

Ruckstuhl Park Master Plan



PUBLIC COMMENT MEETING

July 29, 2015

Tonight's Agenda

- Introductions:** Judy Pedersen, Public Information Officer, FCPA
- Remarks:** Ken Quincy, Park Authority Board Member, Providence District
- Presentation:** Andy Galusha, Planner, Park Planning Branch, FCPA
- Discussion Session:** Moderated by Judy Pedersen





Park Authority Mission

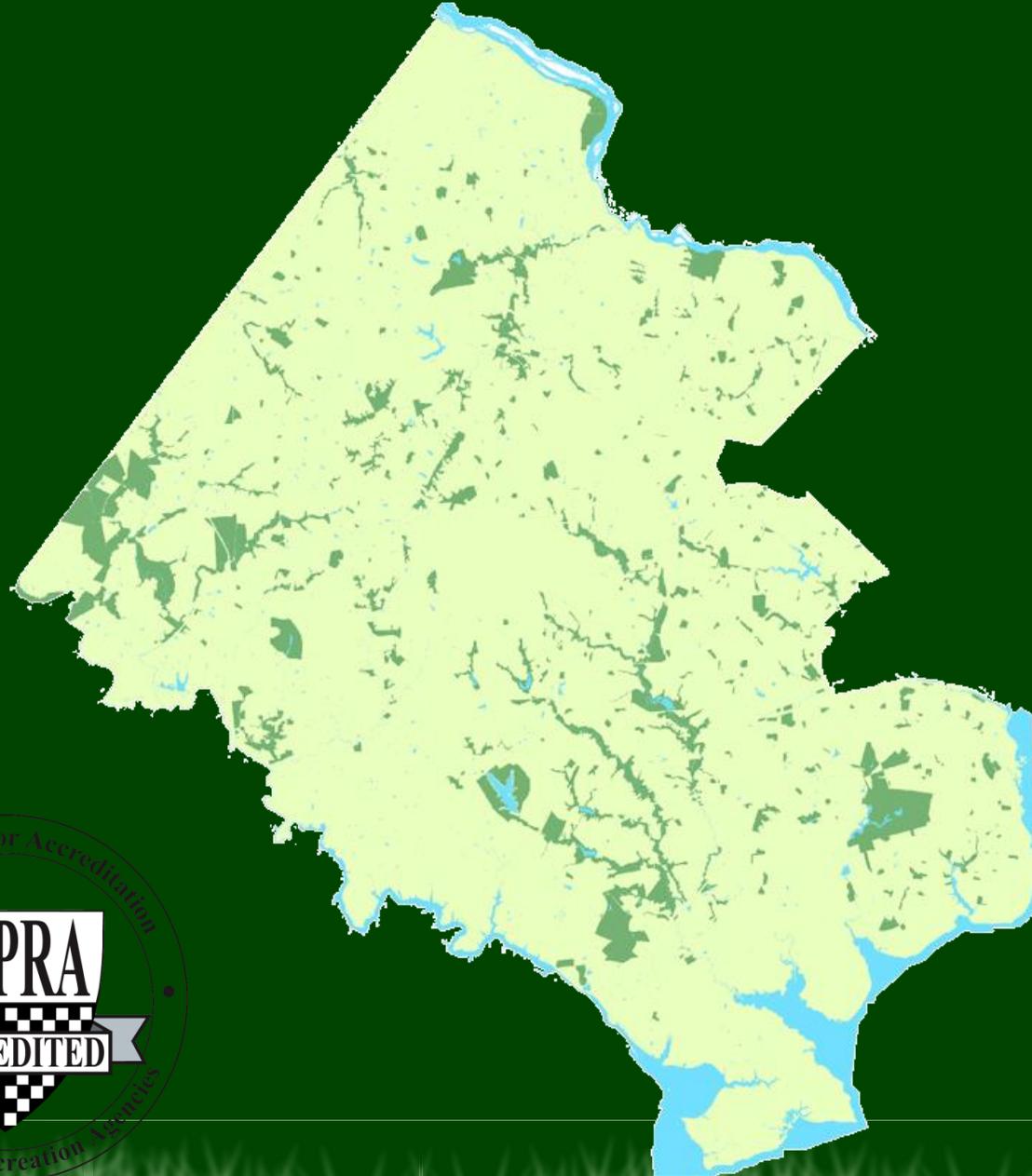
Enhance Citizen's Quality of Life Through:

-  Natural & Cultural Resource Stewardship
-  Recreational Opportunities
-  Quality Facilities & Services



Fast Facts about FCPA

- 12 - Member Board
- 23,300+ Acres of Parkland
- 421 Parks
- Accredited
- 3-Time Gold Medal Winner



Park Master Plans in General

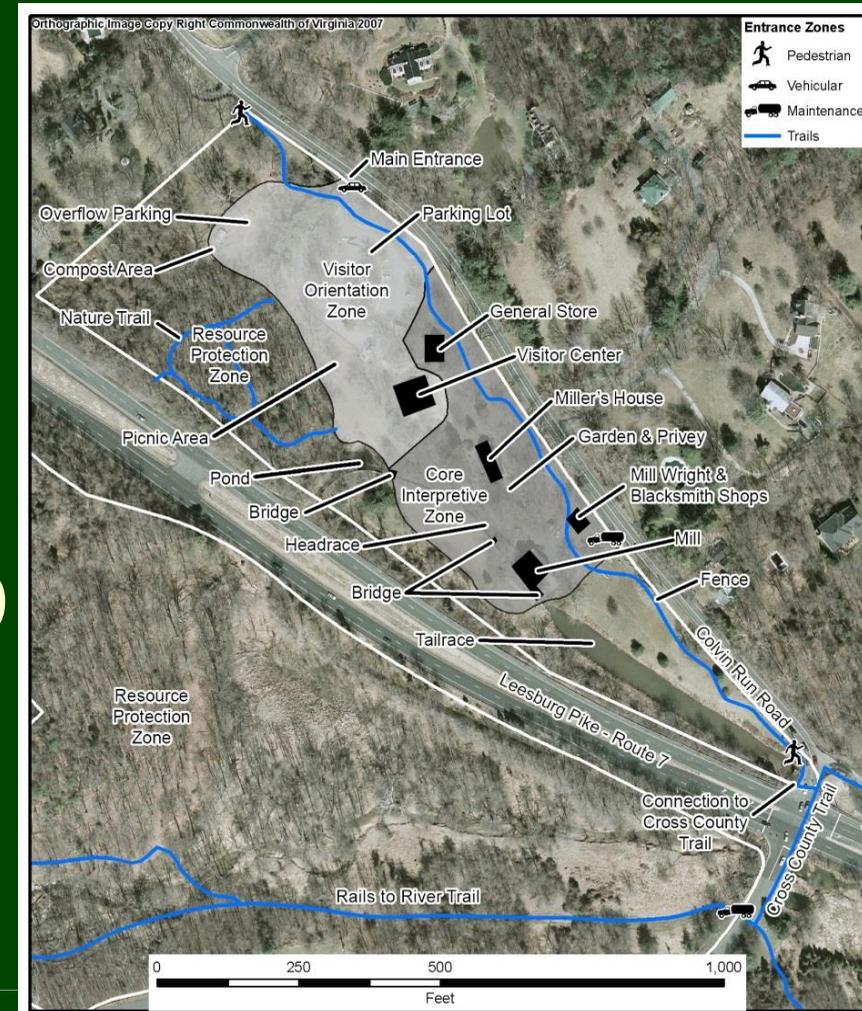
- Written Report
- Park Purpose & Classification
- Existing Conditions & Constraints
- Visitor Experience
- Planned Park Uses and Facilities
- Design Concerns



Park Master Plans in General

- Written Report
- Park Purpose & Classification
- Existing Conditions & Constraints
- Visitor Experience
- Planned Park Uses and Facilities
- Design Concerns

- Conceptual Development Plan (CDP)
- Conceptual Site Layout
- General Location of Facilities
- General Location of Use Areas
- Not Engineered Site Plan





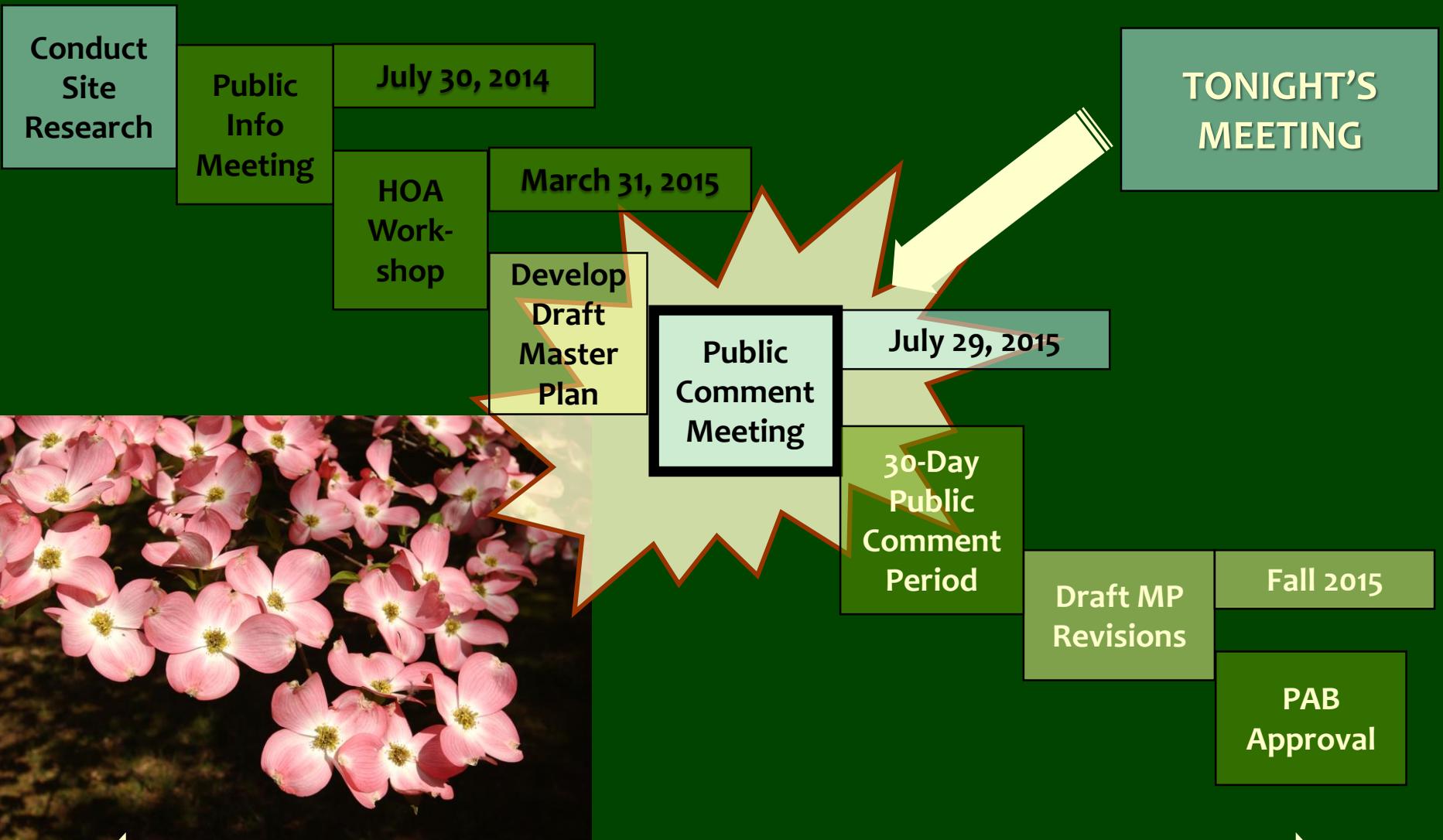
Staff Resources

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





Park Master Plan Time Line

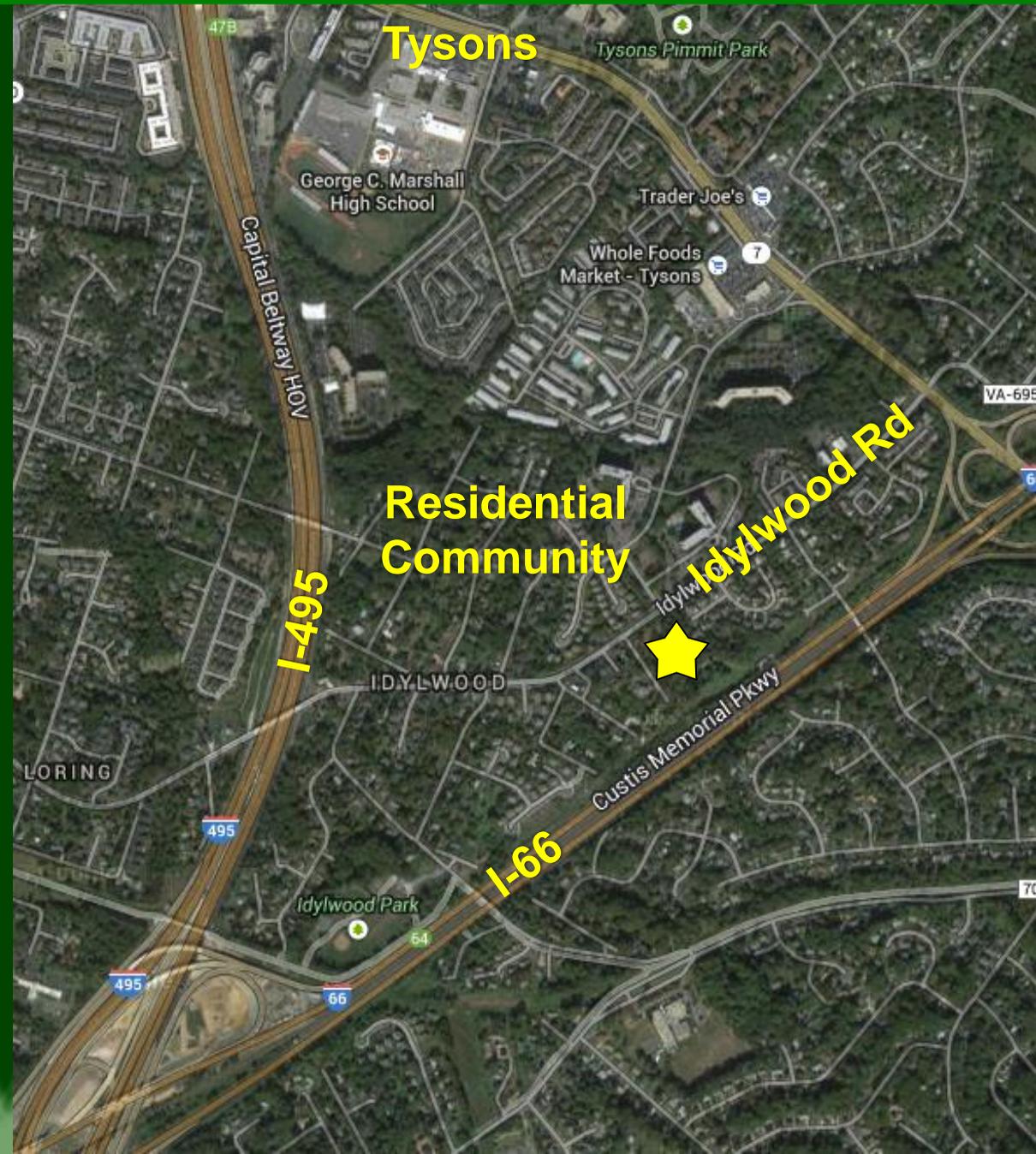


← PUBLIC INPUT IS A KEY ELEMENT OF THE MASTER PLAN PROCESS →



Location of Ruckstuhl Park

-  I-66
-  Idylwood Road
-  I-495
-  Residential Community
-  Tysons





Park Classification System

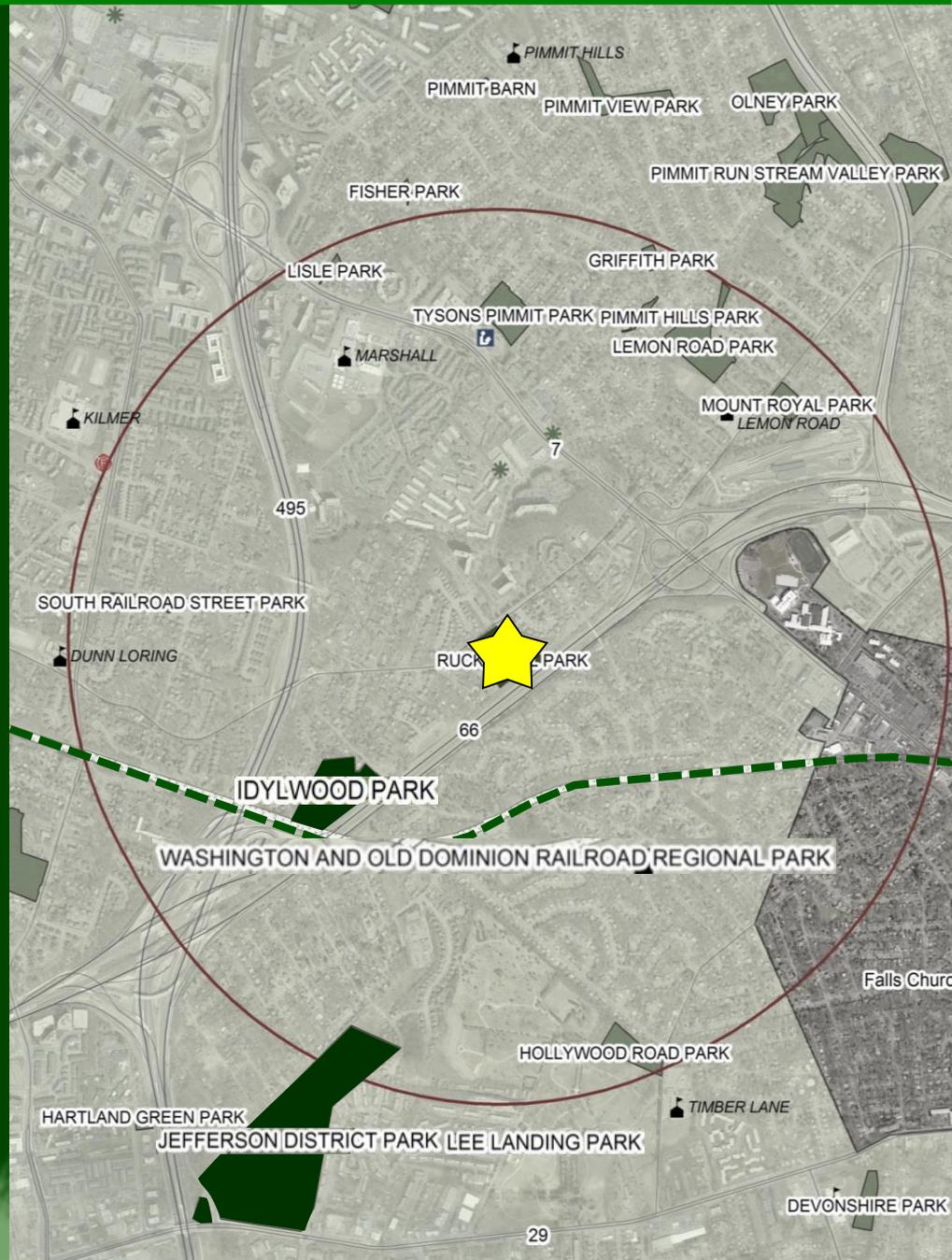
-  Local Park
-  Diverse experiences & activities
-  Casual & informal social gatherings
-  Lighted facilities
-  Active and/or passive recreation
-  Visits up to 2 hours
-  2.5 + Acres
-  Serve up to 3 miles





