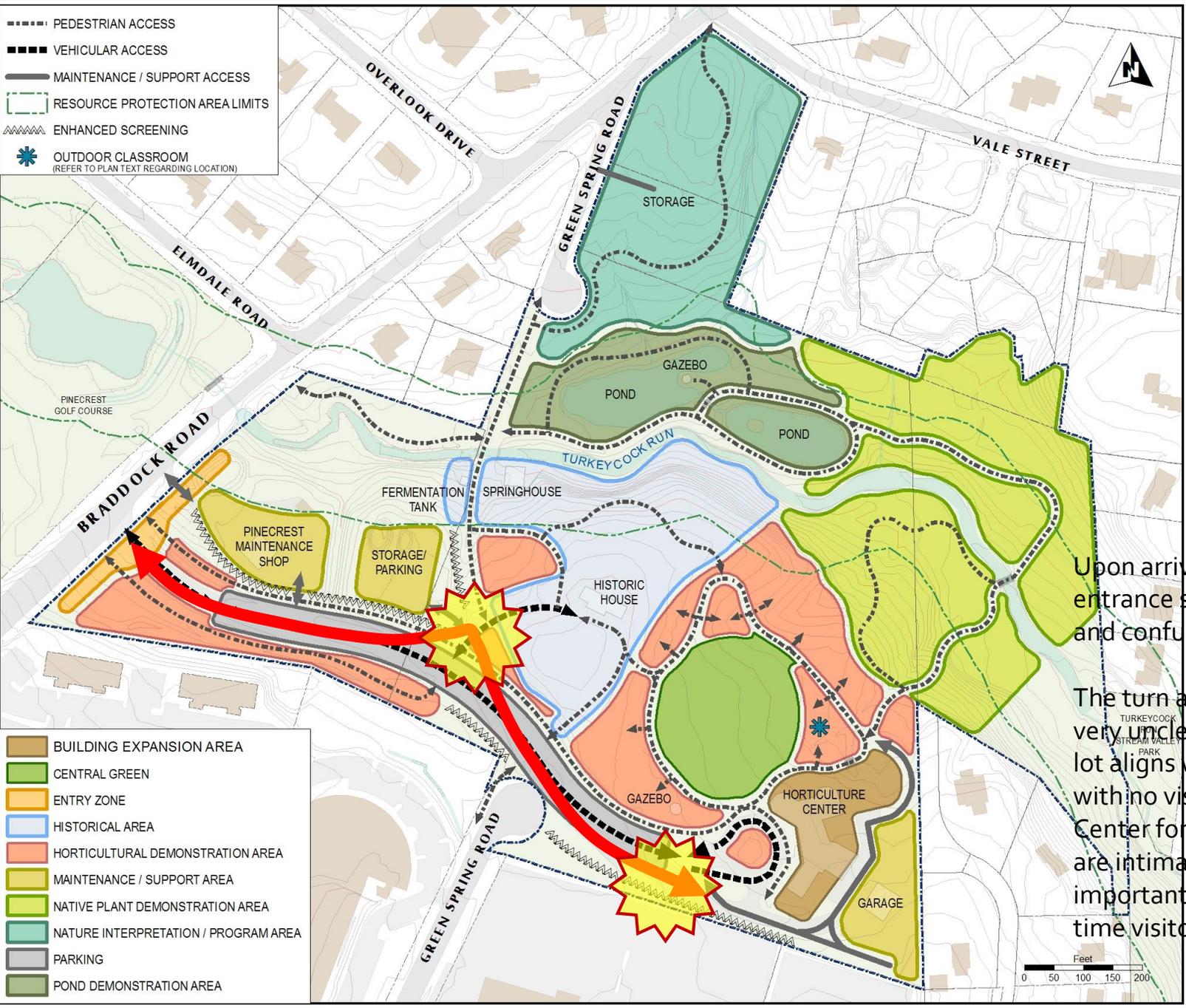


Extending the face of Green Spring Gardens along the Braddock Road frontage to increase recognition of the park and its purpose. This could be achieved in a variety of ways, such as extending the stone wall or adding pillars, a strong line of trees or other vertical elements, public art, or banners.



Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence



Upon arriving at the park, the current entrance sequence can feel rather ambiguous and confusing to first time visitors.

