



# **PROPERTY CENTER PLAN**

**INFORMATION MEETING**

**MAY 20, 2010**



# ***HOGGE PROPERTY PARK MASTER PLAN***

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## ***TONIGHT'S AGENDA***

- Welcome / Introductions**
- Fairfax County Park Authority Overview**
- Park Authority Planning Process**
- History of the Site**
- Current Site Conditions**
- Open Discussion**

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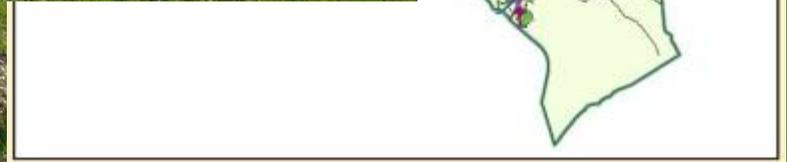
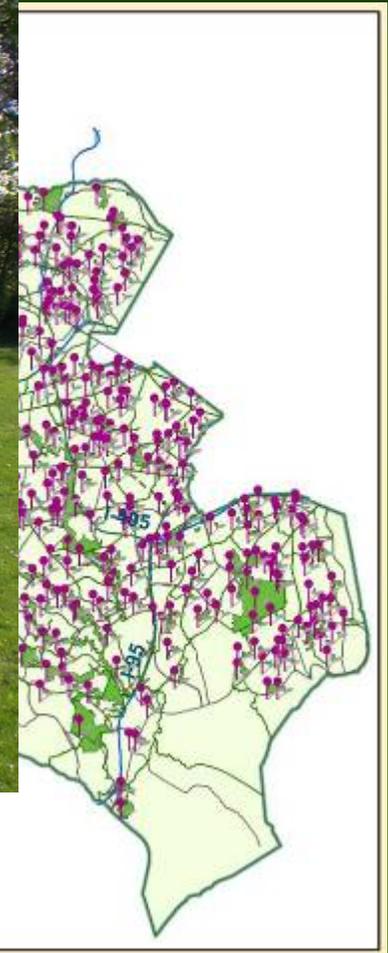
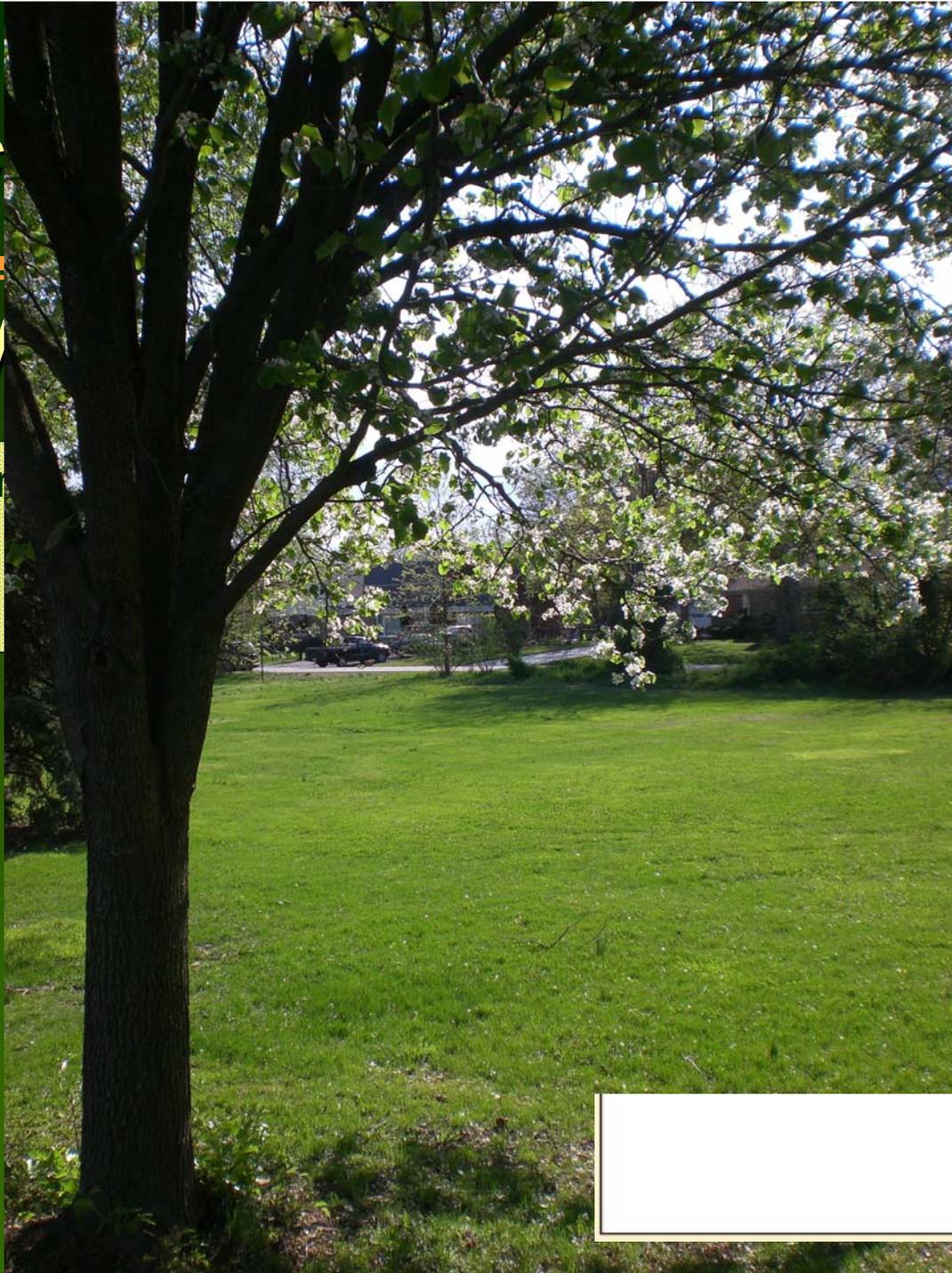
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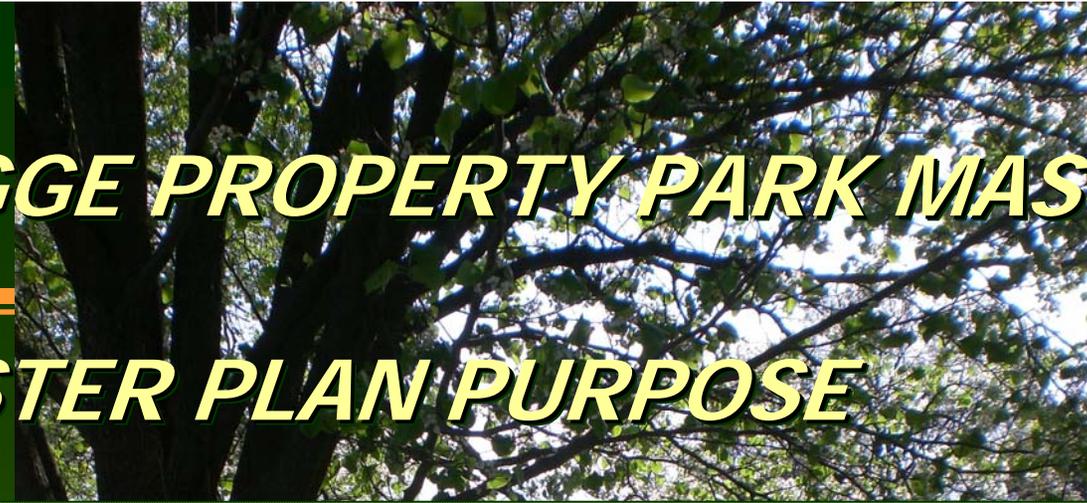
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# ***HOGGE PROPERTY PARK MASTER PLAN***

