Attachment 2

MONTICELLO PARK
MASTER PLAN

Fairfax County Park Authority

DRAFT
April 19, 2012

ACKNOWLEDGEMENTS

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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

The purpose of a Master Plan is to create a long-range vision for the park by determining the best uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority system. The approved master plan will serve as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park site.

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority kicked off the public Monticello Park Master Plan process on April 4, 2011, with a public information meeting that was attended by over 40 community members. During a question and answer session, comments centered on the proposed off leash dog area, other desirable park facilities, managing the environmental features, safety, traffic concerns, trails, and site access. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues. A draft master plan was developed based on site analysis and public input. This draft was published for public review and presented at a public comment meeting on February 27, 2012. The plan was revised based upon the public input and was approved by the Park Authority Board in _____ 2012.

II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Monticello Park is a 6.2-acre park in the Braddock District, located at 5315 Guinea Road in Burke, and classified as a Local Park. The park currently consists of primarily a large lawn area and parking lot, surrounded by steep slopes on the site edges (Figures 1 and 2).

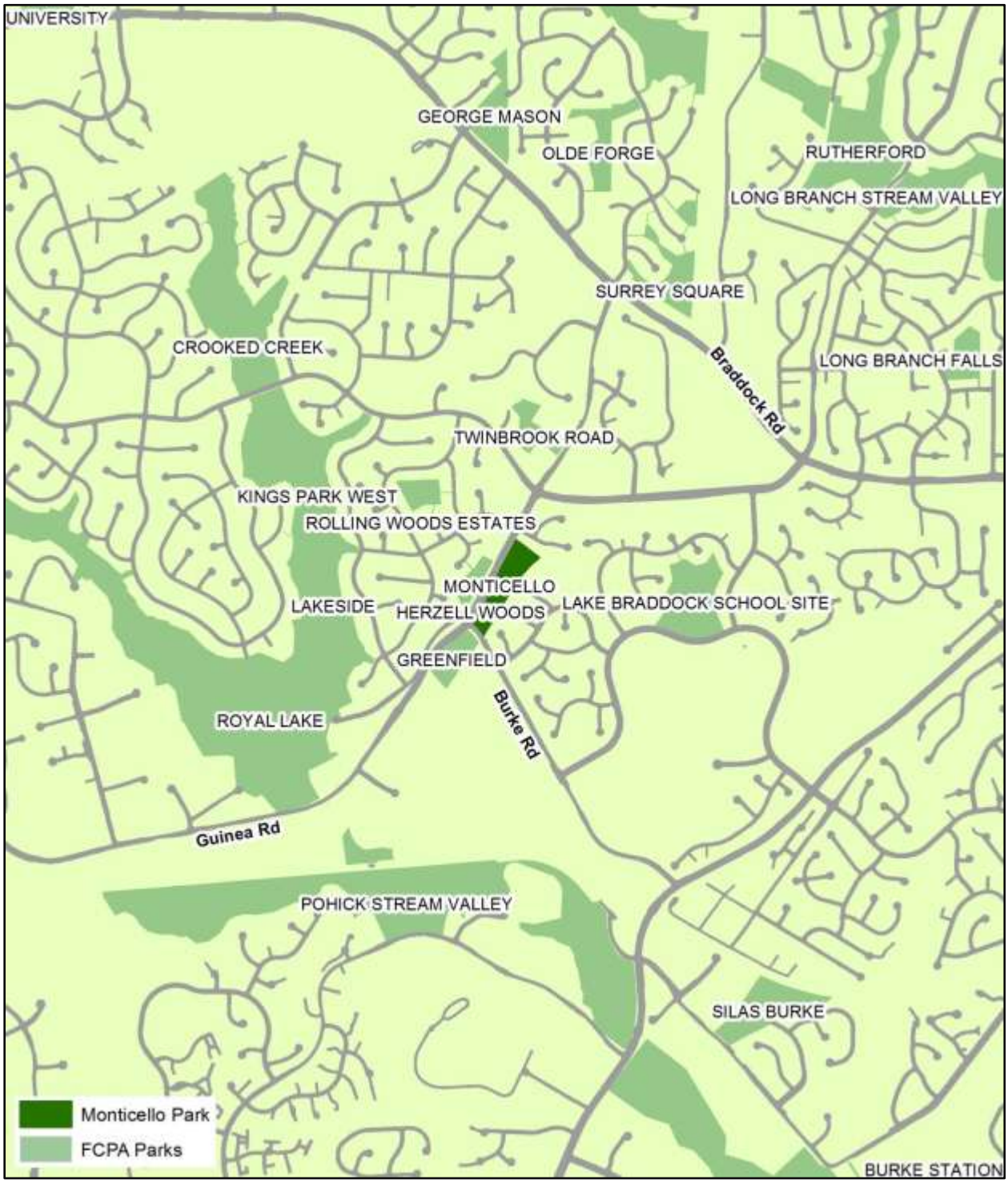

Figure 1: General Vicinity Map

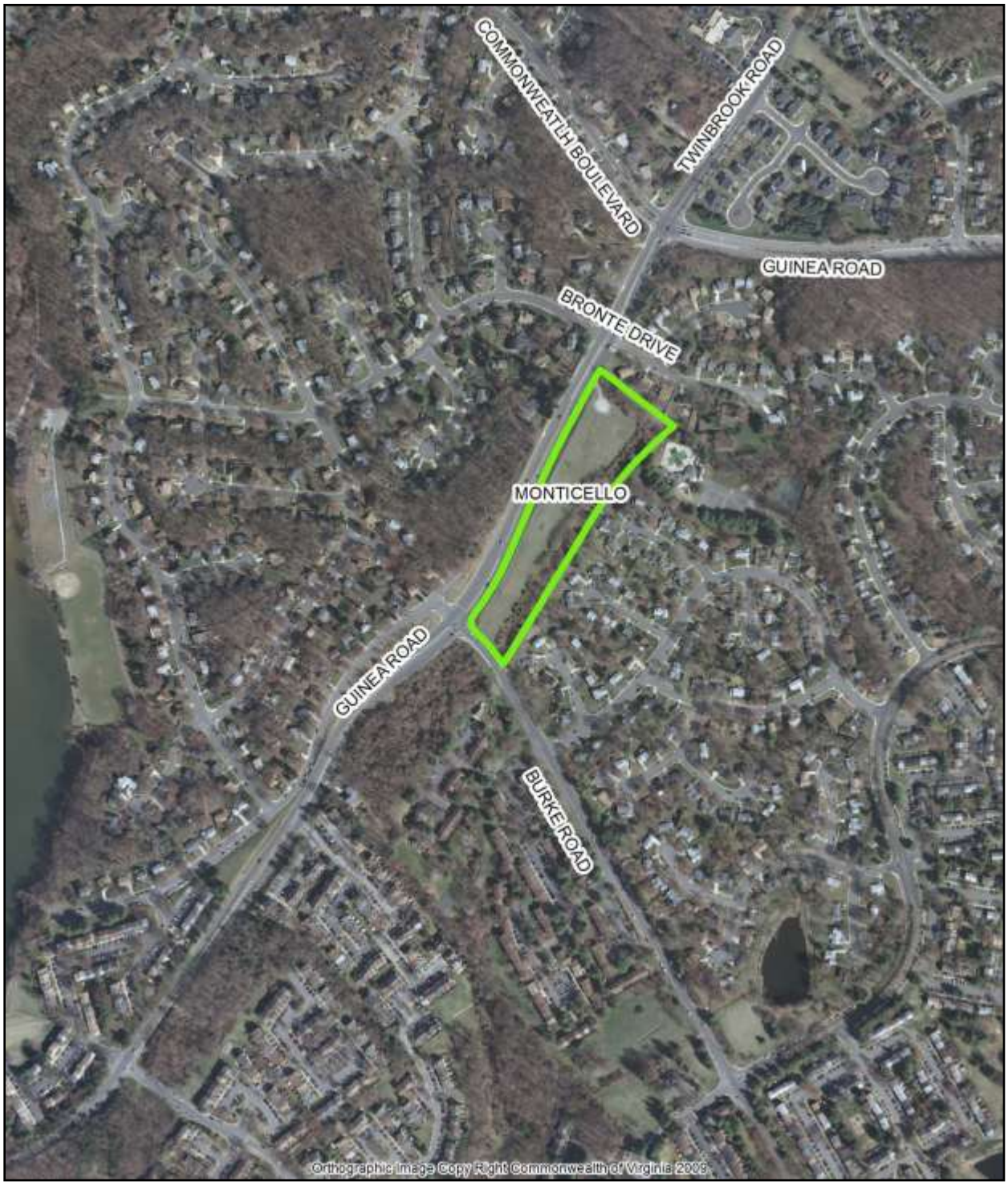

Figure 2: Aerial Photo of Park and Surrounding Area

B. CONTEXT

Monticello Park is located east of Royal Lake Park, surrounded by the Kings Park West, Rolling Woods Estates, Lake Braddock, and Greenfield Farms communities. These suburban neighborhoods consist of townhouses, and single-family homes, built between the 1950s and 1980s, several of which border the park along its north and east sides. Guinea Road and Burke Road form the park's western and southern borders respectively. Two adjacent small undeveloped and forested parks are located nearby. Herzell Woods Park is across Guinea Road to the west and Greenfield Park is directly south across Burke Road (Figure 3).

