

Merrilee Park

Merrilee Park

Draft Master Plan

Public Comment Meeting
October 25, 2011

Fairfax County Park Authority

Merrilee Park

Tonight's Agenda

- *Welcome / Introductions*
- *Project Background and Description*
- *Overview of the Draft Master Plan*
- *Moderated Public Comment Period*

Purpose

- *Present the draft master plan to help inform discussion*

Outcome

- *A better plan for Merrilee Park to serve the community*

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Merrilee Park

Project Location



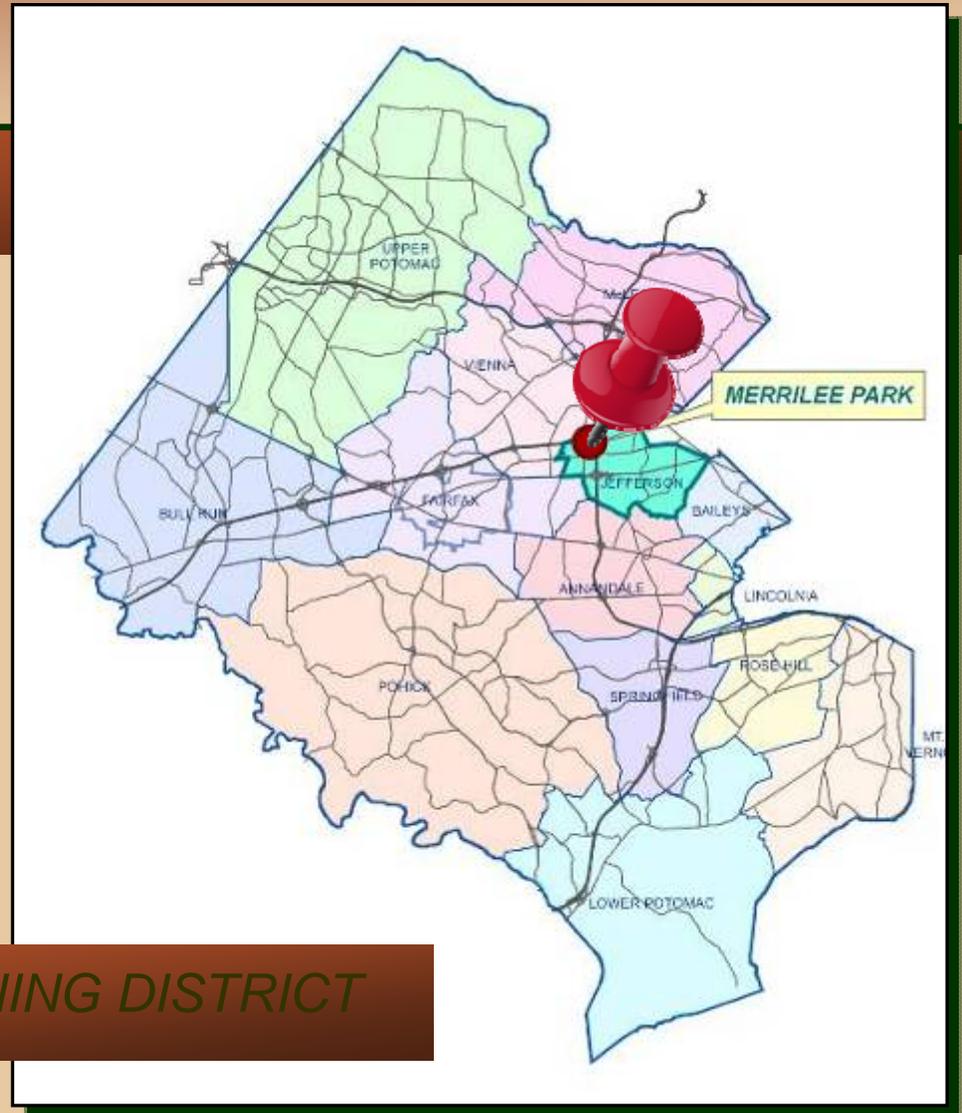
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Project Location



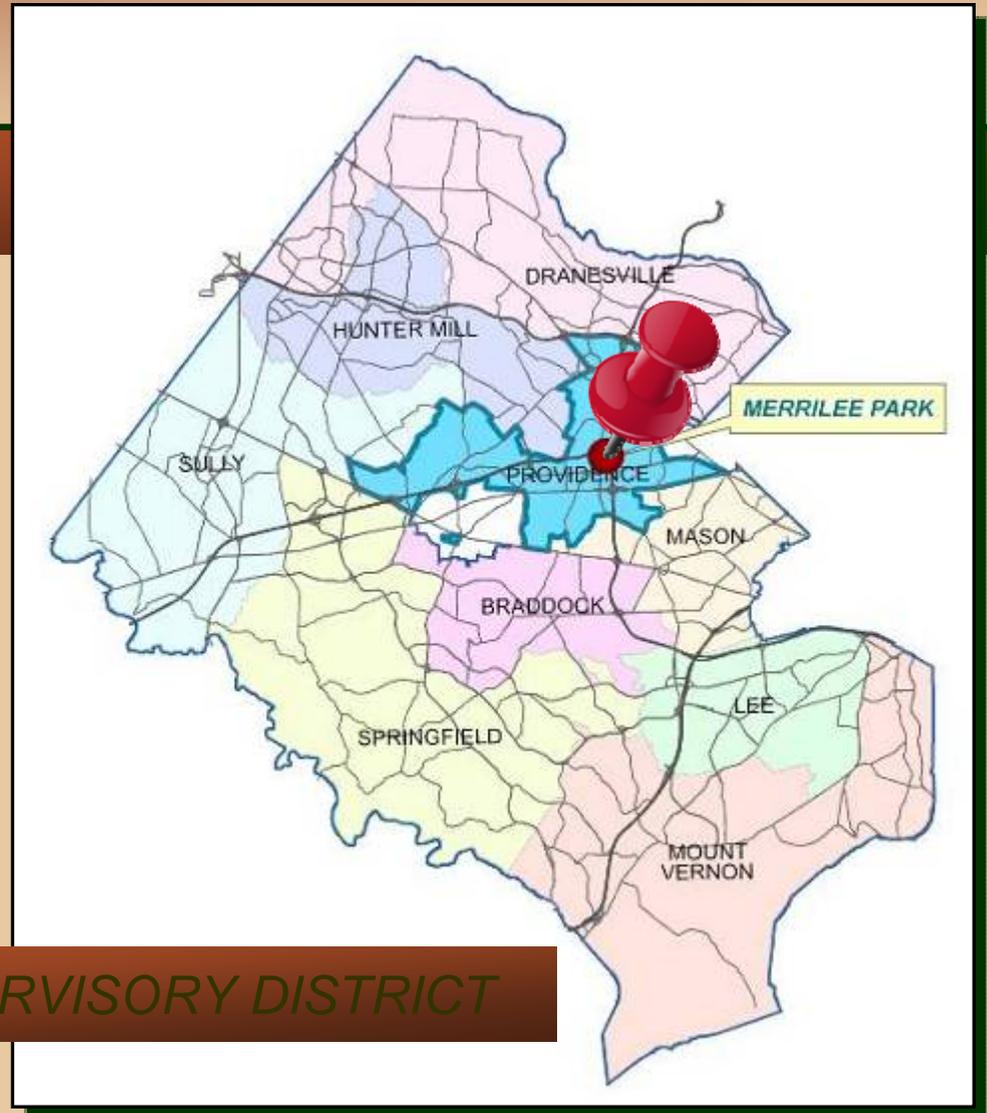
JEFFERSON PLANNING DISTRICT

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Project Location



PROVIDENCE SUPERVISORY DISTRICT

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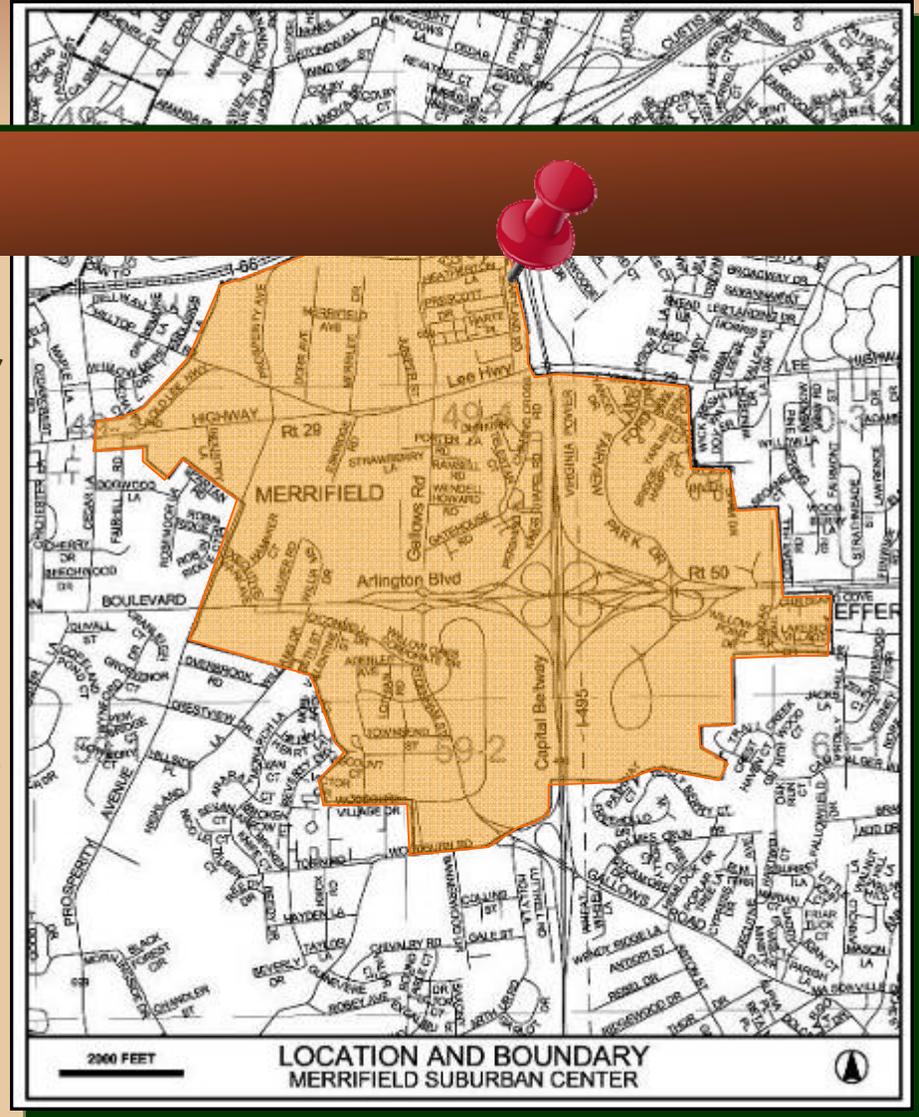
Merrilee Park

Project Location

Merrifield Suburban Center

- *Urban Design*
- *Pedestrian and Open Space Systems*
- *Streetscape Design*
- *Building and Site Design*

Merrilee Park lies within the Merrifield Suburban Center which imposes some very specific design guidelines. So, there are elements that will apply to Merrilee Park that do not apply to other parks in the county.