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## ***MASTER PLAN PURPOSE***

The purpose of a park master plan is to:

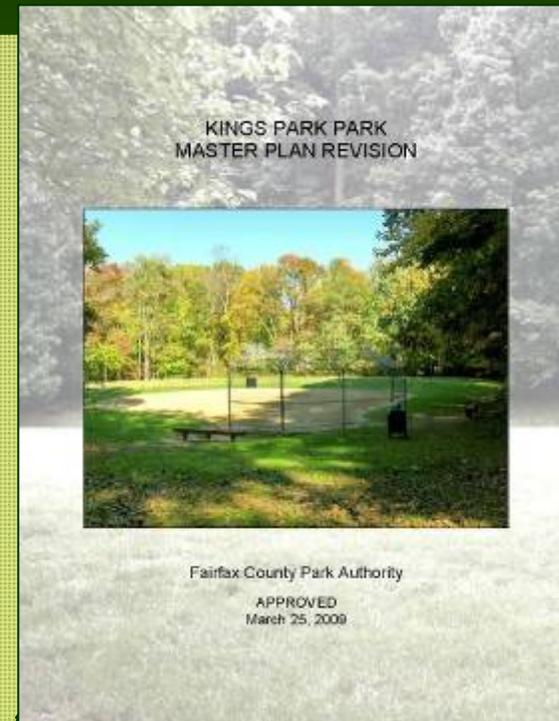
- ❑ Develop a site-specific, long-range vision for the park
  - ❑ Provide a general guide for appropriate park uses
  - ❑ Establish the general location for proposed facilities
  - ❑ Identify resources worthy of protection
  - ❑ Assess site conditions and community concerns
- 

# HOGGE PROPERTY PARK MASTER PLAN

## 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



# *HOGGE PROPERTY PARK MASTER PLAN*

## *MASTER PLAN COMPONENTS*

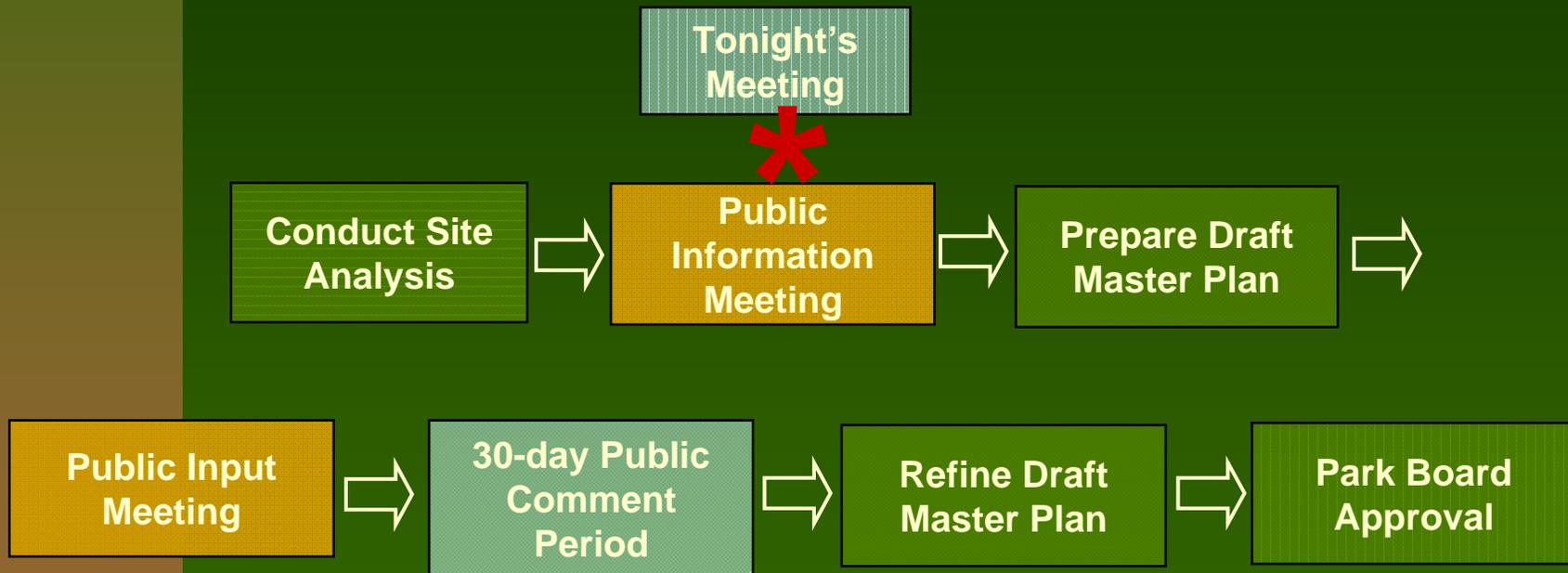
### Conceptual Development Plan (CDP)

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



# HOGGE PROPERTY PARK MASTER PLAN

## MASTER PLAN PROCESS



***Public input is vital to the plan!***

# *HOGGE PROPERTY PARK MASTER PLAN*

## *MASTER PLAN TEAM*

- ❑ Archaeologists
- ❑ Landscape Architects
- ❑ Planners
- ❑ Natural Resource Specialists
- ❑ Operational Specialists
- ❑ Recreation Specialists
- ❑ Park Development Specialists



# *HOGGE PROPERTY PARK MASTER PLAN*

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## *COMMUNITY INPUT*

**PUBLIC INPUT IS A VITAL COMPONENT OF THE MASTER PLAN PROCESS**

OPPORTUNITIES TO BE INVOLVED IN THE PLANNING PROCESS:



E-mail



Telephone



Mail



Public Input Meetings



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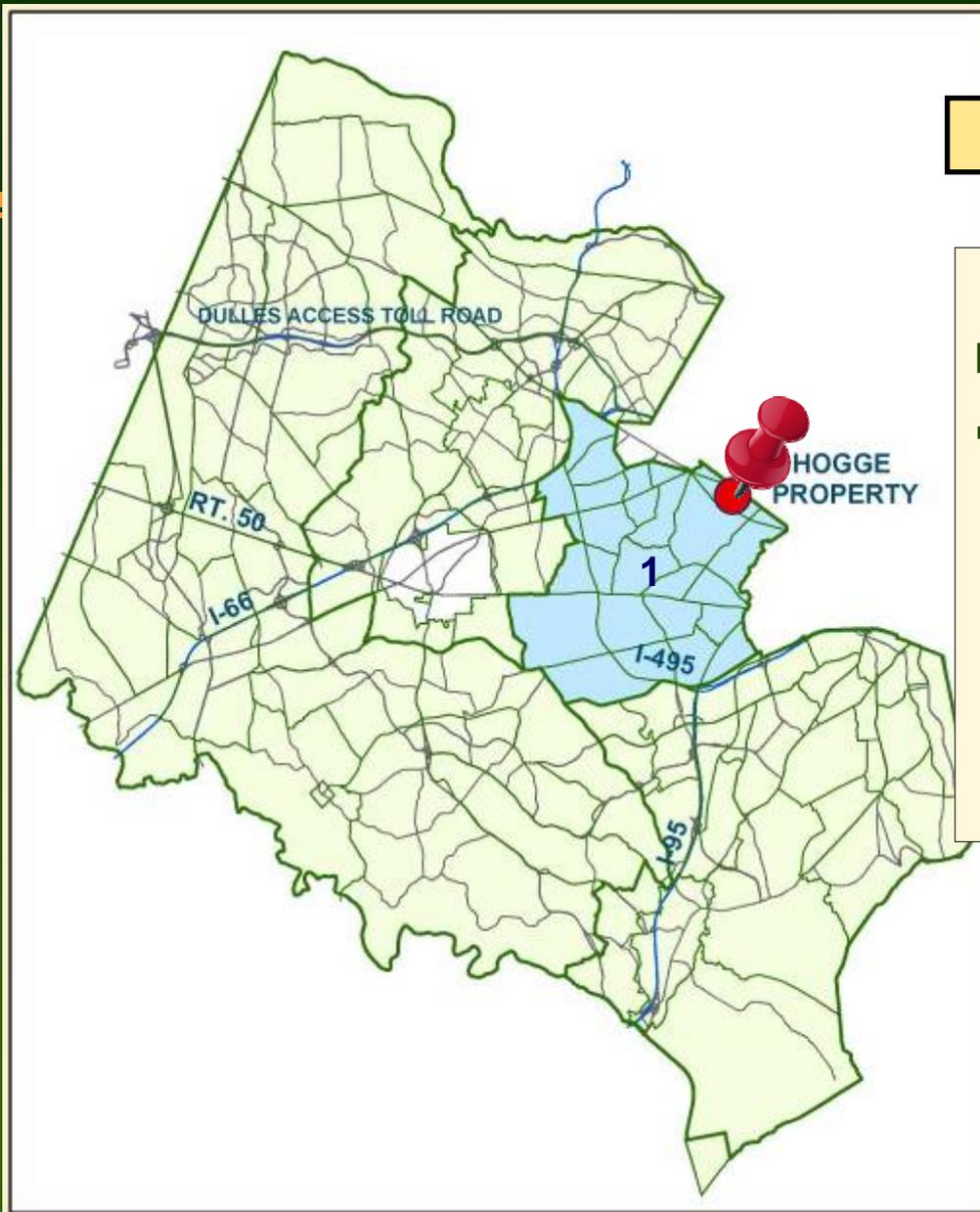


