

**FAIRFAX COUNTY PLANNING COMMISSION  
PARKS COMMITTEE  
WEDNESDAY, FEBRUARY 20, 2008**

**COMMITTEE MEMBERS PRESENT:**

Frank de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
James R. Hart, At-Large  
Rodney L. Lusk, Lee District

**COMMITTEE MEMBERS ABSENT:**

Suzanne F. Harsel, Braddock District

**OTHER COMMISSIONERS PRESENT:**

Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
Peter F. Murphy, Jr., Springfield District

**PARK AUTHORITY BOARD MEMBERS PRESENT:**

Harry Glasgow, At-Large  
Winifred S. Shapiro, Braddock District  
Harold Strickland, Chairman, Sully District  
Frank S. Vajda, Mason District

**STAFF PRESENT:**

Timothy White, Acting Director, Fairfax County Park Authority (FCPA)  
Cindy Messinger, Acting Deputy Director, FCPA  
Sandra Stallman, Manager, Park Planning Branch, FCPA  
Andrea Dorlester, Park Planner  
David Marshall, Planning Division, Department of Planning and Zoning  
Barbara J. Lippa, Executive Director, Planning Commission Office  
Linda B. Rodeffer, Clerk to the Planning Commission

**OTHERS PRESENT:**

Diana Waldmire, George Mason University student  
Boy Scout Troop 1131, Braddock District

//

Chairman Frank de la Fe convened the meeting at 7:30 p.m. in the Board of Supervisors' Conference Room, 12000 Government Center Parkway, Fairfax, Virginia 22035, and said the purpose of tonight's meeting was to continue discussions on the park proffer formula.

//

Chairman de la Fe noted that the first order of business was approval of minutes.

Commissioner Flanagan MOVED THAT THE PARKS COMMITTEE MINUTES OF MAY 30, 2007 BE APPROVED.

Commissioner Hart seconded the motion which carried unanimously.

//

Chairman de la Fe announced that there were two discussion items on the agenda:

- Tysons Corner Park Planning
- Great Parks, Great Communities Planning Initiative

//

### **Tysons Corner Park Planning**

Harold Strickland, Chairman, Fairfax County Park Authority Board, explained that he had met with Clark Tyler, Chair of the Tysons Corner Land Use Task Force, James Zook, Director, Department of Planning and Zoning (DPZ), and DPZ staff, to discuss concerns and recommendations for park planning. He said between 90-130 acres of parkland were needed for the Tysons area and the current proposal before the Task Force would only provide 40 acres. He pointed out that if sufficient parkland was not provided; all surrounding parks would suffer, especially if the number of residents increased from 16,000 to 100,000. Mr. Strickland said because the amount of parkland needed would be difficult to provide in a high density area, alternatives to the traditional “county” park were being considered, such as rooftops, floor area in a building dedicated to recreational use, and small urban parks.

Commissioner Lawrence emphasized that the density for the Tysons Corner development had not yet been determined. He said the consultants had produced alternatives for different intensities and that the final density recommendations would be distilled from their work.

Chairman de la Fe commented that the members of the Task Force were strong proponents of amenities, including parks.

Responding to a question from Chairman de la Fe, Ms. Dorlester said that at the present time there were 85 acres of stream valley parkland in the Tysons area, almost all of which was located in the Hunter Mill District.

Responding to another question from Chairman de la Fe, Ms. Dorlester said that parkland had been proffered as part of a pending development in the Providence District which included a park and an amphitheatre, but that most of it would be used for stormwater management.

Ms. Dorlester commented that DPZ had asked the Park Authority staff to analyze the impact the consultants’ scenarios would have on parks. She said the adopted parkland suburban standards of 13 acres per 1,000 residents would require 1,600 additional acres of parkland. Since that

would be impossible, she said staff had researched other urban jurisdictions around the country and had come up with one and a half acres for 1,000 residents and one acre for 10,000 employees. She added that the need for an additional 90-132 acres was based on level of service standards for an urban area.

Commissioners Lawrence and de la Fe commented that the Task Force realized the need for parks of all types and sizes and that more than 40 acres were needed. Mr. Strickland said if it was not possible to get more than 40 acres, off-site parks could absorb some of the impact. Commissioner de la Fe said he did not think off-site parks should be encouraged.

In response to a question from Commissioner Flanagan, Ms. Stallman explained that the first tier of a three tier system would be small publicly accessible pocket parks serving people who worked and lived nearby, a second tier park would have more amenities and opportunities for other types of recreation, and the third tier would be a major park.

Commissioner Lawrence said the park in the Merrifield Town Center was an example of a proffered park and perhaps the same Comprehensive Plan language could be used for the Tysons area. He said since contiguous acres may not be available, people circulators could be used. He pointed out that if adequate park facilities were not provided in the Tysons area, surrounding parks would become over-burdened.

//

### **Great Parks, Great Communities Planning Initiative**

Ms. Stallman discussed the *Great Parks, Great Communities* planning initiative to obtain input from park users and residents to prepare for the Park recommendation in the 2009 Area Plans Review. She said an announcement about the initiative had been distributed which included a schedule of the public workshops. She noted that workshops had already been held in the Sully, Braddock, and Hunter Mill Districts. (A copy of the handout is in the date file.)

Commissioner Litzenberger said the Sully District workshop had been very well attended and commended Mr. Strickland and the Park Authority Board and staff for this initiative.

Commissioner de la Fe noted that a School Board meeting on a very controversial school boundary issue had been held on the same evening as the Hunter Mill workshop; therefore, attendance had been less than might have otherwise been expected.

Commissioner Murphy thanked the Park Authority Board and staff for bringing the first ball field to Patriot Park, named after former Springfield District Supervisor Elaine McConnell. Commissioner Flanagan thanked the Park Authority Board for its assistance in establishing the North Hill Park, the only urban park on Richmond Highway.

//

The meeting was adjourned at 8:07 p.m.  
Frank de la Fe, Chairman

An audio recording of this meeting is available at the Planning Commission Office, 12000  
Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Linda B. Rodeffer

Approved: April 6, 2011

---

Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission