

Salona Park Draft Master Plan

Public Comment Meeting

November 17, 2010



Tonight's Topics

- **Park Authority Planning Process**
- **Salona Current Site Conditions**
- **Background & Description**
- **Draft Master Plan Overview**
- **Open Discussion**



Purpose & Outcome

Purpose:

- **Present Draft Master Plan**
- **Inform Public Discussion**

Outcome:

- **Improved Understanding**
- **Better Park Plan**
- **More Successful Park**



Park Authority Mission

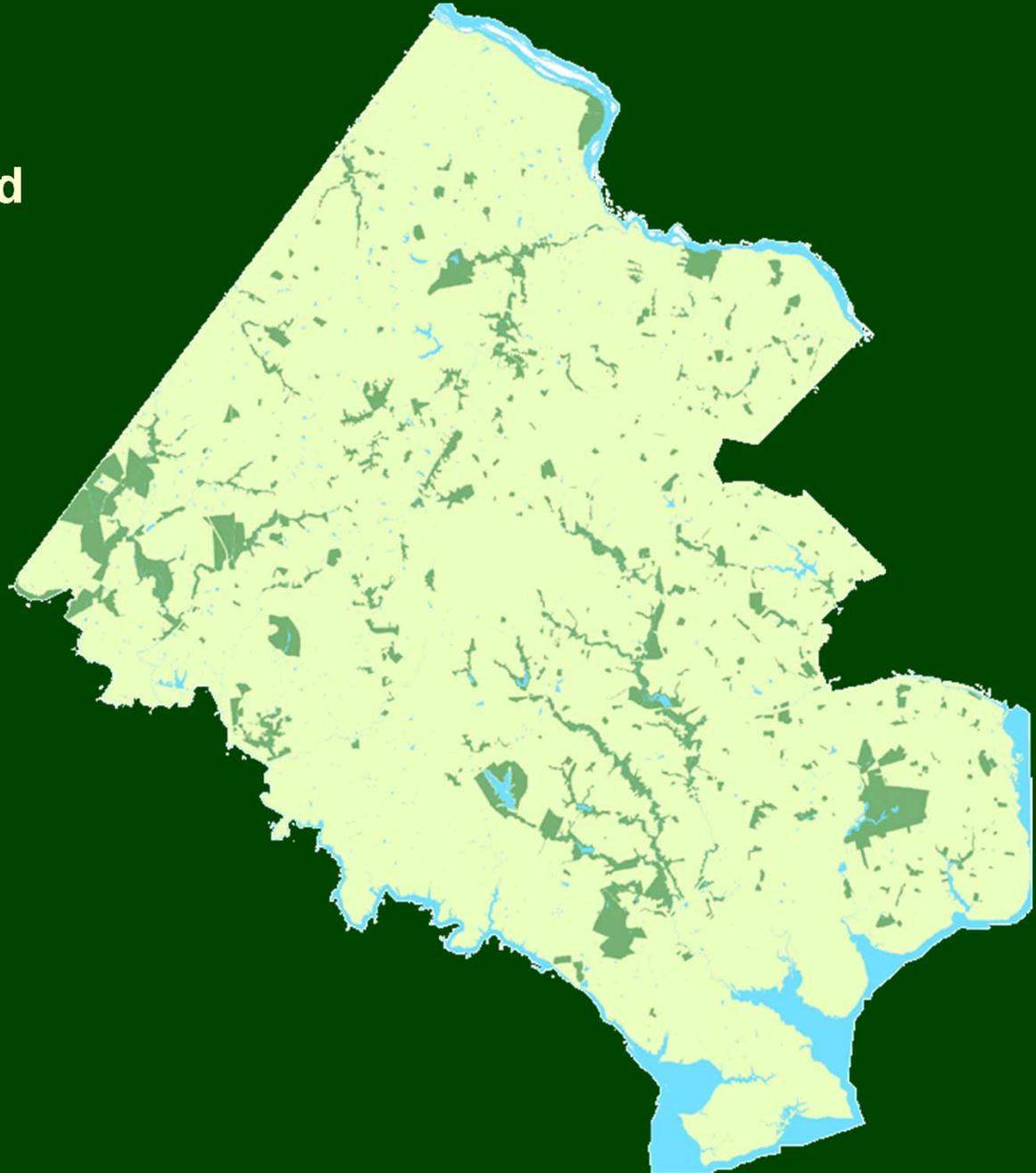
Enhance Citizen's Quality of Life Through:

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



Fast Facts about FCPA

- **12 - Member Board**
- **22,000+ Acres of Parkland**
- **400+ Parks**



Location

- **Salona**
- **Dolley Madison**
- **Georgetown**
- **Old Dominion**
- **Dulles Access**
- **I-495**



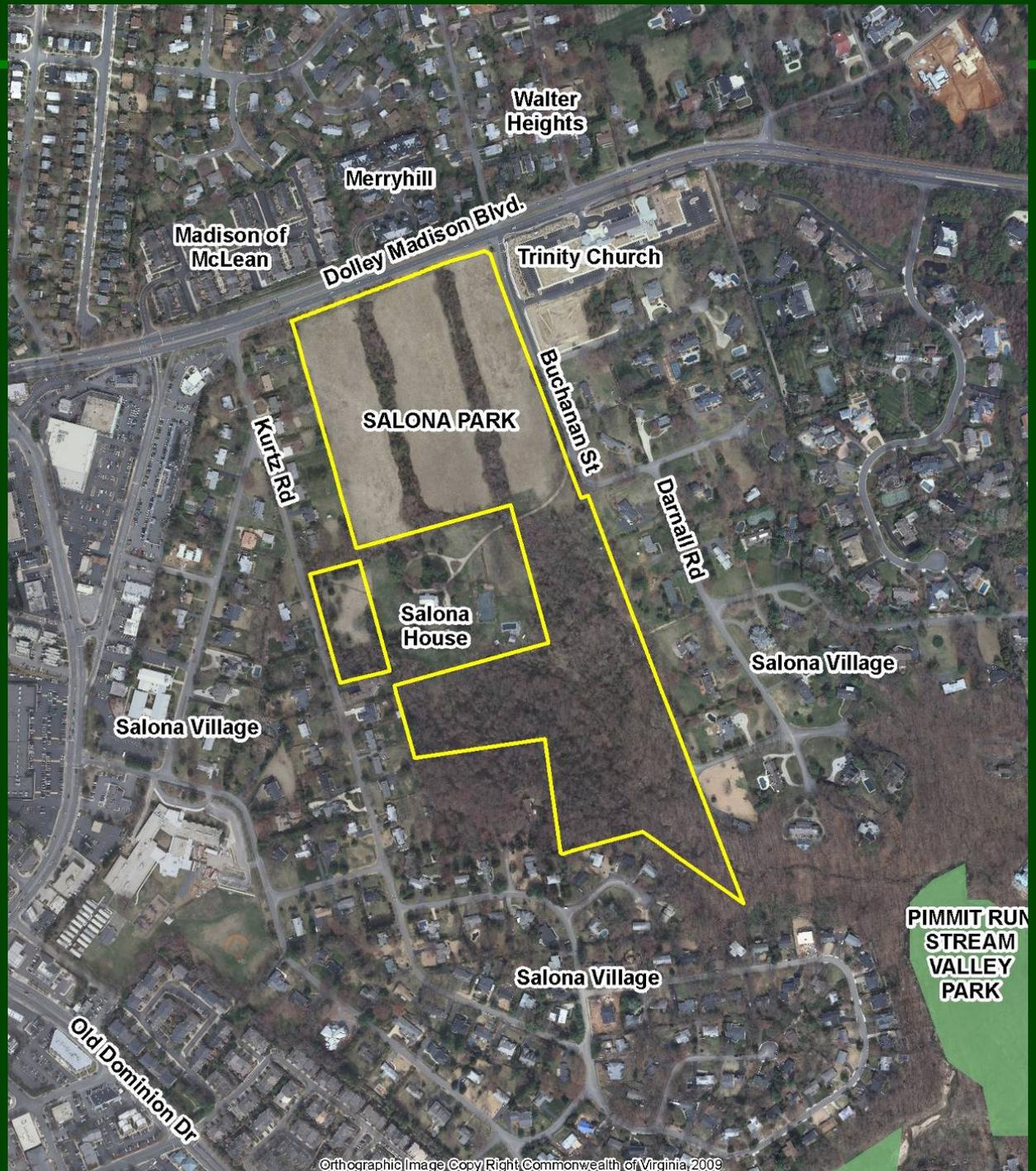
Parks Near Salona

- Pimmit Run
- Kent Gardens
- McLean Central
- Clemyjontri
- Langley Fork
- Scotts Run



Context

- **Madison of McLean**
- **Merryhill**
- **Walter Heights**
- **Trinity Church**
- **Salona Village**
- **Pimmit Run SV Park**
- **Salona House**



Park Master Plans In General

- **Conceptual, Not Designed or Engineered Plans**
- **Determine General Locations of Park Uses & Facilities**
- **Documents Site Background & History**
- **Incorporate Public Input**
- **May or May Not Have Funding**
- **Identify Design Concerns**
- **Need to be Addressed at Time of Implementation:**
 - **challenging site conditions**
 - **other guiding documents**
 - **community concerns related to design.**
- **Approved by the Park Authority Board**



Master Plan Components

Written Report

- Establishes Park Purpose & Classification
- Describes Existing Conditions & Constraints
- Details Desired Visitor Experience
- Describes Park Features
- Identifies Design Concerns

Conceptual Development Plan (CDP)

- General Location of Recommended Facilities
- General Location of Use Areas
- Conceptual Site Design
- Not Engineered Site Plan

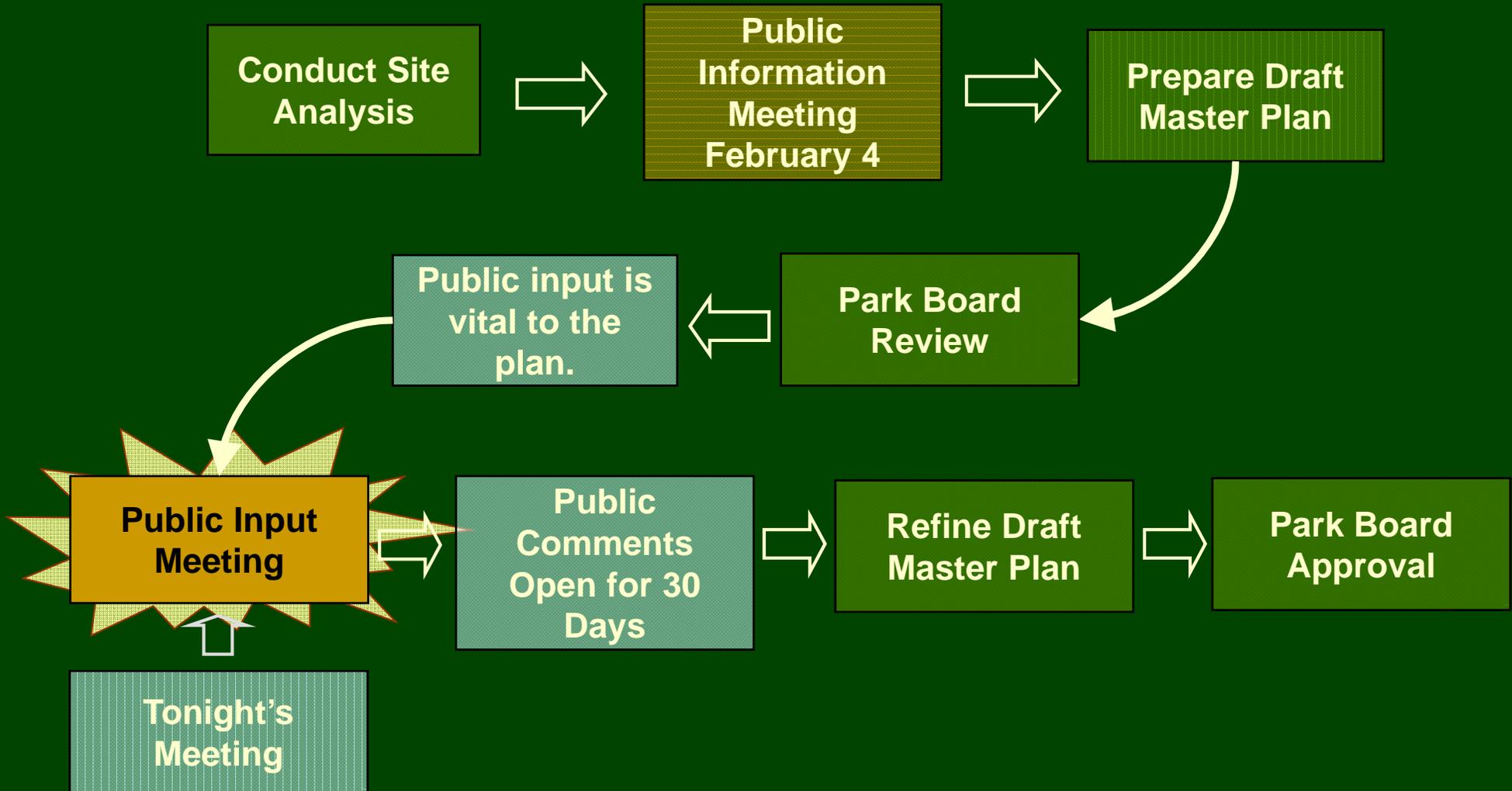


Staff Resources

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



Master Planning Process



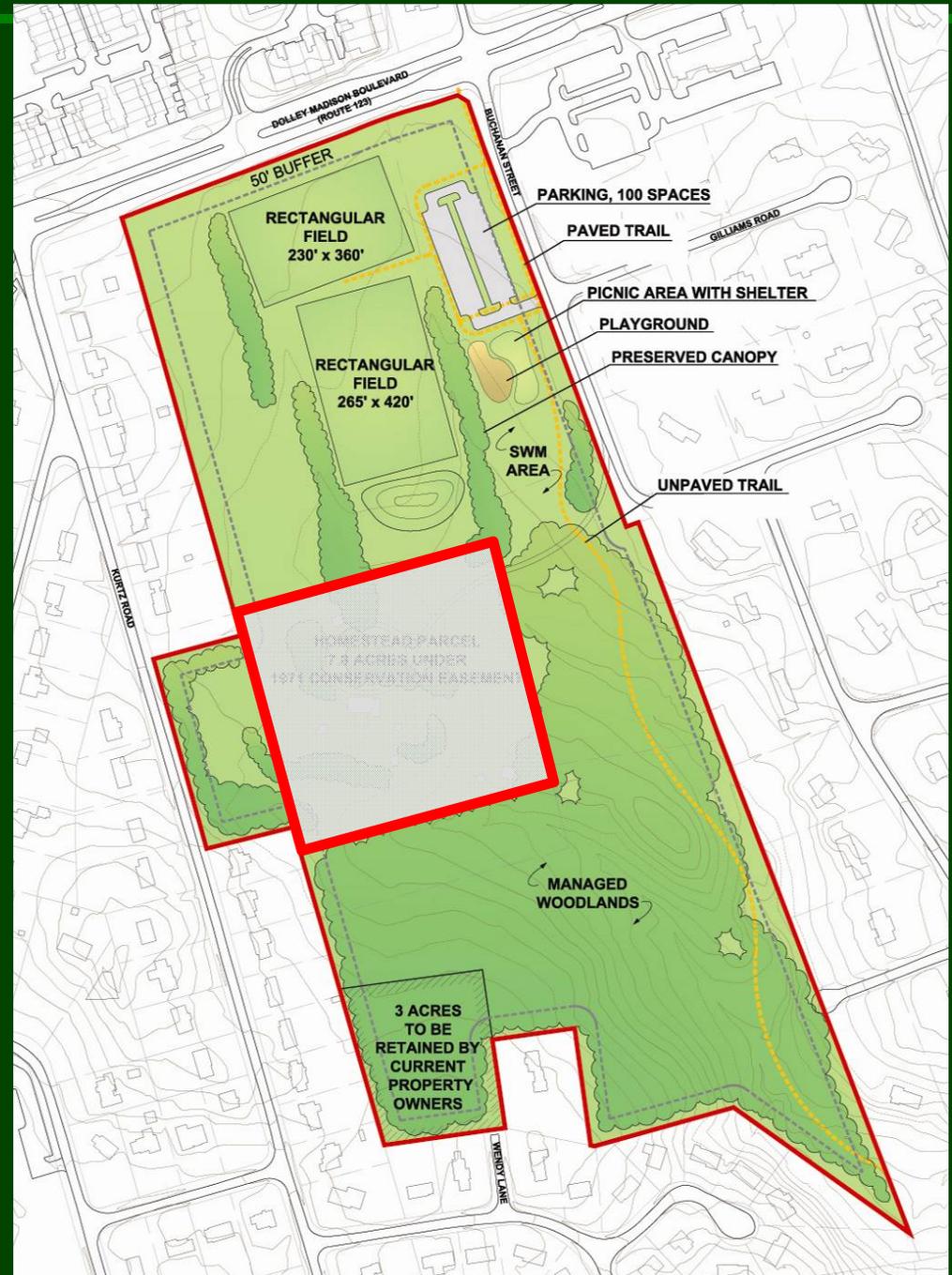
Draft Salona Master Plan Considered:

- Conservation Easement
- Cultural Landscape Report
- Site Conditions
- Public Input
- Community Needs



Easements

- 1971 Easement
- 2005 Conservation Easement
- Negotiated between:
 - DuVal Family
 - Park Authority
 - BOS
 - Northern Virginia Conservation Trust
- October 2005 Public Hearing
- December 2005 – Easement Finalized for \$16,500,000



2005 Conservation Easement Provisions

- Perpetual Easement
- Does Not Include House
- Provides for Specific Park Uses
- Certain Uses Allowed
- Other Uses Disallowed
- Use Locations Are Set
- NVCT Enforces Provisions
- Guided Draft Master Plan Development

BK 18082 0335

DEED OF OPEN-SPACE AND CONSERVATION EASEMENT

THIS DEED OF OPEN-SPACE AND CONSERVATION EASEMENT ("Easement") is made this 27th day of December, 2005, between Daniel H. DuVal, Clive L. DuVal III, and Karen L. Keys DuVal, Grantor, and the Fairfax County Park Authority ("Park Authority") and the Board of Supervisors of Fairfax County, Virginia ("Board") (collectively "Grantee"), for the sum of Sixteen Million Fifty Thousand Dollars (\$16,050,000.00).

WHEREAS:

A. Whenever used herein, the term "Grantor" shall include Daniel H. DuVal, Clive L. DuVal III, and Karen L. Keys DuVal and all personal representatives, heirs, successors and assigns, and the term "Grantee" shall include the Park Authority, its successors and assigns, and the Board, its successors and assigns. The term "Grantor" shall be interpreted to mean multiple Grantors as the case may be.

B. Grantor is the sole owner in fee simple of approximately 41 acres of certain real property identified by Fairfax County Tax Map Numbers 030-2-01-0040-Z, 46-Z, 63-Z and 64-Z ("Property"), in the McLean Planning District, Fairfax County Comprehensive Plan (2003 Edition, as amended) ("the Comprehensive Plan");

C. The Virginia Open-Space Land Act, Va. Code Ann. §§ 10.1-1700 through -1705 (LNMB 1998 & Supp. 2005) authorizes the Park Authority and the Board to acquire this Easement; and

D. The Virginia Conservation Easement Act, Va. Code Ann. §§ 10.1-1009 through -1016 (LNMB 1998 & Supp. 2005), authorizes the provision in any conservation easement of a third party right of enforcement to a charitable trust, which is not a holder of the conservation easement, in order to enforce any of its terms and provides that any person having an express third party right of enforcement has standing to bring an action affecting such conservation easement; and

E. Fairfax County has established the Open Space/Historic Preservation Easements Program, committed to conserving natural and heritage resources as allowed by the Code of Virginia, such as open space, sensitive environmental resources, trees, scenic vistas, historic sites and recreation uses such as trails. Fairfax County policy encourages the use of conservation easements to preserve Heritage Resources for the aesthetic, social, and education

030-2-01-0040-Z, 030-2-01-0046-Z, 030-2-01-0063-Z, 030-2-01-0064-Z

Esrow One, Ltd.
Box 125

mel. 6, 2010, 69

Conservation Easement Use Provisions

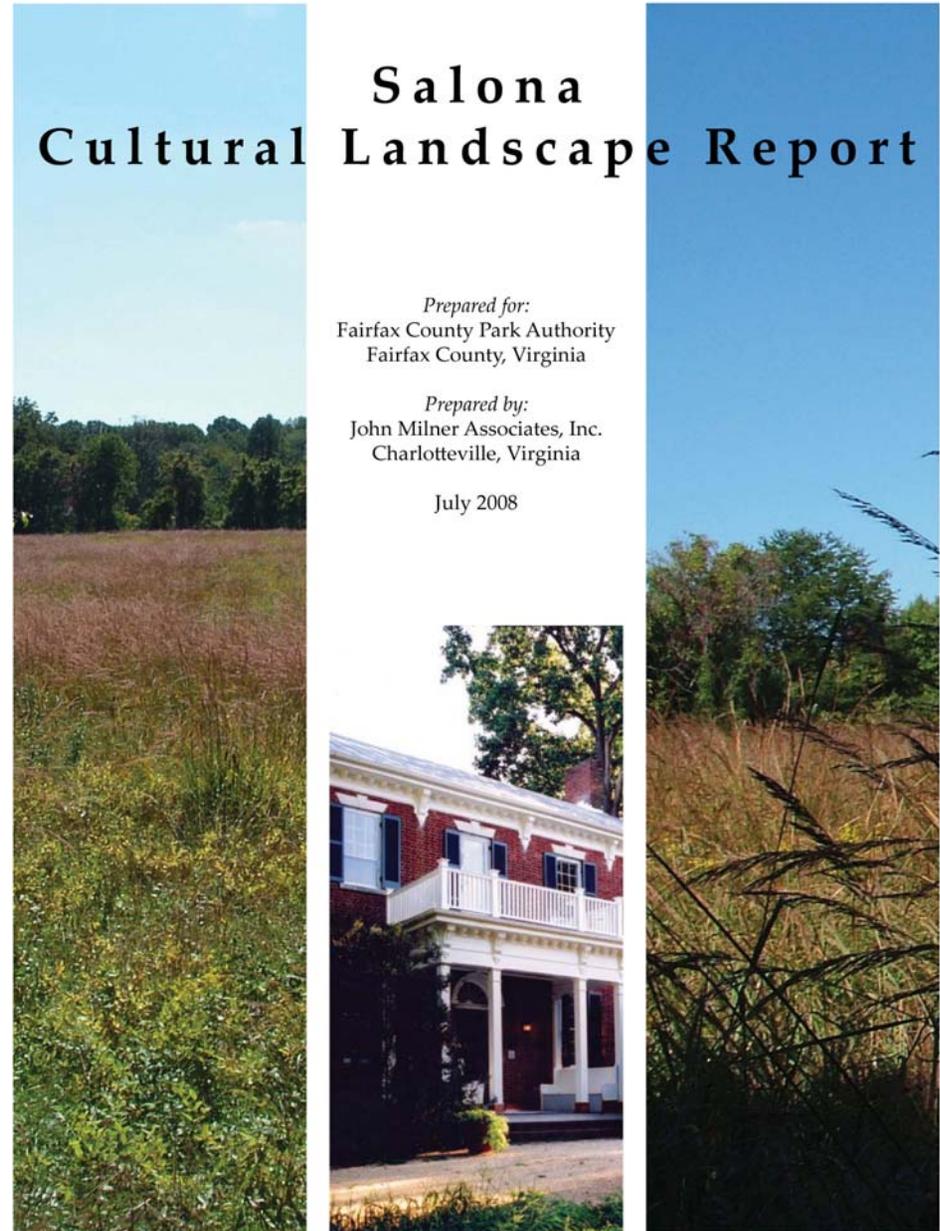
Allowed Uses Per Easement

- 10 Acres for Recreation
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area
- Trails
- Interpretative Features
- Agricultural Uses