The turn at the end of Witch Hazel Way feels very unclear and the terminus of the parking lot aligns with the route for delivery vehicles with no visual connection to the Horticultural Center for orientation. Although many of you are intimately familiar with the park, it is also important to think of the experience of a first time visitor

Conceptual Development Plan

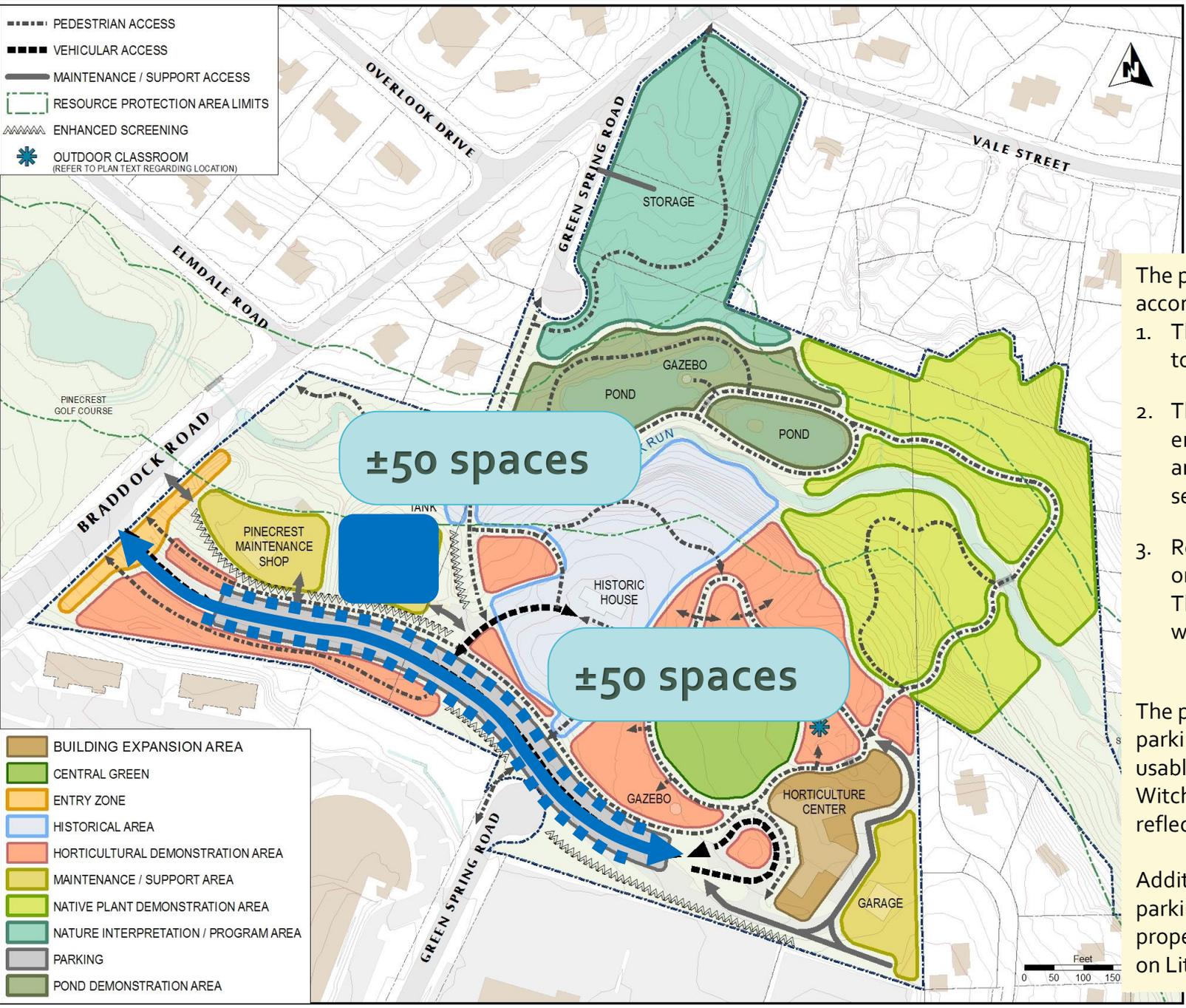
- Entry Zone

The plan reflects a modification to the entrance route the accomplishes several things.

1. The ambiguous turn is eliminated and a visitor proceeds towards the Horticulture Center in one movement.
2. The terminus of the parking is shifted slightly so the emphasis is on the Horticulture Center and not the loading area. There is a clear opportunity to turn around and a sense of arrival.
3. Revising the entrance drive is also an opportunity to expand on parking, creating head-in parking fully along its length. This is the simplest, most efficient way to add parking. This would gain approximately 50 spaces.