Nearby Parks

-  **Idylwood Park**
-  **W&OD Trail**
-  **Jefferson District Park**



Site History

Early History:

Land granted to Catesby Cocke

1766:

370 acres purchased by Colonel Robert Lindsay

1847:

Lindsay heirs sold 236 acres to Benjamin Klocke



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- Dr. Lily Ruckstuhl



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Late 1900':

 Dr. Lily Ruckstuhl

2008- Present

 NVCT

 Park Authority

 Demolition-2012



Conservation Easement

- 🛡️ Purpose
 - 🛡️ Preserve natural, scenic values
- 🛡️ Applies to the entire park
- 🛡️ Allowed Recreational Uses
 - 🛡️ Picnic areas
 - 🛡️ Benches
 - 🛡️ Interpretation
 - 🛡️ Trails
 - 🛡️ Community gardens



Conservation Easement Restrictions

Conservative Tree Removal For:

 Tree & Environmental Health

 Invasive species control

 Disease/insect control

 Safety concerns

 Construction of park facilities

 No sports fields/facilities

 No structure, except for recreational use

 Lighting limited to public safety & security

BK 22079 2107

~~BK 22034 1488~~

NOW THEREFORE WITNESSETH, that for and in consideration of the sum of \$250,000.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby convey in fee simple with Special Warranty of title subject to a reserved conservation easement, the Property unto the Grantee.

Grantor does hereby bind itself and its successors and assigns to WARRANT SPECIALLY the Property hereby conveyed unto Grantee, its successors and assigns, against every person lawfully claiming by, through, or under Grantor, but not otherwise. This conveyance is made subject to the Conservation Easement reserved herein, in addition to other restrictions, covenants, conditions, easements and other matters of record, insofar as they may legally affect the Property.

The terms of the Conservation Easement are set out in detail below, on the basis of the following facts and circumstances:

- A. PROTECTED PROPERTY. The Conservation Easement covers the entirety of the Property.
- B. AUTHORITY. The Conservation Easement is made pursuant to the Virginia Conservation Easement Act (Va. Code § 10.1-1009 to § 10.1-1016 (2006)), which declares that conservation easements serve a public purpose by retaining or protecting natural or open-space values of real property; assuring its availability for agricultural, forestal, recreational, or open-space use; protecting natural resources; maintaining or enhancing air or water quality; or preserving the historical, architectural and/or archaeological aspects of real property.
- C. PURPOSE. It is the purpose of the Conservation Easement to forever preserve and protect the natural, scenic and open space values (collectively, "conservation values") – detailed below in Section 1 – of great importance to the Grantor, the people of Fairfax County and the people of the Commonwealth of Virginia, and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property.
- D. EXISTING AND FUTURE USES AND IMPROVEMENTS. Historically, the Property has been used for open space, residential purposes, and keeping and grazing goats, horses, mules and other domestic animals. Previously existing conservation easements on the Property – described in more detail in section 4 below – allowed only these types of uses and limited the possible residential uses in order to protect the conservation values of the Property. Use restrictions under this Conservation Easement are described in particularity in Section 4 below.

NOW THEREFORE, the Grantor hereby reserves and holds a conservation easement ("Conservation Easement") over the Property, forever and in perpetuity, of the nature and character and to the extent hereinafter set forth, with such Conservation Easement comprising an

2
Tax ID Nos. 0403-01-0059, 0061A, 0064, and 0065

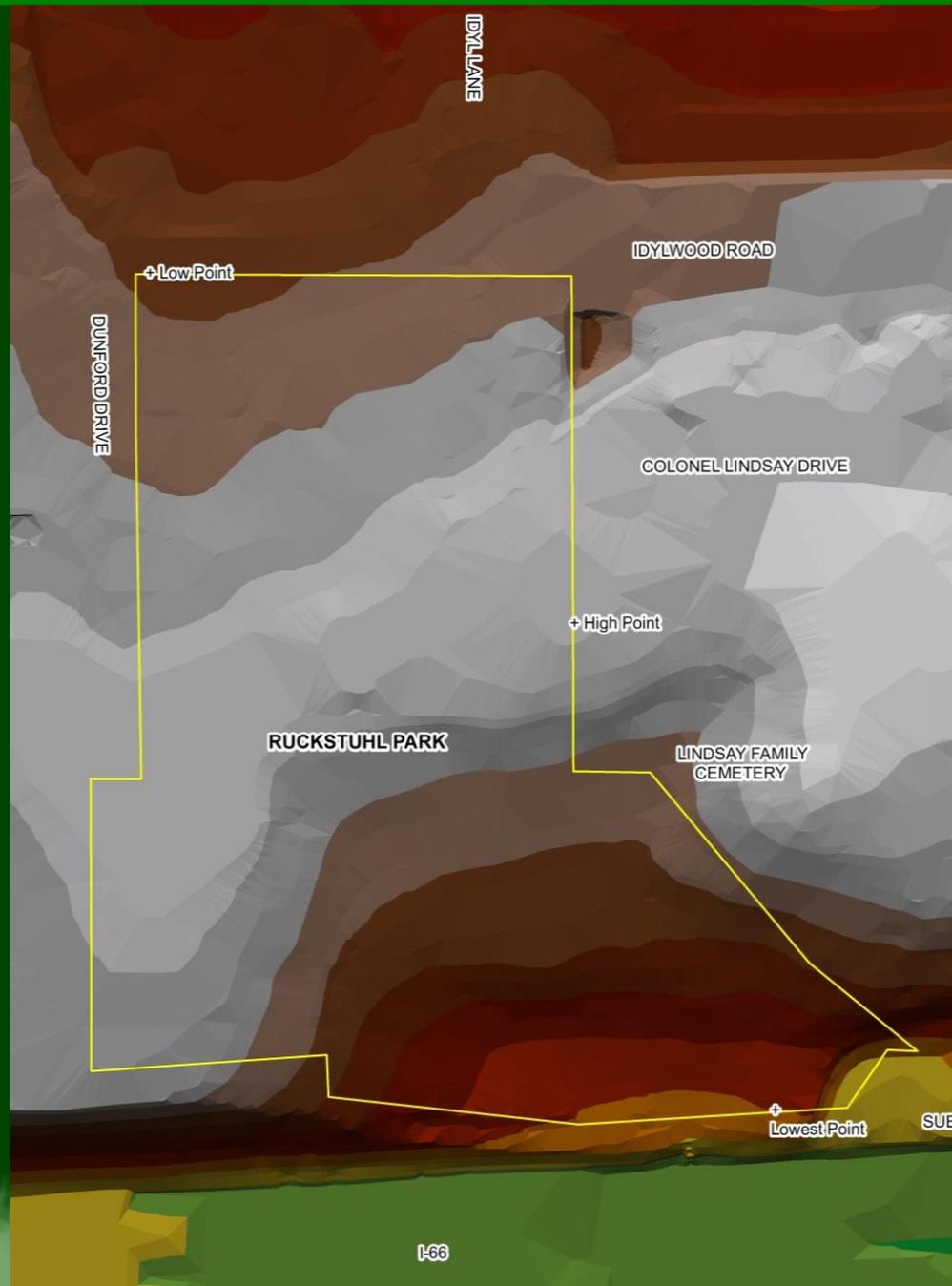
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Existing Site Conditions