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## SITE LOCATION





**SITE LOCATION**

- PLANNING**
- **PLANNING AREA 1**



## SITE LOCATION

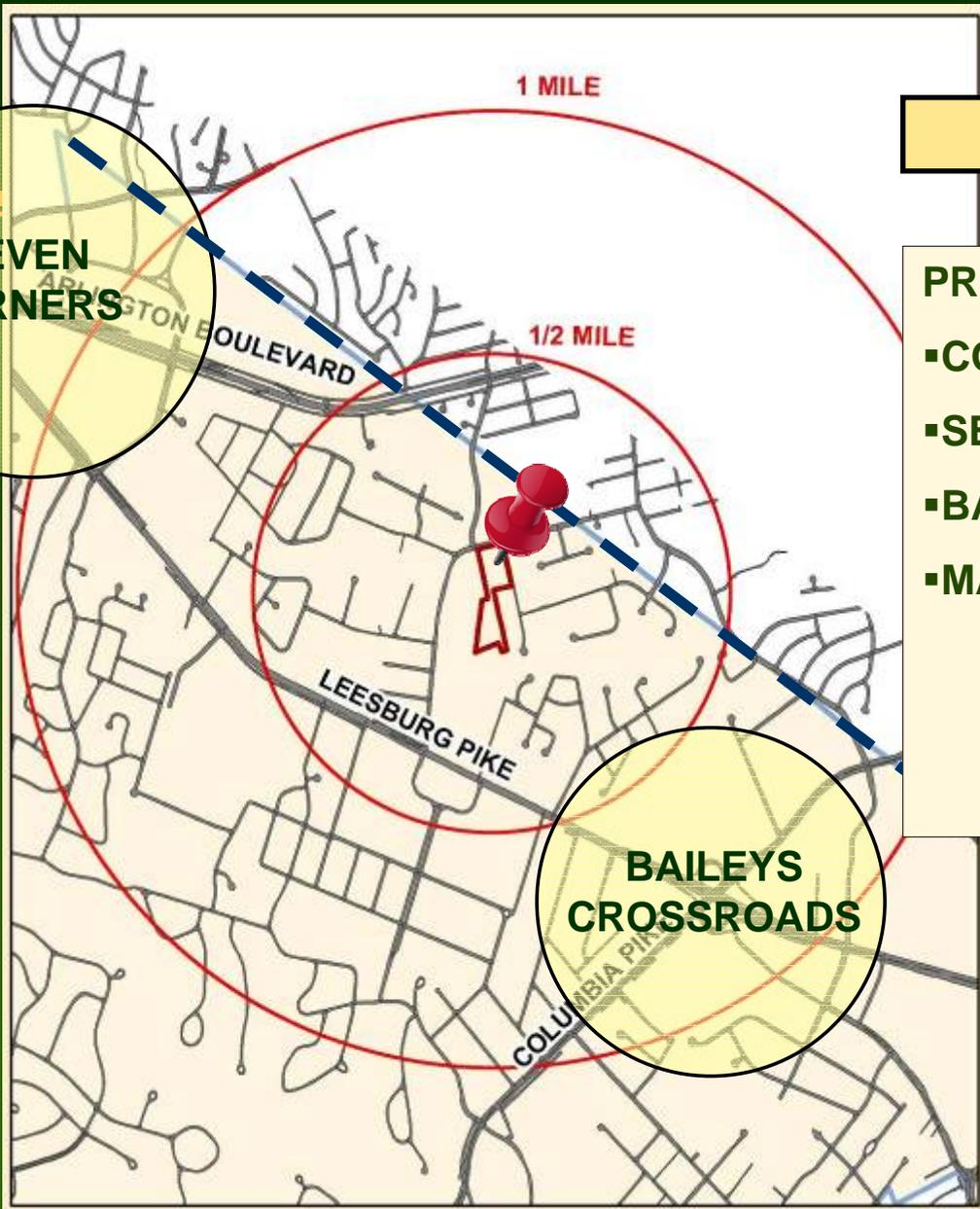
### PLANNING

- **PLANNING AREA 1**
- **BAILEYS PLANNING DISTRICT**



**SITE LOCATION**

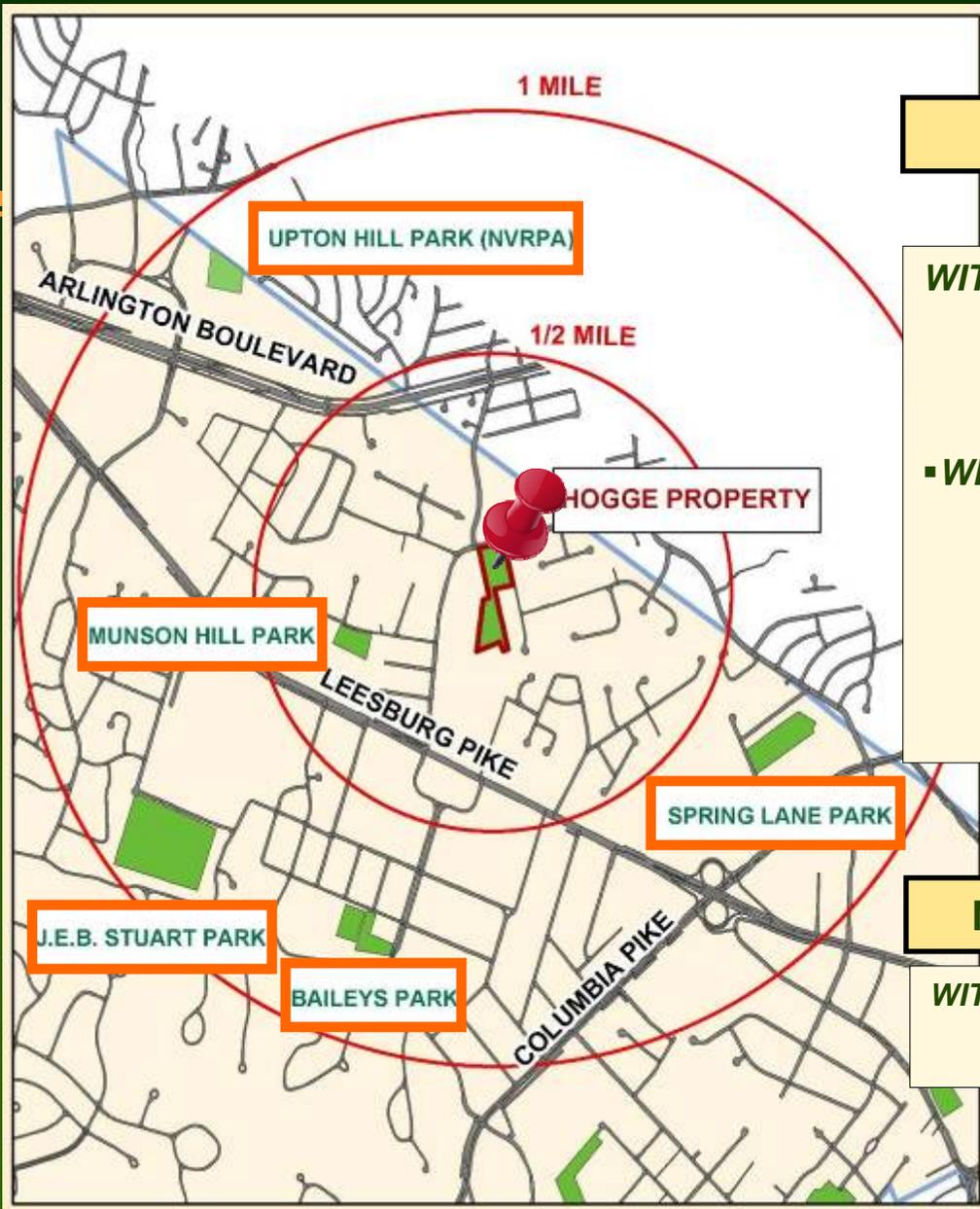
- SUPERVISOR DISTRICTS**
- **MASON DISTRICT**



**SITE VICINTIY**

**PROXIMITY TO:**

- COUNTY BORDER
- SEVEN CORNERS
- BAILEYS CROSSROADS
- MAJOR TRANSPORTATION
  - LEESBURG PIKE
  - COLUMBIA PIKE
  - ARLINGTON BOULEVARD