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Surrounding Development

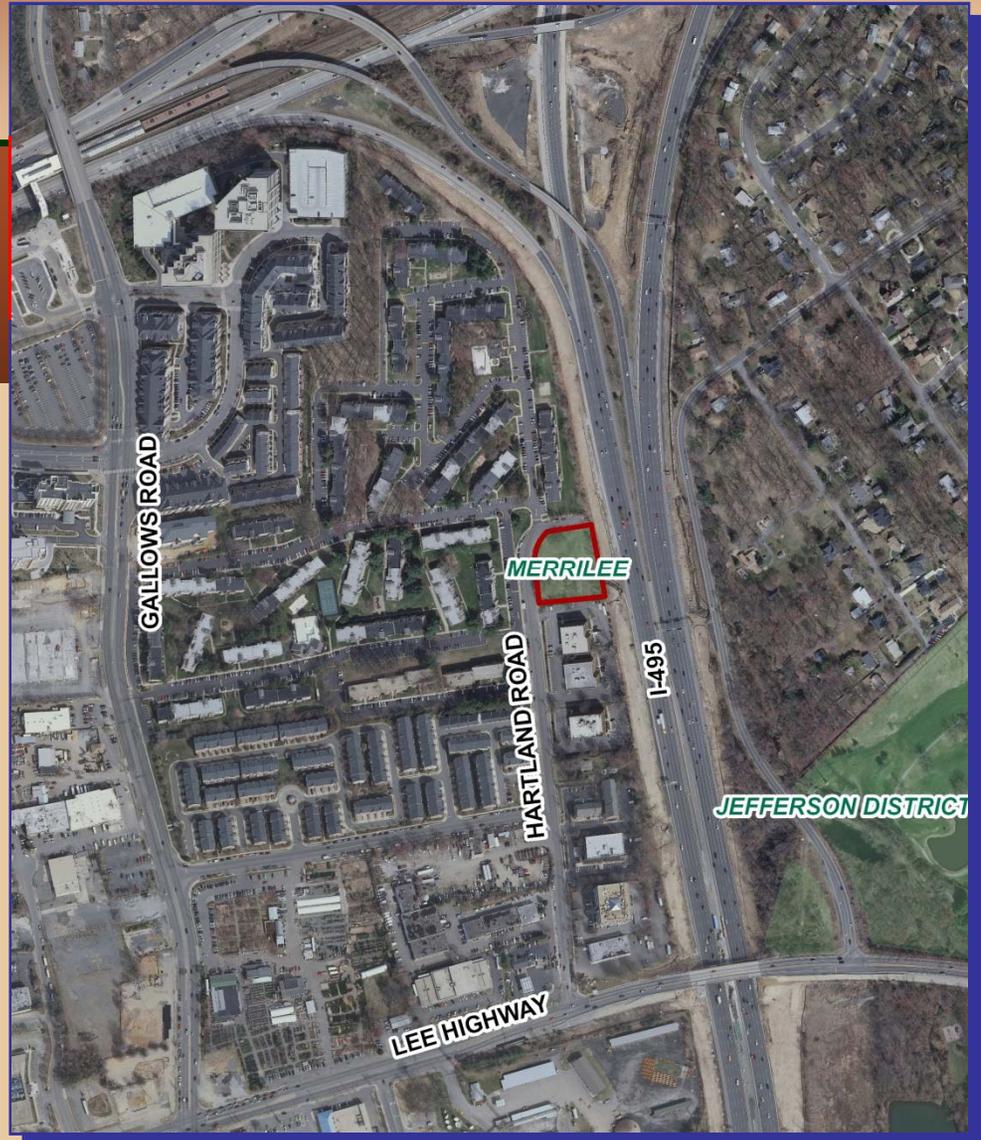
OFFICE

RESIDENTIAL

- Multifamily
- Townhomes

COMMERCIAL

INDUSTRIAL



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Future Planned Development

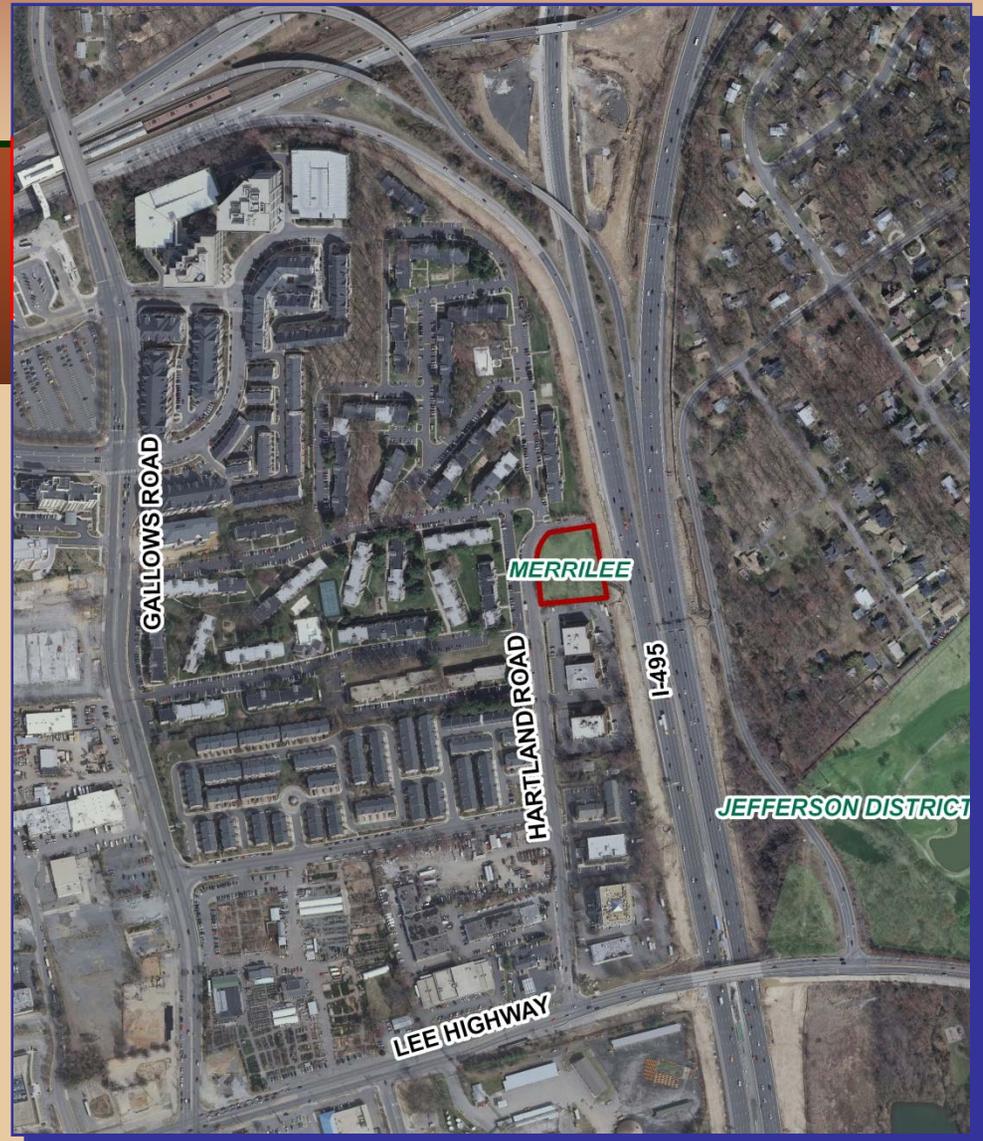
OFFICE

RESIDENTIAL

- Multifamily
- Townhomes

COMMERCIAL

INDUSTRIAL



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Area Parks

**Dunn Loring
Community Park**

Idylwood Park

**Jefferson District
Park**

Lee Landing

Merrifield Park

Pine Spring Park



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Area Schools

Thoreau Middle

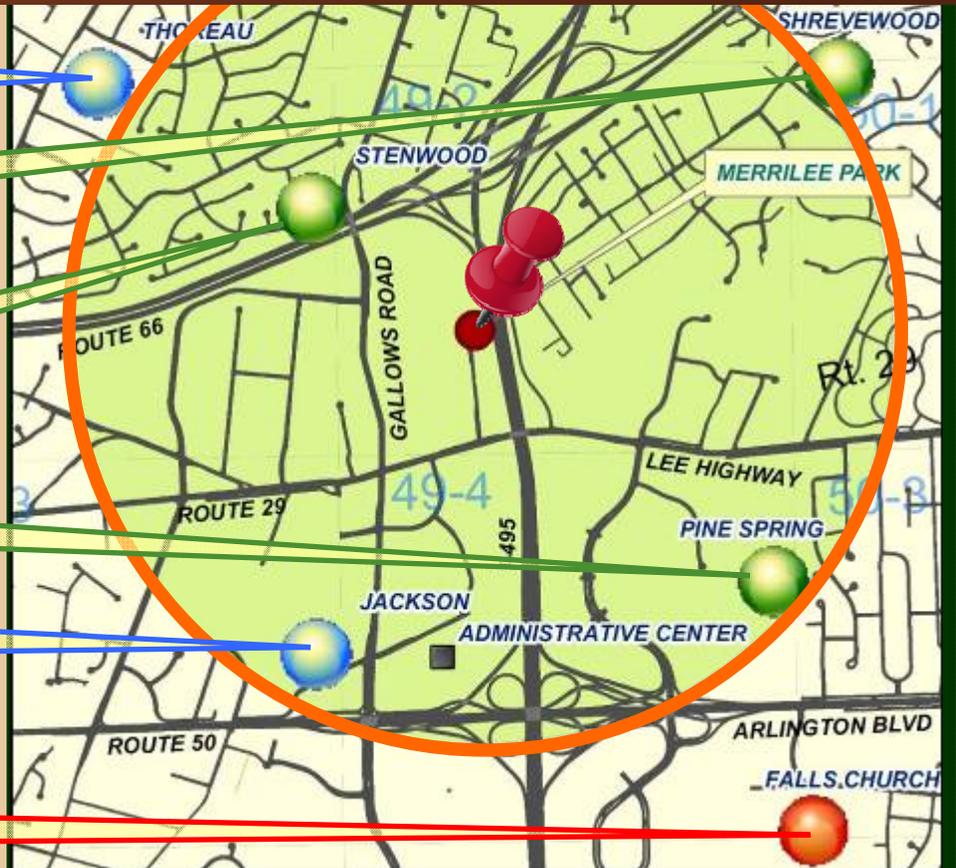
**ShreveWood
Elementary**

**Stenwood
Elementary**

**Pine Spring
Elementary**

**Luther Jackson
Middle**

Falls Church High



In addition to facilities at local parks, a portion of the area's recreational needs are met through facilities at local schools. .

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Merrilee Park

1937

Site History



We can get a sense of the site's history looking back at some old aerial photographs of the property.

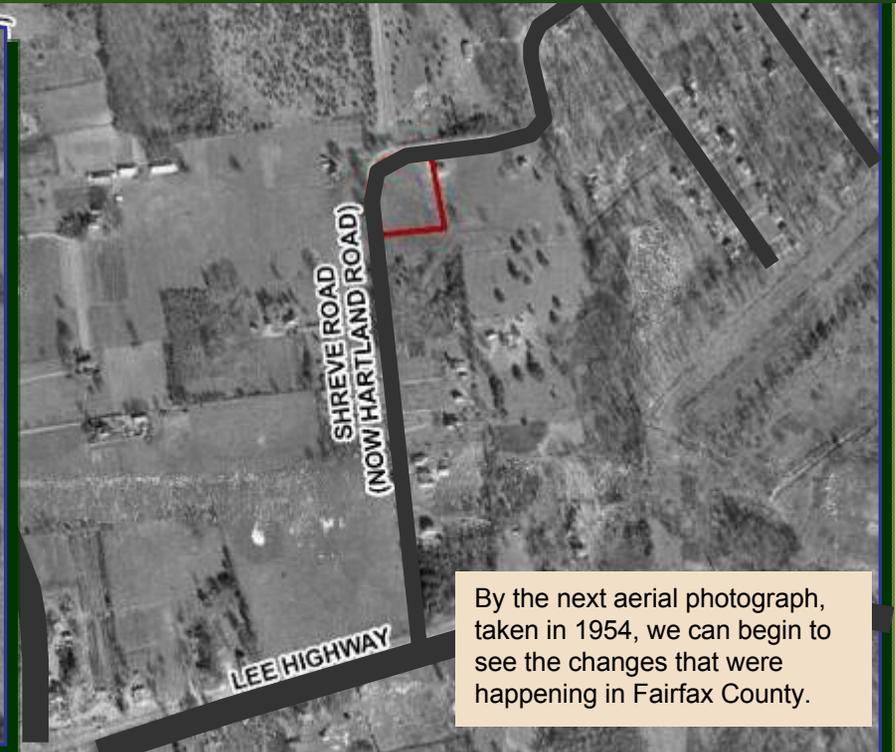
In this photo from 1937, the area's agricultural past is evident.

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Merrilee Park

1954

Site History



By the next aerial photograph, taken in 1954, we can begin to see the changes that were happening in Fairfax County.