Topography



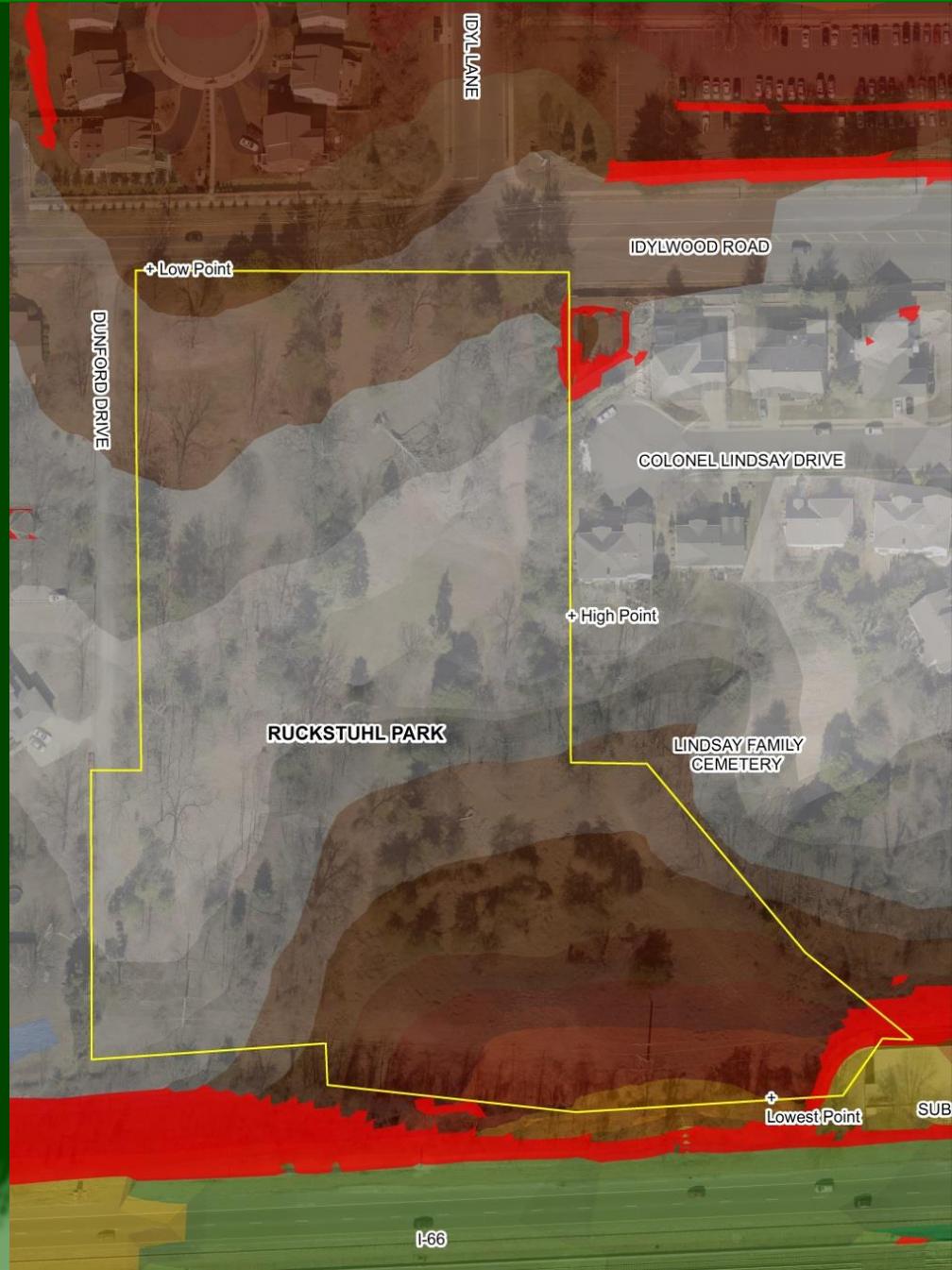
Existing Site Conditions



Topography



Steep Slopes

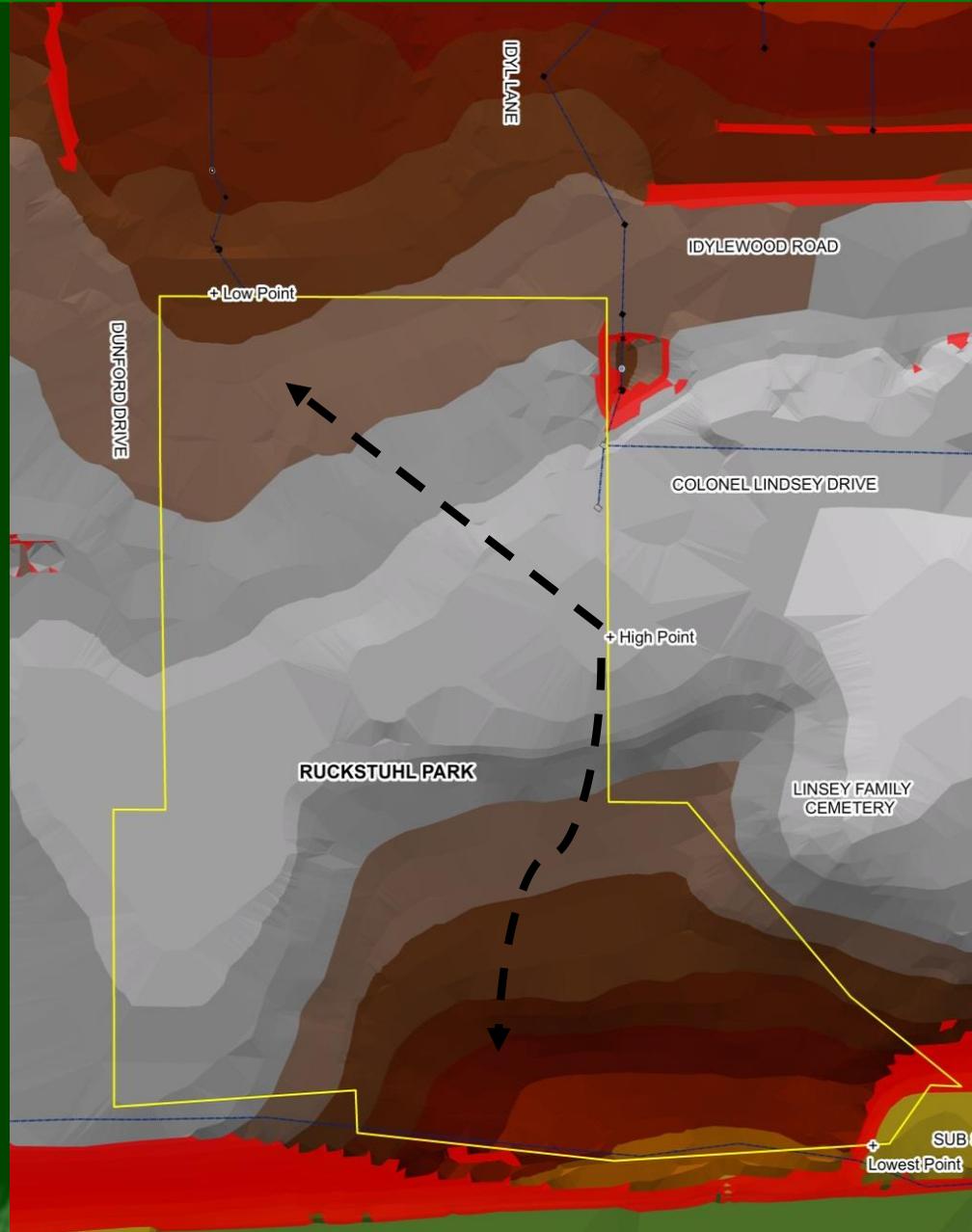


Existing Site Conditions

 Topography

 Steep Slopes

 Hydrology



Existing Site Conditions

 Topography

 Steep Slopes

 Hydrology

 Easements



Existing Site Conditions

- Topography
- Steep Slopes
- Hydrology
- Easements
- Pedestrian Access



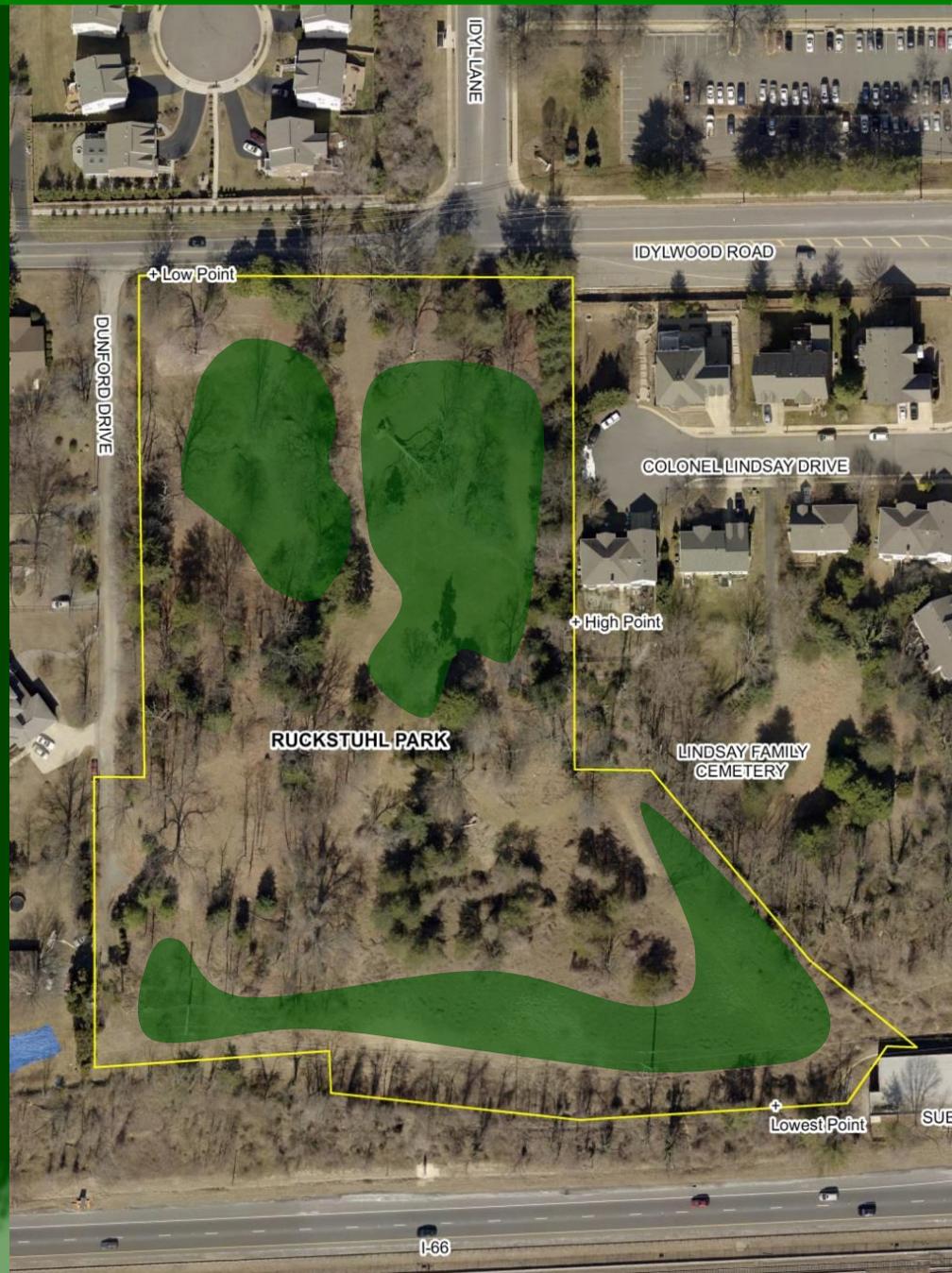
Existing Site Conditions

- Topography
- Steep Slopes
- Hydrology
- Easements
- Pedestrian Access
- Vehicular Access