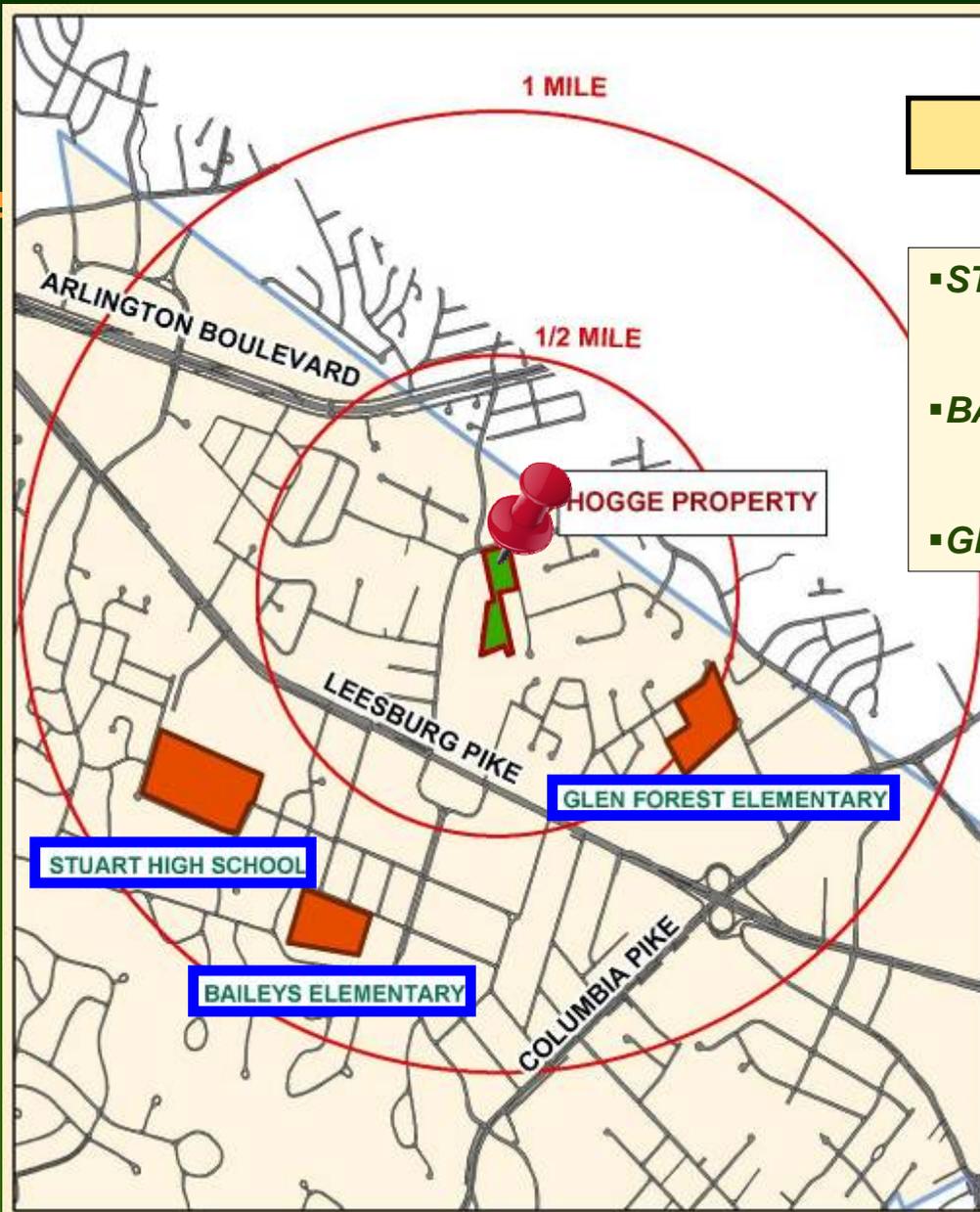


**FCPA PARKS IN VICINITY**

- WITHIN 1/2 OF SITE**
- MUNSON HILL PARK
- WITHIN 1 MILE OF SITE**
- SPRING LANE PARK
  - J.E.B. STUART PARK
  - BAILEY'S PARK

**NON-FCPA PARKS IN VICINITY**

- WITHIN 1 MILE OF SITE**
- UPTON HILL PARK



## SCHOOLS IN VICINITY

- *STUART HIGH SCHOOL*
- *BAILEY'S ELEMENTARY SCHOOL*
- *GLEN FOREST ELEMENTARY SCHOOL*



## AERIAL IMAGERY

1937

The property was owned by John Bradley and his wife Bessie who commissioned the original home on the property around 1930, constructed in the Spanish Colonial style.





**The property was sold to the Heishman family in 1943.**

## AERIAL IMAGERY

1937

- ❑ Glen Carlyn Road is clearly visible
- ❑ The area is rural, predominantly agricultural uses
- ❑ The property is almost entirely cleared of tree cover
- ❑ The driveway from Glen Carlyn with the circular drop-off is already established
- ❑ A house and out-buildings are visible on the site
- ❑ Long Branch stream is visible



The Heishmans divided out several parcels in 1954, known as Heishman's Addition to Glen Acres

## AERIAL IMAGERY

1954

- ❑ Neighborhoods have begun to spring up with adjoining streets
- ❑ A few trees begin to dot the property
- ❑ Suggestion of a fence line becomes more pronounced on the western edge of the property



## AERIAL IMAGERY

1954

The property was sold to the Hogge family in February 1959.

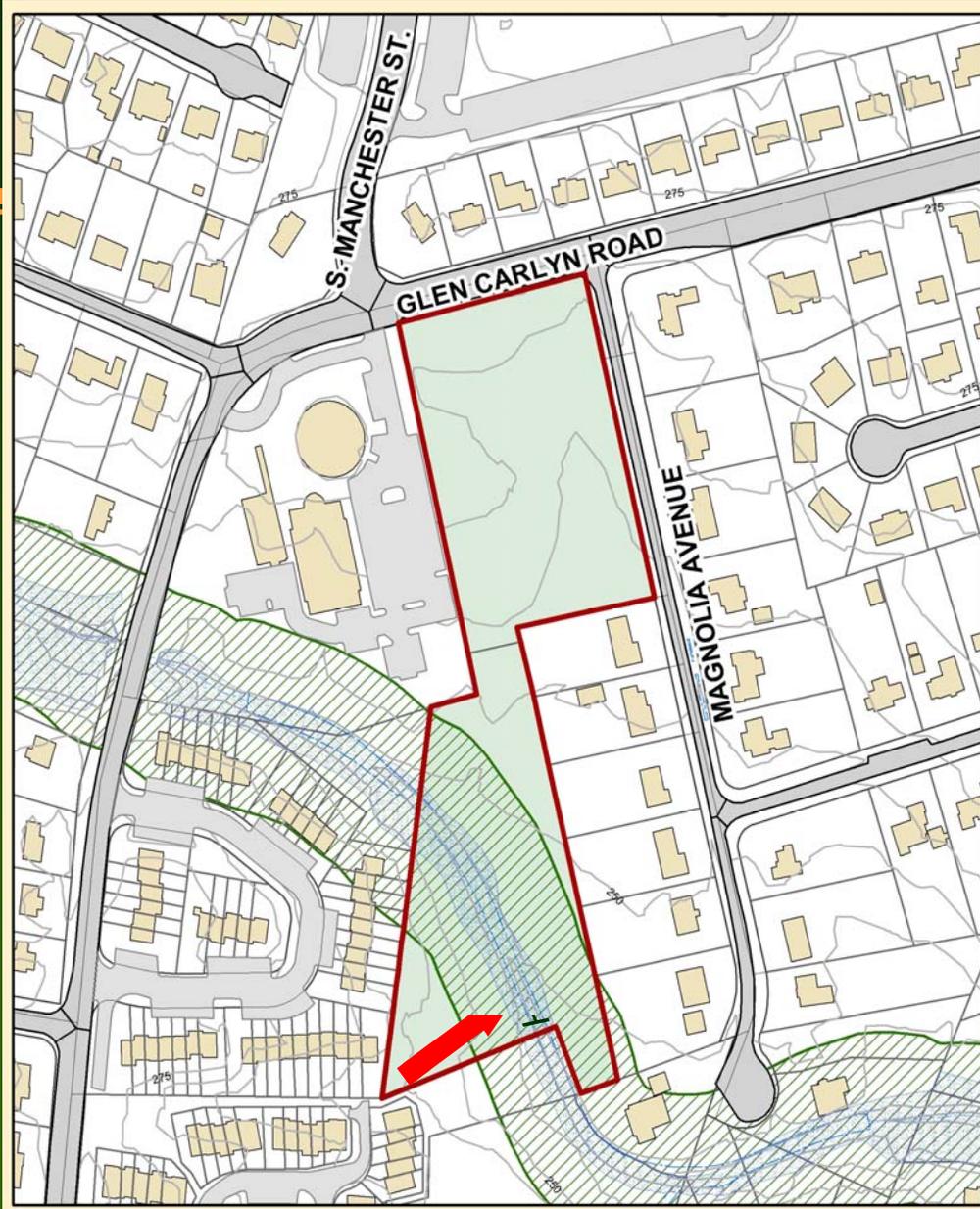
In April 2006, Charlotte Hogge sold the property to the Fairfax County Park Authority for \$5.4 million with retained life estate.