Monticello Park is located in the Main Branch Community Planning Sector (P2) of the Pohick Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from one to twelve units per acre. Monticello Park is in the PDH-3 residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

Additionally, the Countywide Trails Plan Map shows the existing trails along both Guinea and Burke Roads, connecting to other trails in the area. While on opposite sides of both roads from Monticello Park, these trails exist as sidewalks providing connections to the community.

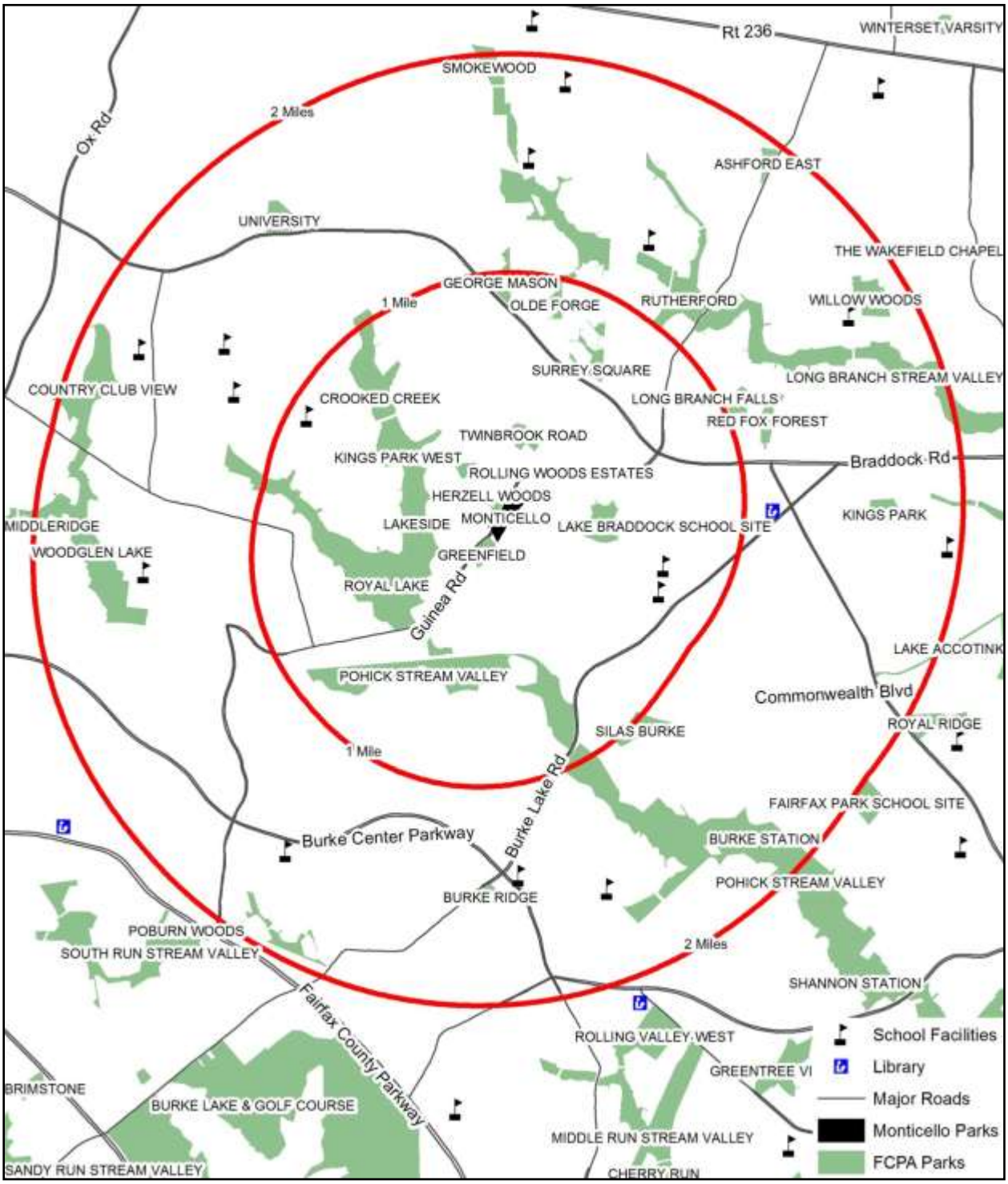

Figure 3: Monticello Park Two-Mile Service Area Map

C. ADMINISTRATIVE HISTORY

The land which became Monticello Park (parcel 69-3((6))E) was acquired by the Fairfax County Board of Supervisors in 1970. In addition, land that would become Greenfield Park (parcel 78-1((10))A) located to the south of Monticello Park was also acquired by the Board in 1972. Both parcels were acquired for the construction of the Monticello Freeway, planning for which was later abandoned in favor of the Fairfax County Parkway. After the abandonment of the Monticello Freeway project and prior to the realignment of Guinea Road, the parcel that became Monticello Park was used for athletic fields.

Greenfield Park (parcel 78-1((10))A) was transferred to the Park Authority for public park use in 1981 with a construction easement granted in 1988. Portions of both parcel 69-3((6))E and Greenfield Park were used for the realignment and widening of Guinea Road in the early 1990s. In 2001, Monticello Park was created with the transfer of parcel 69-3((6))E to the Park Authority. Subsequently, approximately 2.65 acres of the 8.85-acre parcel was used for the realigned Guinea Road, leaving 6.2-acres for the park (Figure 4).

D. PARK CLASSIFICATION

Monticello Park along with the neighboring Greenfield and Herzell Woods Parks are designated as Local Parks in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also common features of local parks. In suburban settings, such as the Burke neighborhoods, local park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

E. PARK & RECREATION NEEDS

Overall, the park system around Monticello provides a diverse range of offerings. Within two miles of Monticello Park are 32 park sites, 21 of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Table 1). Some offer distinctive facilities such as Lake Accotink Park's carousel and extensive trail network. Lakeside Park provides a playground less than a ¼ mile to the west. In addition, there are 16 public schools within a two-mile service area, which typically have athletic fields and playgrounds that are available to the public during non-school hours. Figure 3 shows the parks and facilities that are located within Monticello Park's 2-mile service area.

Figure 4: Parcel Map

PARK NAME	MINI GOLF	MULTI USE TRAILS	CAROUSEL	RESERVABLE PICNIC SHELTER	OPEN PLAY AREA	PICNIC TABLES	SCHOOL AGE PLAYGROUND	TOT LOT	RECTANGLE FIELDS	SKINNED 60FT DIAMOND	SAND VOLLEYBALL COURTS	TENNIS COURTS	BASKETBALL COURTS	GARDEN PLOTS	HISTORIC FEATURE	BOAT RENTALS	BOAT LAUNCH
ACCOTINK STREAM VALLEY		Y													Y		
ASHFORD EAST																	
BURKE RIDGE																	
BURKE STATION		Y					Y					2	1				
COUNTRY CLUB VIEW		Y			Y		Y					2	1				
CROOKED CREEK					Y		Y								Y		
FAIRFAX PARK SCHOOL SITE																	
GEORGE MASON		Y			Y									Y	Y		
GREENFIELD																	
HERZELL WOODS																	
KINGS PARK		Y			Y	Y	Y	Y		1		2	2				
KINGS PARK WEST																	
LAKE ACCOTINK	Y	Y	Y	Y	Y	Y	Y				Y				Y	Y	Y
LAKE BRADDOCK SCHOOL SITE					Y				2								
LAKESIDE		Y			Y	Y	Y		1	1			1				
LONG BRANCH FALLS					Y												
LONG BRANCH STREAM VALLEY		Y															
MONTICELLO					Y												
OLDE FORGE																	
POHICK STREAM VALLEY		Y			Y	Y							1		Y		
RED FOX FOREST					Y												
ROLLING WOODS ESTATES																	
ROYAL LAKE		Y				Y						2	1		Y		
ROYAL RIDGE		Y				Y									Y		
RUTHERFORD		Y			Y	Y	Y			2		3	1				
SILAS BURKE					Y	Y	Y						1				
SMOKEWOOD		Y															
SOUTH RUN STREAM VALLEY		Y															
SURREY SQUARE							Y										
TWINBROOK ROAD																	
UNIVERSITY																	
WILLOW WOODS		Y															
WOODGLEN LAKE																	

Table 1: Parks within Monticello Park Service Area

The need for park and recreation facilities is determined through long range planning efforts. Recreation needs are generally met through the provision of park facilities. The 2003-2013 Needs Assessment provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks inventory of facilities, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopted countywide population-based service level standards for parkland and park facilities. Table 2 reflects projected local serving park facility needs in the Pohick Planning District in which Monticello Park is located.

136,763	2010 population – Pohick Planning District			
138,296	2020 population projection			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus
Rectangle Fields	1 per 2,700 people	41.1	51.2	(10.1)
Adult Baseball Fields	1 per 24,000 people	7.5	5.8	1.7
Adult Softball Fields	1 per 22,000 people	8.0	6.3	1.7
Youth Baseball Fields	1 per 7,200 people	16.0	19.2	(3.2)
Youth Softball Fields	1 per 8,800 people	10.0	15.7	(5.7)
Basketball Courts	1 per 2,100 people	17.5	65.9	(48.4)
Playgrounds	1 per 2,800 people	24	49.4	(25.4)
Neighborhood Dog Parks	1 per 86,000 people	1.0	1.6	(0.6)
Neighborhood Skate Parks	1 per 106,000 people	0.0	1.3	(1.3)

Table 2: Pohick Planning District 2020 Facility Needs Analysis

Park facility service levels are examined using planning district geography that is established in the County Comprehensive Plan. As shown in Table 2, Pohick Planning District, which covers part of the Braddock Supervisory District including the Burke Area, has a deficit of public playgrounds and athletic facilities (fields and courts). It should be noted that while the chart above list an existing Dog Park, which is at South Run, there are no Off Leash Dog Areas in the Braddock Supervisory District. Few undeveloped public park opportunities are available where these needs could be addressed. Private facilities in homeowner common areas and those provided by Burke Conservancy supplement the public inventory for trails, playgrounds, and courts.

In 2008, a group of dog owners in the Braddock Supervisory District contacted the Park Authority and expressed an interest in having an Off Leash Dog Area (OLDA) to serve Braddock District. OLDAs in County parks are allowed in cooperation with a sponsor group that supports the operation of the OLDA. Braddock Dogs was formed to sponsor an OLDA in the Burke area. This sponsor group examined the suitability of locating an OLDA within three miles of a majority of the sponsor group members, in total, 42 parks were reviewed and evaluated for site suitability (Figure 5). Key suitability criteria for a potential OLDA site included at least 1.5 acres of un-forested land that is not occupied

by, or planned for other park facilities. In addition, an OLDA cannot be located within in a Chesapeake Bay Resource Protection Area (RPA); flood plain; areas with problem soils (hydric or asbestos); on steep slopes; in a historic site, stormwater management facility, easement, utility line, or with 50 feet of a residential property. A list of sites reviewed and the site evaluation comments can be found in Appendix A at the end of this document.

Using these criteria and the nature of the parks in the area resulted in few candidate sites. As residential development occurred in the Fairfax and Burke area from the 1960s through the 1990s, a few small parks were established. Many of which have been built out with facilities or are unbuildable due to environmental constraints, thus eliminating many parks within the area from consideration as potential OLDA sites. Monticello Park offered the best potential since most of this site has been cleared and graded, providing ample space for an OLDA. Additionally, there is existing vehicular access and a small parking lot with room for expansion, although there are no programmed uses on site. Additionally, there is no RPA, flood plains, or known historic features on site. The recommended minimum distance of 100 feet between an OLDA facility and neighbors can easily be achieved. Due to the park’s size and shape, it would be difficult to use for other facilities such as full sized athletic fields, making Monticello Park the most logical and realistic option in the sponsor group's service area.

As the population of the Braddock District has increased, more outdoor places are needed for leisure and recreation. Monticello Park has the potential to serve as an important component of the community and the Fairfax County park system. Like other county parks, it can serve as a neighborhood focal point by providing open space for recreation, while at the same time preserving green space within the community.

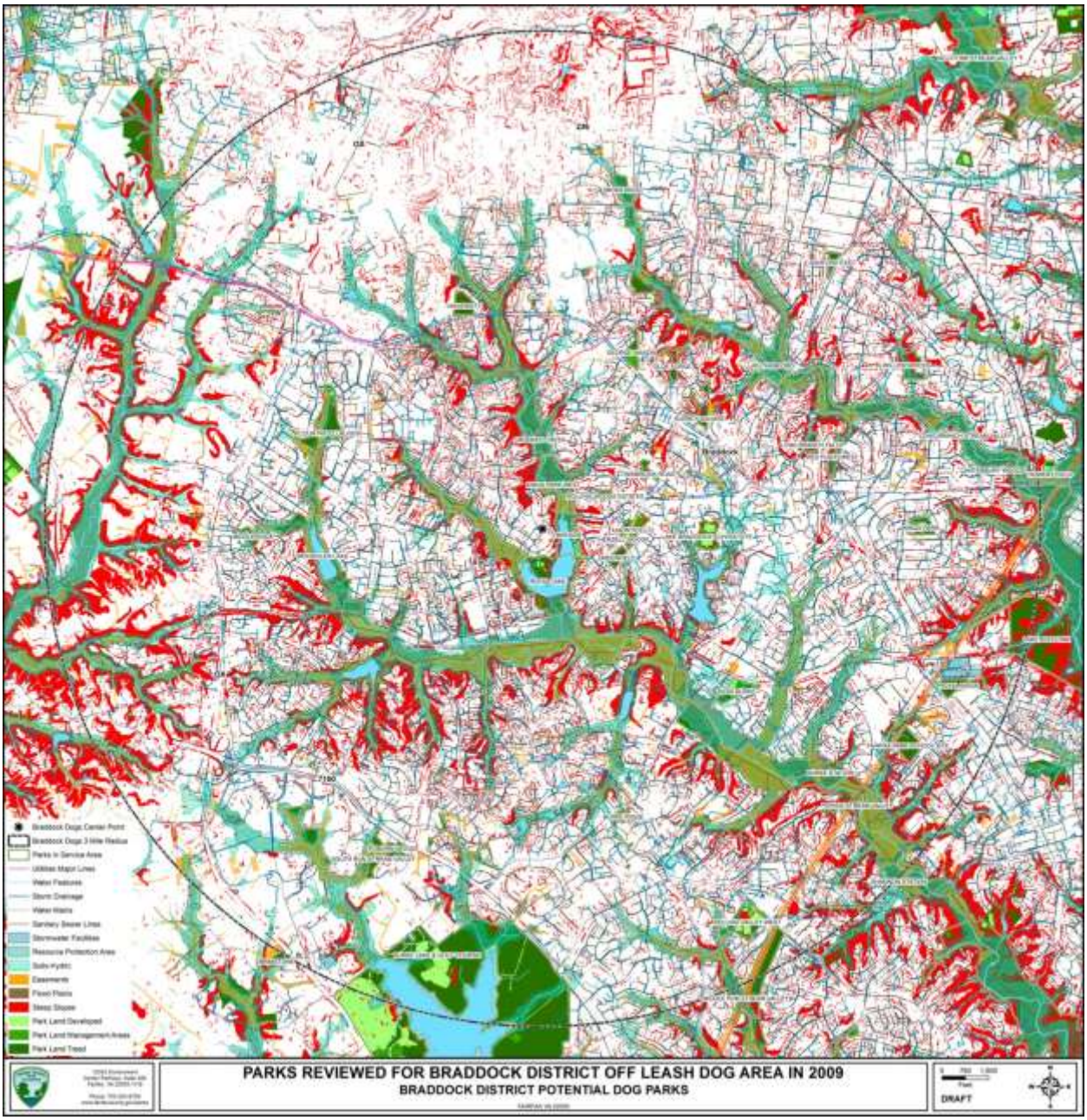

Figure 5: Parks Reviewed for Potential Off Leash Dog Area

III. EXISTING CONDITIONS

The existing site conditions are studied to determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

A. NATURAL RESOURCES

1. Soils

Initially, Monticello Park was comprised of the Glenelg soil type, which is the most common in Fairfax County (Figure 6). When Guinea Road was realigned and widened in the 1990's the area that is now Monticello Park was used as a construction staging area. This temporary use led to a large amount of fill being added to the site, which is over 15 feet deep in some places, comprised of a mix of local soils and road base material.

Glenelg soils are moderately deep, well-drained soils formed in materials weathered from quartz mica rocks often found below the surface. This soil occurs on the upper slopes and hilltops. Permeability is moderate with a moderate to high bearing capacity.

The fill onsite has compacted over the last 20 years. However, additional soil investigation will be needed to determine suitability for the proposed playground, skate spot, and drainage facilities.