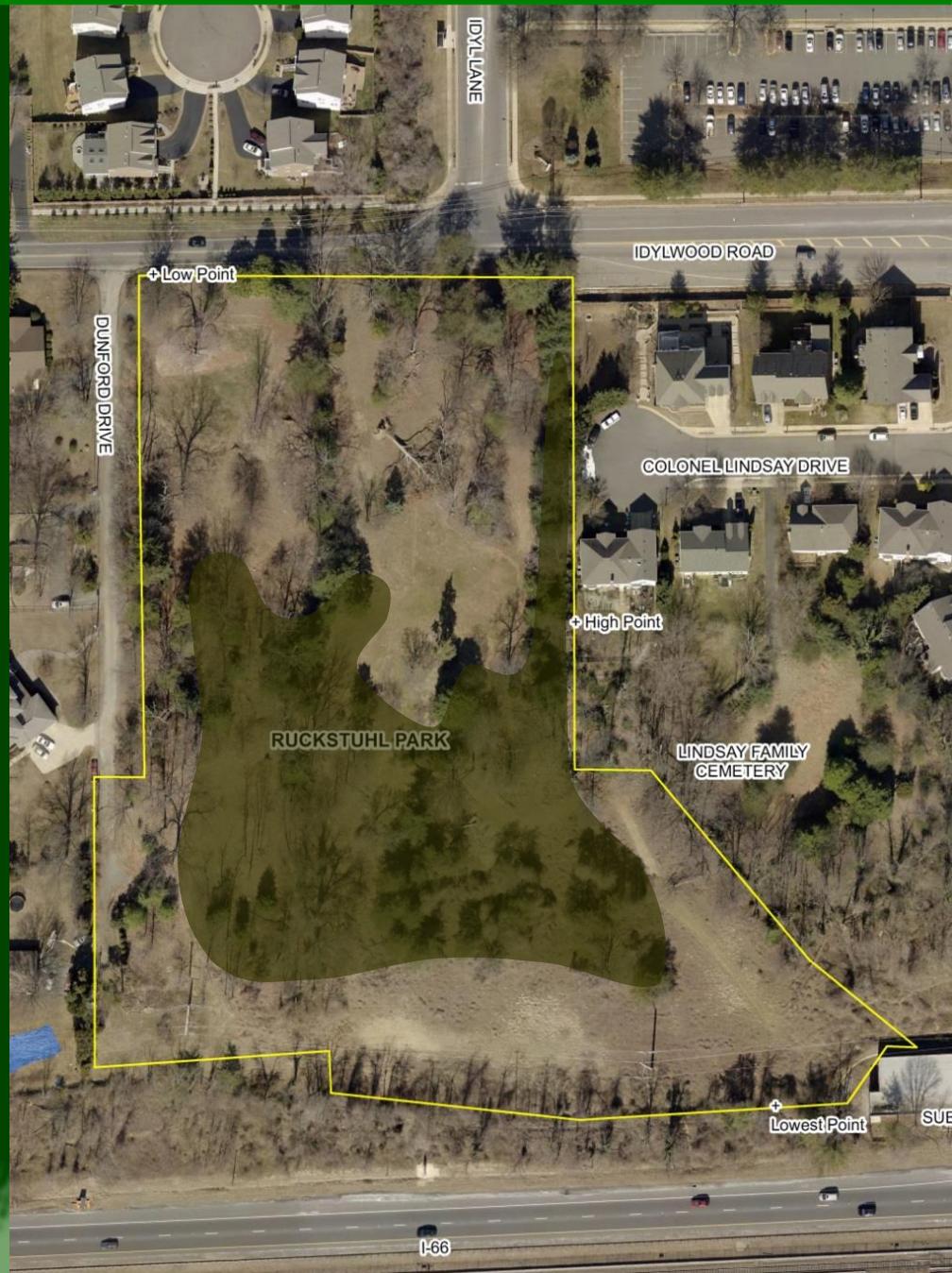
Existing Site Conditions

- Topography
- Steep Slopes
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- Easements
- Pedestrian Access
- Vehicular Access
- Grassed



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- Topography
- Steep Slopes
- Hydrology
- Easements
- Pedestrian Access
- Vehicular Access
- Grassed
- Treed



Community Concerns

-  **Traffic & Crosswalks**
-  **Sidewalks & Trails**
-  **Parking**
-  **Disturbance to Wildlife**
-  **No trail to Lindsay Court**
-  **No entrance from Dunford**