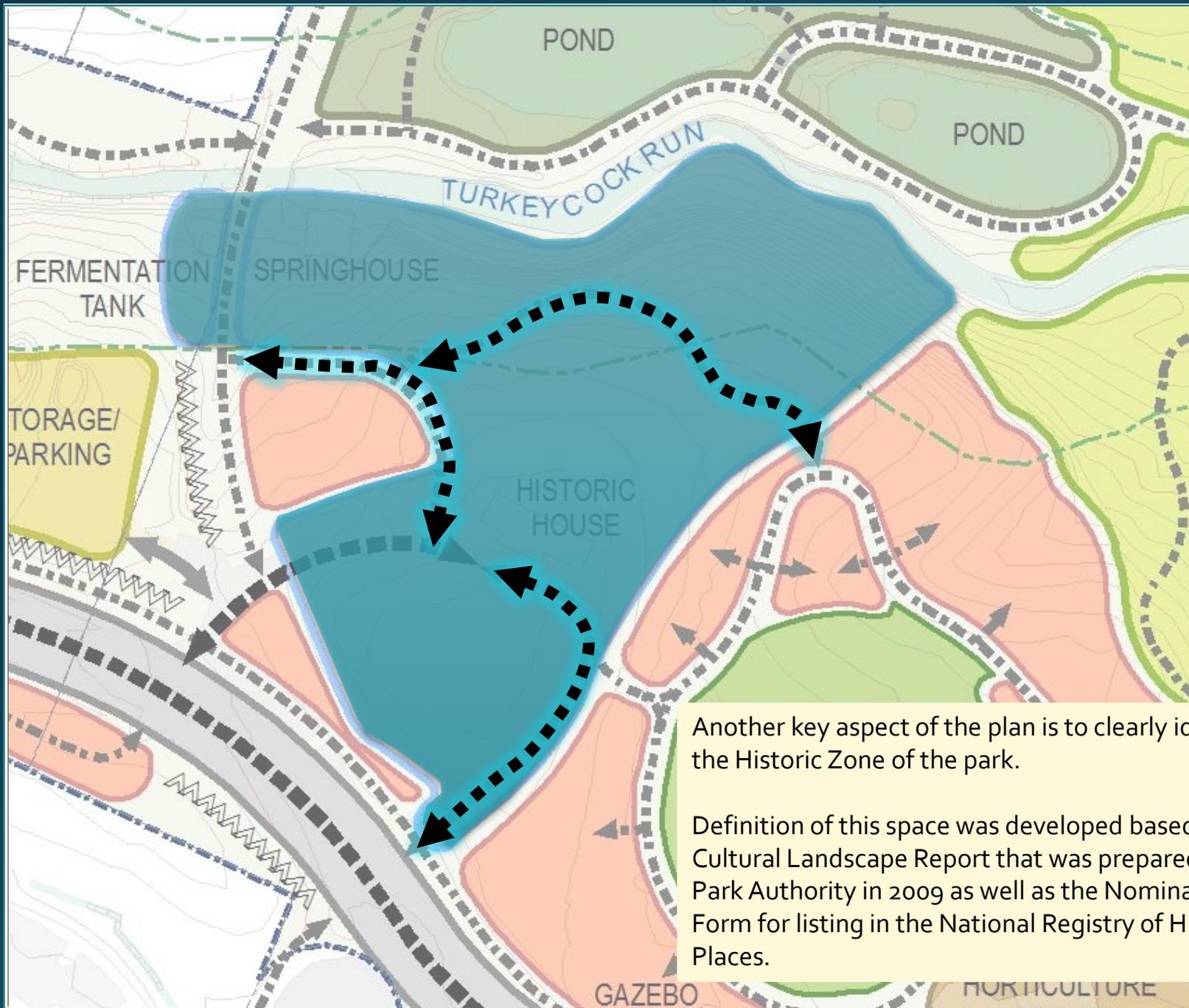
The plan also recommends formalizing the area of overflow parking with a permanent surface to make it more readily usable. This area was site planned with the construction of Witch Hazel Road for a reinforced grass surface. That layout reflected the ability to provide 56 spaces.