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Merrilee Park

1997

Site History



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Merrilee Park

2009

Property Background



- 2733 Hartland Road
Falls Church, VA
- Zoned R-3
- 1.1± Acres

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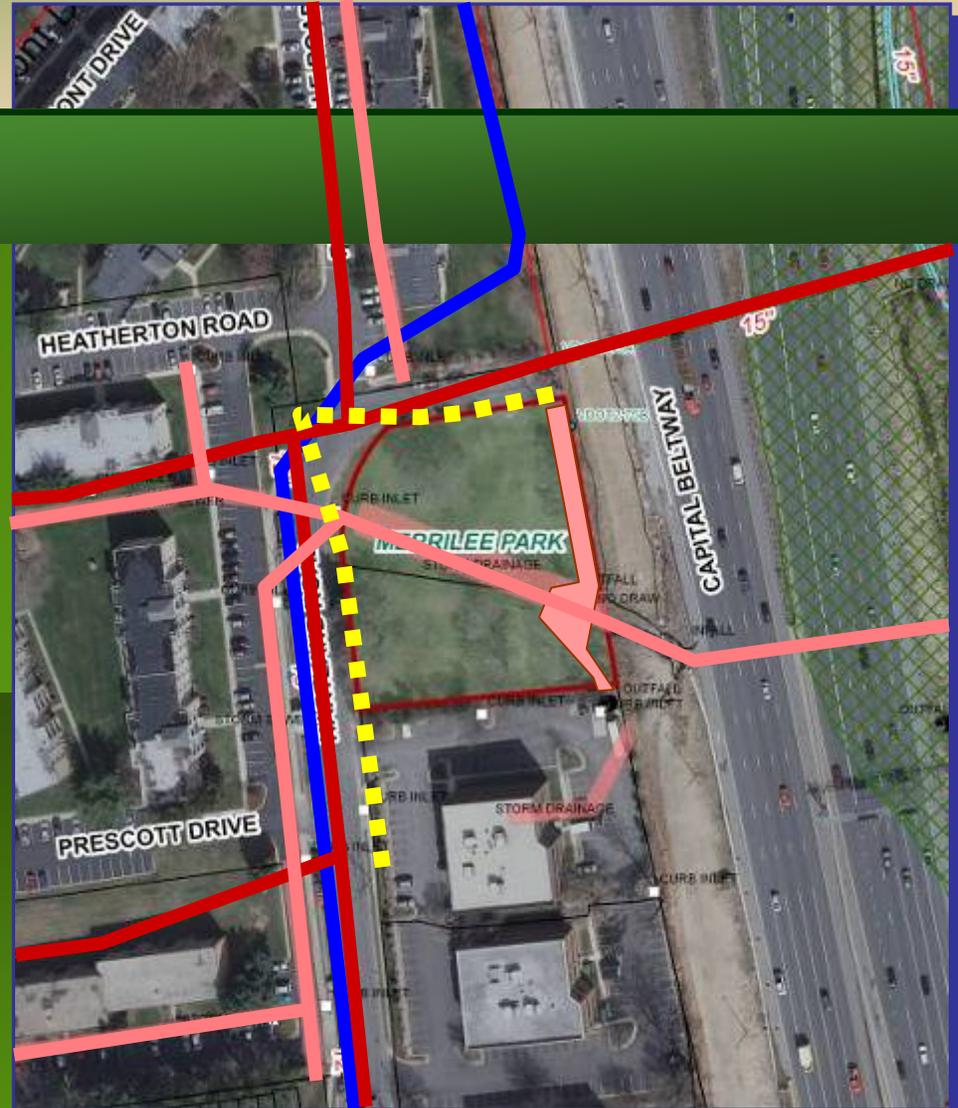


Site Conditions

Existing Utilities

- Water Lines
- Sanitary Sewer
- Overhead Power
- Storm Sewer

Related to all the surrounding development, numerous utility lines exist which could serve or impact site development



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Site Conditions

Hot Lane Impacts

- Easements
- Drainage
- Impacts to Existing Vegetation

■ Sound Walls

■ Noise

There are a series of impacts to Merrilee Park related to the adjacent HOT Lanes construction



EASEMENTS



DRAINAGE



IMPACTS TO VEGETATION



NOISE



SOUND WALLS

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Site Conditions

Access

- *Pedestrian oriented*
- *Limited vehicular access from Hartland Road*

Related to the character of the Merrifield Suburban Center and the context of the site, Merrilee Park will largely be accessed by pedestrians.

The suburban center guidelines emphasize the importance of pedestrian connectivity.



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The site generally slopes from all corners towards the south east where it is picked up in a culvert that runs under the beltway. The gradient across the site is fairly gentle