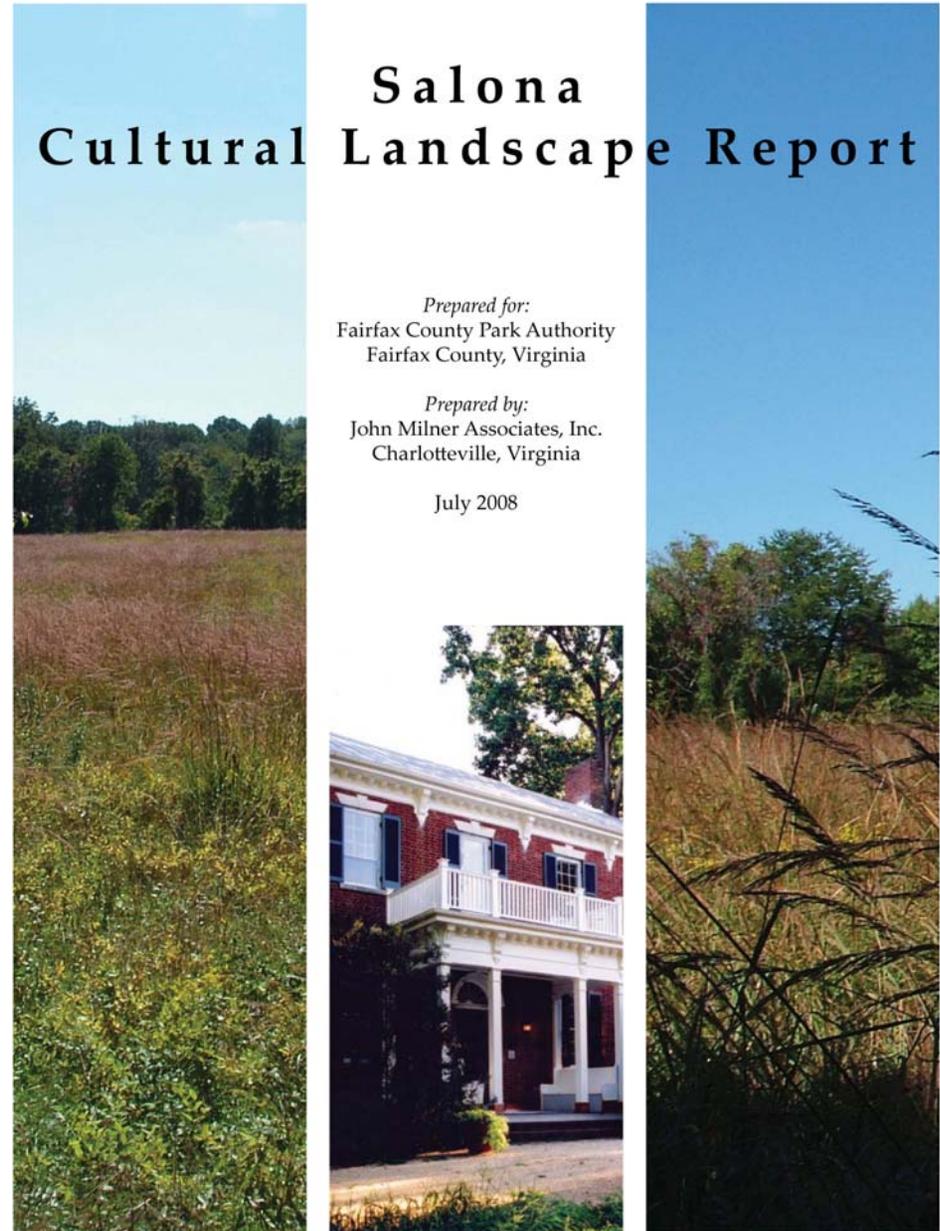
Cultural Landscape Report

- Documents Cultural Landscape
- Historic Context
- Existing Conditions
- Evaluates 3 Alternatives Consistent with Easement
- Treatment Recommendations
- Additional Guidance & Resources for Future Consideration



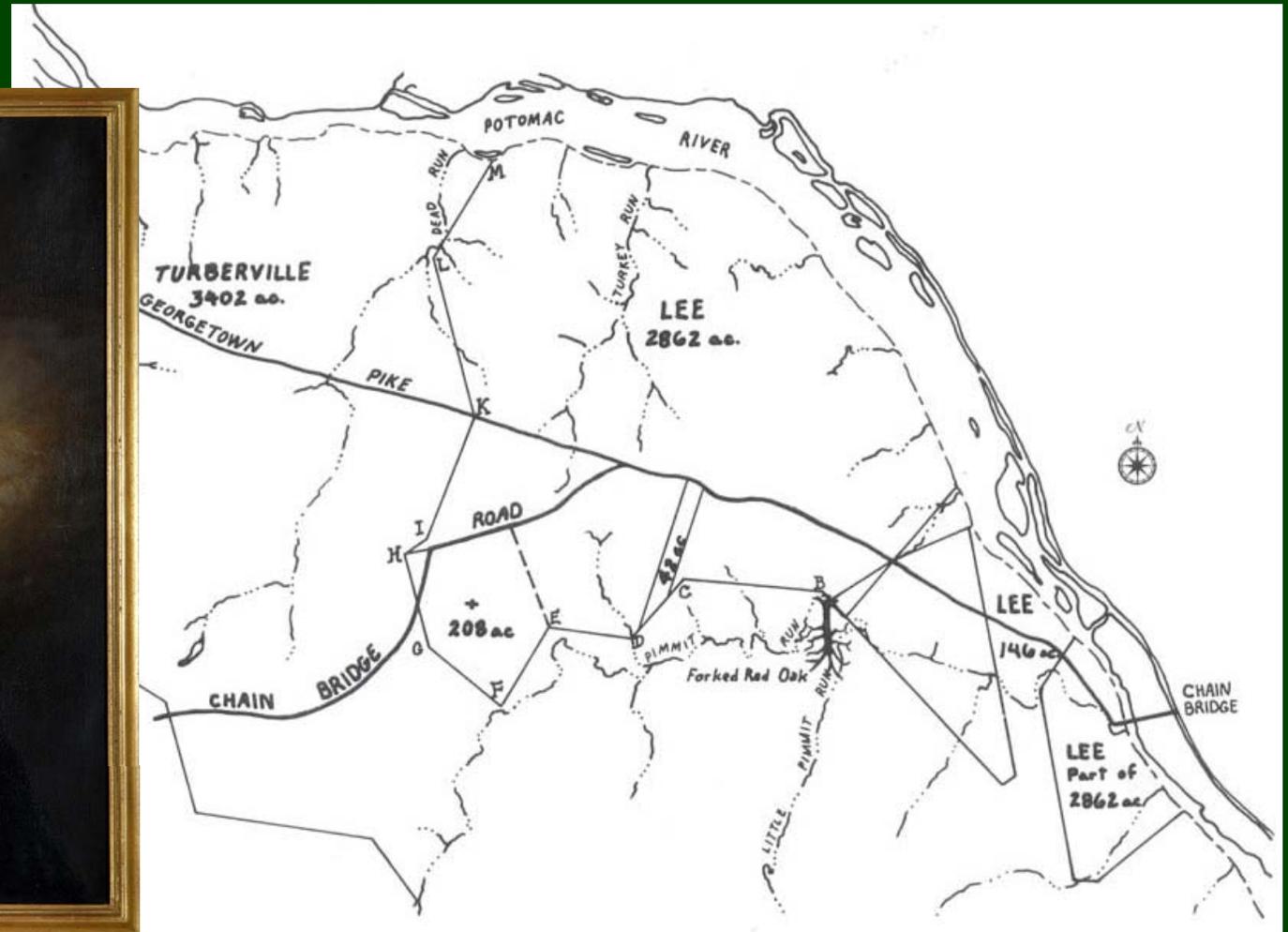
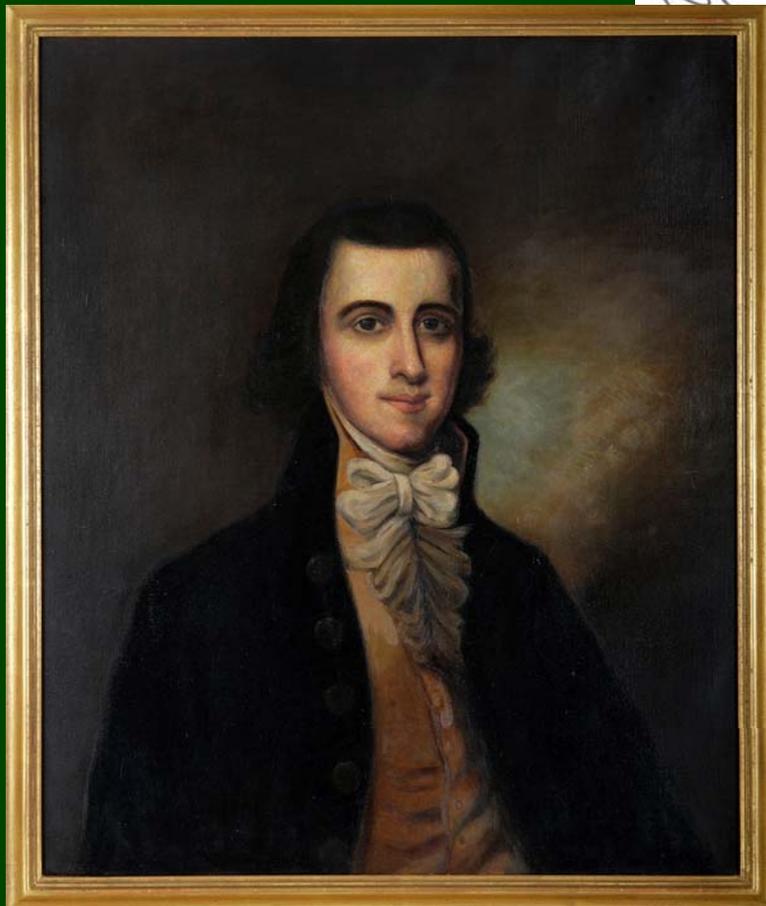
Cultural Landscape Report Recommendations

- 3 Management Zones
- Meadow/Hedgrow
- Domestic Core
- Agricultural Complex
- Detailed Site Analysis
- Treatment Recommendations
- Integrates Cultural & Natural Landscape with Recreational Uses Permitted in the CE.