Additionally, the recommends seeking alternatives to enhance parking through shared parking agreements with adjacent properties and emphasizing the availability of Metro bus access on Little River Turnpike



Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation



Another key aspect of the plan is to clearly identify the Historic Zone of the park.

Definition of this space was developed based on the Cultural Landscape Report that was prepared for the Park Authority in 2009 as well as the Nomination Form for listing in the National Registry of Historic Places.

A National Register of Historic Places Registration Form (NPS Form 10-900, Rev. 10-90) for the property 'Green Spring'. The form is filled out with the following information:

- 1. Name of Property:** Historic name: Green Spring; other names/site number: VDHHR File No. 029-0025
- 2. Location:** street & number: 4601 Green Spring Road; city or town: Alexandria; state: Virginia; code VA; county: Fairfax; code 059; vicinity: X; zip: 22312
- 3. State/Federal Agency Certification:** As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination request for determination of eligibility meets the procedural and professional standards for registering properties in the National Register of Historic Places set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant: X nationally; stateside; locally.
- Signature of Certifying official:** Virginia Department of Historic Resources; Date: 6/15/13
- Signature of Keeper:** [Signature]

Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area

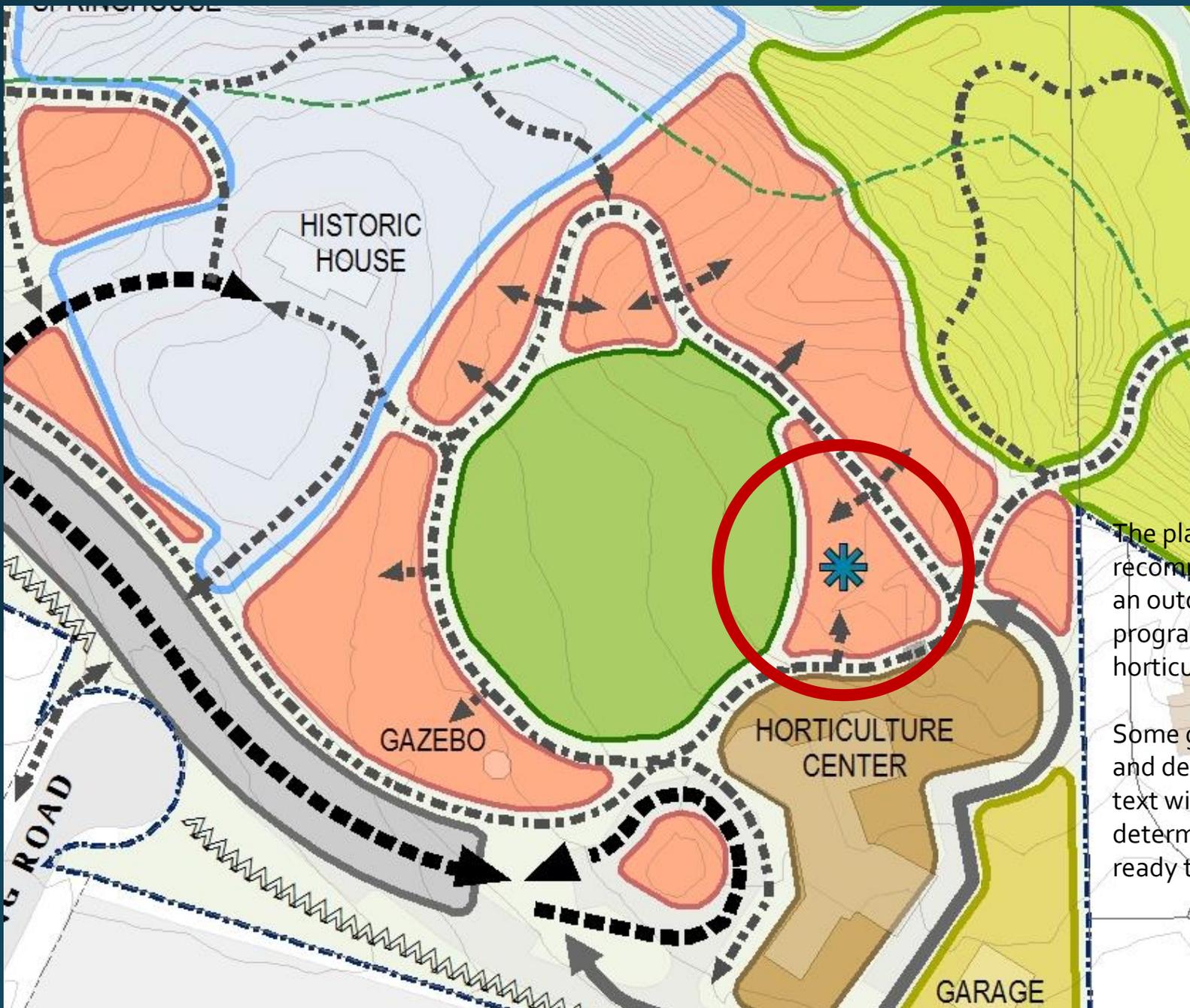


The plan contemplates the possibility of some minor expansion to the horticultural demonstration areas within the "bump outs" in the brick walkway.

There is a strong sentiment expressed to maintain the walkway in its current configuration.

Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom



The plan also includes the recommendation for the addition of an outdoor classroom as a programming extension of the horticultural center.

Some guidelines for its placement and design are noted in the plan text with the final location to be determined when such a project is ready to move forward.

Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement

There is one element of modification to the plan specifically to enhance the safety of park visitors.

Currently, the route for service vehicles runs between the Children's Garden and the Townhouse Gardens when a greater separation of activities would be preferred.

By routing maintenance traffic to the perimeter, and consolidating garden space, there is greater separation of uses. This does not necessarily expand the area devoted to these garden spaces but it, de facto, require a redo of the townhouse gardens – which many people requested to see.



Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion

During this process, sentiment was expressed by the community and site staff that the Horticulture Center is at capacity. Expansion would benefit staff and increase programming possibilities.

Determining the need for space, however, is an element that requires very specific study, looking at current utilization, opportunities to increase efficiency, and anticipated need. This would be a separate study unto itself to come to a determination.

However, as the need could reasonably be expected, the plan contemplates construction of an addition to the existing building, with the likely location being the area of the Children's Gardens and Townhouse Gardens.