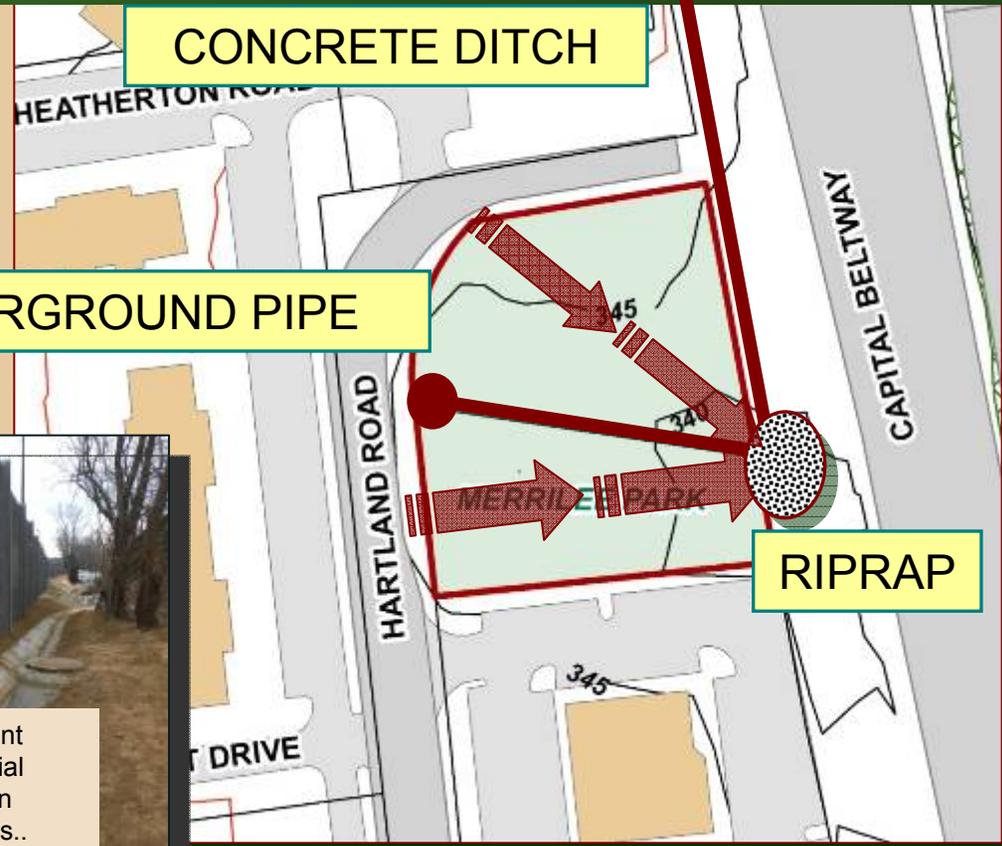
Site Conditions

Topography & Drainage



UNDERGROUND PIPE

Storm drainage facilities for the adjacent HOT Lanes construction create potential hazards to park patrons. The park plan should protect visitors from these areas..



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Site Photographs



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Site Photographs



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Merrilee Park

Site Photographs



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Merrilee Park

Public Outreach

- ❑ *Public Information Meeting / April 25, 2011*
- ❑ *Community Meeting with residents of Merrifield at Dunn Loring Station apartments / May 18, 2011*
- ❑ *Meeting with members of the Greater Merrifield Business Association / July 7, 2011*
- ❑ *Merrifield Fall Festival / October 15, 2011*

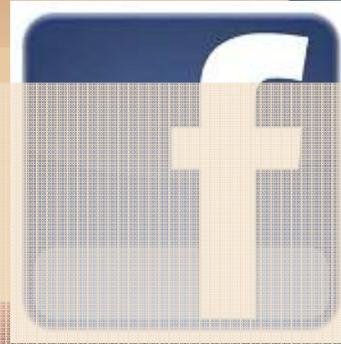


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Public Outreach

- Mail
- E-mail
- Telephone
- Facebook
- Project Web Page



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Special Opportunity for Community Input . . .

. . . HELP US NAME THIS PARK!

- *Merrilee Park was assigned as a “placeholder” name to be reconsidered as part of the master plan process*
- *Merrilee Park is not located on Merrilee Drive and may be confusing*
- *Suggestions were sought as part of outreach*
- *Few names have been suggested that meet the criteria of the Park Policy Manual*

Suggest the winning name . . .

*. . . and win a **“Great Park, Great Communities”** T-shirt!*

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Merrilee Park



What we heard from the community . . .

- ***Emphasize pedestrian orientation, access and safety***
- ***Serve surrounding residential and office communities***
- ***Maintain clear lines of sight to enhance security***
- ***Serve the diverse demographics of the neighborhood***
 - *Benches for pedestrians*
 - *Surfaces for walking, jogging, bike riding for small children*
 - *Picnic area for residential and office users*
 - *Skate spot features for teens*
 - *Basketball courts for youth*
 - *Playground facility (was recommended after draft plan was published)*

was evaluated with consideration of . . .

- ***Recreational needs of Providence District community***
- ***Site Conditions***

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Merrilee Park Conceptual Development Plan

Plan Elements

The master plan team evaluated citizen input in balance with the existing site conditions to develop the draft plan.

The focus of the design was to, in some small way, address the varied needs of the community within this rather diminutive park.



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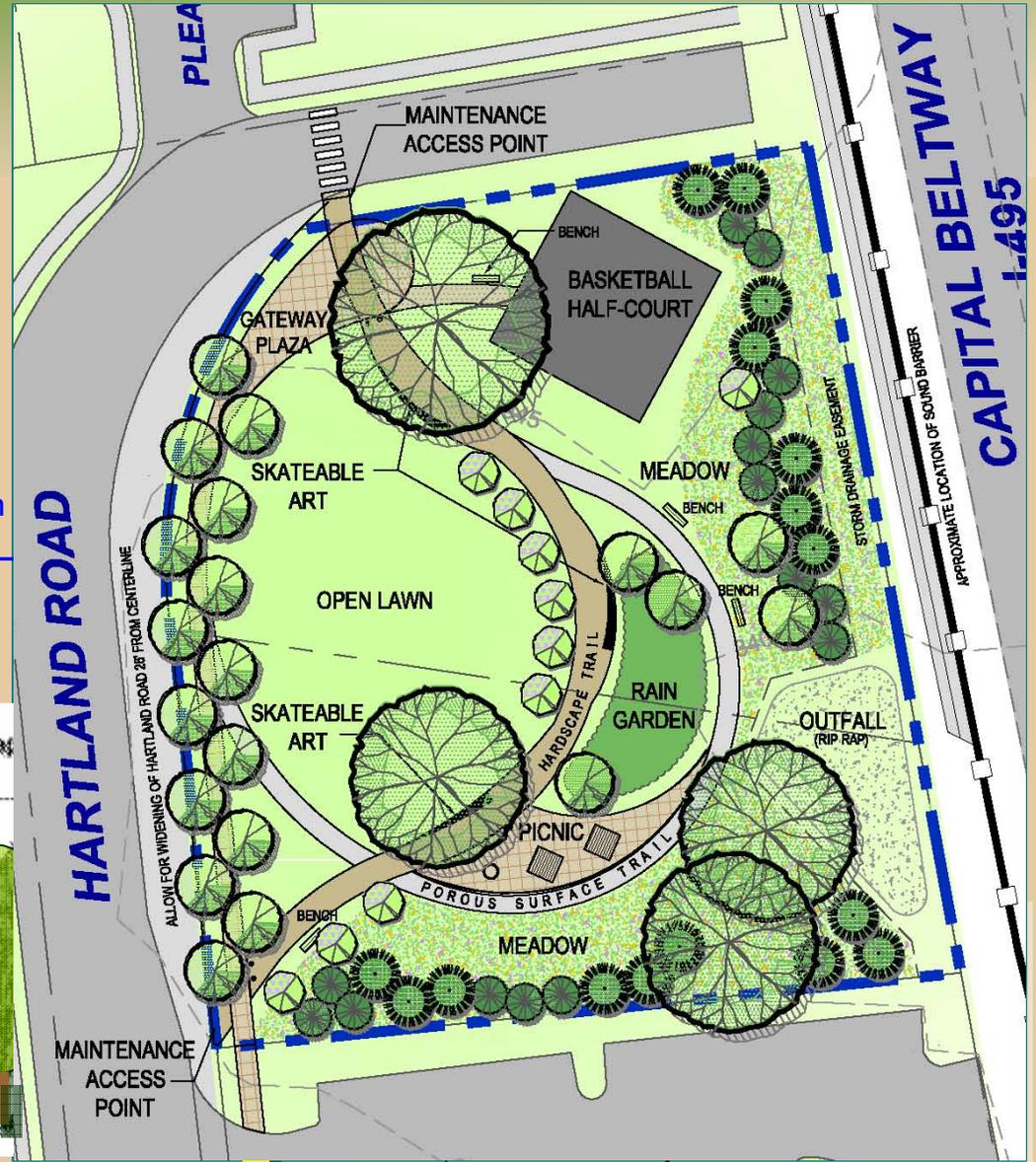
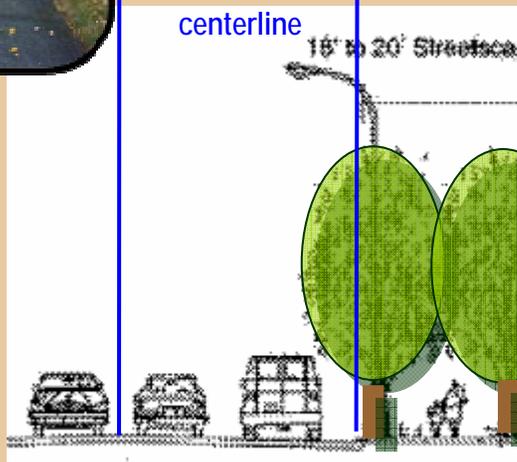
Merrilee Park

Streetscape Design



Street Widening
Pedestrian Zone

1/2 of 4-lane section
26' from centerline



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Merrilee Park

- Streetscape Design
- Pedestrian Access

Based on the guidance of the Comprehensive Plan and comment from the community, Merrilee will function as a pedestrian park. This speaks to both how people will access the park and move within it. Therefore, the trail system associated with the Merrilee Park design forms the structure or the “bones” of this park.

■ Hartland Road Streetscape

8' wide trail along Hartland as prescribed in the Comprehensive Plan. Completes an important north-south pedestrian connection

■ Entry Plaza/Signage

The concept plan envisions this sidewalk broadening to create an entry plaza near the bend of Hartland Road to create a gateway entry to the park. This plaza should include signage and potentially placemaking elements such as public art or water feature.