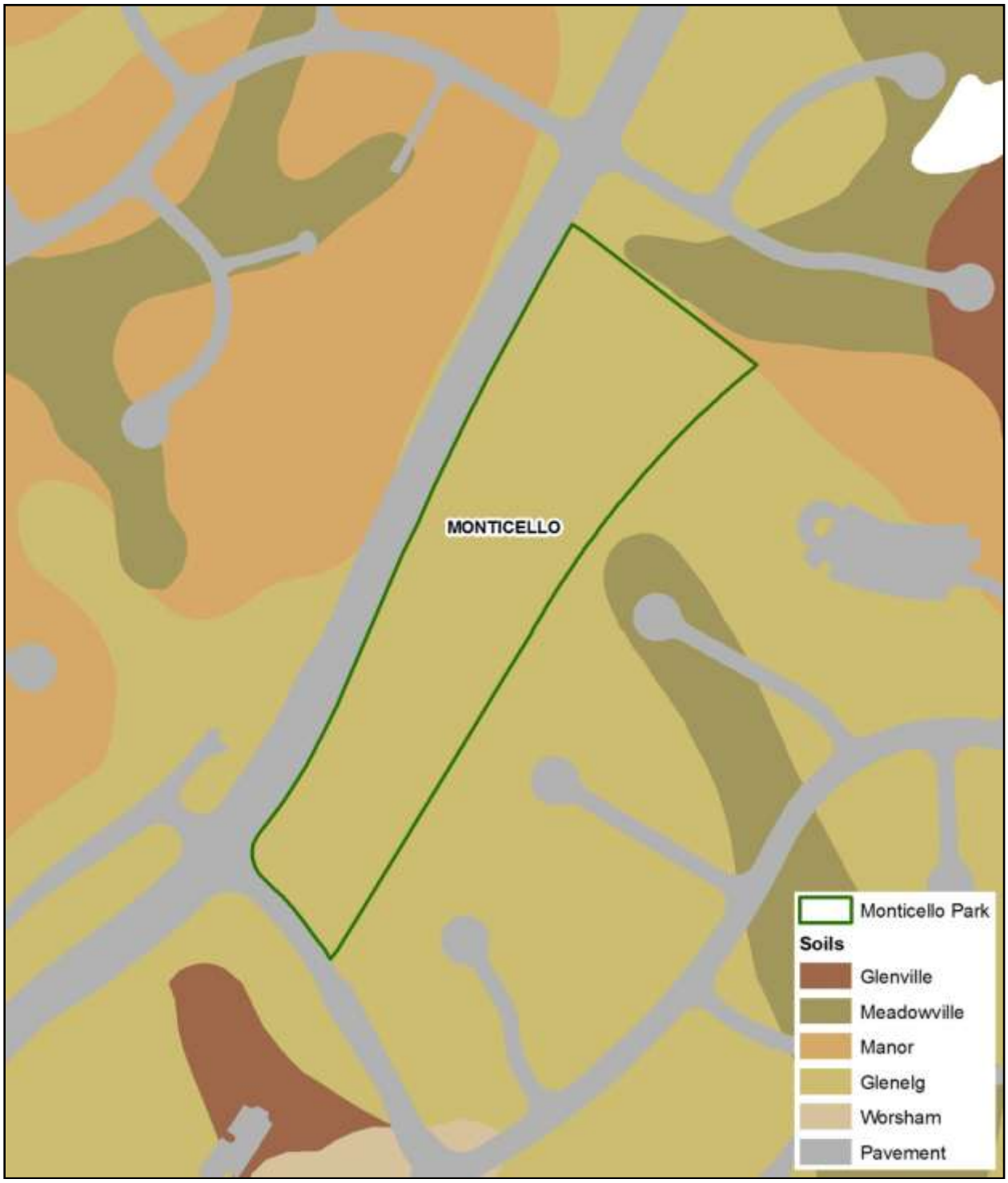

Figure 6: Soils Map

2. Topography

As mentioned above, the entire site was filled and graded during the realignment of Guinea Road in the 1990's. This construction activity shaped Monticello into a high, fairly flat plateau of approximately 3.8 acres, surrounded by steep slopes of over 15 per cent. While Monticello Park has no natural topography, it is the highest point in the immediate vicinity (Figure 7).

3. Hydrology

Monticello Park is within the Pohick watershed, which consists of more than 36 square miles. Based on the terrain, the watershed is naturally divided into the 10 smaller watershed management areas (WMAs). The Pohick Creek watershed contains more than 180 miles of stream within the 10 WMAs, including 13 named and numerous unnamed tributaries.

Generally, Pohick Creek watershed is characterized by residential land uses, the most prevalent of which is single-family detached housing units. Commercial and limited industrial uses are also found in the watershed, primarily centered on the service industries that support residential development, such as shopping centers, transit facilities, and schools. Although the watershed was primarily developed between the early 1960s and the mid-1980s, limited development in the watershed is ongoing. Several areas within the watershed demonstrate significant redevelopment efforts.

In the Upper WMA, where Monticello Park is located, the most prevalent stream condition features noted include disturbed stream buffers and stream channel widening with erosion/incision. Pipes and ditches discharging into the WMA's streams have demonstrated impacts, including some severe impacts on the main stem of Pohick Creek. These pipes and ditches discharge stormwater runoff directly into the streams in many instances, contributing to the observed widening and erosion conditions.

There are no water bodies or associated Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) within the park. Drainage from the park runs to a drainage ditch just outside the south edge as well as to drain inlets along Guinea Road and in the surrounding community. During heavy rains, neighbors have reported that water runs off the steep slope into residents' rear yards within the Lake Braddock community on the east side of the park (Figure 8).

Due to the park's location at the outer limits of the watershed and its relative isolation from any significant water resources, no specific watershed management projects are identified in the Upper Watershed Management Plan that are targeted for Monticello Park. It is the intent of this planning process, however, to establish stormwater management practices that are supportive of the efforts of the Department of Public Works and Environmental Services in protecting Fairfax County's water resources.

Figure 7: Topography Map

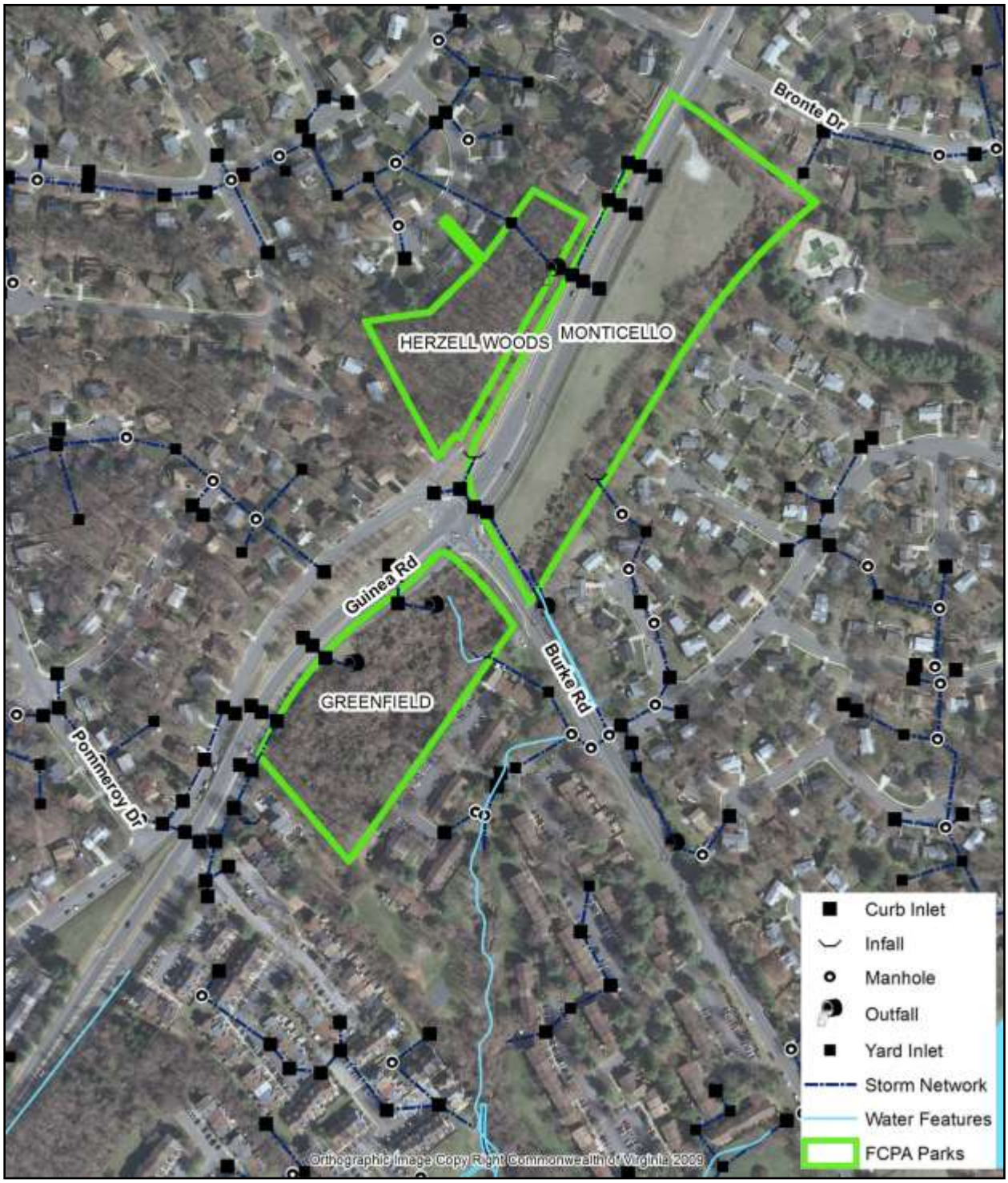

Figure 8: Hydrology Map

4. Vegetation

Monticello Park is characterized by its large open field surrounded by steep slopes. The field and slopes on the two sides facing Guinea and Burke Roads are mowed regularly. The two slopes toward the adjacent homes have grown in over the past 20 years with a mix of woody successional species, intermingled with briars, and non-native vegetation (Figure 9). While providing some shade and cover for wildlife, this vegetation is of relatively low quality, mostly due to its narrow width, proximity to human activity, and invasive species. Although eastern red cedar and hollies are present, this vegetation is predominantly deciduous with tulip trees, and other successional hardwoods. The woodlands exhibit a high degree of human disturbance and evidence of deer grazing. Invasive and aggressive species present in the woodlands include common privet, English ivy, brambles, and multiflora rose.

5. Wildlife

A wildlife survey has not been conducted for this park, but Park Authority staff has witnessed rabbit, squirrels, white-tailed deer, and various bird species, including geese. These species are all typical of the region and would be expected to tolerate park use by visitors. Deer are voracious herbivores, eating much of the plant understory in wooded areas and the results of deer herbivory is a familiar sight in Fairfax County. Too much deer browsing can have a detrimental impact on native plant communities, particularly the understory.