Conceptual Development Plan

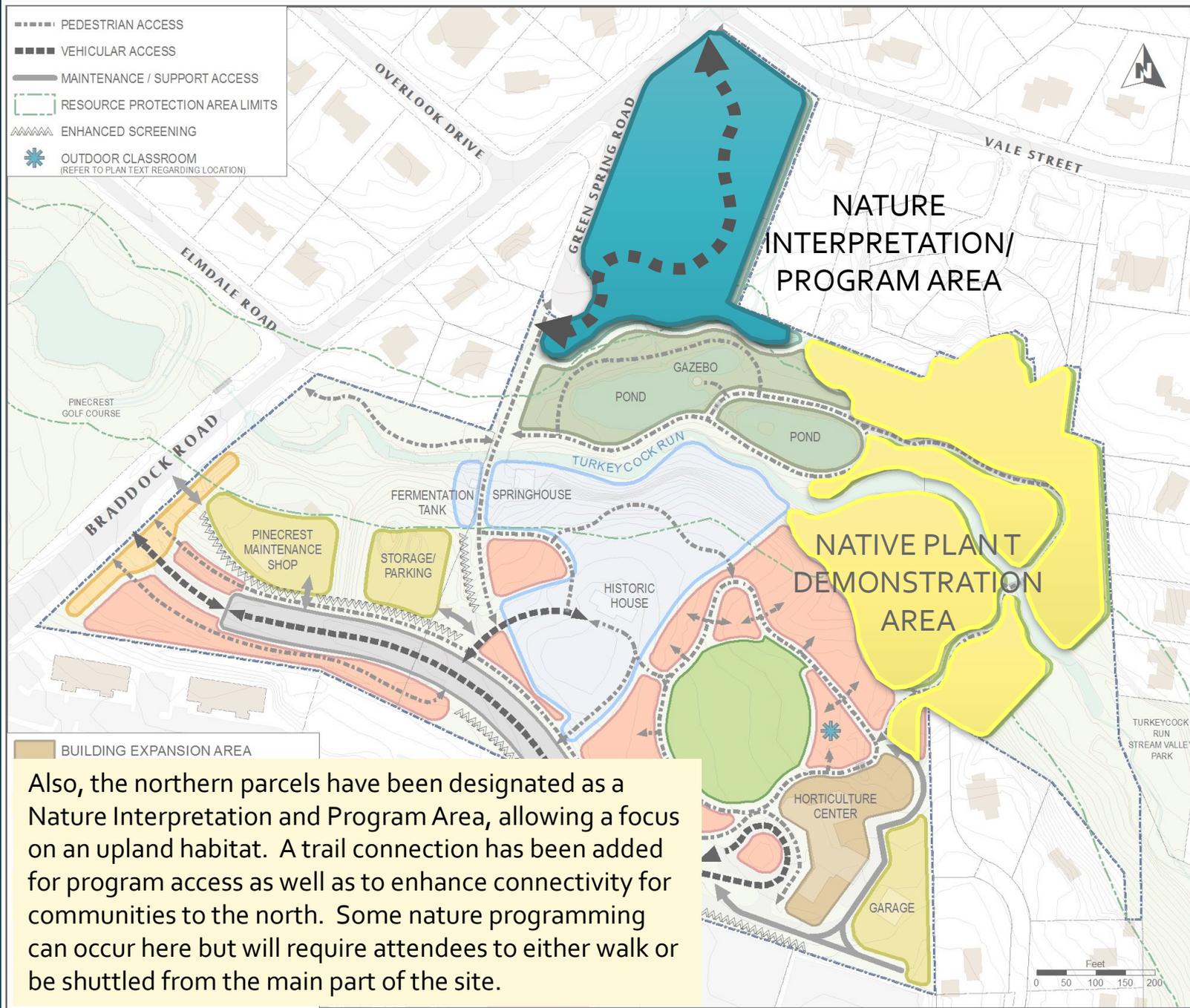


- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area

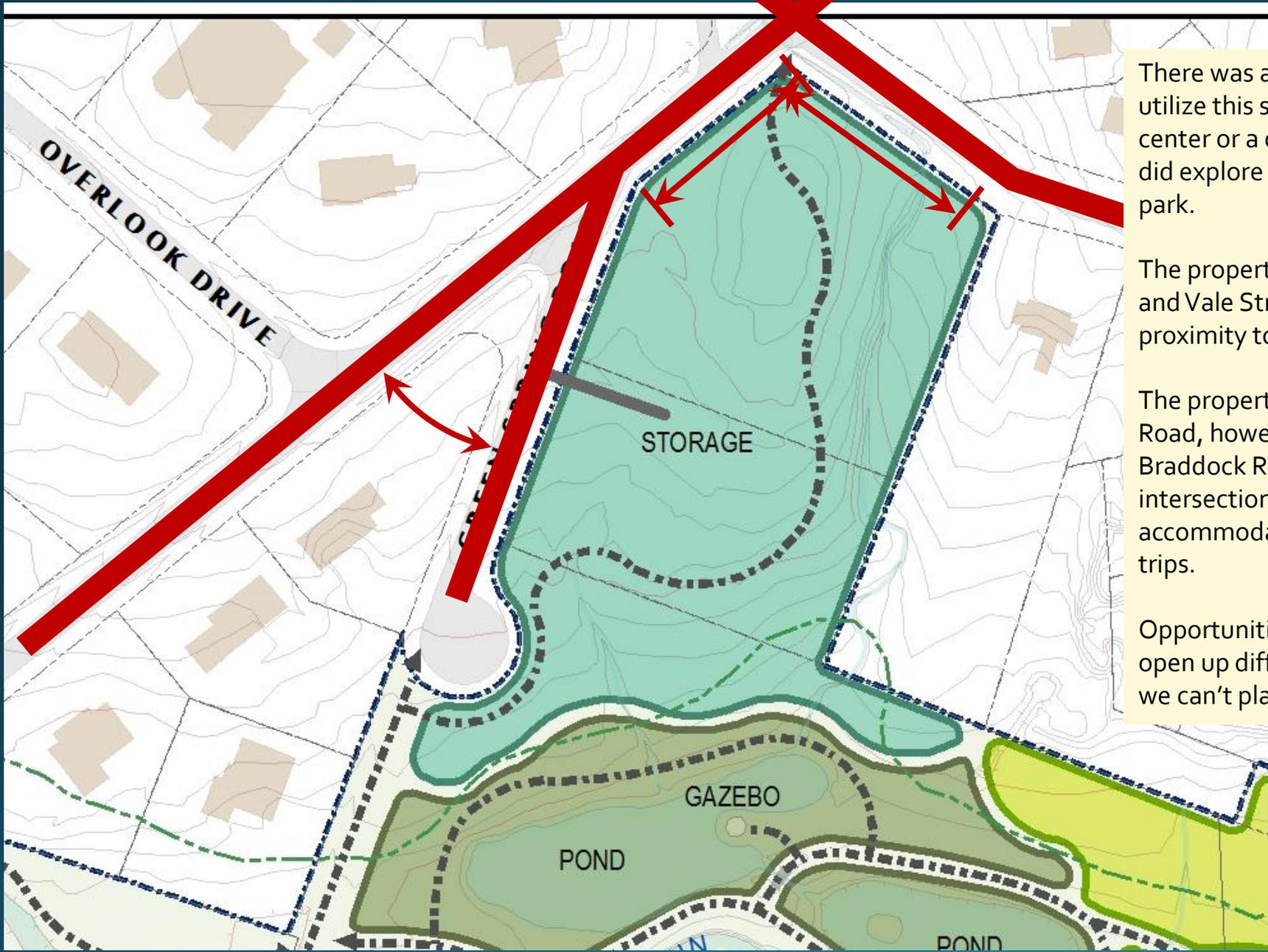
There was also a request to expand on the Natural Interpretive Areas. One part of achieving this is to expand on the area identified for the Native Plant Demonstration Area, reserving a larger area for emphasis on native plantings and the ability to interpret them.

Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area



Also, the northern parcels have been designated as a Nature Interpretation and Program Area, allowing a focus on an upland habitat. A trail connection has been added for program access as well as to enhance connectivity for communities to the north. Some nature programming can occur here but will require attendees to either walk or be shuttled from the main part of the site.



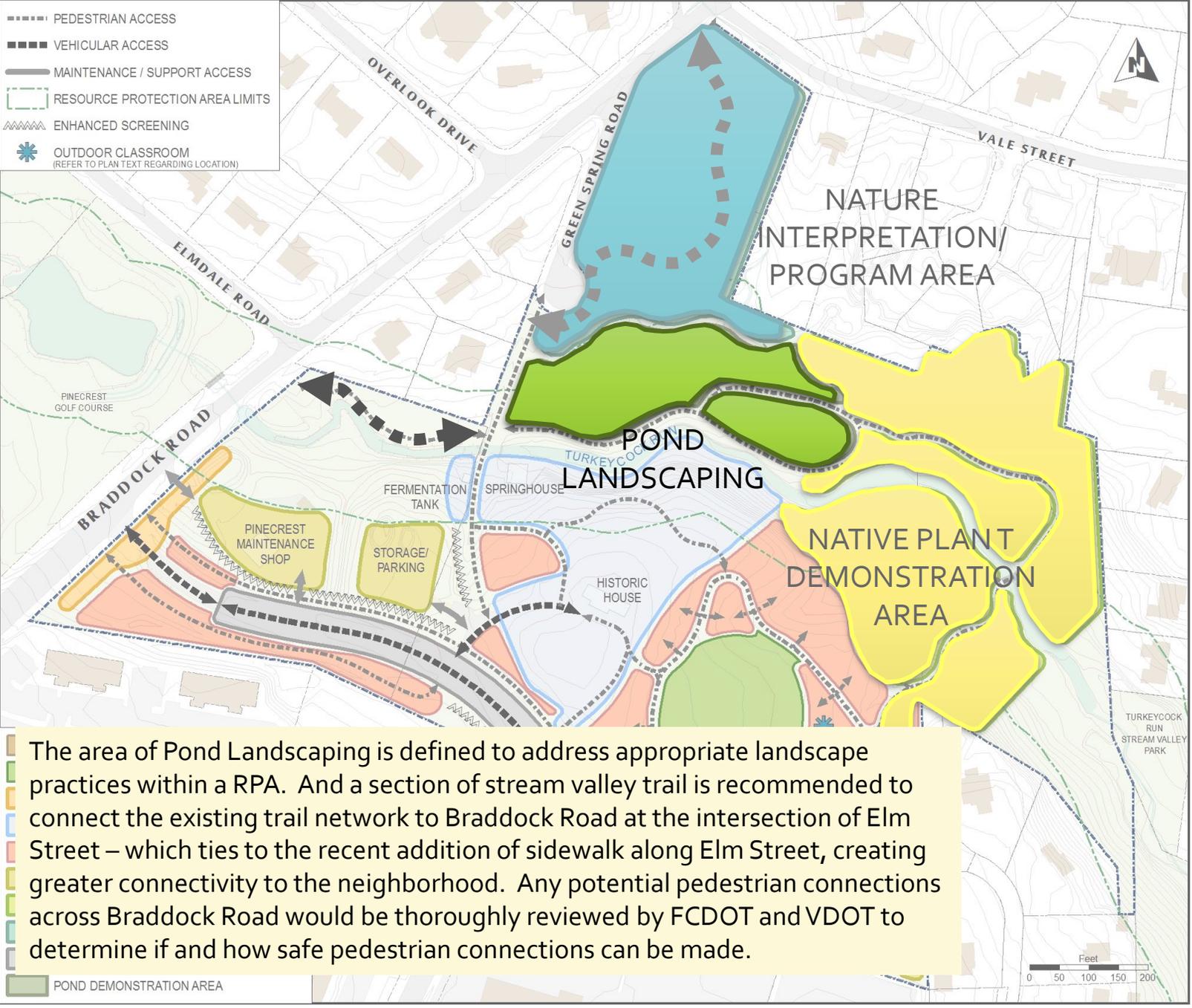
There was a variety of suggestions as to how to utilize this space, including things such as an event center or a café, additional parking, etc. The team did explore a broad range of options across the park.