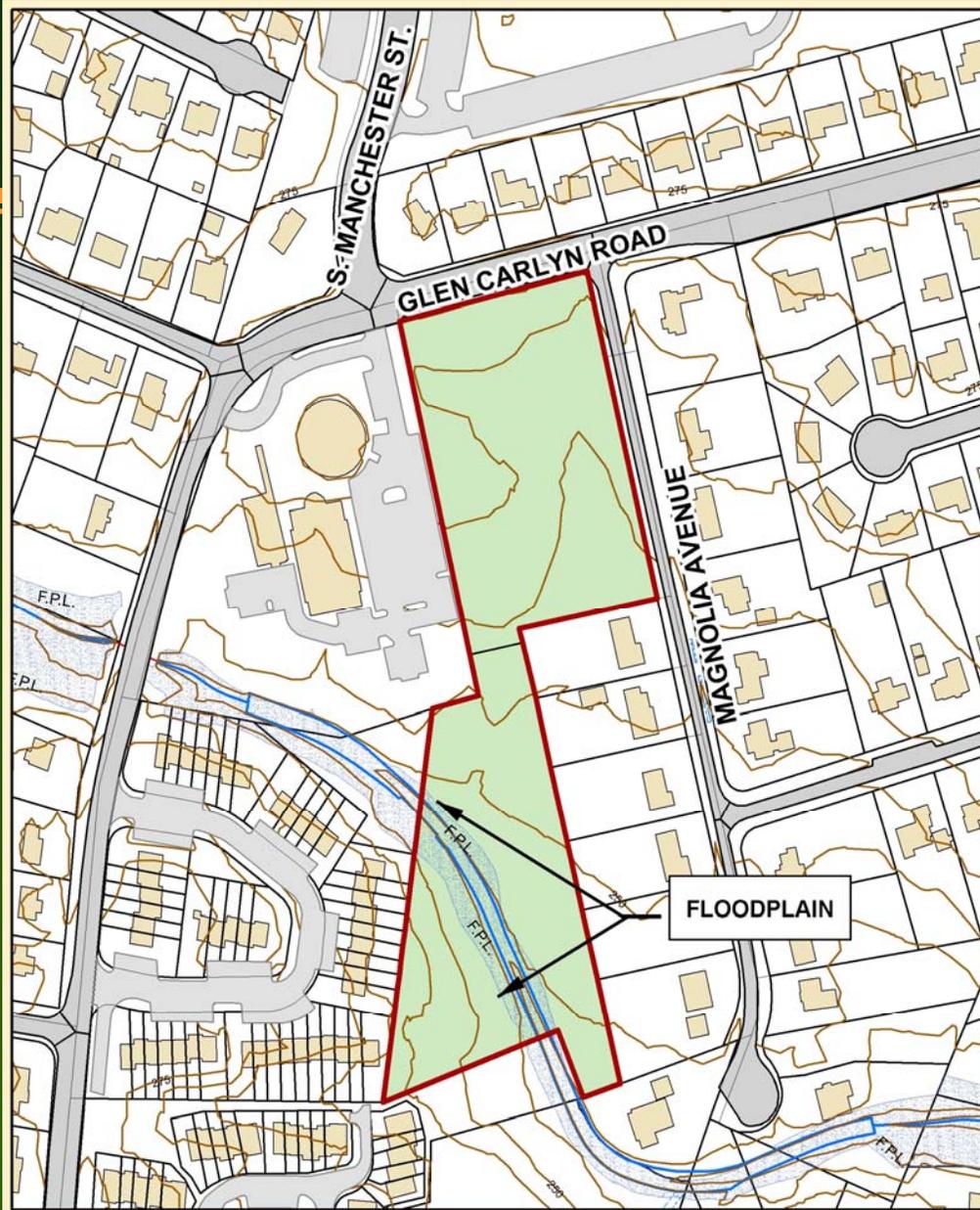
## AERIAL IMAGERY

2009

- ❑ The area is significantly more developed
  - ◆ Single family homes
  - ◆ Townhomes
  - ◆ Multifamily homes
  - ◆ St. Katherine's Greek Orthodox Church
- ❑ Portions of Long Branch have been channelized
- ❑ Some larger trees exist on the property
- ❑ The vegetation on the lower half of the site has grown up