6. Rare Species

Though a survey has not been undertaken, archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Monticello Park.

Figure 9: Vegetation Along the North & Eastern Park Borders

B. CULTURAL RESOURCES

No specific information regarding Monticello Park's prehistory (prior to 1717) exists, though occupation of Fairfax County by Native Americans dates to the end of the last Ice Age (ca. 20,000 BC). However, Native American artifacts were found nearby at Royal Lake when the Auxiliary Dam Spillway was upgraded. Known as the Paleoindians, these people manufactured tools out of high quality stone, lived in small groups of families, and probably moved through the Mid-Atlantic region. In 1608, John Smith encountered the Dogue Indians who occupied the southeastern part of Fairfax County. He identified a Dogue Village called Tauxenent near Mason Neck, on his 1608 map. European pressure and disease reduced the native populations, forcing the Dogue into the northern part of the county until they were driven out around 1675.

Historically, the human occupation of the land in the area around Monticello Park has been heavily influenced by its topography. In colonial times, families with connections to the British monarchy were given land, which they distributed, creating large fortunes from land speculation. As the population grew, much of the land in Fairfax County was settled for farming by the mid-1800s. Most of the county was affected by the Civil War, with numerous encampments throughout the area, though rumors persist, no evidence has been found at Monticello Park itself.

Air survey photos taken in 1937 and 1953 show the site of Monticello Park being used as farmland while an adjacent abandoned field grows in with trees (Figures 10 & 11). However, by the 1970's farmland was giving way to suburban development throughout the county, ultimately leading to the realignment and expansion of Guinea Road. During this construction project, the entirety of what is now Monticello Park was filled and graded, not only eliminating the historic landform but erasing any cultural remnants from the site as well.

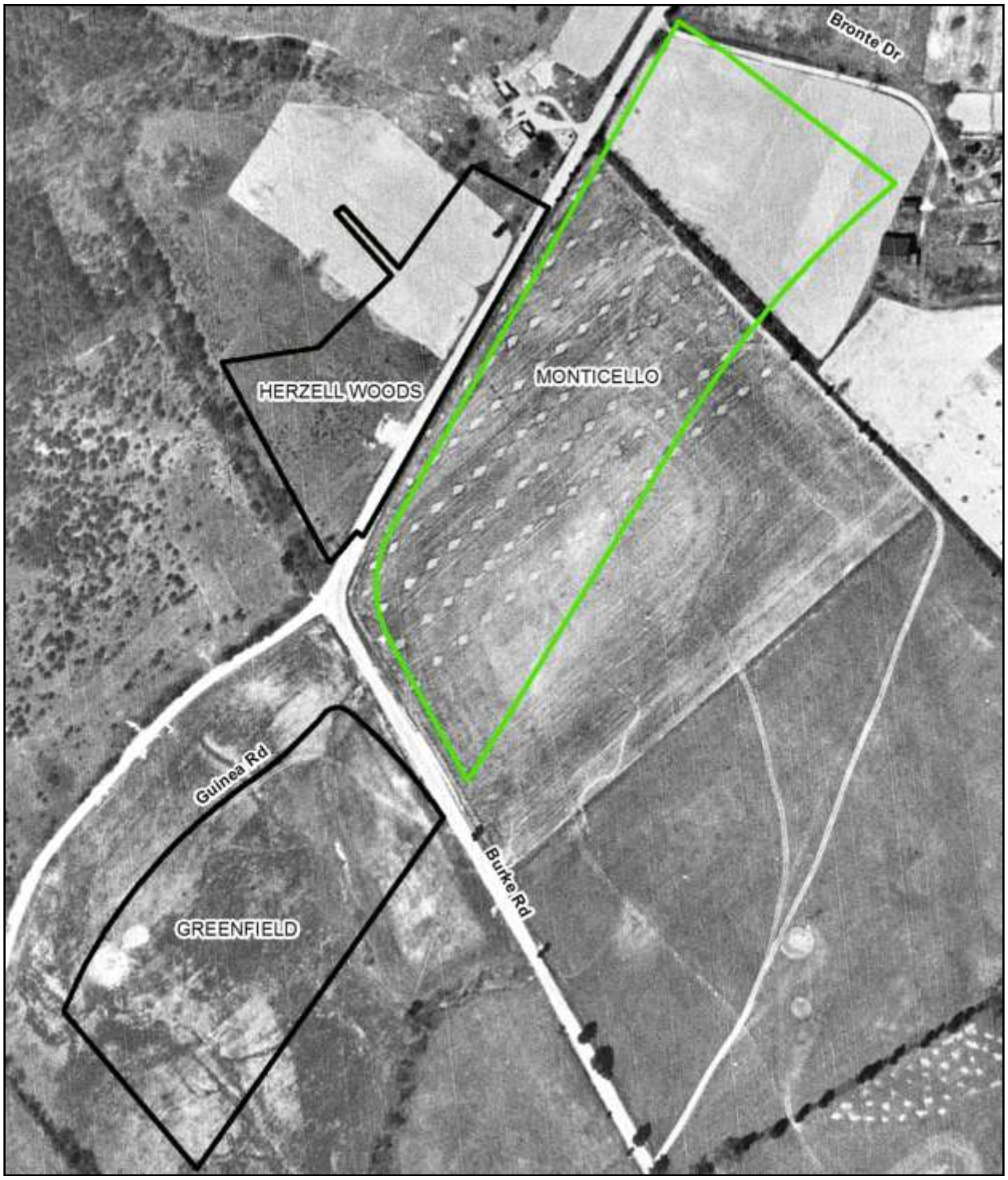

Figure 10: 1937 Aerial Photo

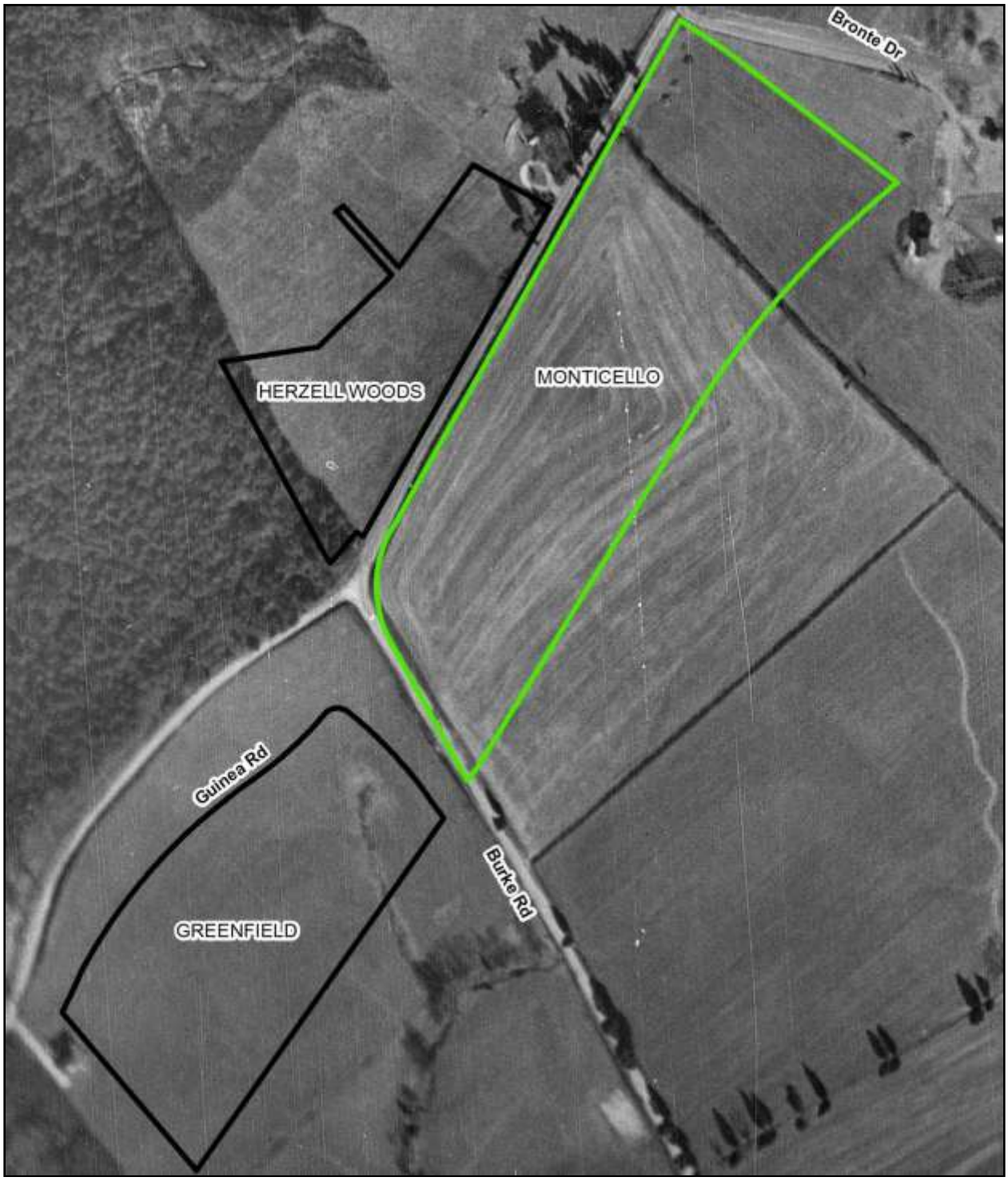

Figure 11: 1953 Orthographic Photo

C. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water and electric services. Water and electric utilities are present along both Guinea and Burke Roads.

2. Vehicular Access

A driveway and small parking lot remaining from the site's use during the construction of Guinea Road provide access to the park from Guinea Road. This access is a right in, right out only, due to the median in Guinea Road.

3. Pedestrian Access and Trails

Though no official trails or sidewalks currently exist within Monticello Park, some informal access points and footpaths are present. In particular, the flat areas between the slopes and the curbs of Guinea and Burke Roads are pathways used by pedestrians to walk to the bus stop located on the park frontage along Guinea Road.

D. EXISTING USES

Currently no facilities other than a small parking area exist in the park. The open lawn that comprises the majority of the park provides an "open play area" that is used as an unscheduled practice area for local athletic teams, dog walking, outdoor enjoyment, and unstructured play.

IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Monticello Park as with other local serving parks is:

- To meet the community recreation and leisure needs
- To preserve the open character and values of the site.

B. DESIRED VISITOR EXPERIENCE

Monticello Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trashcans, picnic tables, and signage.

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides an overall vision of the park's ultimate development. These facilities are not intended to be constructed at the same time, but might be combined in various ways as funding becomes available for these facilities, depending on sustainable community sponsorships that will facilitate the implementation of the master plan. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access, will be required preceding the implementation of any greater public use.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives guide actions and strategies for dealing with management issues:

- Monticello Park should be a focal point of the neighboring communities and a space for community-building activities.
- Monticello Park will continue to be managed to provide public recreational opportunities in the Braddock District.
- Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; repairing pavement; pruning; deadwooding; and removal of hazardous trees as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff. Interim and sponsored uses may be managed or maintained in a special manner consistent with the nature of such uses and will be provided primarily by the sponsor, interim user, or as otherwise agreed.

V. CONCEPTUAL DEVELOPMENT PLAN

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations (Figure 12). CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering.

Figure 12: Conceptual Development Plan Map

The following facilities are planned for the Core Activity Area:

A. VEHICULAR ENTRANCE & PARKING LOT

Access to the parking lot will remain in the existing location from Guinea Road. The parking lot will have 20-30 parking spaces to support the developed facilities within the park. Low impact development (LID) techniques are recommended for the parking lot to reduce stormwater runoff quantity and reduce water quality impacts. Consideration should be given to the use of pervious paving and/or LID structures to manage and reduce stormwater runoff.

B. OFF LEASH DOG AREA

By Park Authority policy, an established dog owners group must be in place to sponsor a new Off Leash Dog Areas (OLDA) before the facility can be established. OLDAs are created as a partnership between the Park Authority and a sponsor group who is responsible for funding the development as well as most of the recurring operational costs. These sponsors are the agency's liaison between facility users, local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce OLDA regulations; and report maintenance needs.

Braddock Dogs, an organized sponsor group, sought a location within the immediate vicinity of a majority of its initial members and evaluated 42 potential sites in the Burke and Fairfax areas. Evaluation of these candidate sites indicated that Monticello Park was the optimal park site for the sponsor group for whom proximity was also a requirements in order for them to sponsor and adequately maintain the off leash dog area (OLDA). The proximity would also provide group members with greater ease of access for maintenance and stewardship opportunities. Further, the site is within the Braddock District and supports a Park Authority objective of having an OLDA in each magisterial district (Appendix A). The following features are desirable to the extent they are feasible:

A preferred size of 0.5 to .8 acre or larger is recommended for an off-leash dog area at Monticello Park. It should have two sections, one for small dogs and one for large dogs. The general capacity is one dog for every 700 square feet within the OLDA fence, as approved by the Park Authority Board. The OLDA is to be enclosed in a 5' high, black vinyl coated fencing with a double gated portal entrance. A 12' wide maintenance access gate is required as well. Shade and access to water should be made available in the OLDA. An information kiosk with OLDA rules, contact information, and other pertinent information should be posted near the entrance. A minimum of two benches, two doggy bag dispenser boxes, and trashcans should be provided.

C. MULTI USE ACTIVITY AREA

A large open grass field will be retained as a central feature of the site to provide a multi use activity area for unstructured play, informal uses, and outdoor enjoyment. This space will be large enough to serve as a small rectangle practice field for younger sports teams. Usage of this area would promote more passive forms of recreation such as Frisbee throwing, tossing a ball, or kite flying. The multi use activity play area can also be used as a small community gathering space.

D. PLAYGROUND

A playground is planned between the off leash dog area and the multi use activity area. This location provides easy access from the parking lot and is a complimentary use to the central open lawn area. Particular attentions should be made to ensure the inclusion of skill development facilities that complement the young teen - adult age group.

E. SKATE ACTIVITY AREA

A small skate activity area is to be located near the southwest corner overlooking the bus stop, providing opportunities for informal skating. This area is intended to address the needs for facilities serving 12-15 year old users. The addition of this facility allows an opportunity to address some of the recreation needs of the area within a relatively small footprint. This skate spot introduces an activity to serve younger teens in the area within safe walking distance from home. Placed in this location, the skate spot will be highly visible from the adjacent roadways to maximize security. The size of the hardscape should be large enough to permit placement of each feature to provide sufficient landing space as each particular skate element may require, while preserving space for passing skaters. Since this is an unstaffed site, this facility should be built of the most durable materials available to minimize maintenance requirements.

F. TRAILS

Trails will allow access to facilities throughout the site as well as form a loop through the park to facilitate exercise. The park trail should connect this loop to the sidewalk to be constructed along Guinea Road. South of the skate spot, this trail should ramp down to meet the sidewalk along Burke Road.

G. SITE FURNISHINGS

Picnic tables, benches, and trash cans should be provided in appropriate locations throughout the park to support the other uses. Fitness equipment may be located along the trails to serve adult users.

H. STORMWATER MANAGEMENT

Construction of stormwater management facilities will be necessary to address water runoff from the addition of park facilities. Due to the current condition of the drainage onsite, stormwater management facilities will reduce runoff from the site to below the current onsite conditions and mimic natural processes to the greatest extent possible. Low Impact Development (LID) principles should be used for this purpose could be in the form of a rain garden / bio-retention area.

I. VEGETATIVE BUFFER

The existing stand of trees along the eastern border of the park are intended to remain as a buffer to provide screening between neighboring homes and the park uses. Existing vegetation should be supplemented with a mix of trees, with understory, and shrub layers, along with invasive management to provide sustainable buffering and screening.

The existing landscape and vegetation have been impacted by human activity, especially 20th century land disturbance. This includes the disposal of yard waste (leaves, branches), competition from non-native invasive plant species, and deer browse, which is preventing regeneration of native forest species. Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Necessary Countywide practices include non-native invasive plant control; deer herd culling (to bring herd numbers within the ecological carrying capacity); and restoration planting once deer herd numbers and non-native invasive plant species are in check. Disposal of yard waste and other debris should be eliminated on site.

VI. DESIGN & COMMUNITY CONCERNS

Park master plans are conceptual documents that show general size and locations of facilities for planning and funding purposes. After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements, in effect at that time, as well as addressing potential impacts, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies. To ensure that these plans meet the latest development standards, and to responsibly manage the costs associated with creating engineered designs, plans are created during the design phase that precedes construction, after funding has been appropriated, which could be several years in the future. When site design, plan submittal, and construction are funded and scheduled, the following concerns should be considered:

A. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

B. PEDESTRIAN IMPROVEMENTS

The future pedestrian access to the site has been discussed with the County pedestrian coordinator to determine planned and needed pedestrian improvements. Sidewalks should be provided by Fairfax County Department of Transportation (FCDOT) or Virginia Department of Transportation (VDOT) in the flat area adjacent to Guinea and Burke Roads to facilitate pedestrian connectivity between the neighborhood and the bus stop located in Monticello Park. Crosswalks should also be provided by DOT at the intersection of Guinea and Burke Roads. The Park Authority will coordinate with other state and county agencies to meet all applicable county, state, and federal requirements, in effect at the time of development.

C. SOILS

The park site was filled during the construction of Guinea Road to a depth of 15 feet in some areas. The plateau at Monticello is made up of broken asphalt, concrete, gravel, and clay, that are clearly visible in some areas. Weak soil, expansive clays, and subsurface inclusions (rock, concrete, or asphalt) can be detrimental to locating playgrounds (due to the depth of footings needed to meet modern safety requirements), skate facilities, and stormwater facilities. A geo tech study should be conducted to determine what geotechnical engineering is necessary to support the proposed facilities, as well as their ultimate locations.

D. OFFSET ENVIRONMENTAL IMPACTS

Part of the site will serve multiple recreation uses as a local park, but about half of the site will remain in a natural (minimally developed) state. Environmental impacts caused by site development should be offset by environmental improvements such as stormwater management including Low Impact Development methods.

E. SITE DRAINAGE

The community is highly concerned about the existing runoff from the site as well as increased runoff from park development. Environmental impacts caused by site development should be offset by environmental improvements such as stormwater management including Low Impact Development (LID) methods. As per county code, post development runoff cannot exceed predevelopment conditions.