Site History

- 1717 Lee Family



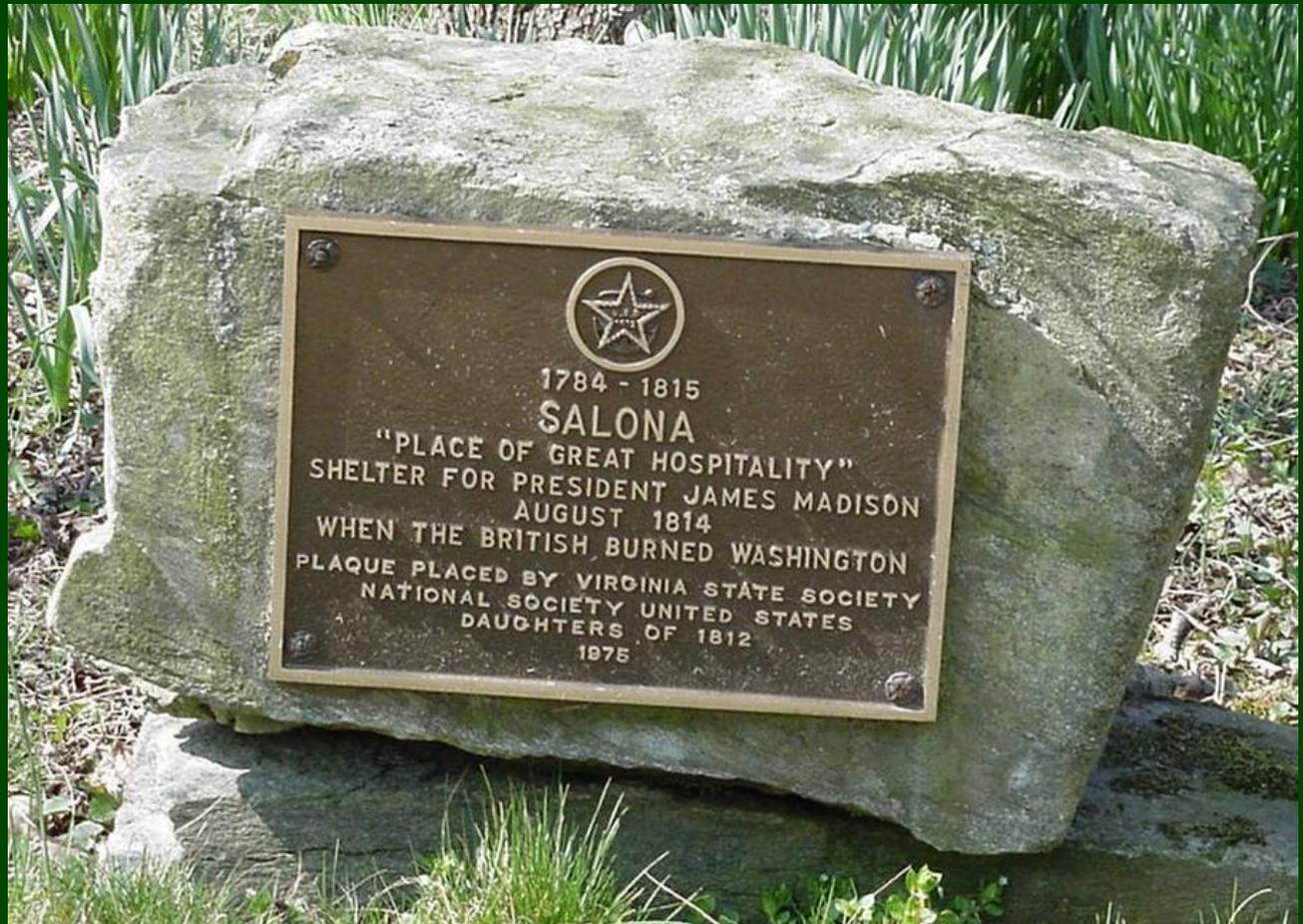
Site History

- 1717 Lee Family
- 1812 Maffitt Family



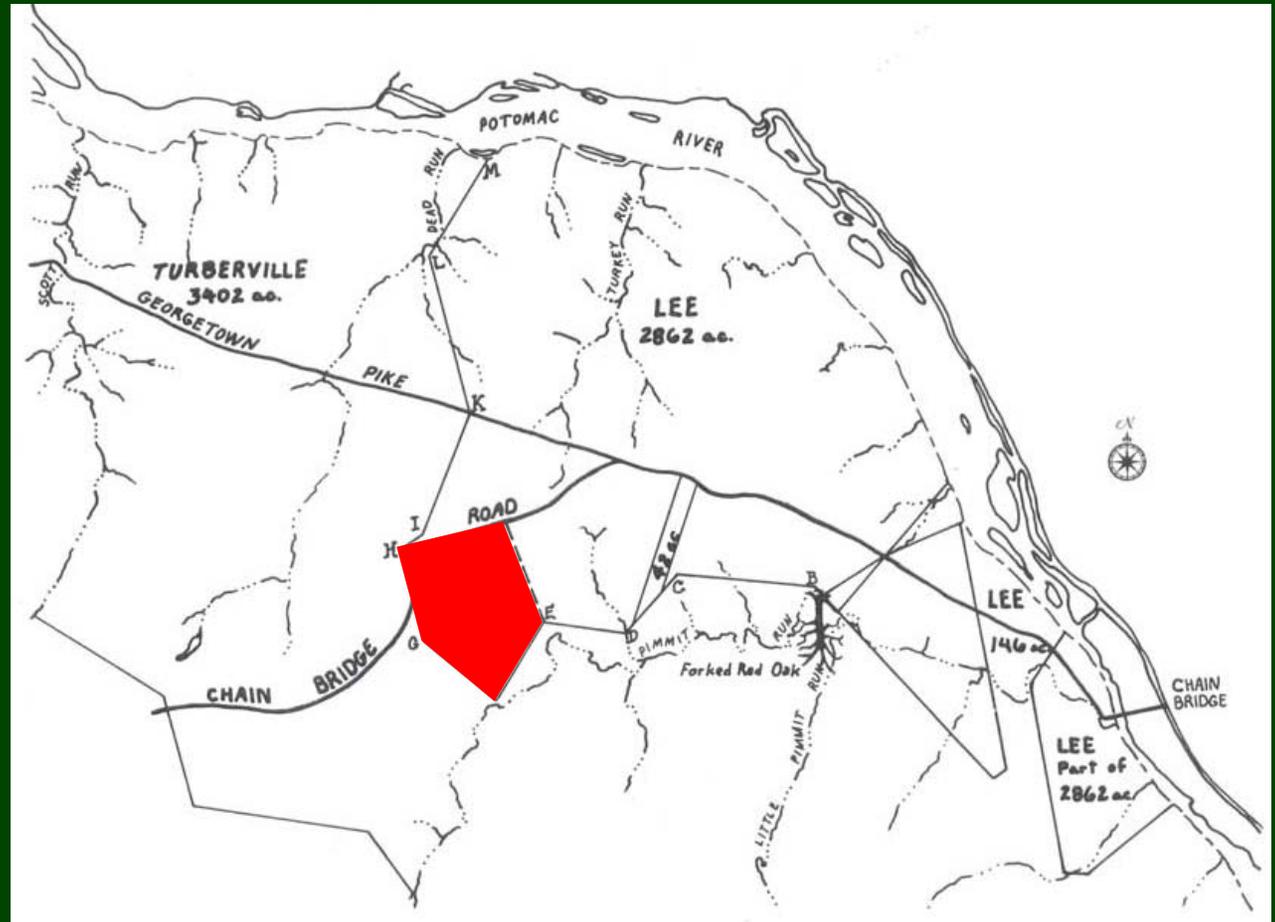
Site History

- 1717 Lee Family
- 1812 Maffitt Family
- 1814 Madison



Site History

- 1717 Lee Family
- 1812 Maffitt Family
- 1814 Madison
- 1850 Smoot Family



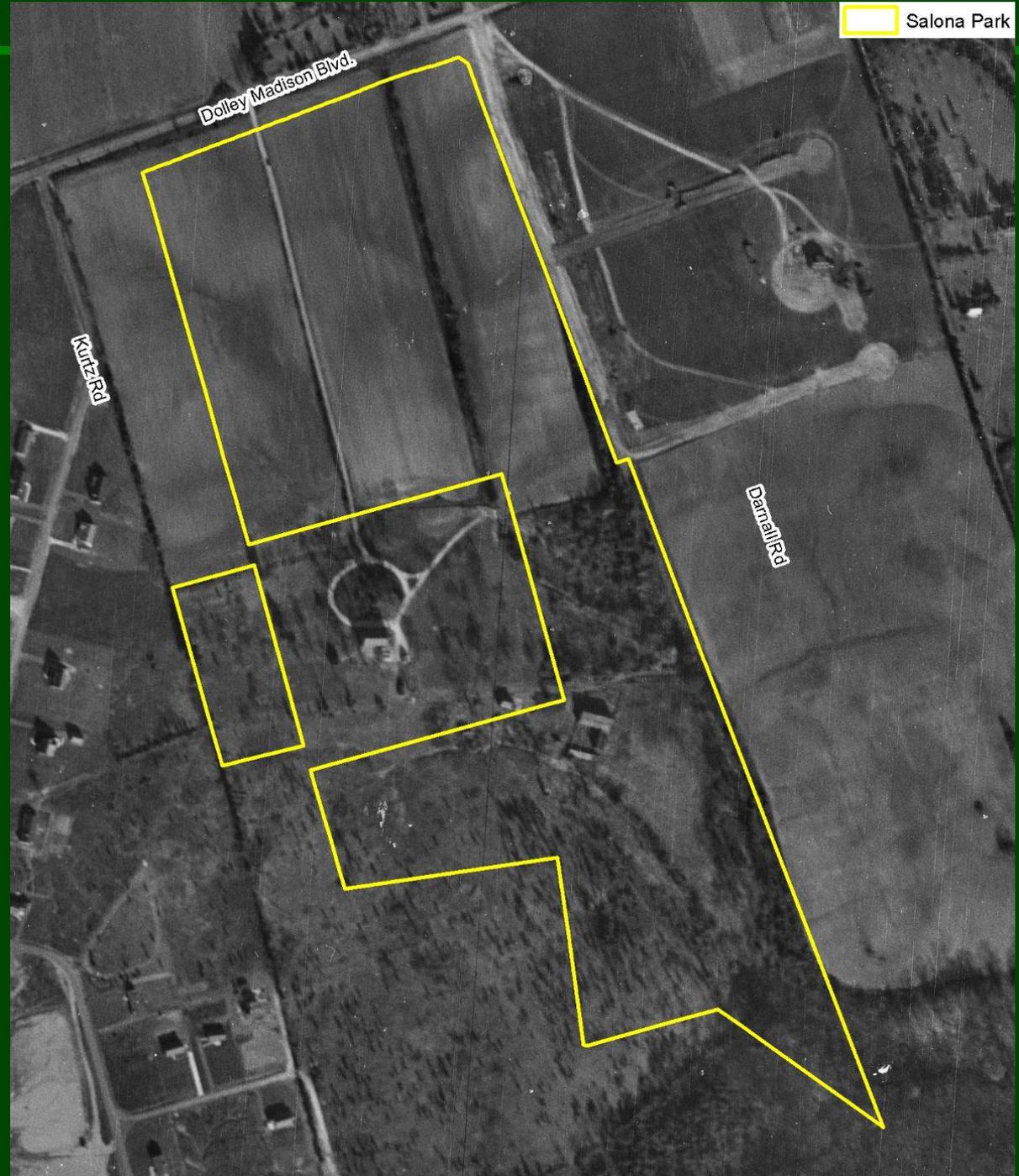
Site History

- 1717 Lee Family
- 1812 Maffitt Family
- 1814 Madison
- 1850 Smoot Family
- 1861 Civil War



Site History

- 1717 Lee Family
- 1812 Maffitt Family
- 1814 Madison
- 1850 Smoot Family
- 1861 Civil War
- 1952 DuVal Family