■ Hardscape Trail

Serves as the primary pedestrian route within the park
Provides access to all park elements

■ Porous Pavement Trail

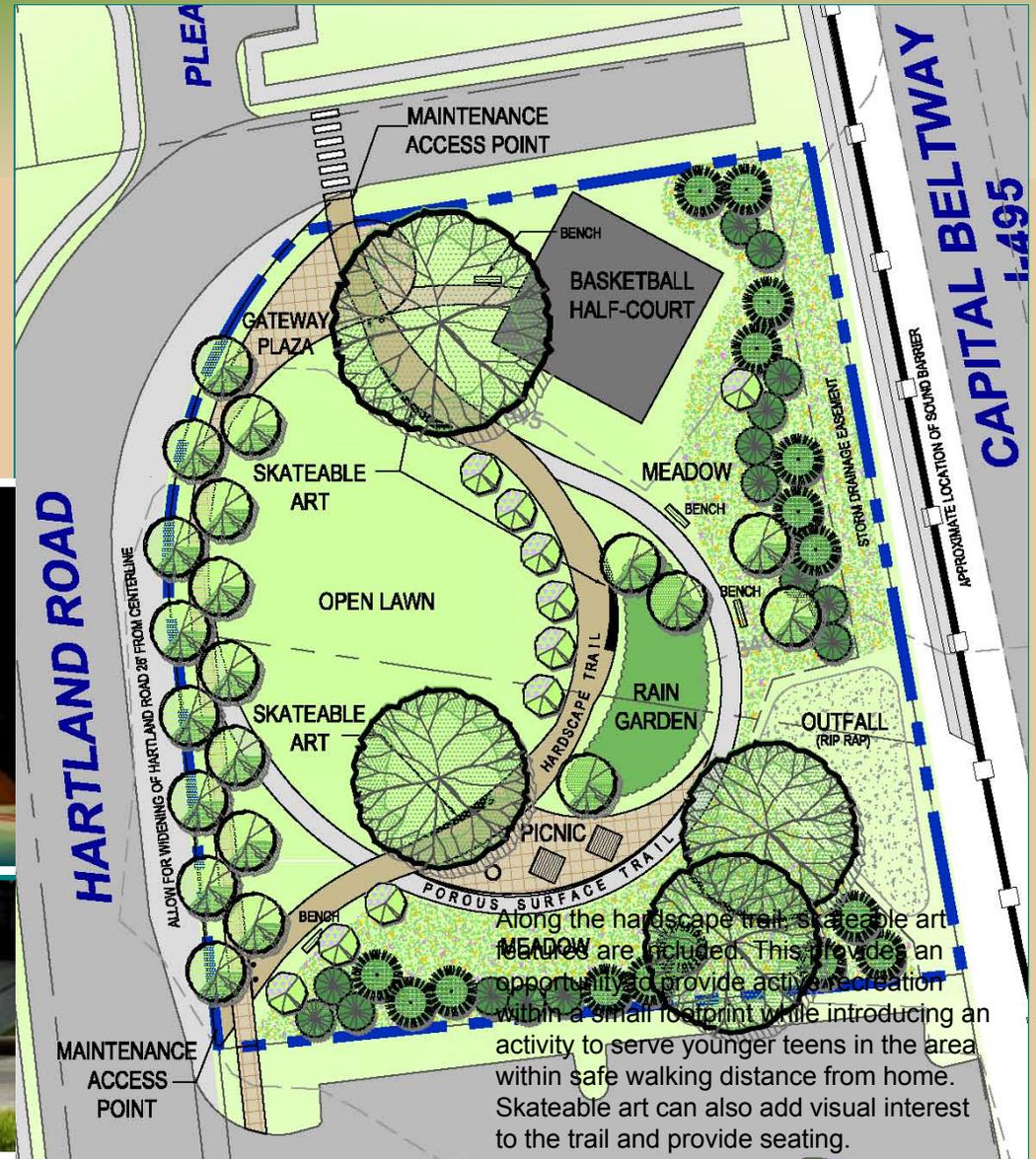
Secondary pedestrian route
Offers a range of textural, pedestrian experience within the small park
Frames and helps form the rain garden area



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Merrilee Park

- Streetscape Design
- Pedestrian Access
- “Skateable” Art

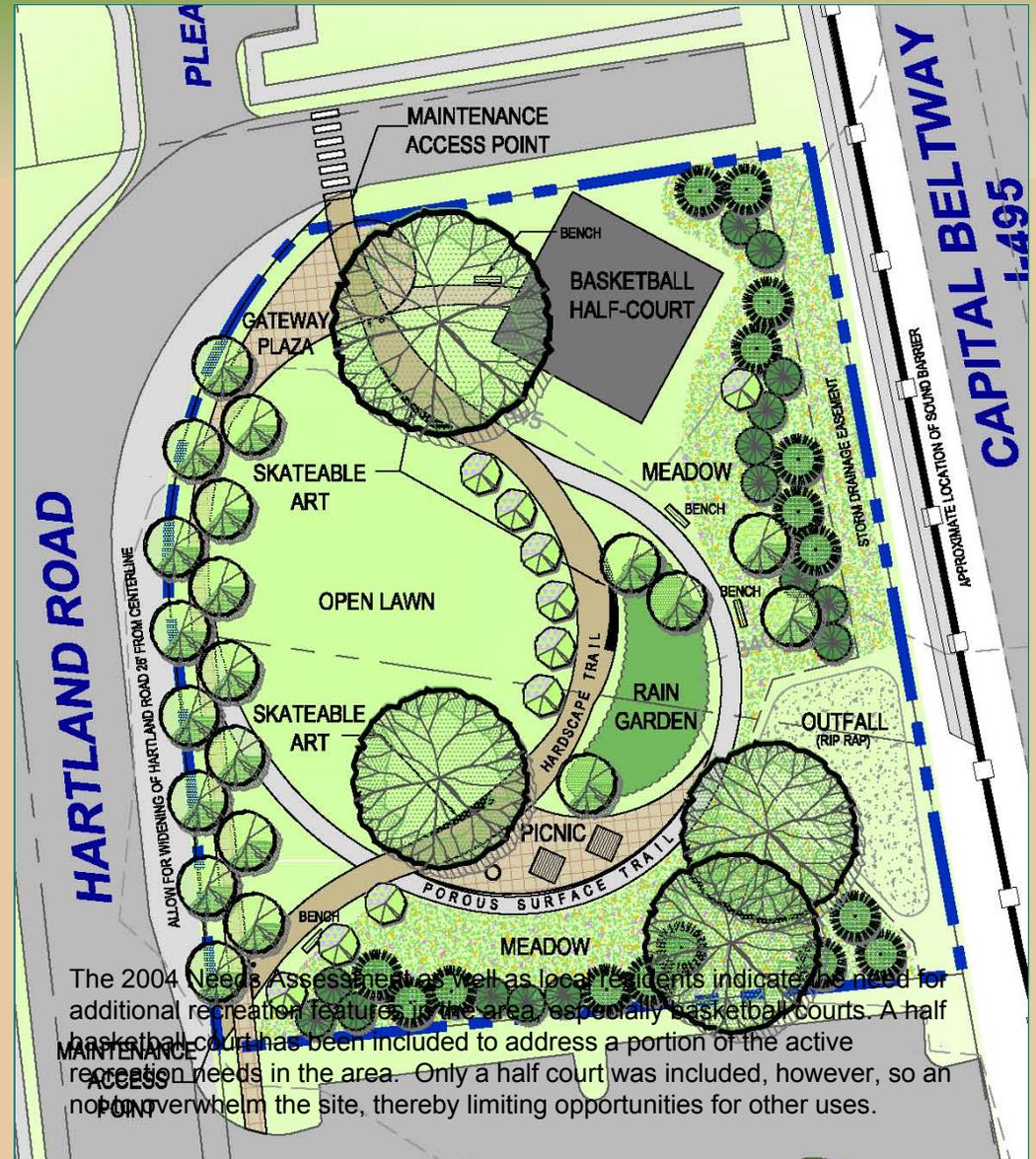


Along the hardscape trail, skateable art features are included. This provides an opportunity to provide active recreation within a small footprint while introducing an activity to serve younger teens in the area within safe walking distance from home. Skateable art can also add visual interest to the trail and provide seating.

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Merrilee Park

- Streetscape Design
- Pedestrian Access
- “Skateable” Art
- Basketball 1/2 Court

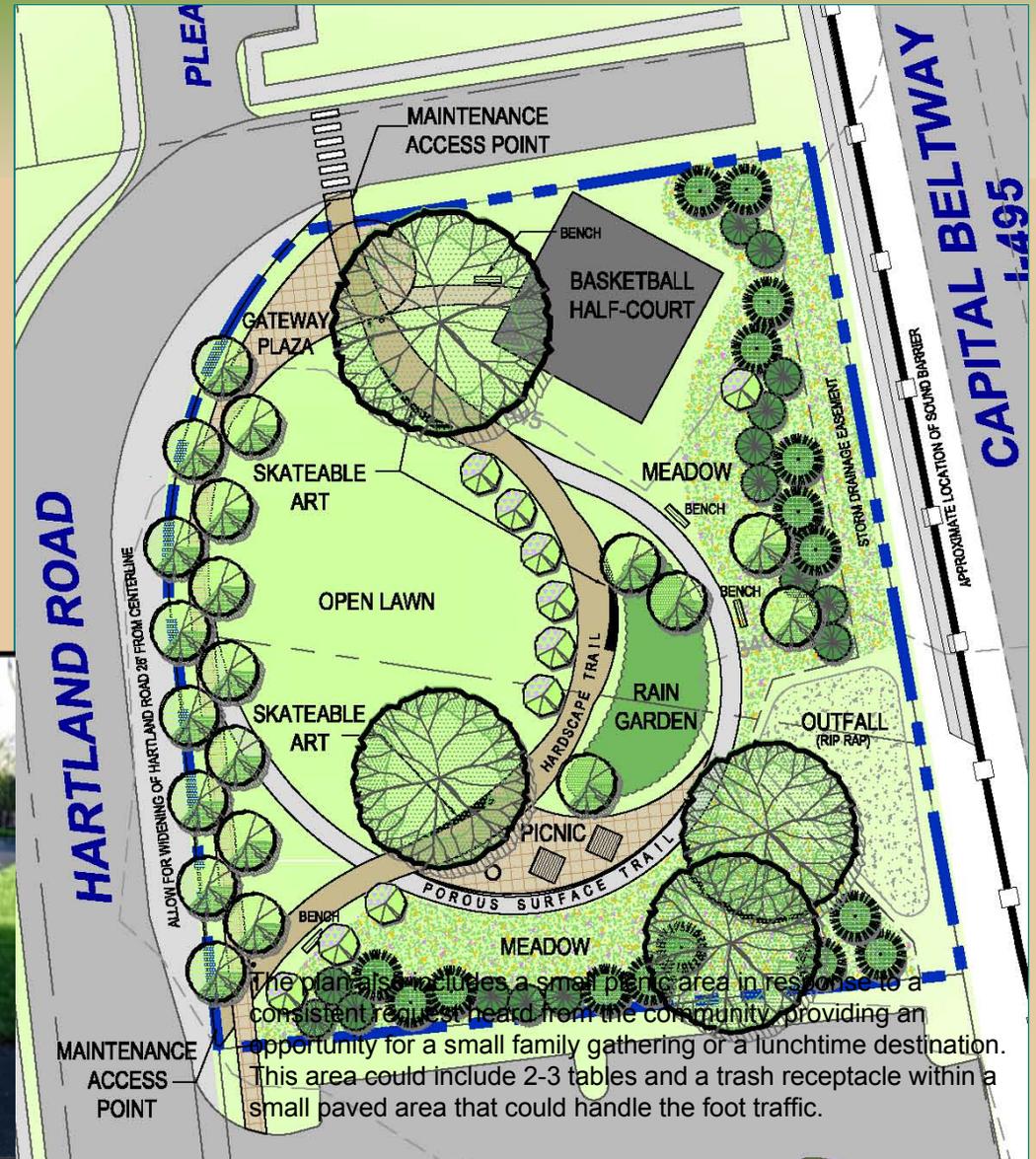


The 2004 Needs Assessment as well as local residents indicate the need for additional recreation features in the area, especially basketball courts. A half basketball court has been included to address a portion of the active recreation needs in the area. Only a half court was included, however, so as not to overwhelm the site, thereby limiting opportunities for other uses.