To prevent ponding and reduce the current runoff to neighbors along the eastern sides, as the site is developed it should be graded so the developed area drains to onsite stormwater facilities or the existing facilities along Guinea Road. Due to the current condition of the drainage onsite, these stormwater management facilities will reduce runoff from the site to below current conditions and mimic natural processes to the greatest extent possible. Low Impact Development (LID) principles should be used for this purpose and could be in the form of a rain garden / bio-retention area.

Invasives removal should be undertaken during construction. A revegatation plan should be prepared to help stop erosion and reduce runoff from the park emphasizing the use of native species. An Invasives Management Area (IMA) may be established in Monticello Park to enlist volunteers to assist in managing invasive plants within the park, especially in the vegetated buffer. Part of this program should include the planting of native plants to help control erosion and runoff along the steep slopes within the park.

To the extent feasible, the existing ditches along the slopes should be cleaned. Additionally, the Park Authority and residents should work with the County's Stormwater Management Division to clean and maintain existing stormwater facilities along the slope as well as in the neighbors' yards.

F. SHADE

The community and sponsor group are very concerned about the lack of shade within the park and have requested that shade be provided for all features developed within the park. Shade trees are to be provided for facilities throughout the park, particularly,

the playground, off leash dog area and skate spot. Selection of playground equipment should include shading features. The vegetative screening should also serve as a shade feature.

G. PRIVACY, SECURITY, & NOISE

Although it has some vegetation for screening, Monticello Park is a high open plateau, which provides a vantage point to the surrounding communities. Adjacent neighbors raised concerns about privacy, security, noise, and park users cutting through their yards to access the park.

A minimum 50 foot wide, vegetated buffer is planned around the park boundary next to adjacent neighbors. At Monticello, this buffer is occupied by steep, unbuildable, treed slopes, which have increased the distance in some areas to over 60 feet. The existing stand of trees along the eastern borders of the park are intended to remain as a buffer to provide screening between neighboring homes and the park uses.

This vegetation has been heavily impacted by competition from non-native invasive plant species and deer browse, which is preventing regeneration of native forest species. Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Due to these significant issues, it is necessary to perform non-native invasive plant control and deer herd culling prior to any supplemental plantings to best ensure their survival and effectiveness. There is widespread evidence of dumping of yard waste and other debris from adjacent lots occurring in the park. This violates park policy and spreads invasive plants, which are highly detrimental to the vegetative buffer. Elimination of yard waste from Monticello will help the sustainability of existing and new vegetation in the park.

As much of this area will need to be revegetated, site regarding to control run off will need to be performed prior to new planting. To ensure the best, sustainable, vegetative buffer for the neighbors, existing vegetation should be supplemented with a mix of trees, understory, and shrub layers, along with invasive management prior to any facility development. To maximize screening and safety, this should also include the supplemental planting of a landscape buffer, comprised of a staggered, double row of tightly planted, dense, evergreen trees (such as Ilex opacca, Juniperus virginiana), with a minimum height of 8 feet. In addition to providing a visual barrier, this dense vegetation will deter crossing through neighbors' yards. Since noise predominantly travels horizontally and upwards, this will also help provide sound buffering, while not attracting graffiti or requiring the level of maintenance of a fence. To provide optimal privacy and safety to the adjacent neighbors, the landscape buffer should extend the entire length of both sides of the park with adjacent neighbors.

After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements, in effect at that time. This process will address potential impacts, as well as providing public review, when applicable, the same as any other public or private development. These reviews ensure that the proposed facilities

meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies.

H. TRAILS & BIKE LANE

Sidewalks should be provided by the appropriate transportation agency in the flat area adjacent to Guinea and Burke Roads to facilitate pedestrian connectivity between the neighborhood and the bus stop located in Monticello Park. Crosswalks should also be provided at the intersection of Guinea and Burke Roads by Fairfax County Department of Transportation.

I. VEHICULAR ACCESS & PARKING

The community is concerned about vehicular access to the parking lot. Facilities planned for this park typically do not generate a significant amount of traffic. The Park Authority has consulted Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) during the creation of this master plan to identify and address access issues. At the time of development, the Park Authority will need to meet all applicable county, state, and federal codes and requirements, in effect at that time.

The Master Plan ultimately provides for 30+ parking spaces to serve Monticello Park. This number of spaces is based on Park Authority parking standards for the combined primary and ancillary facilities planned as follows:

- Off Leash Dog Area (OLDA) = 10 to 20 Parking Spaces (depending on size and including 2 ADA spaces)
- Playground = 5 Parking Spaces
  Other planned facilities in the park are generally ancillary to the primary uses or envisioned to be accessed by foot or bike
- Multi Use Area (Open Play Area) = 0 Parking Spaces (pedestrian/ancillary access)
- Skate Activity Area (Neighborhood Skate Spot) = 0 Parking Spaces (pedestrian access)
- Trails = 0 Parking Spaces (pedestrian access)

The total number of spaces to meet Park Authority operational standards for the facilities as provided in this master plan is 25 with an ultimate of 30 spaces planned, 5 spaces over the standard amount. For an OLDA of this type and size, the typical maximum level of use is about 10 users at a time. The OLDA proposed for Monticello is smaller than most of the existing OLDA facilities and will not be sharing parking with a scheduled ball field. The Park Authority is sensitive to ensuring that there is adequate parking onsite so that adjacent neighborhoods are not impacted. Should this become an issue, the parking lot may be expanded beyond 30 spaces if necessary to meet the demands of the park facilities.

J. TRAFFIC

Community members are very concerned about the traffic flow resulting from park development and the location of the park entrance between two intersections along Guinea Road (Bronte Drive and Burke Road). The Park Authority has consulted Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) during the creation of this master plan to identify and address

roadway issues. Neither agency had issues with site access at this time, since typically, parks without ball fields do not generate the level of intensity that creates a significant amount of traffic. As with any other public or private development, the Park Authority will meet all applicable county, state, and federal codes and requirements, in effect at that time of development. These reviews ensure that the proposed facilities address potential impacts and meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, as well as zoning with review by the respective agencies.

Additionally, Guinea Road is classified as an Urban Minor Arterial by VDOT with a posted speed limit of 35 MPH. This designation makes it eligible for the $200 Additional Fine for Speeding Program. This program may be considered by the community at any time to calm traffic along Guinea Road. A crosswalk could also be provided by DOT at the intersection of Bronte Drive and Guinea Road. Both of these initiatives would require coordination between the community, VDOT, FCDOT, and the Braddock District Supervisors Office.

APPENDIX A

Parks Reviewed For Braddock District Off Leash Dog Area (OLDA)

Many who attended the Public Information Meeting asked how Monticello Park was chosen as a potential site for an Off Leash Dog Area (OLDA). Parks within three miles of the sponsor group were evaluated for site suitability. A list of sites reviewed and the site evaluation comments can be found here. To be eligible as a potential OLDA site, there needs to be at least 1.5 acres of un-forested, un-developed land that is not occupied by, or planned for other park facilities, in a Chesapeake Bay Resource Protection Area (RPA), flood plain, problem soils (hydric or asbestos), steep slopes, historic site, stormwater management facility, easement, a utility line, or in close proximity to neighbors.

Parks Reviewed For Braddock District OLDA

ACCOTINK STREAM VALLEY *790 Acre*

N/A

The entire area of Accotink Stream Valley Park within 3 miles of the users has steep slopes, is in RPA, or flood plain. This site is unfeasible for an OLDA.

ASHFORD EAST *4 Acre*

4300 GUINEA ROAD

The entire site is completely forested, and does not have sufficient space for an OLDA and parking lot. This site was determined to be unfeasible for an OLDA.

BRIMSTONE *5 Acre*

6600 OX ROAD

The entire site is completely forested, half of the park is in RPA, steep slopes, easements, with limited room for an OLDA with parking. This site was determined to be unfeasible for an OLDA.

BURKE LAKE & GOLF COURSE *597 Acre*

7315 OX ROAD

Potential OLDA sites (open , accessible, unforested areas) are used for other purposes or contain septic fields, which cannot be built on. This park is approximately a mile from South Run's dog park, so it would not provide the most equitable distribution of dog park facilities in the county. In addition, the distance for the user group is to far to drive. Therefore this site was determined to be unfeasible for an OLDA serving the intended user group.

BURKE RIDGE *4 Acre*

9719 BURKE LAKE ROAD

Open area is in a stormwater easement, rest is forested, not enough room for OLDA & parking. Site topography is also a concern. This site was determined to be unfeasible for an OLDA.

BURKE STATION *18 Acre*

6031 KERRWOOD STREET

This park is almost entirely in RPA, flood plain, easements, or steep slopes (including existing facilities), remainder is forested, leaving no room for an OLDA or parking. This site was determined to be unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

CANTERBURY WOODS *6 Acre*
5018 WAKEFIELD CHAPEL ROAD
This park is built out with no room for an OLDA. Additionally, this site is now entirely RPA and mostly flood plain (including existing facilities). This site is unfeasible for an OLDA.

COUNTRY CLUB VIEW *39 Acre*
10609 HENRICO STREET
Mostly RPA, flood plain, slopes, and forested, no room for additional parking. This site was determined to be unfeasible for an OLDA.

CROOKED CREEK *12 Acre*
9910 COMMONWEALTH BOULEVARD
Mostly RPA, flood plain, steep slopes, the rest is forested, no room for OLDA with additional parking. This site was determined to be unfeasible for an OLDA.