Community Desires

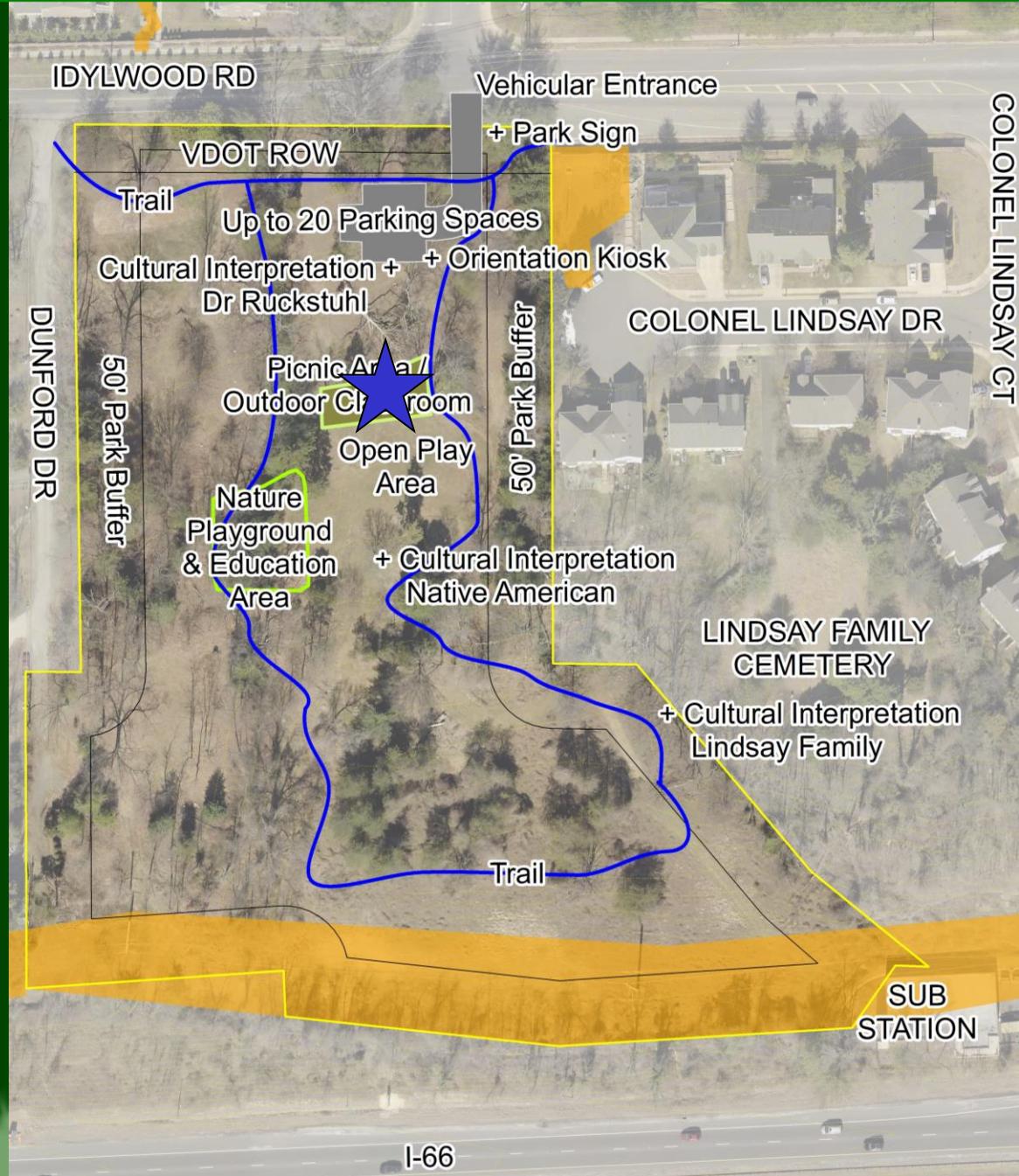
-  Crosswalks
-  Sidewalks / Trails
-  Cultural & Natural Interpretation
-  Keep in Natural State
-  Native Plantings & Benches
-  Dog Park/No Dog Park
-  Picnic & Open Play Areas
-  LID Development
-  Buffer to Neighbors