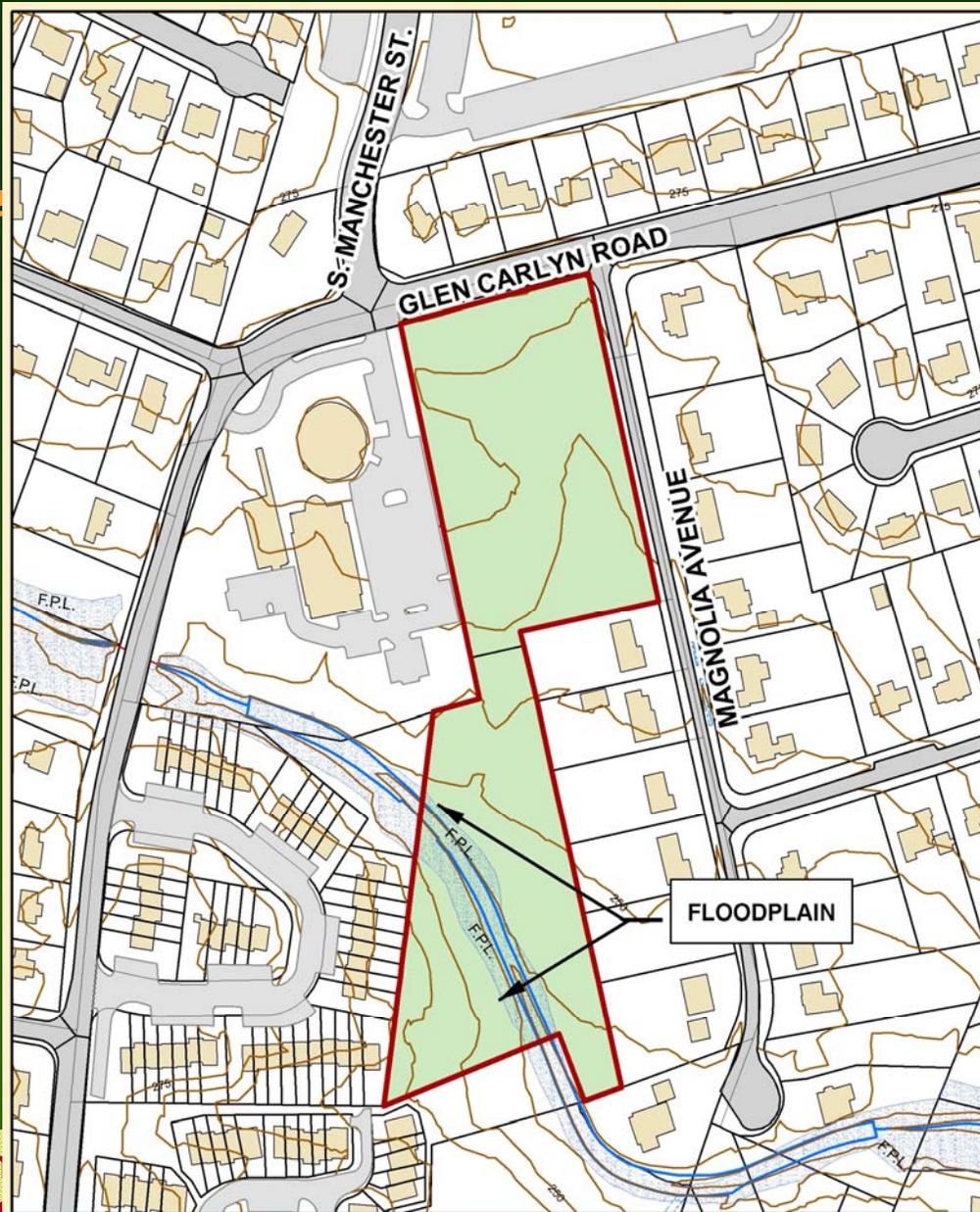
## TOPOGRAPHY



## FLOODPLAIN

## CONCRETE CHANNEL THROUGH FLOODPLAIN





Line within a Resource Protection Area

## RESOURCE PROTECTION AREA

**Resource Protection Areas (RPAs)** are the corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay.

In their natural condition, RPAs

- protect water quality
- filter pollutants out of stormwater runoff
- reduce the volume of stormwater runoff
- prevent erosion
- perform other important biological and ecological functions



## TRANSPORTATION

### Vehicular Access

- Parking demand and associated vehicular trips will be related to the ultimate uses selected for this park
- Existing location of residential driveway access is not acceptable to VDOT for park entry point