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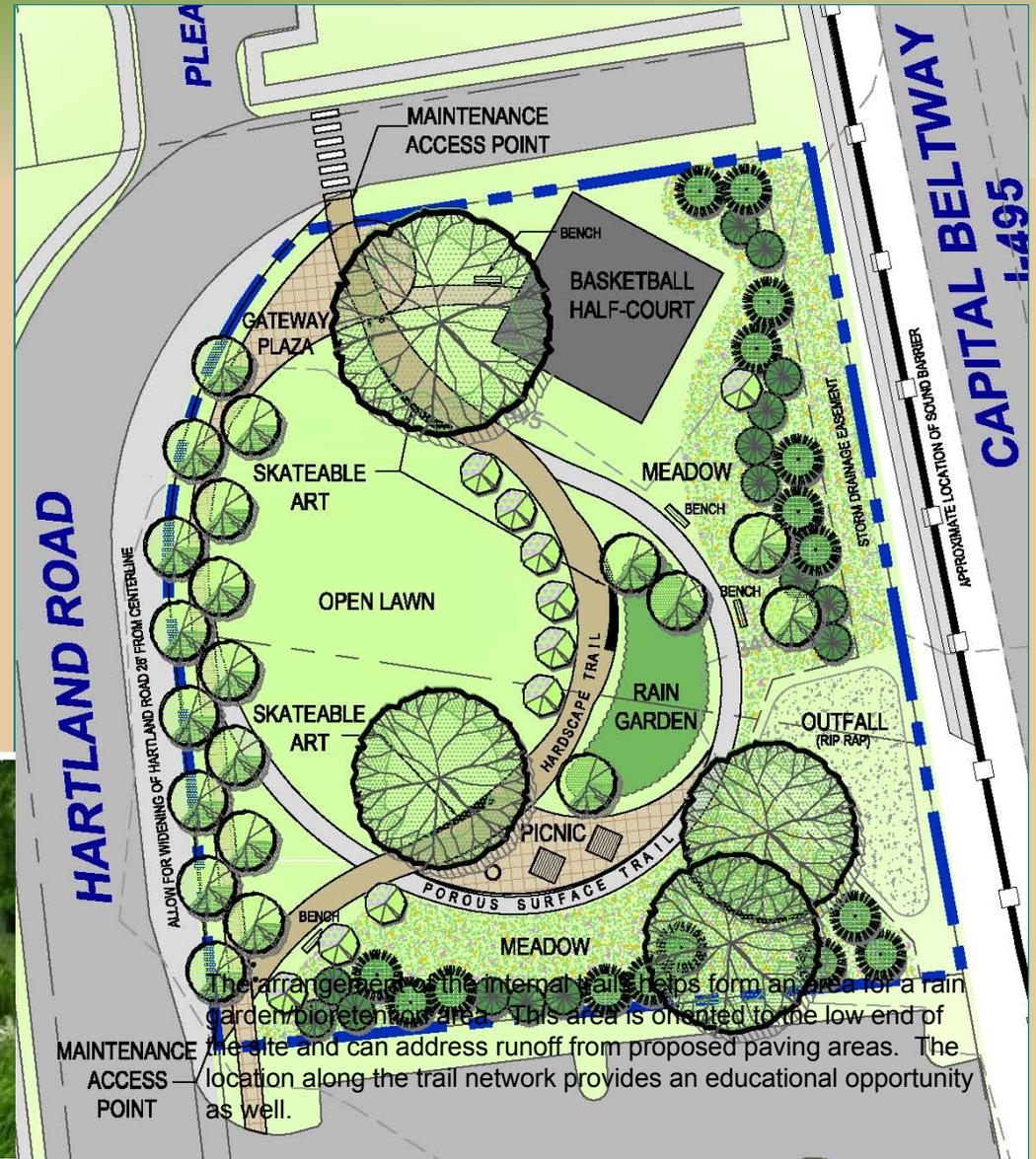
- Streetscape Design
- Pedestrian Access
- "Skateable" Art
- Basketball 1/2 Court
- Picnic Area



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Merrilee Park

- Streetscape Design
- Pedestrian Access
- "Skateable" Art
- Basketball 1/2 Court
- Picnic Area
- Rain Garden



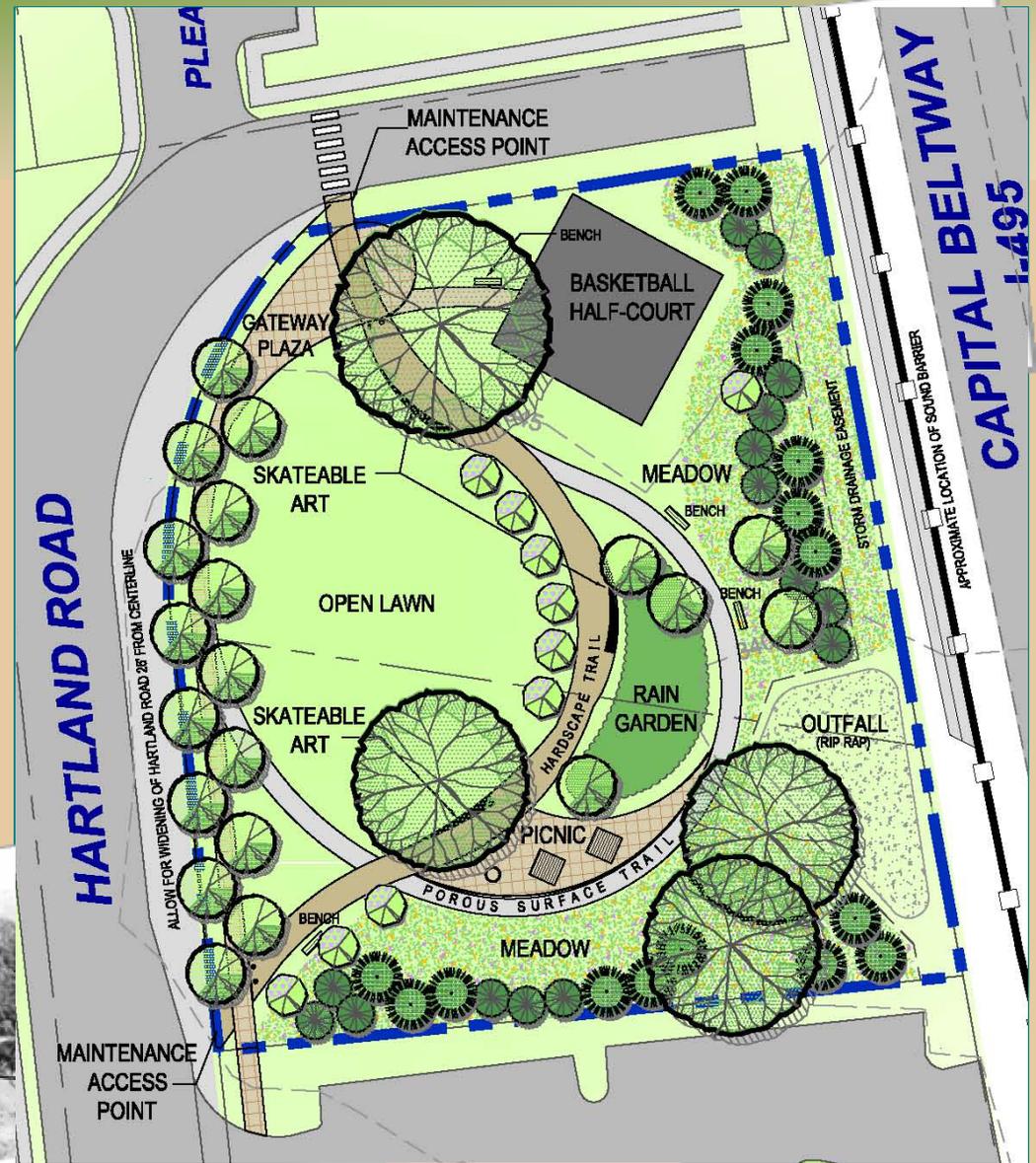
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- Streetscape Design
- Pedestrian Access
- “Skateable” Art
- Basketball 1/2 Court
- Picnic Area
- Rain Garden
- Interpretive Signage

Along that same thought, interpretive signage may be appropriate within Merrilee Park. Opportunities to educate regarding natural systems or to point out the areas history are possible topics. Specific locations would be determined relative to the signage subject matter.