Existing Conditions

- Forested Area



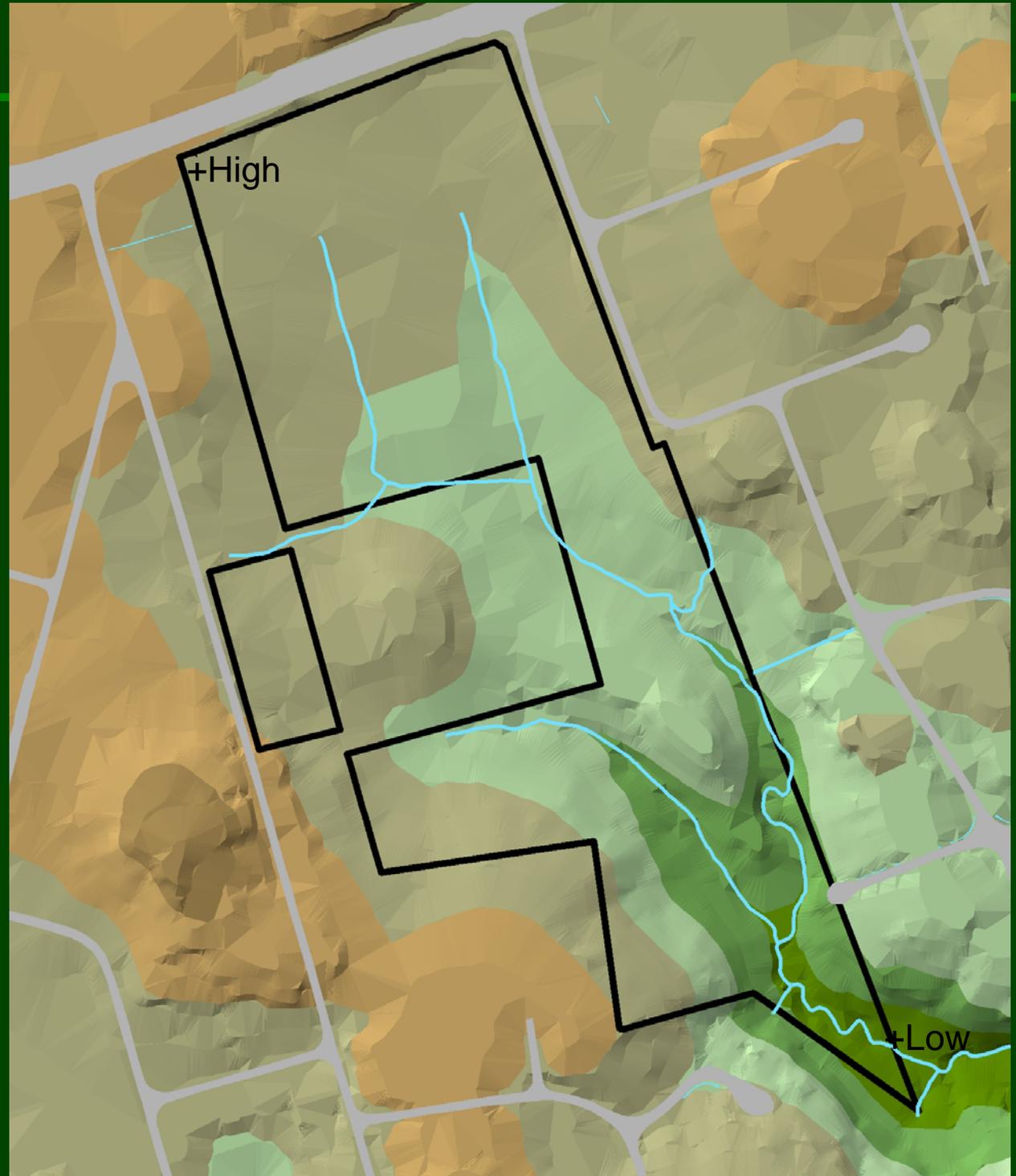
Existing Conditions

- Forested Area
- Open Fields



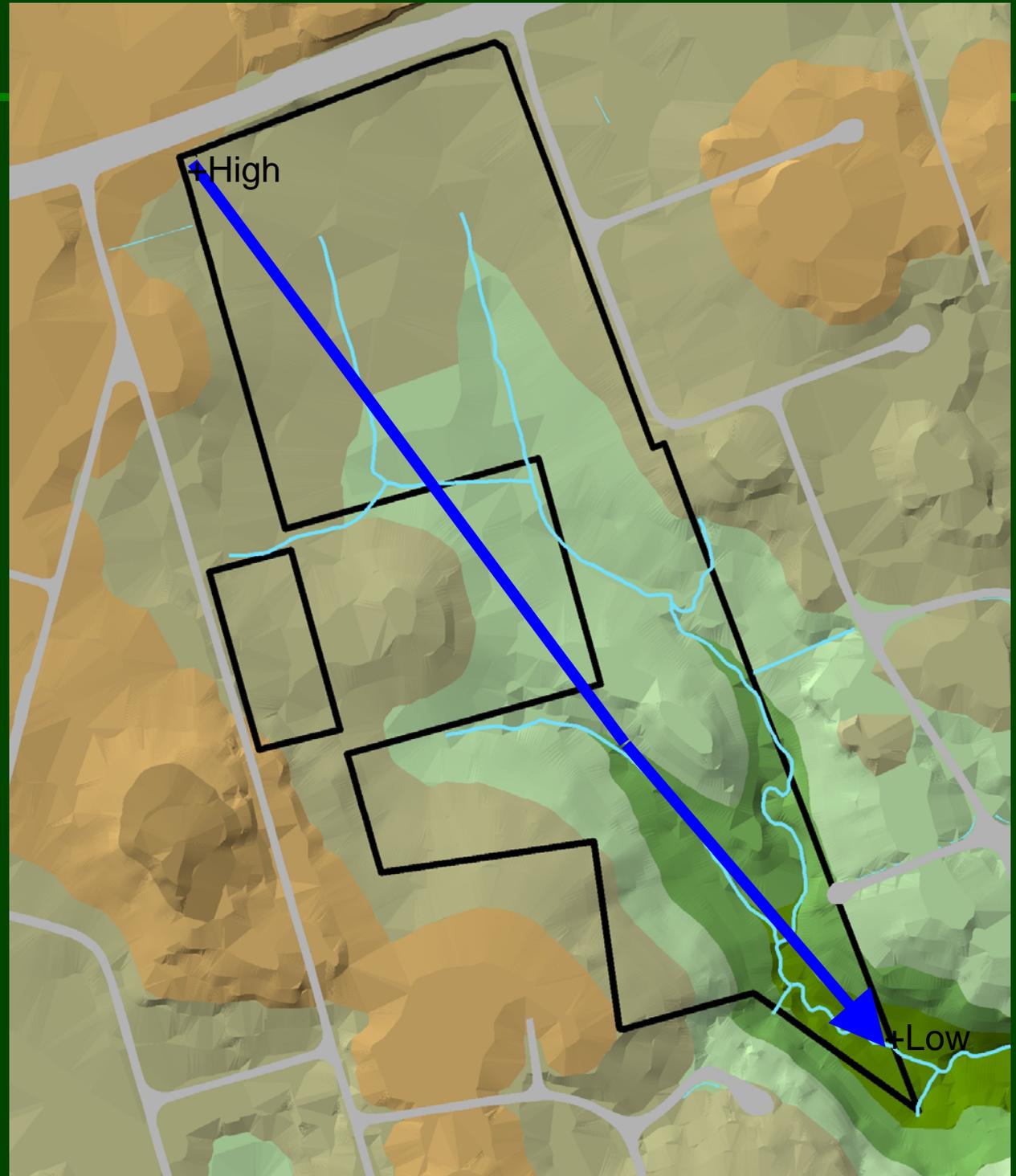
Existing Conditions

- **Forested Area**
- **Open Fields**
- **Topography**



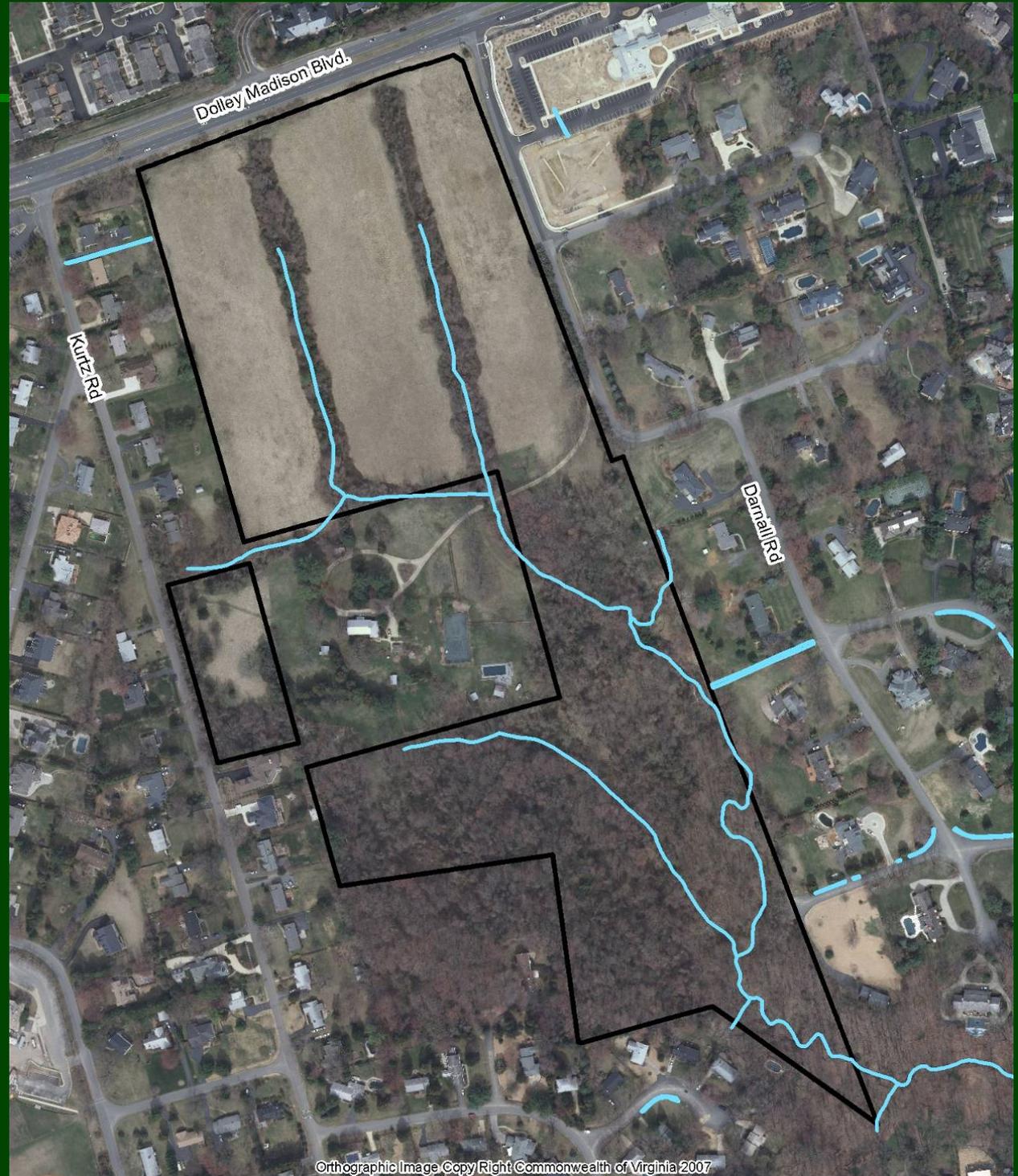
Existing Conditions

- **Forested Area**
- **Open Fields**
- **Topography**
- **Drainage**



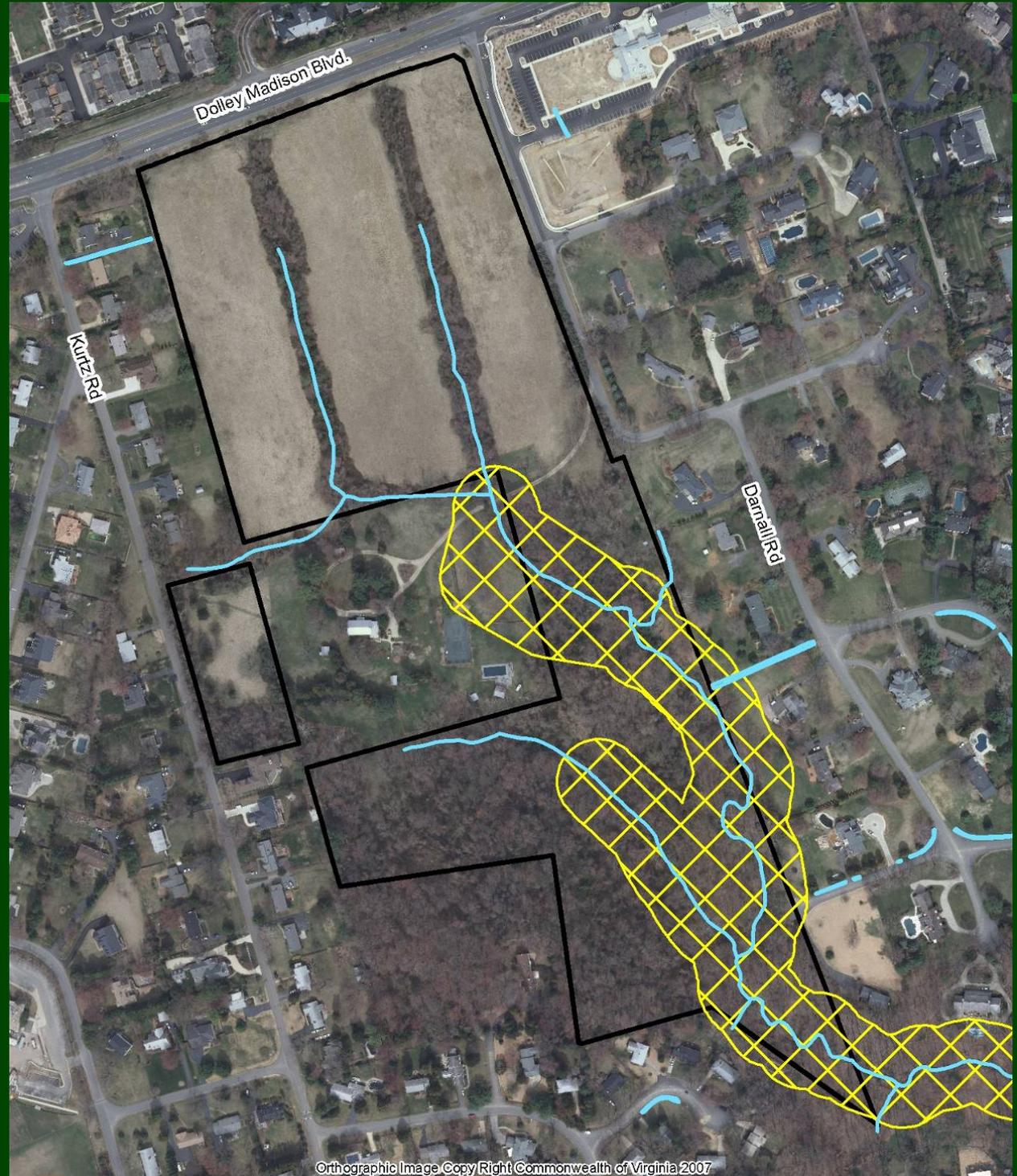
Existing Conditions

- Forested Area
- Open Fields
- Topography
- Drainage
- Streams



Existing Conditions

- **Forested Area**
- **Open Fields**
- **Topography**
- **Drainage**
- **Streams**
- **Resource Protection Area**



Existing Conditions

- Cultural Landscape Report
- Historic Landscape
- Fields & Orchards
- Salona House
- Barn Foundation
- Out Buildings
- Roads



Community Input So Far

- **Public Information Meeting
February 4**
- **56 Signed Attendees**
- **120 + Comments**
- **e-mail, mail, phone**
- **Public Comment Meeting**



What We Have Heard

General Support:

- **Maintain Existing Character**
- **Community Focal Point**

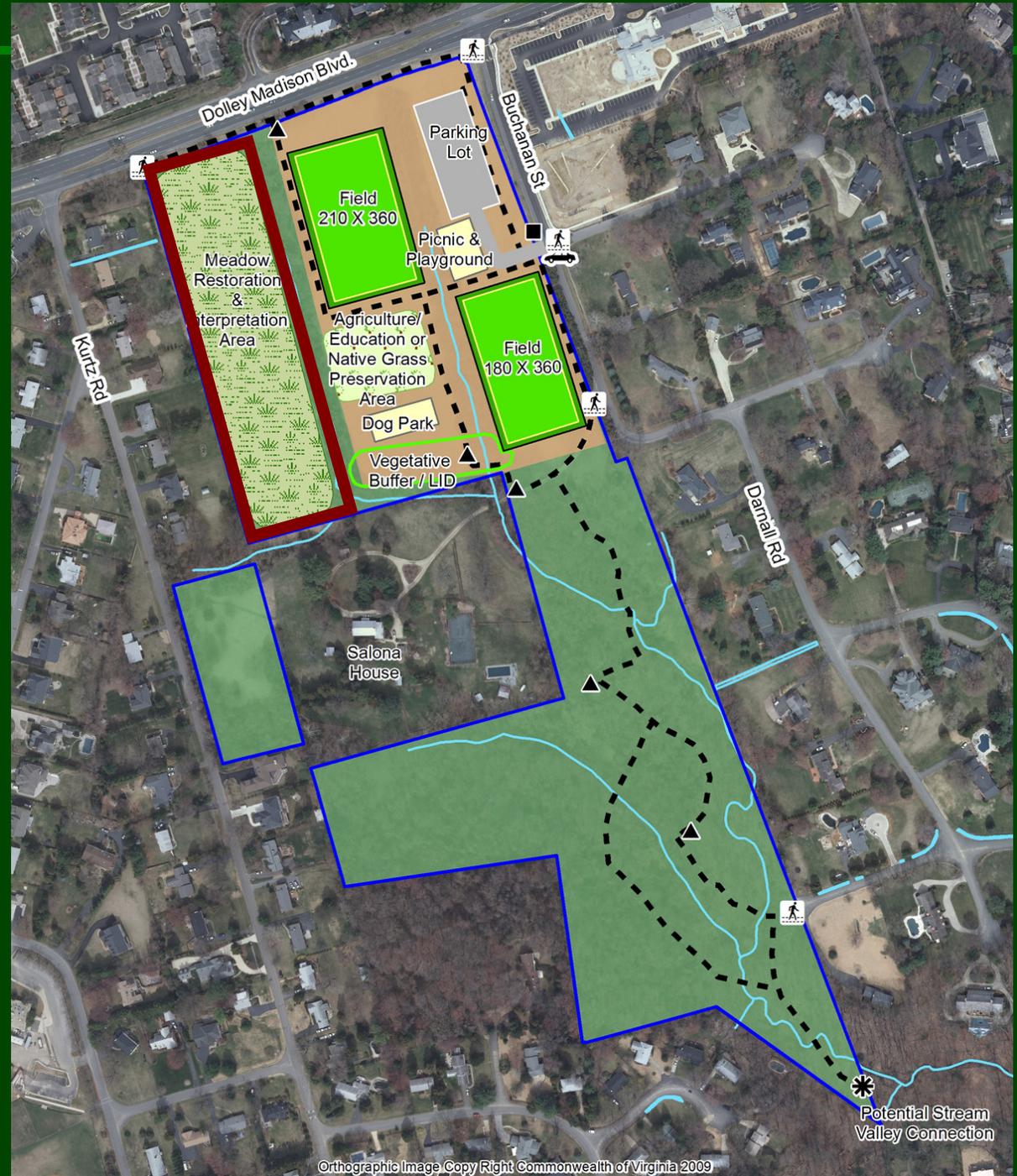
Mixed Support :

- **Playing Fields**
- **Off Leash Dog Area**
- **Trails**
- **Community Gardens**



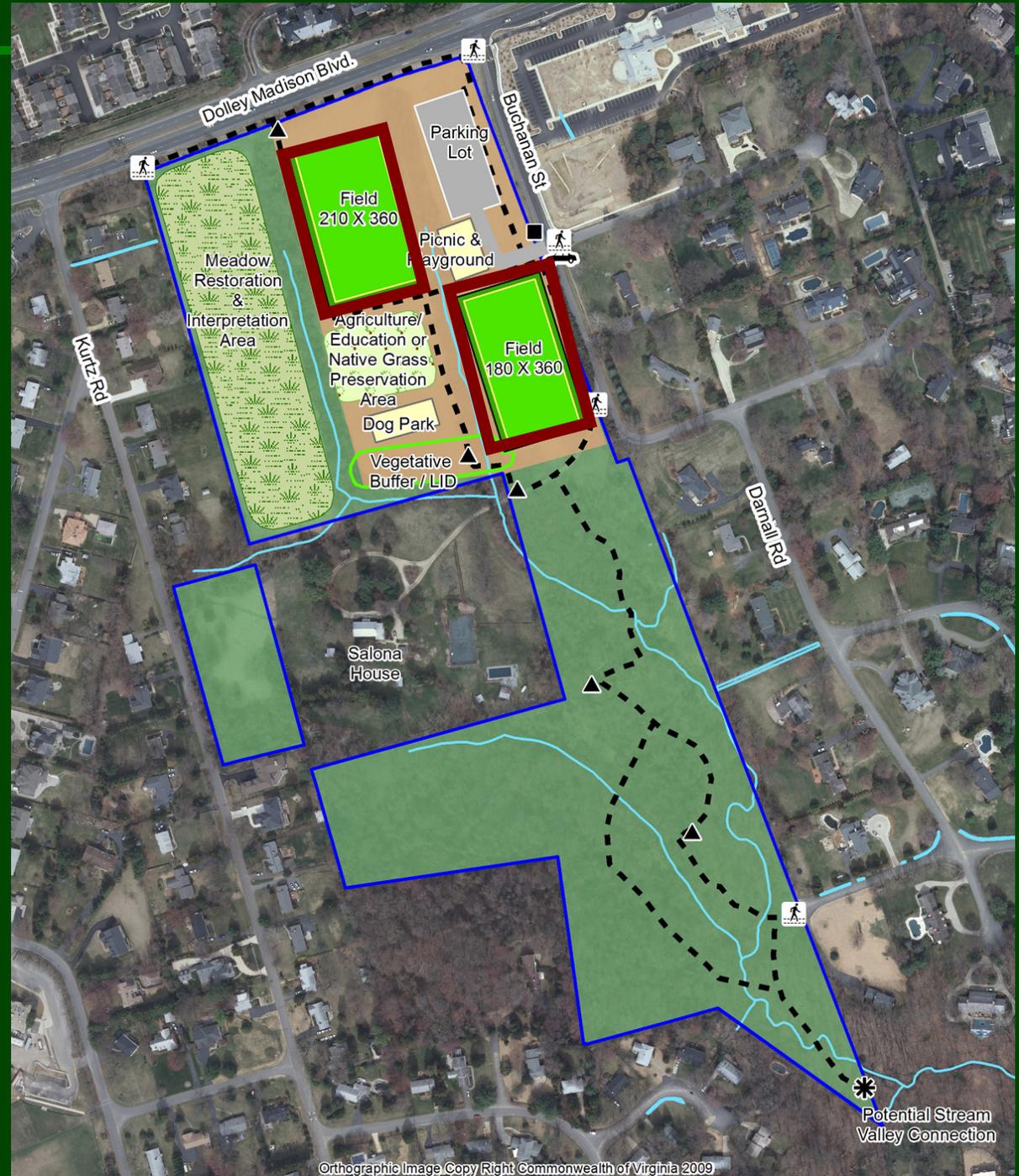
Draft Master Plan

- Meadow Area



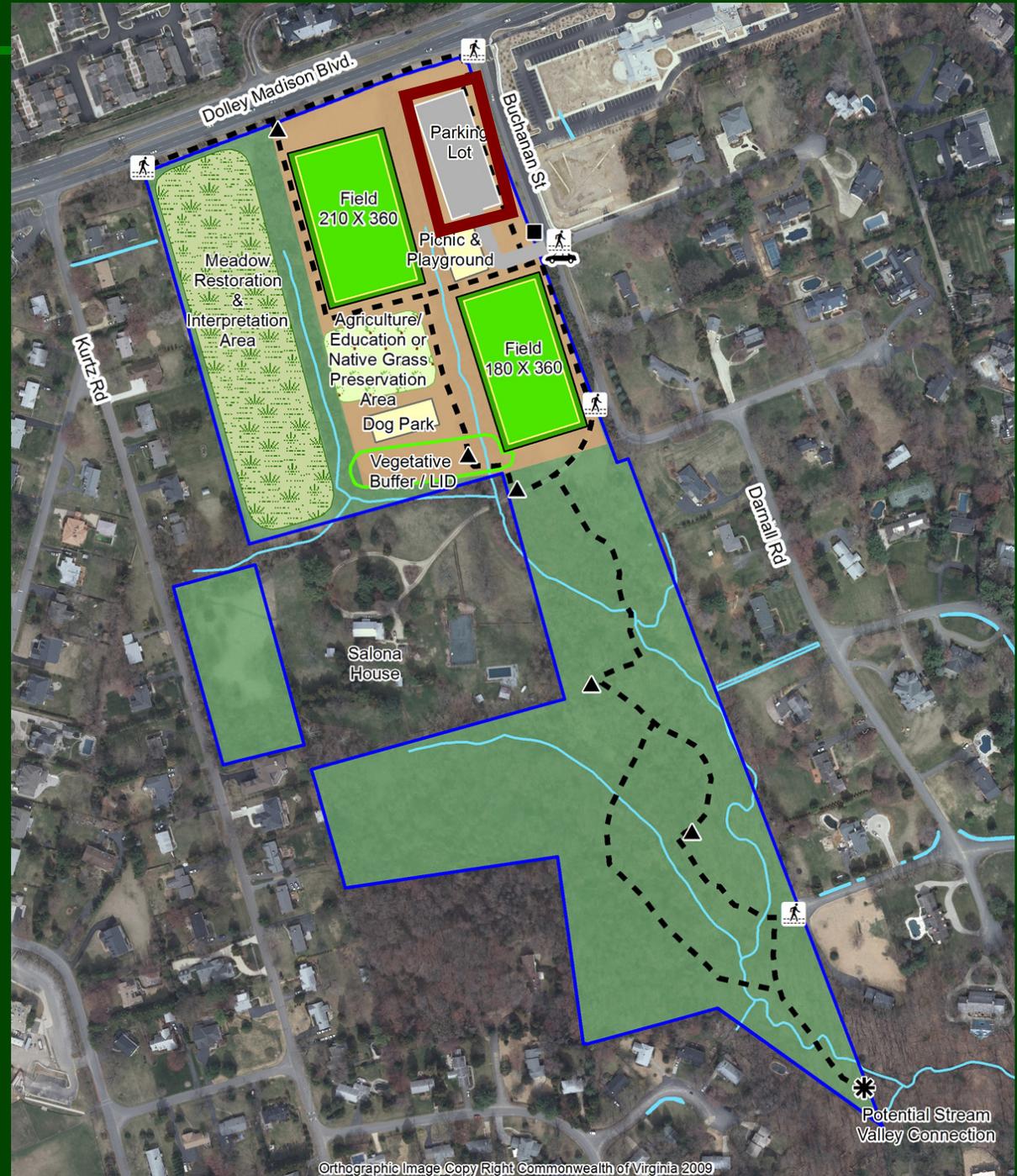
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields



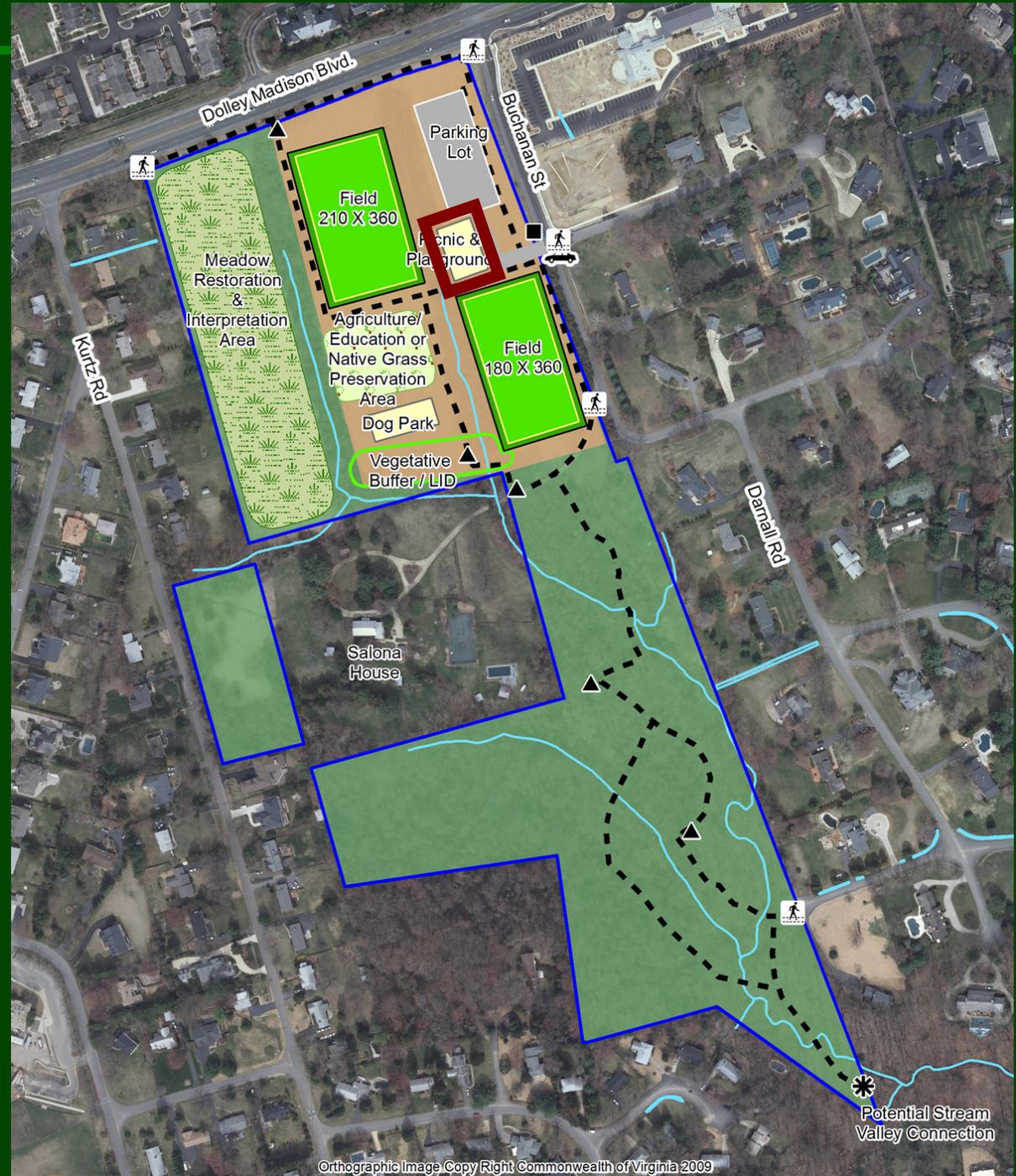
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces



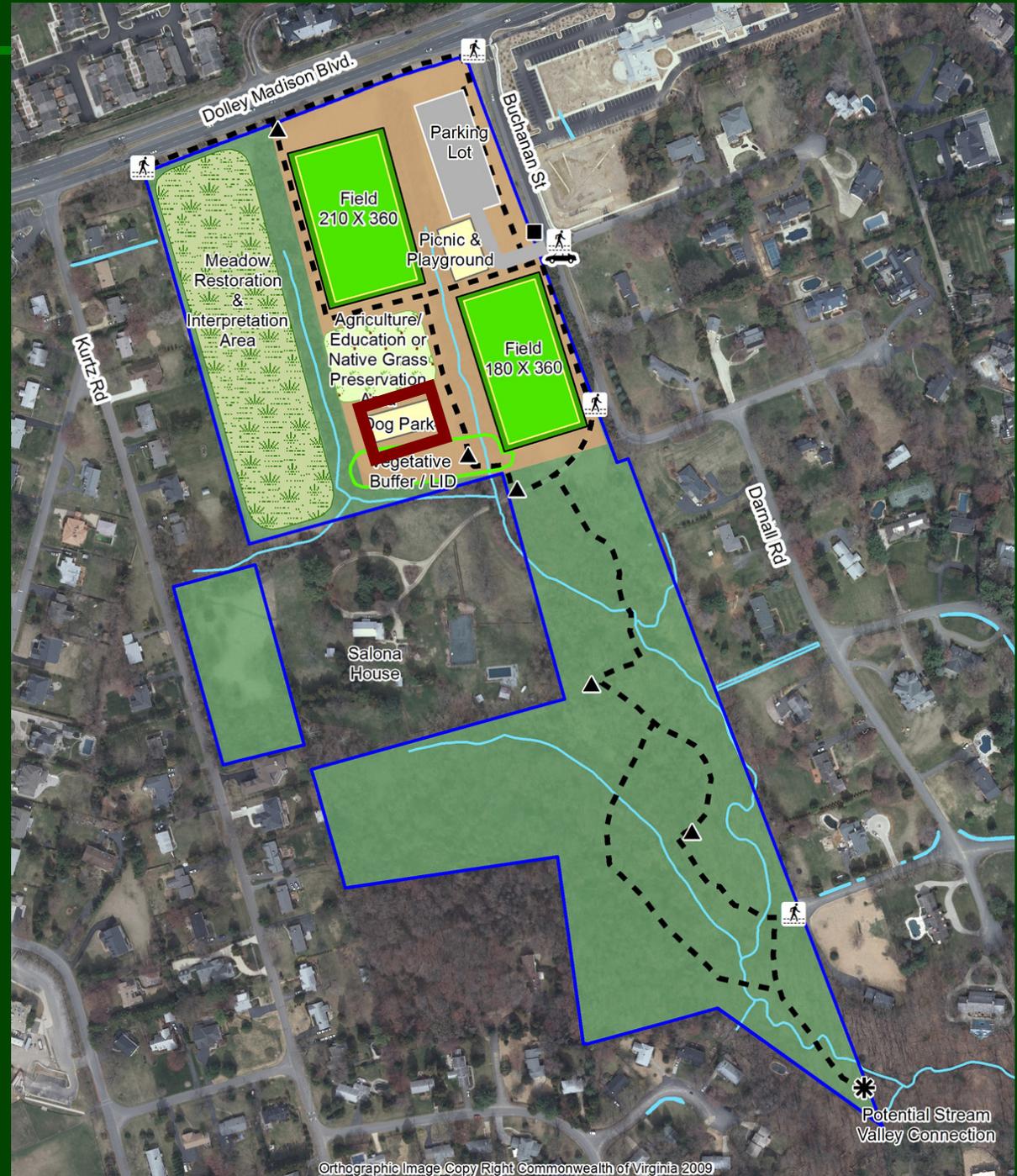
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area



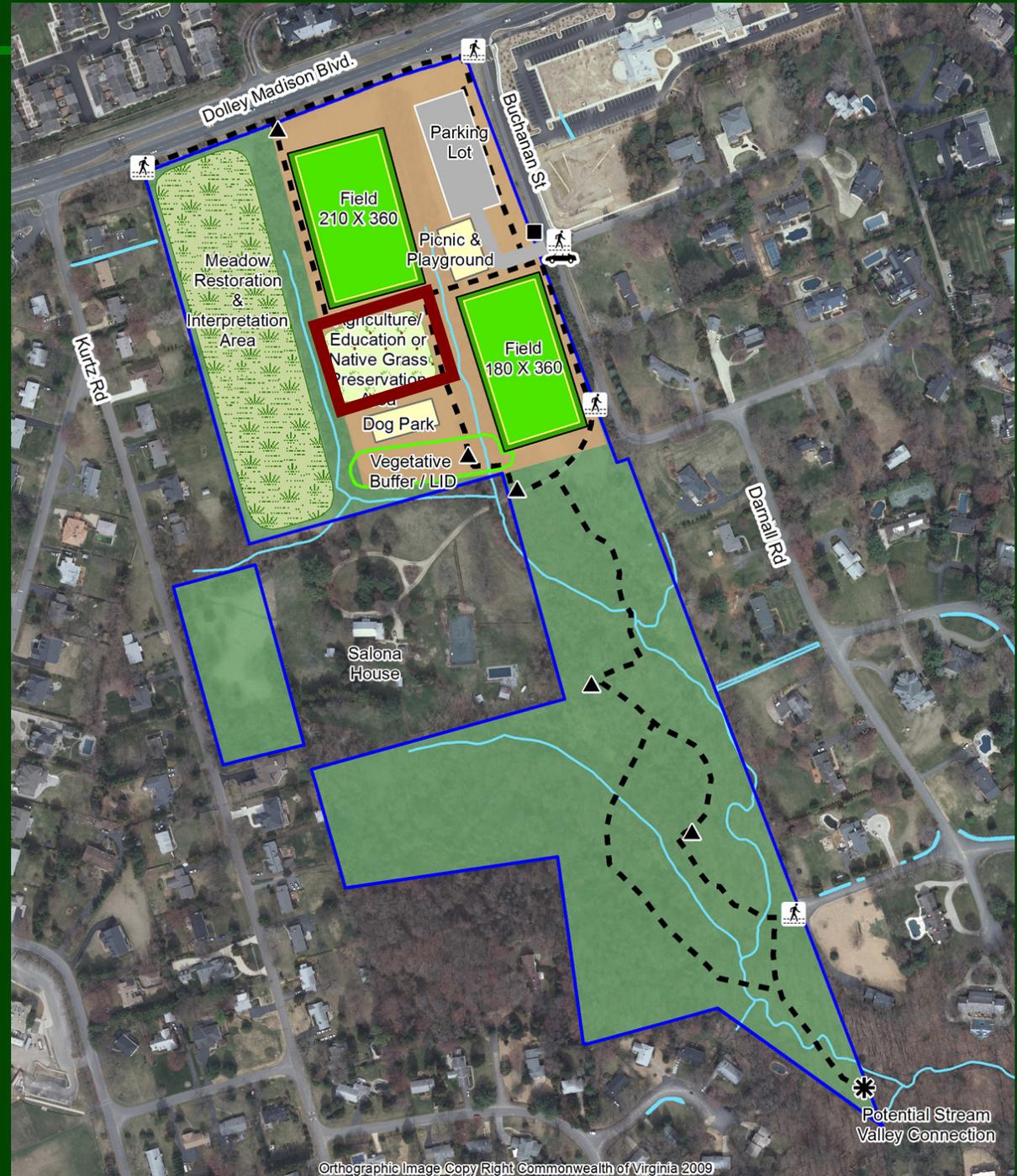
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area
- Dog Park



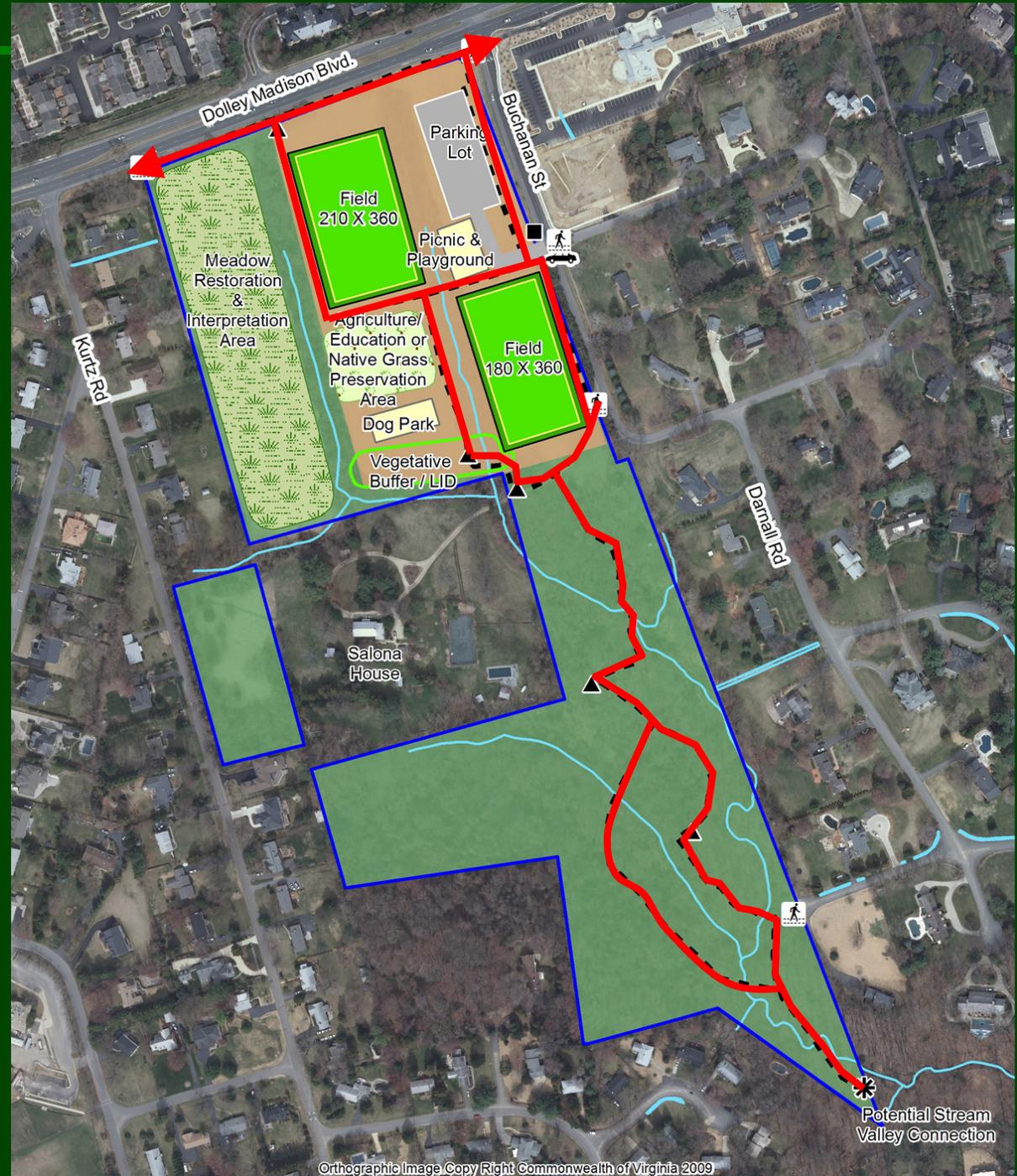
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area
- Dog Park
- Agricultural Area