**EXISTING DRIVEWAY ENTRANCE  
FROM GLEN CARLYN ROAD**



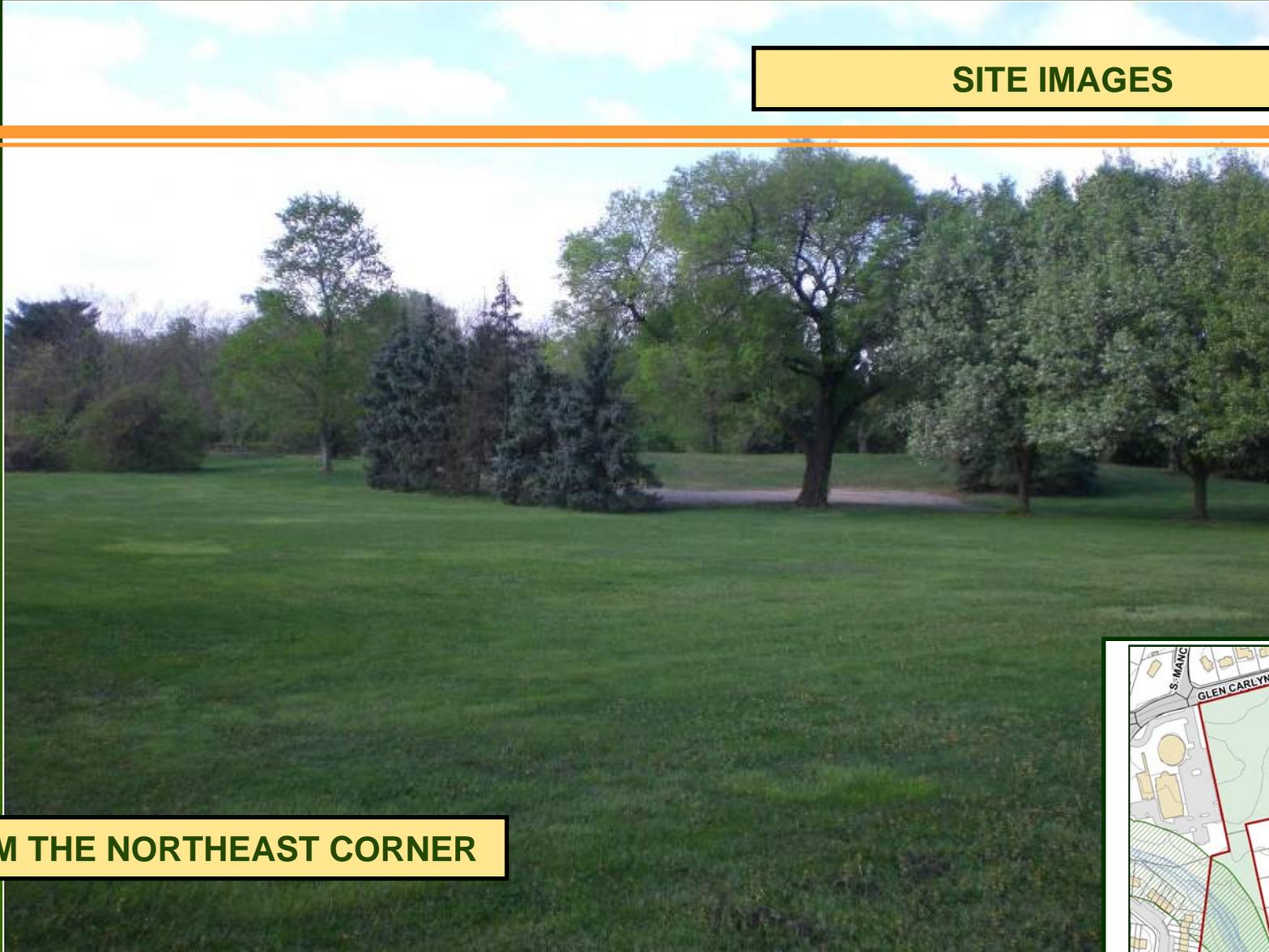
**SITE IMAGES**



**ALONG THE DRIVEWAY**



**SITE IMAGES**



**FROM THE NORTHEAST CORNER**



**SITE IMAGES**



**FROM THE NORTHWEST CORNER**



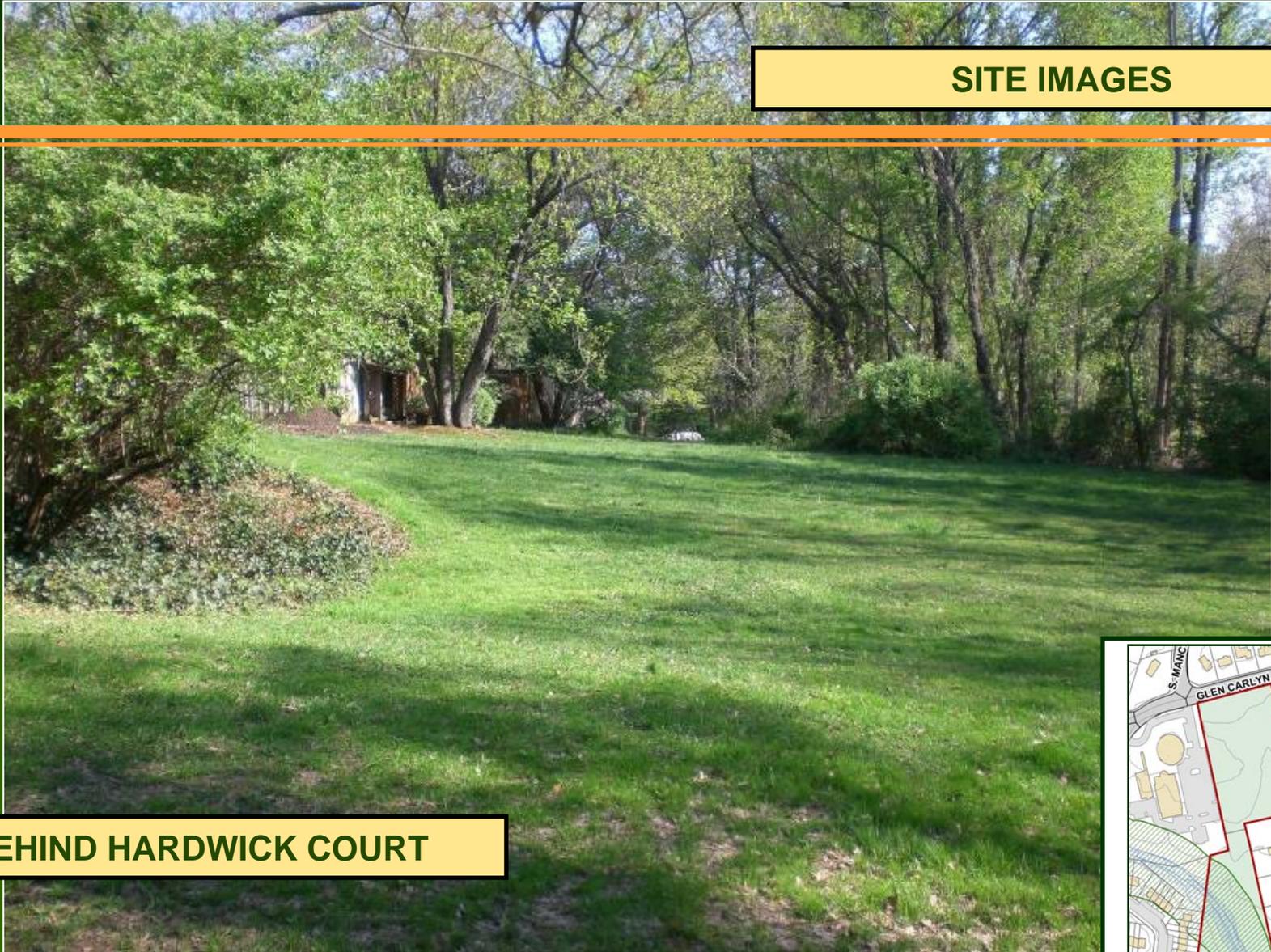
**SITE IMAGES**



**FROM MAGNOLIA AVENUE**



**SITE IMAGES**



**BEHIND HARDWICK COURT**



**SITE IMAGES**



**CONCRETE DRAINAGE CHANNEL  
BEHIND HARDWICK COURT**



# ***HOGGE PROPERTY PARK MASTER PLAN***

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## ***PARK CLASSIFICATION***

### Park Classification System

- ❑ Provides a general framework
- ❑ Intended to guide open space and public facilities planning

### Park Classification provides an indication of:

- ❑ Appropriate uses
- ❑ General park size range
- ❑ Typical facility types
- ❑ General park experience

# ***HOGGE PROPERTY PARK MASTER PLAN***

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## ***PARK CLASSIFICATION***

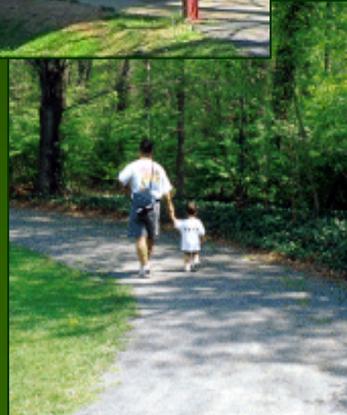
Within this system, the Hogge Property is classified as a  
**LOCAL PARK**

### **LOCAL PARK CHARACTERISTICS**

- ❑ 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

# HOGGE PROPERTY PARK MASTER PLAN

## TYPICAL LOCAL PARK FACILITIES



Facility Type	Local Needs	Parking
Athletic Fields	<input checked="" type="checkbox"/>	<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"/>	
Open Play Area	<input checked="" type="checkbox"/>	
Site Furnishings such as benches or bike racks		

# HOGGE PROPERTY PARK MASTER PLAN

## SPECIALTY USES

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

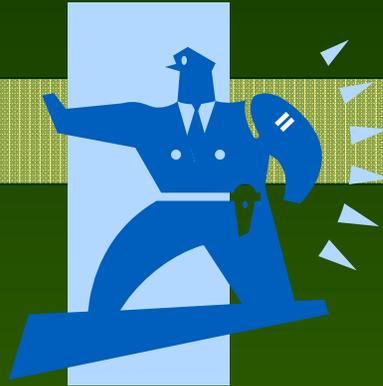


Facility Type	Parking
Thematic gardens-require expert maintenance and care	<input checked="" type="checkbox"/>
Garden plots-needs water and proper sun	<input checked="" type="checkbox"/>
Off leash dog area	<input checked="" type="checkbox"/>
Neighborhood skate spot	<input checked="" type="checkbox"/>

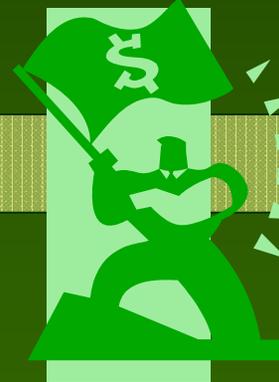
# *HOGGE PROPERTY PARK MASTER PLAN*

## *ISSUES AND CONCERNS*

□ Security / safety



□ Funding



□ Maintenance



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# ***HOGGE PROPERTY PARK MASTER PLAN***

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## ***THE 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