Conceptual Development Plan



Picnic Area / Outdoor Classroom

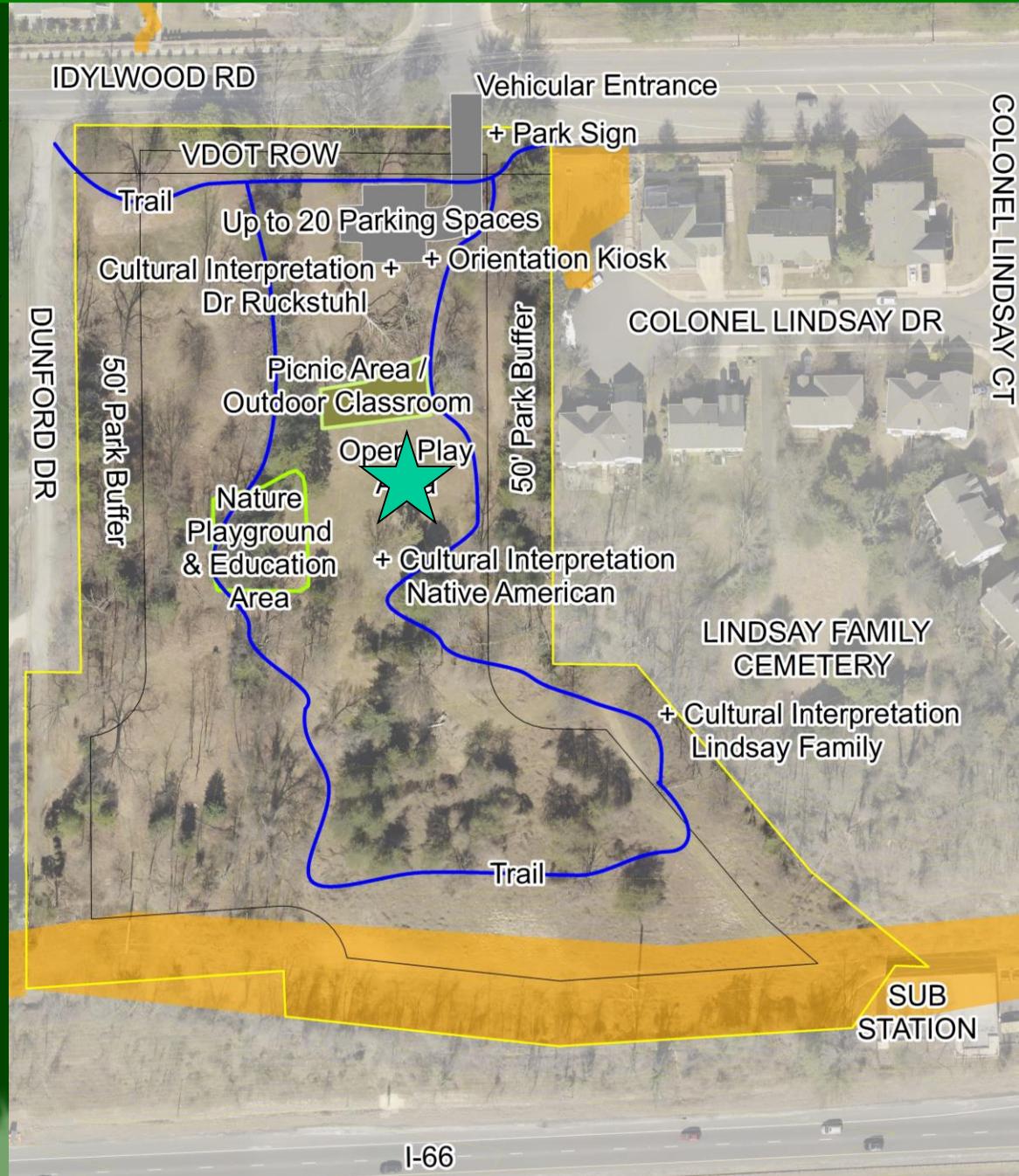


Conceptual Development Plan

 Picnic Area / Outdoor Classroom



 Open Play Area



Conceptual Development Plan



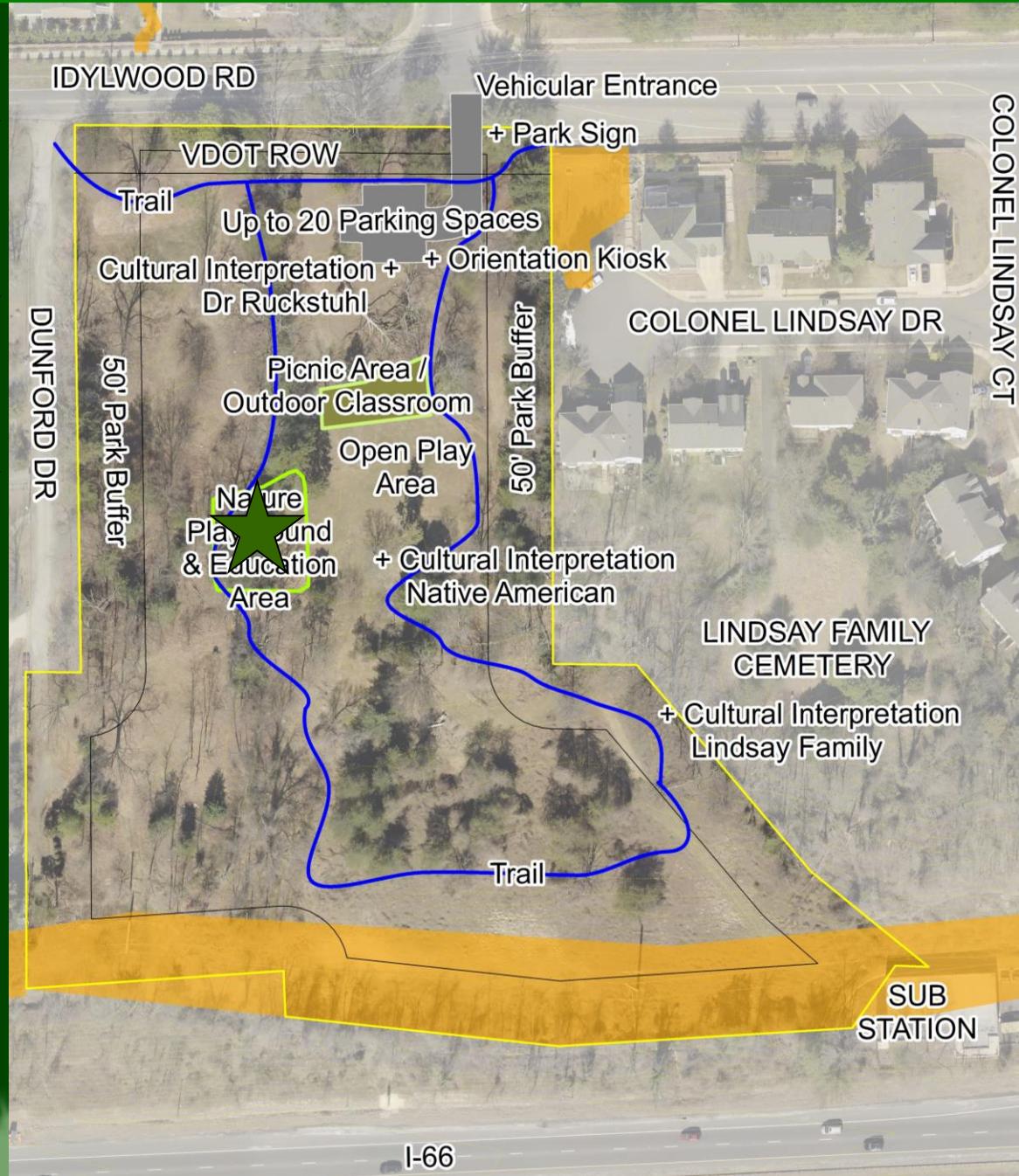
Picnic Area / Outdoor Classroom



Open Play Area



Nature Playground / Education Area



Conceptual Development Plan

 Picnic Area / Outdoor Classroom



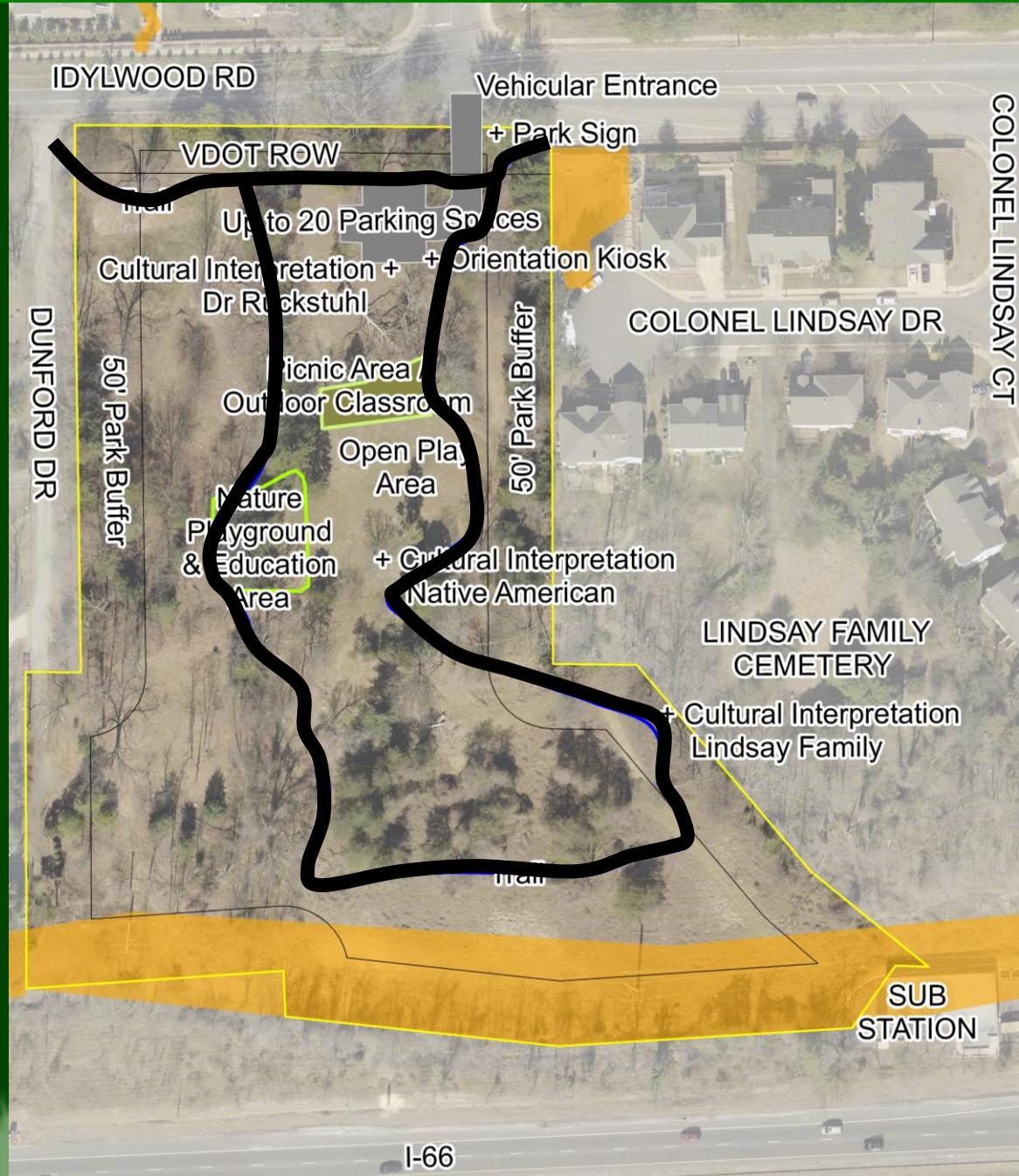
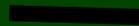
 Open Play Area