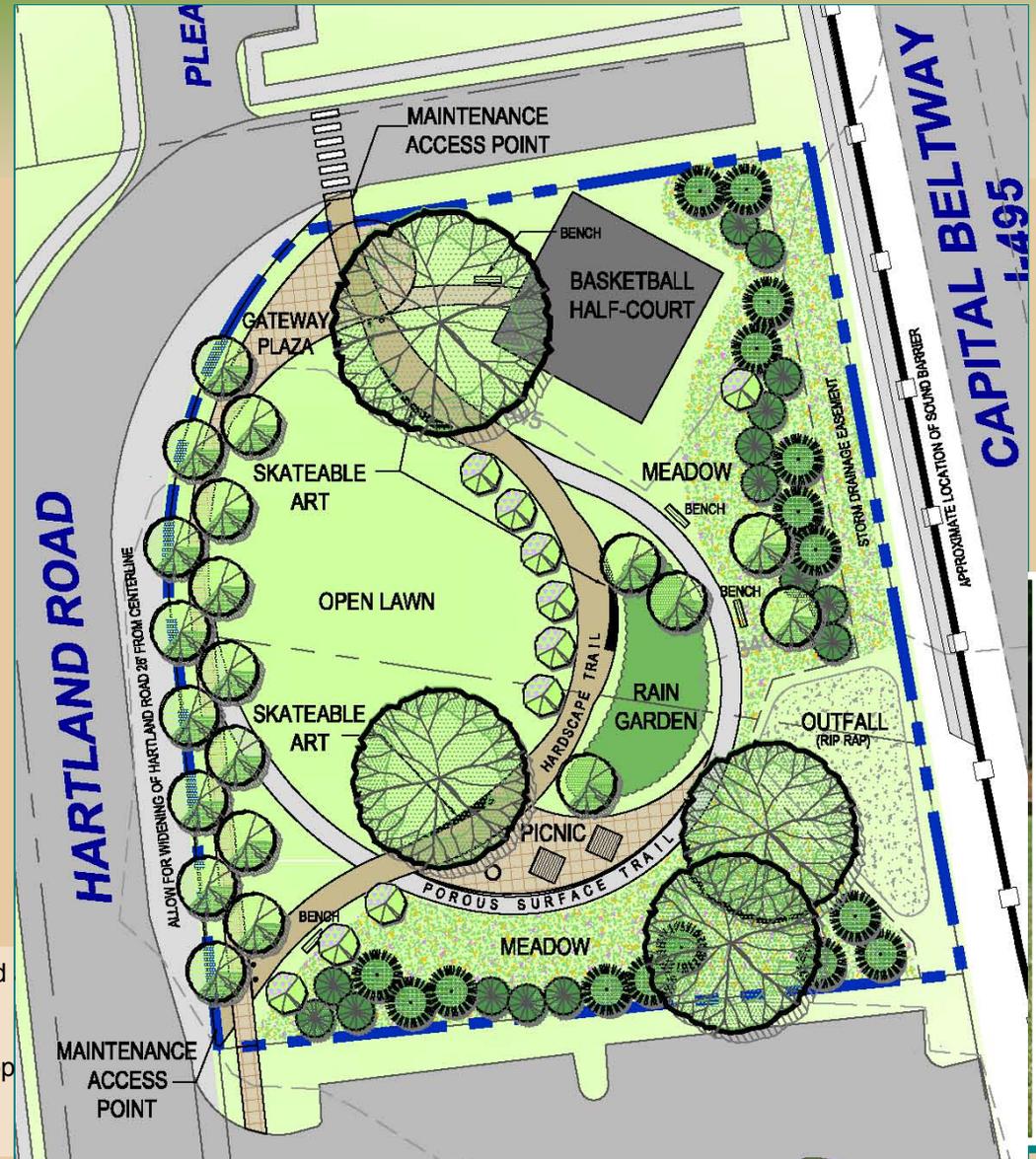
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Merrilee Park



- Streetscape Design
- Pedestrian Access
- “Skateable” Art
- Basketball 1/2 Court
- Picnic Area
- Rain Garden
- Interpretive Signage
- Open Lawn

Centrally, an open lawn area is preserved the heart of Merrilee Park, providing an opportunity for casual recreation and a respite from the built environment. The open character of the site also will enhance security.



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Merrilee Park



- Streetscape Design
- Pedestrian Access
- “Skateable” Art
- Basketball 1/2 Court
- Picnic Area
- Rain Garden
- Interpretive Signage
- Open Lawn
- Meadow Area



Complementing the more maintained appearance of the open lawn space, a meadow planting area is proposed beyond the porous surface trail. This area provides a transition at the park edges while enhancing stormwater quality, wildlife habitat and providing an opportunity for local residents to glimpse a wilder setting in an urban environment.

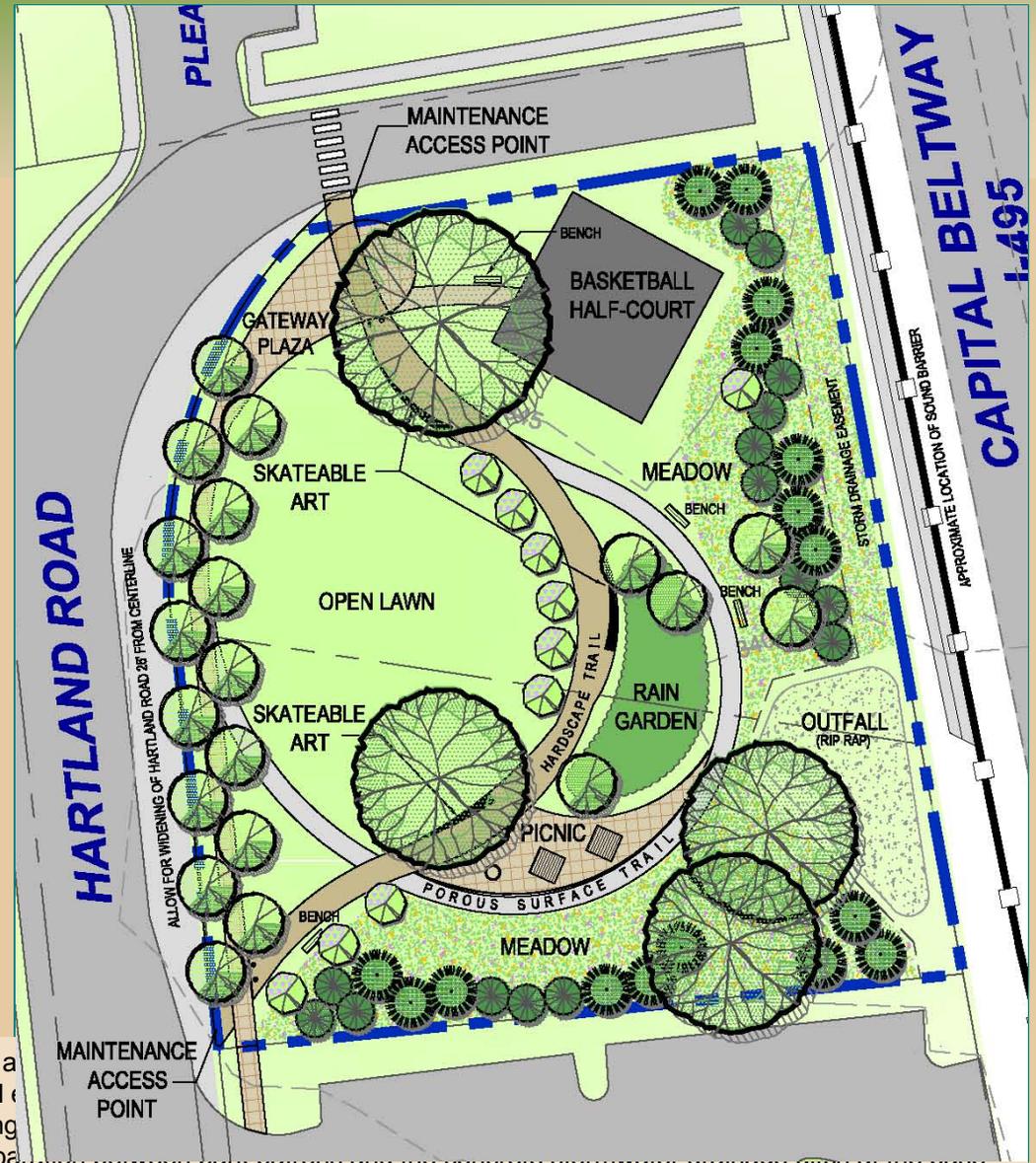
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Merrilee Park



- Streetscape Design
- Pedestrian Access
- “Skateable” Art
- Basketball 1/2 Court
- Picnic Area
- Rain Garden
- Interpretive Signage
- Open Lawn
- Meadow Area
- Screening

The southern a south, this will east, screening a physical separation between park paths and the concrete stormwater drainage area at the base of the wall.