FAIRFAX PARK SCHOOL SITE *13 Acre*
6000 HILLSIDE ROAD
This park site is leased from Fairfax County Public Schools. It is entirely forested, with some steep slopes, and easements. This site is unfeasible for an OLDA.

GEORGE MASON *8 Acre*
9700 BRADDOCK ROAD
This park is partially forested, built out with garden plots, the remaining open space is not large enough for an OLDA and the required parking expansion. This site was determined to be unfeasible for an OLDA at this time.

GREENFIELD *5 Acre*
5349 GUINEA ROAD
The park is almost entirely forested, with steep slopes, and no access for parking. This site is unfeasible for an OLDA.

HERZELL WOODS *3 Acre*
5328 GUINEA ROAD
Entirely forested with some steep slopes. Not enough room for an OLDA and required parking. This site was determined to be unfeasible for an OLDA.

HOWERY FIELD *8 Acre*
5100 GLEN PARK ROAD
The portion of this site within the service area for the sponsor group is all RPA, steep slopes, and floodplain. The rest of the park is built out or forested, with very limited parking. This site was determined to be unfeasible for an OLDA serving the intended user group.

Parks Reviewed For Braddock District OLDA

KINGS PARK *9 Acre*

8717 TRAFALGAR COURT

Half the park is forested and the rest is built out. Through a public master planning process involving the Kings Park Community in 2009, the possibility of a dog park has been ruled out for this site in favor of a playground, no additional room for OLDA or additional parking. This site was determined to be unfeasible for an OLDA at this time.

KINGS PARK WEST *31 Acre*

5216 POMMEROY DRIVE

This park is entirely in RPA, flood plain, steep slopes, or easements, and mostly forested. This site is unfeasible for an OLDA.

LAKE ACCOTINK *448 Acre*

7500 ACCOTINK PARK ROAD

The portion off this park within the service area for the sponsor group is in RPA, flood plain, steep slopes, or forested with no viable access for parking. Although the opposite side of park (not in service area) has a potential OLDA site, but the sponsor group in Kings Park West is absolutely not interested in traveling to Lake Accotink and will not participate in an OLDA at Lake Accotink. It is actually much greater driving time because of the heavy traffic on Braddock Road, particularly on week-ends and evenings, which is when people want to walk their dogs. This site was determined to be unfeasible for an OLDA serving the intended user group.

LAKE BRADDOCK SCHOOL SITE *13 Acre*

9200 BURKE LAKE ROAD

Leased park site, built out with soccer fields that are heavily used. Most of the rest of this site is forested, with very limited parking, no available cleared space to develop, and not enough room for an OLDA or Parking. This site is unfeasible for an OLDA.

LAKESIDE *21 Acre*

5216 POMMEROY DRIVE

Built out, mostly RPA, flood plain, steep slopes, no room for an OLDA and additional parking or access. This site was determined to be unfeasible for an OLDA.

LONG BRANCH FALLS *5 Acre*

5021 KING DAVID BOULEVARD

Mostly RPA, steep slopes, completely forested, and not enough room for OLDA even without trees. Site access can't cross RPA and steep slopes. This site is unfeasible for an OLDA.

LONG BRANCH STREAM VALLEY *155 Acre*

N/A

This is a Stream Valley Park, the portion off this park within the service area for the sponsor group is mostly RPA, flood plain, steep slopes, easements, and forest. The available open area is too small for an OLDA and required parking. Additionally, there is no access to these areas for cars. This site is unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

MIDDLE RUN STREAM VALLEY *210 Acre*

N/A

Stream Valley Park, section within the service area is RPA, Flood Plain, steep slopes, forested, easements, and limited access. No - They are talking about the power line easement on parkland which looks fairly clear from aerials. The problem is access to the parkland would be through HOA owned property. Facilities here would have to be of minimal size. POD recommends eliminating this site for consideration. This site is unfeasible for an OLDA.

MIDDLERIDGE *8 Acre*

5425-A GOVERNOR YEARDLEY DRIVE

Buildable area is built out with facilities, rest is RPA, flood plain, easements, steep slopes, and/or forested, leaving no room available for an OLDA or parking. This site is unfeasible for an OLDA.

MONTICELLO *9 Acre*

5315 GUINEA ROAD

While there are some steep slopes and wooded areas, most of this site has been cleared and graded, providing ample available space for an OLDA with spaces for large and small dogs as well as additional facilities. There is an existing vehicular access (with adequate distance from the next intersection) and a small parking lot with room for expansion, although there are no programmed uses on site. Additionally, there is no RPA or flood plains on site. The recommended minimum distance of 100 feet between an OLDA facility and neighbors can easily be achieved. Due to the parks size and shape, it would be difficult to use for other facilities such as full sized athletic fields, making Monticello Park the most logical and realistic option in the sponsor group's service area.

OLDE FORGE *6 Acre*

4604 TWINBROOK ROAD

This site is, mostly steep slopes and forested, with some easements / utilities. There is no parking access, and no room for an OLDA with parking even if the trees were removed. This site is unfeasible for an OLDA.

POBURN WOODS *11 Acre*

6325 WENDY ANN COURT

Mostly forested, some RPA with easements and steep slopes. This site was determined to be unfeasible for an OLDA.

POHICK STREAM VALLEY *810 Acre*

N/A

This is a Stream Valley Park which is mostly RPA, flood plain, steep slopes, easements, and forested. There is not enough space outside of these constraints for an OLDA with parking. This site is unfeasible for an OLDA.

RED FOX FOREST *7 Acre*

4915 RED FOX DRIVE

Almost entirely RPA, steep slopes, easements, and forested, which leaves no available space for an OLDA with parking. This site is unfeasible for an OLDA.

Parks Reviewed For Braddock District OLDA

ROLLING VALLEY WEST *20 Acre*

6512 SYDENSTRICKER ROAD

Available space is built out with facilities, with the rest in RPA, steep slopes, easements, and forested. These conditions leave no room for an OLDA or additional parking. This site was determined to be unfeasible for an OLDA at this time.

ROLLING WOODS ESTATES *3 Acre*

5208-A MARVELL LANE

Mostly forested, some steep slopes, no auto access for parking. This site is unfeasible for an OLDA.

ROYAL LAKE *58 Acre*

5344 GAINSBOROUGH DRIVE

Has some existing facilities, but is mostly water, with RPA, flood plain, steep slopes, and easements, with the remaining area forested. Would require major clearing, grading, and reconfiguration of existing facilities, likely resulting in erosion problems. There is also limited existing parking and no room to expand. This site was determined to be unfeasible for an OLDA.

ROYAL RIDGE *12 Acre*

8600 FORRESTER BOULEVARD

All forested so this site, containing a historic site, and some steep slopes. Would require major clearing and regarding, as well as archaeological studies. This site is was determined to be unfeasible for an OLDA.

RUTHERFORD *22 Acre*

4710 GUINEA ROAD

Mostly RPA, flood plain (including developed area), easements, and forested, remaining area built out with facilities, leaving no room for an OLDA and parking. This site is unfeasible for an OLDA.

SHANNON STATION *14 Acre*

6467 HUNTSMAN BOULEVARD

Most of the park is in RPA, flood plain, easements, built out, and/or forested. Half of the park is outside of the service area for the sponsor group. This site is unfeasible for an OLDA.

SILAS BURKE *10 Acre*

5815 PARAKEET DRIVE

Has cleared and open area that could be developed for a dog park, although most of this area has hydric soils, which can be more difficult to develop. There is a lack of dedicated parking, but a small parking lot could be added along the existing service entrance in the park. The minimum distance of 100' to neighbors is available. This is a second option for an OLDA within the service area of the sponsor group, but would be more difficult and costly due to the soils.

Parks Reviewed For Braddock District OLDA

SMOKEWOOD *14 Acre*
4120 WHITACRE ROAD
Completely forested, mostly RPA, with some steep slopes, easements, and utilities. This site was determined to be unfeasible for an OLDA.

SOUTH RUN STREAM VALLEY *362 Acre*
N/A
Stream Valley Park, the portion of in the service area for the sponsor group is mostly RPA, flood plain, easements, stormwater, utilities, and forested. There is not enough available space for OLDA with parking. This site is unfeasible for an OLDA.

SURREY SQUARE *9 Acre*
4819 TWINBROOK ROAD
This park is mostly forested with steep slopes and storm drainage, leaving no room for an OLDA with parking lot. Additionally, there is no viable parking lot entrance. This site is unfeasible for an OLDA.

TWINBROOK ROAD *4 Acre*
5124 TWINBROOK ROAD
Mostly forested with some utility crossings. Auto access is governed by adjacent church. Would major require clearing that would still only leave room for a minimally sized facility at most. This site was determined to be unfeasible for an OLDA.

UNIVERSITY *9 Acre*
10200 BRADDOCK ROAD
This site is all heavily forested with some steep slopes, and no suitable area for an OLDA or parking. This site is unfeasible for an OLDA.

WILLOW WOODS *12 Acre*
8721 BRAEBURN DRIVE
Completely forested, mostly RPA, steep slopes, easements, and utilities. No area available for OLDA or parking. This site is unfeasible for an OLDA.

WOODGLEN LAKE *64 Acre*
10617 ZION DRIVE
Almost entirely RPA, flood plain, steep slopes, water, easement, and forested, with utilities. Entire park is resource protection area. This site is unfeasible for an OLDA.