 Nature Playground / Education Area



 Trail Loop



Conceptual Development Plan

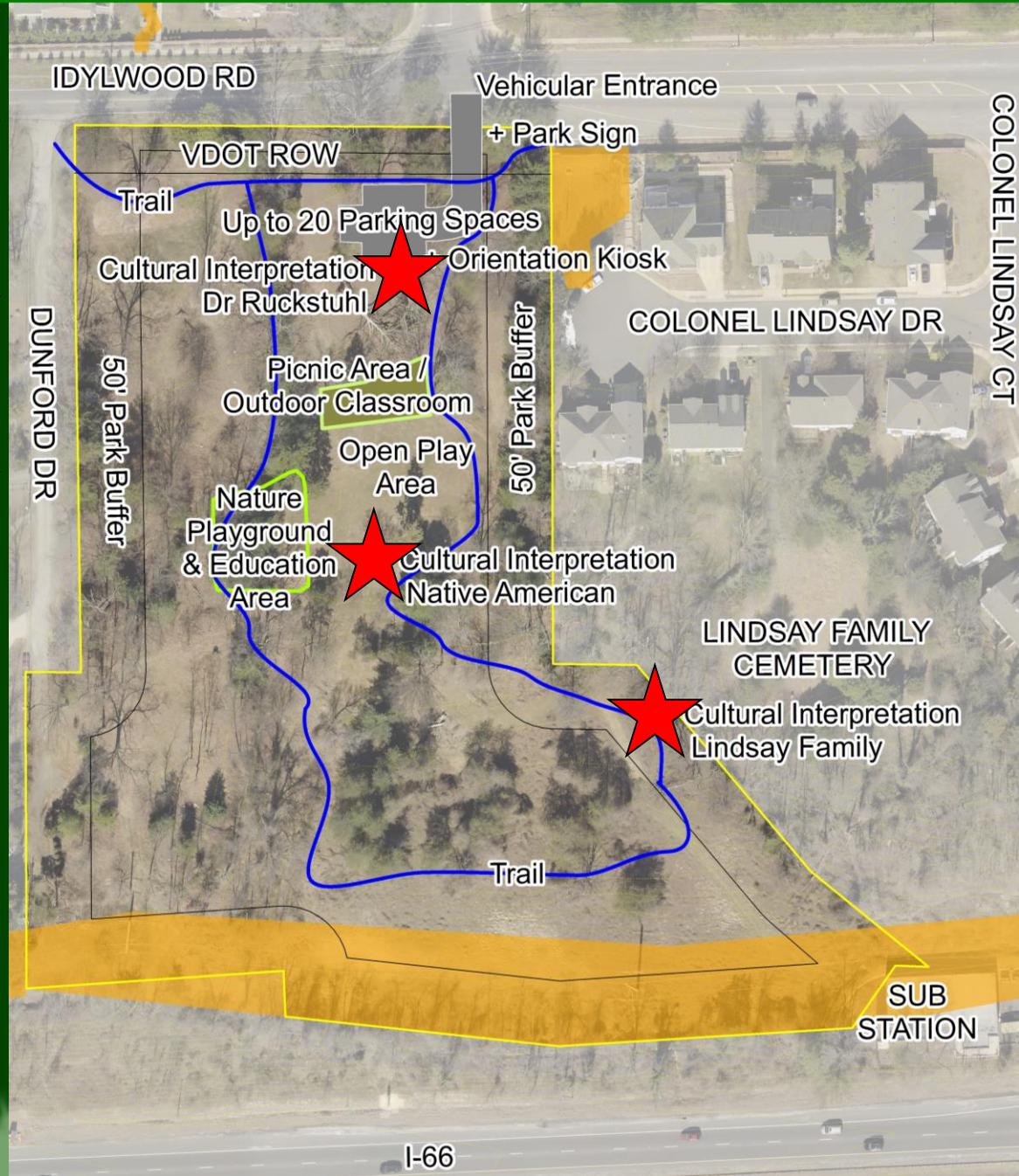
 Picnic Area / Outdoor Classroom 

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 Trail Loop 

 Interpretive Features 



Conceptual Development Plan

- 
Picnic Area / Outdoor Classroom

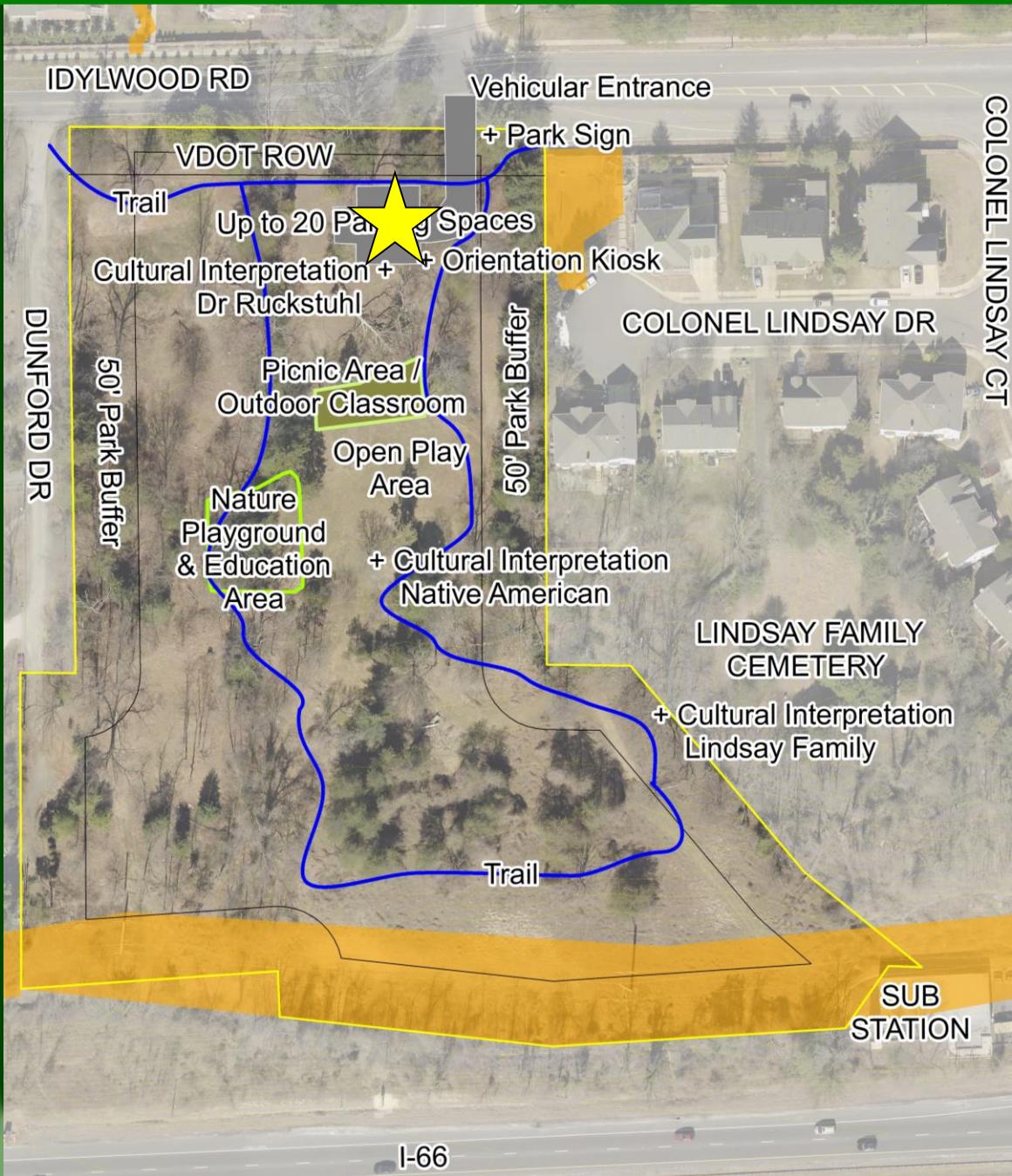
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Open Play Area

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Nature Playground / Education Area

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Trail Loop

- 
Interpretive Features

- 
Parking

Potential Future Pedestrian Connections

Ruckstuhl Park



Potential Future Pedestrian Connections

 Ruckstuhl Park

 Idylwood Park



Potential Future Pedestrian Connections

 Ruckstuhl Park

 Idylwood Park

 W & OD Trail

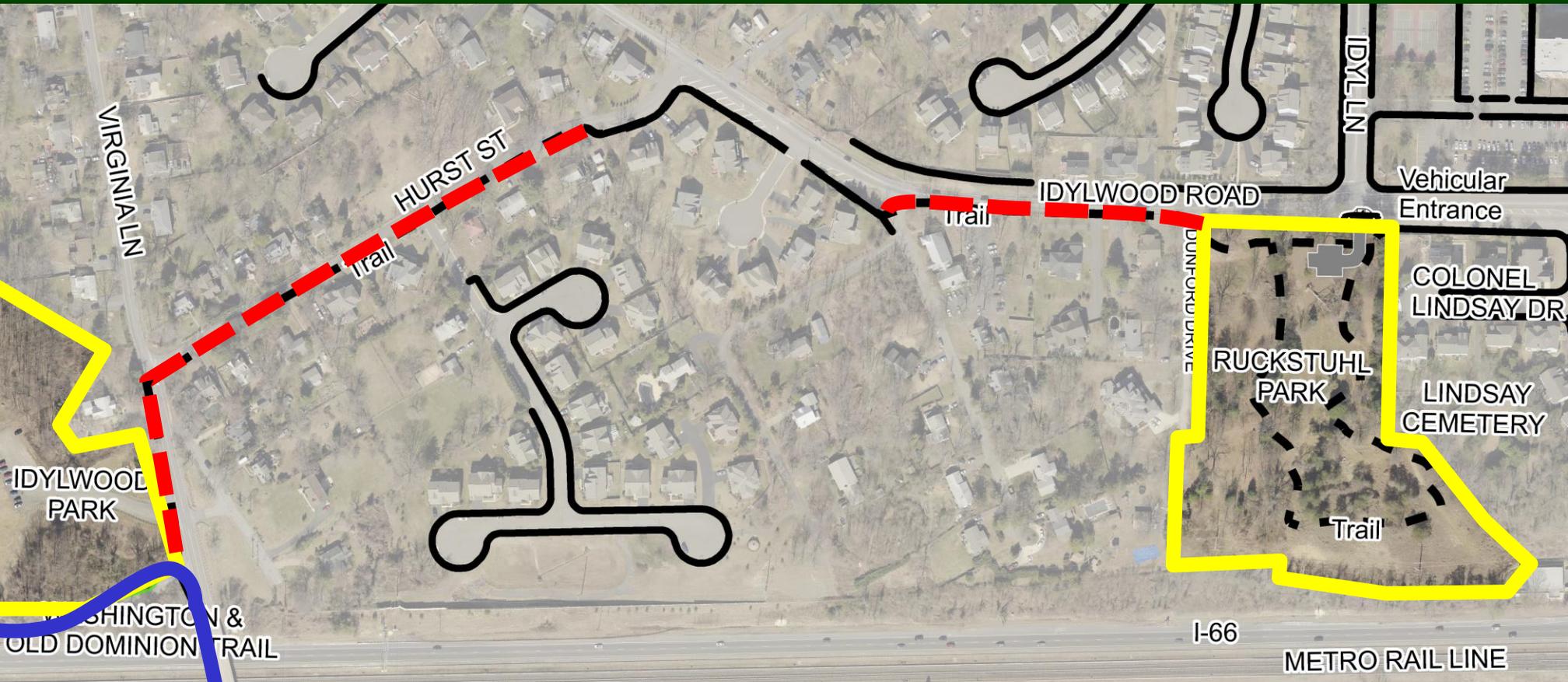


Potential Future Pedestrian Connections

 Ruckstuhl Park

 Idylwood Park

 W & OD Trail





Next Steps in Planning Process

-  **30 Day Comment Period – August 31**
-  **Evaluate Public Comments and Revise Plan as needed**
-  **Present to Park Authority Board For Action**



Help Plan Your Park

Please visit our website:

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

Please send comments to:

By e-mail: parkmail@fairfaxcounty.gov

Old Fashioned Snail Mail:

Andy Galusha, Project Manager

Planning & Development Division, FCPA

12055 Government Center Parkway, Suite 406

Fairfax, Virginia 22035

Or By Phone:

Phone: 703-324-8662