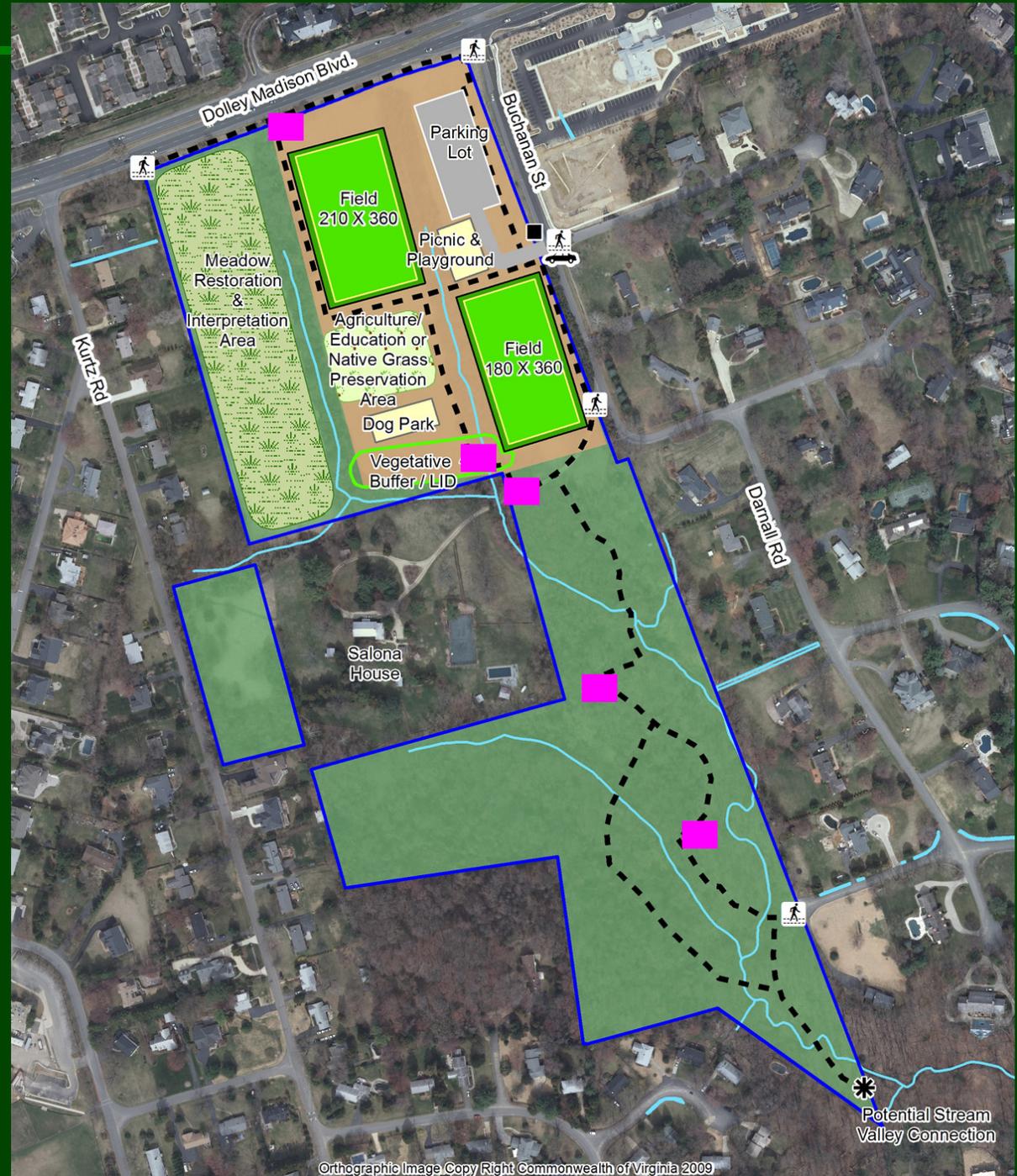
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area
- Dog Park
- Agricultural Area
- Trails



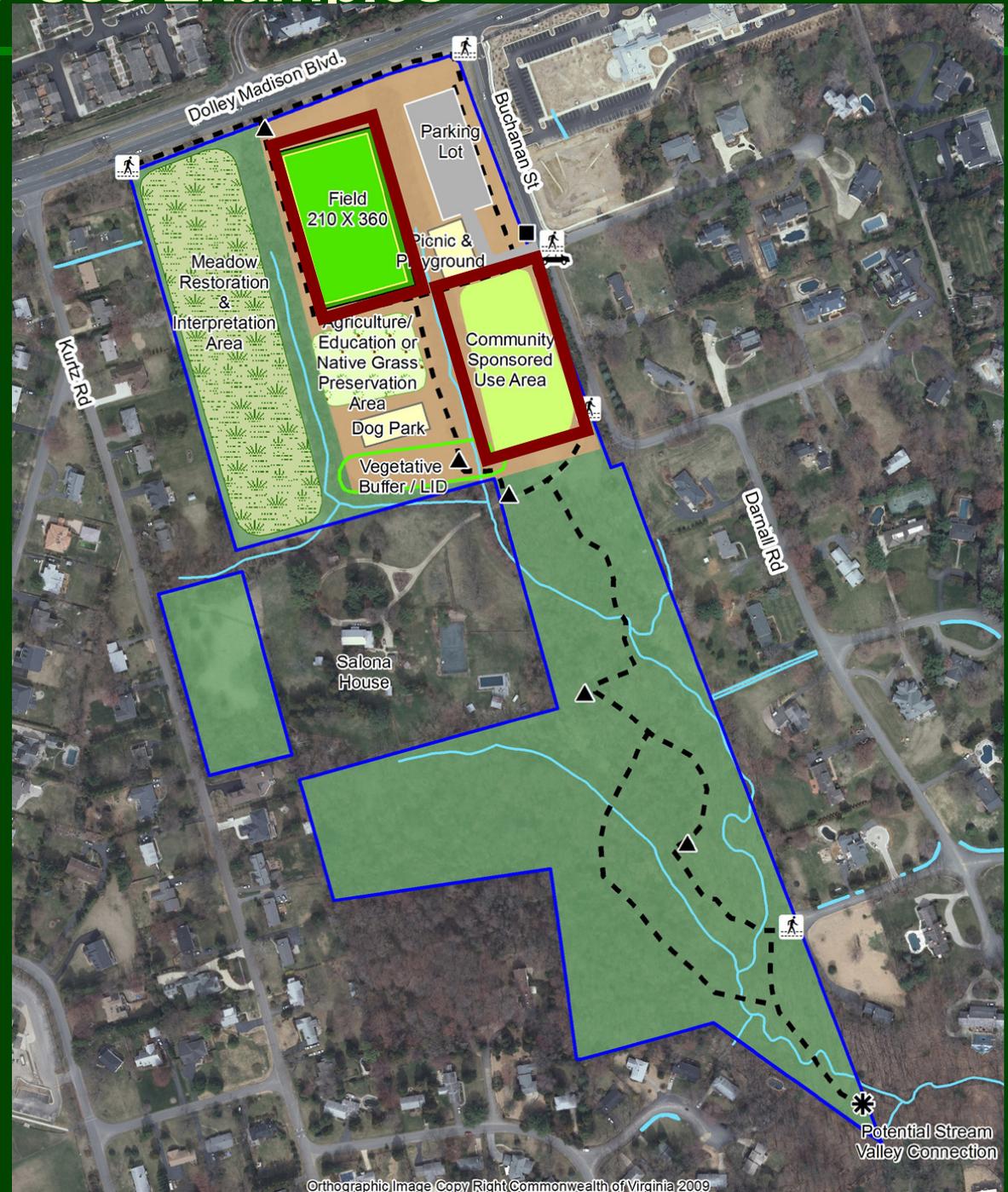
Draft Master Plan

- Meadow Area
- 2 Rectangle Fields
- 100 Parking Spaces
- Playground & Picnic Area
- Dog Park
- Agricultural Area
- Trails
- Interpretative Features



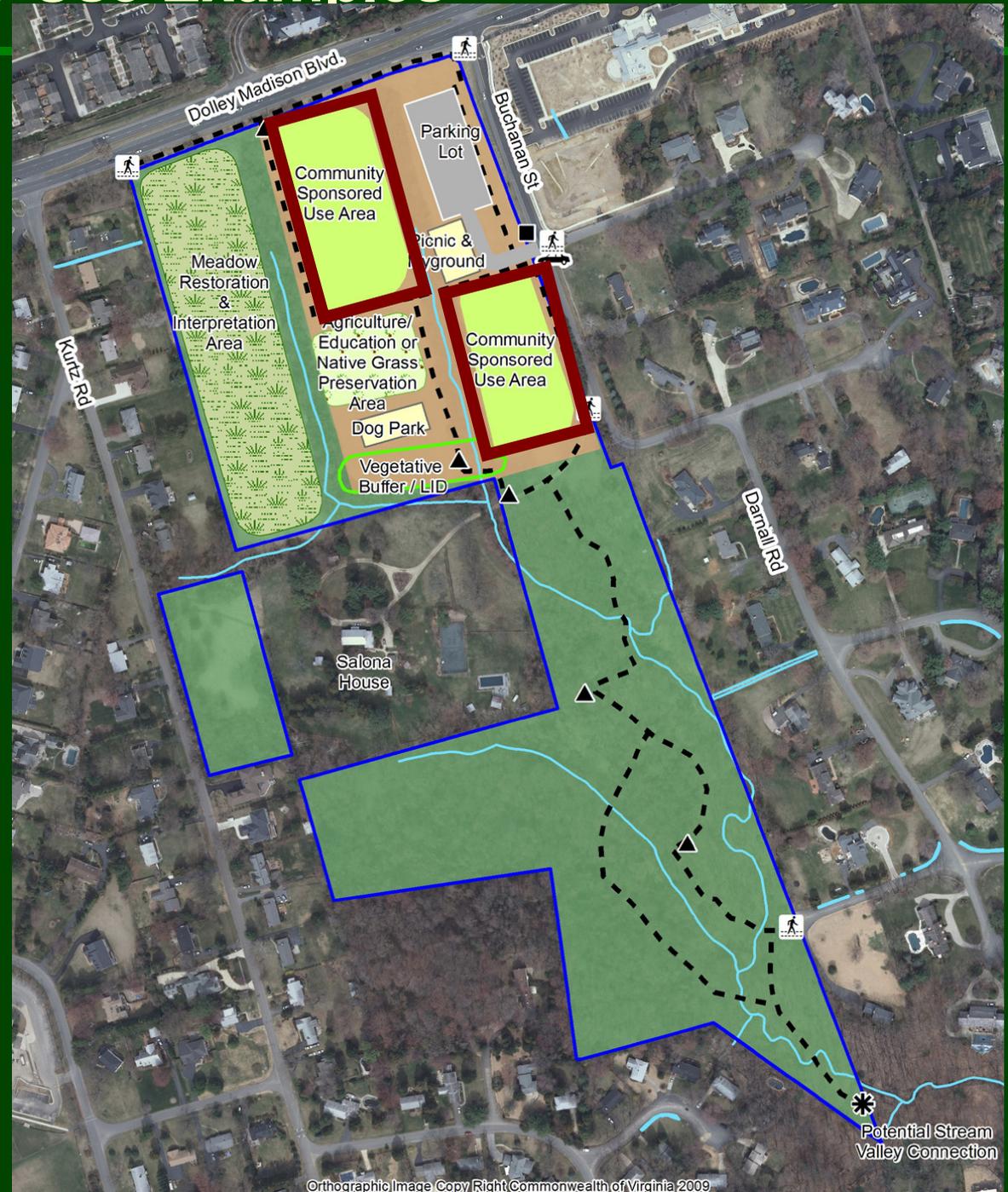
Alternative Community Use Examples

- Community Sponsored Uses
- 1 Rectangle Fields



Alternative Community Use Examples

- **Community Sponsored Uses**
- **2 Spaces**
- **Community Provides Use**
- **No Funding**
- **Annual Events**
- **Weekly Events**
- **On Going Use**



Alternative Community Use Examples

- Community Sponsored Uses
- Community Gardens
- Agricultural Education
- Public Art Displays
- Performances
- History Demonstrations
- Reenactments
- Community Gathering
- Festivals



What's Next?

30 Day Comment Period Ends December 20

Prepare Final Master Plan Based on Public Input

Final Master Plan Back to PAB

2232 Application

Funding

Site Design & Development



Comments

- **Missed the Mark?**
- **Heard You Right!**
- **In a Minute...**
- **... Your Thoughts**



Help Plan Your Park

Please Give Us Your Feedback

- **Comments**
- **Ideas**



Help Plan Your Park

Please visit our website:

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

Please Send comments to:

e-mail:parkmail@fairfaxcounty.gov

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

Phone: 703-324-8702