The property has frontage on both Braddock Road and Vale Street, but very limited and in close proximity to the intersection.

The property also has frontage on Green Spring Road, however, the angle of the intersection with Braddock Road and its proximity to the intersection of Braddock and Vale, would not accommodate any significant increase in vehicle trips.

Opportunities may open in the future that would open up different uses for this site, but currently, we can't plan any intensity of use on this property.

Conceptual Development Plan

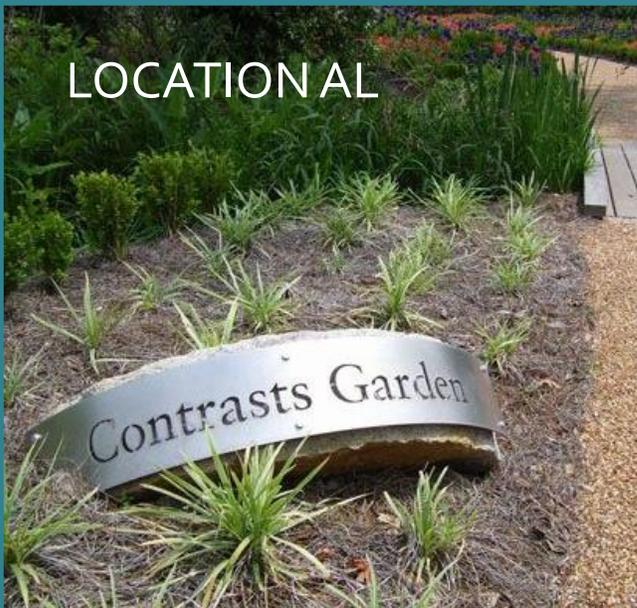


- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area
- Definition of Pond Landscaping Area

The area of Pond Landscaping is defined to address appropriate landscape practices within a RPA. And a section of stream valley trail is recommended to connect the existing trail network to Braddock Road at the intersection of Elm Street – which ties to the recent addition of sidewalk along Elm Street, creating greater connectivity to the neighborhood. Any potential pedestrian connections across Braddock Road would be thoroughly reviewed by FCDOT and VDOT to determine if and how safe pedestrian connections can be made.

■ POND DEMONSTRATION AREA

LOCATIONAL



AUDITORY/SENSORY



Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area
- Definition of Pond Landscaping Area
- Improve Wayfinding and Signage

INFORMATIONAL



DIRECTIONAL



A key aspect to interpret and interconnect all these features will be through wayfinding and interpretive signage.

Ericaceae
WINTERGREEN
Gaultheria procumbens

PLANT IDENTIFICATION



TECHNOLOGICAL



MOVING FORWARD

2015

2016

December						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

The public comment period will remain open until **January 11, 2016**. After January 11, the team will review the comments received and make any necessary adjustment to the plan. It is currently anticipated that the plan will come back to the Park Authority Board for approval in early spring 2016.

CONTACT INFORMATION



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Planning & Development Division, FCPA
12055 Government Center Parkway, Suite 406
Fairfax, Virginia 22035



703-324-8725

Please visit the project website:
<http://www.fairfaxcounty.gov/parks/plandev/green-spring-gardens.htm>