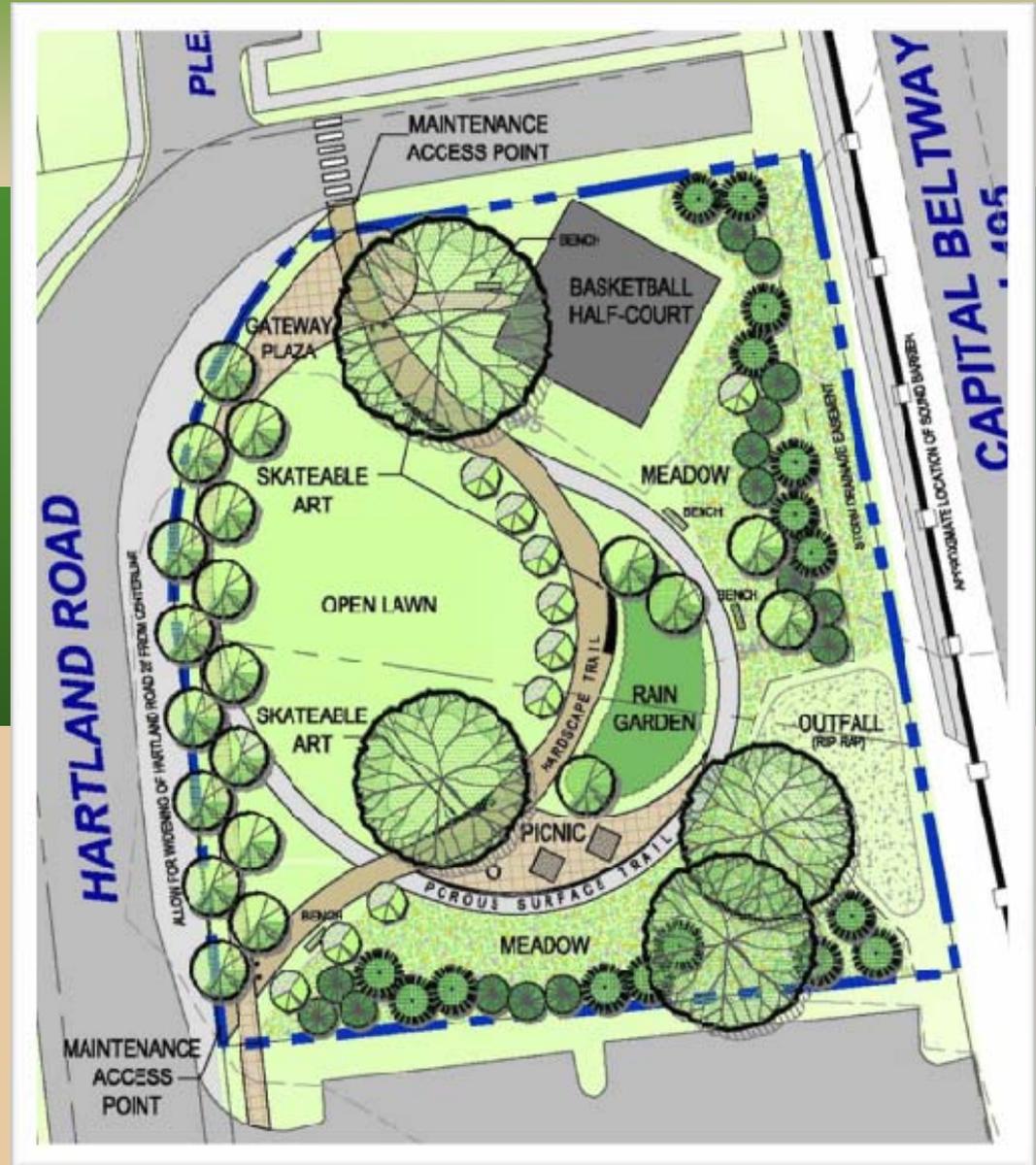
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Merrilee Park

Open

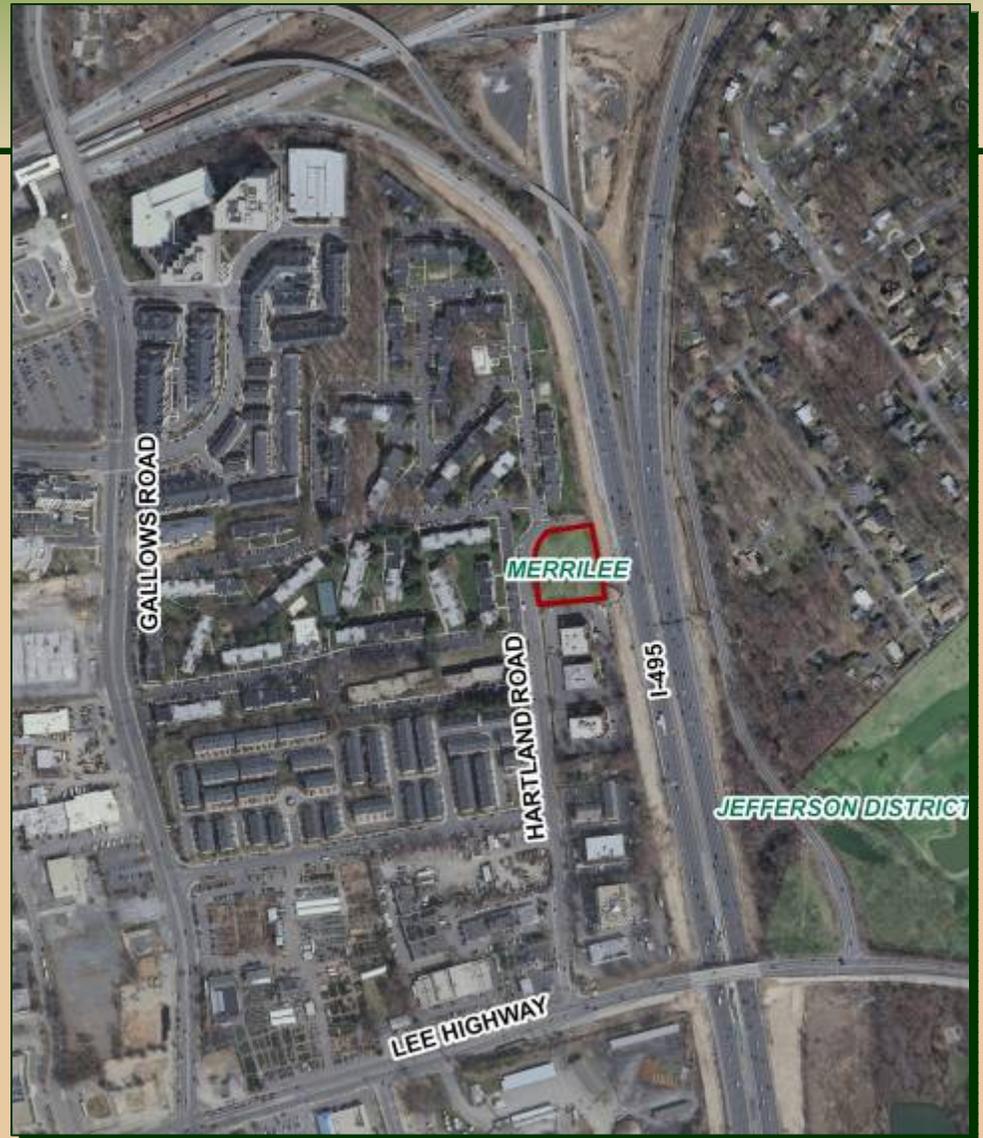
Comment

Period



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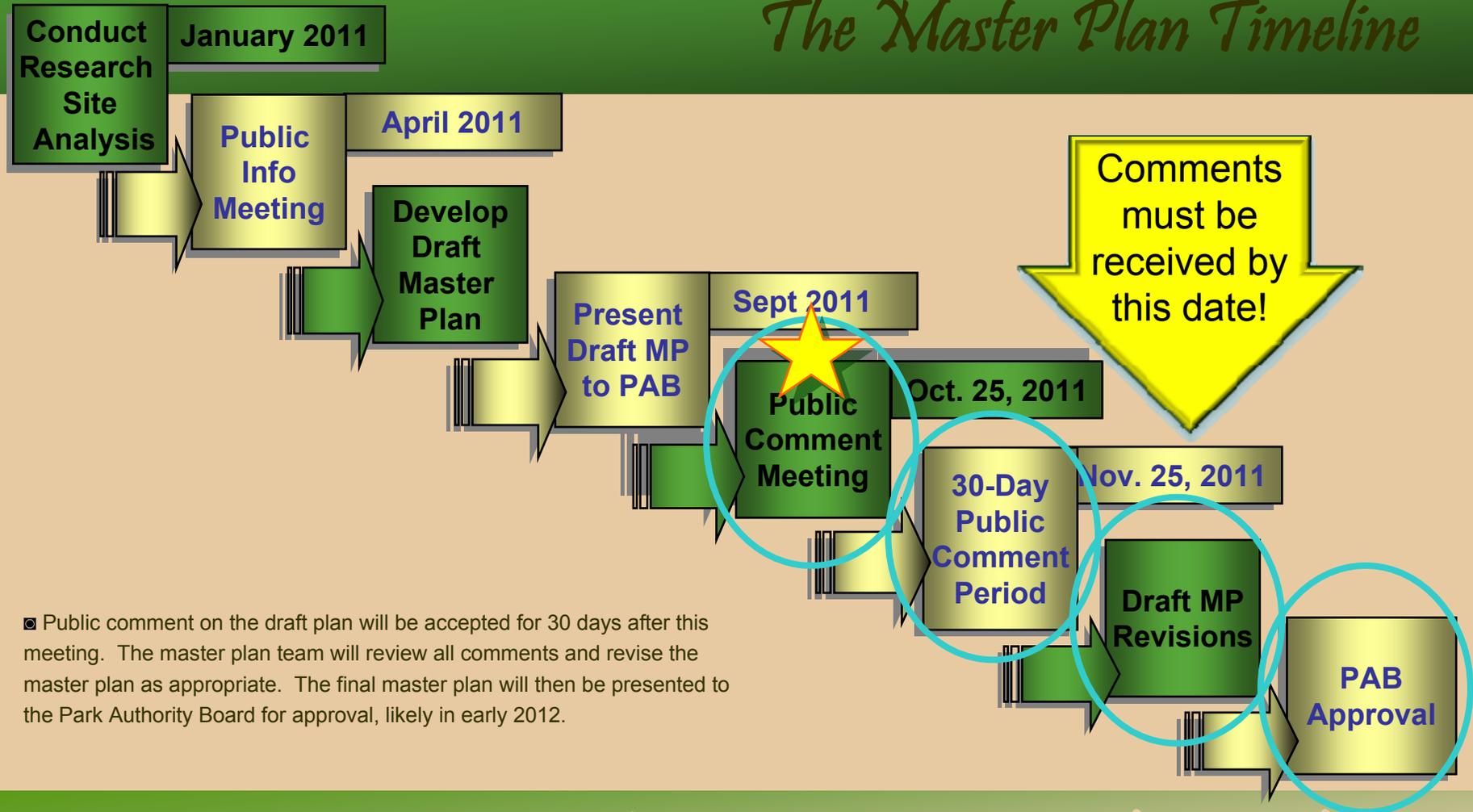
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The Master Plan Timeline



Public comment on the draft plan will be accepted for 30 days after this meeting. The master plan team will review all comments and revise the master plan as appropriate. The final master plan will then be presented to the Park Authority Board for approval, likely in early 2012.

Merrilee Park

Contact Information

*This information is provided
on the handout!*



parkmail@fairfaxcounty.gov



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



703-324-8725

*Comments must be
received by November
25, 2011!*

Please visit the project website:

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

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