

**FAIRFAX COUNTY PLANNING COMMISSION
PARKS COMMITTEE
WEDNESDAY, APRIL 6, 2011**

COMMITTEE MEMBERS PRESENT:

Frank A. de la Fe, Hunter Mill District, Chairman
Earl L. Flanagan, Mount Vernon District
James R. Hart, At-Large
James T. Migliaccio, Lee District

COMMITTEE MEMBER ABSENT:

Suzanne F. Harsel, Braddock District

OTHER COMMISSIONERS PRESENT:

Walter L. Alcorn, At-Large
Peter F. Murphy, Springfield District

FAIRFAX COUNTY STAFF PRESENT:

John W. Dargle, Jr., Director, Fairfax County Park Authority (FCPA)
David R. Bowden, Director, Planning & Development Division (PDD), FCPA
Sandy Stallman, Manager, Park Planning Branch, PDD, FCPA
Anna O. Bentley, Planner III, PDD, FCPA
Sterling Wheeler, Chief, Policy & Plan Development Branch, Planning Division,
Department of Planning and Zoning
Barbara J. Lippa, Executive Director, Planning Commission Office
Kara A. DeArrastia, Clerk to the Planning Commission

ATTACHMENT:

“Great Parks, Great Communities – FCPA Long Range Planning Process and County Comprehensive Plan Amendment Process” document

//

Planning Commission Vice Chairman Walter L. Alcorn constituted the meeting at 7:03 p.m. in the Board Conference Room, 12000 Government Center Parkway, Fairfax, Virginia, 22035, pursuant to Section 4-102 of the Commission’s *Bylaws & Procedures*. He indicated that the first order of business was to elect a Committee chairperson.

Commissioner Flanagan MOVED TO ELECT FRANK A. DE LA FE AS CHAIRMAN OF THE 2011 PARKS COMMITTEE.

Commissioner Hart seconded the motion which carried unanimously.

//

Commissioner Hart MOVED THAT THE PARKS COMMITTEE MINUTES OF FEBRUARY 20, 2008 BE APPROVED.

Commissioner Flanagan seconded the motion which carried unanimously.

//

Sandy Stallman, Manager, Park Planning Branch, Planning & Development Division (PDD), Fairfax County Park Authority (FCPA), explained that the purpose of this meeting was to discuss the process and scope for amending the Park Recommendations in the Area Plans and updating the Parks and Recreation element of the Policy Plan accordingly. She noted that this process would follow the adoption of the FCPA Long Range Plan entitled, "Great Parks, Great Communities," by the FCPA Board scheduled for June 2011. Ms. Stallman reviewed the "Great Parks, Great Communities – FCPA Long Range Planning Process" and "Phase 5 – A Closer Look at Comprehensive Plan Amendment Process" sections, as shown on pages 1 and 2 of the attachment.

In response to a question from Chairman de la Fe, Ms. Stallman said staff would compile the proposed changes to the existing Plan recommendations in a strawman document for public review and comment.

Chairman de la Fe suggested that in lieu of amending the Policy Plan that staff simply incorporate the Urban Parks Framework by reference. Ms. Stallman noted that staff had been referencing the Urban Parks Framework in special land use studies. Sterling Wheeler, Chief, Policy & Plan Development Branch, Planning Division, Department of Planning and Zoning (DPZ), expressed concern about adopting the Urban Parks Framework by reference because any changes would require a Plan Amendment. He said the Urban Parks Framework was a key Policy aspect that was appropriate Countywide and should, therefore, be in the Policy Plan so it was easier to find. He noted that this would also prevent FCPA from making changes to County Policy without due process. Ms. Stallman pointed out that the Urban Parks Framework could be added to the Classification Appendix of the Parks and Recreation element of the Policy Plan. She added that similar references to urban parks were included in the Plan language for Tysons Corner, Bailey's Crossroads, and Annandale.

Commissioner Hart recommended that staff verify whether other Policy changes were needed, as appropriate. He also recommended that staff consider whether changes should be made to FCPA policy addressing the placement of telecommunications facilities on park property. Ms. Stallman noted that staff was currently reviewing the process for locating telecommunications facilities in parks.

Replying to questions from Commissioner Flanagan, Ms. Stallman said FCPA had separate policies that guided more than what was addressed in the Comprehensive Plan. She added that staff would ensure that any updates to the Policy Plan did not conflict with any FCPA policies.

Ms. Stallman reviewed a sample markup of the Vienna Planning District Overview text, as shown on pages 3 through 4 of the attachment, highlighting the proposed changes to the District-Wide Parks text. She indicated that Figure 7 on page 5 listed the existing public parks in the Vienna Planning District by classification and sector.

Answering a question from Commissioner Flanagan, Ms. Stallman explained that the classifications of neighborhood and community parks were combined into one category as part of the 2005 Policy Plan Amendment. She stated that during the “Great Parks, Great Communities” (GPGC) planning process, staff had advertised and published the old category for every park in each district and the proposed new classification. Ms. Stallman noted that all park classifications were defined in the Policy Plan. She defined “resource-based” parks as parks whose primary purpose was to preserve and protect natural resources or cultural resources and interpret them.

Ms. Stallman pointed out that staff proposed adding a map that color-coded every public park by classification in each of the Planning Districts, as shown in the sample on page 6 of the attachment.

Responding to a question from Commissioner Flanagan, Mr. Wheeler explained that the boundaries of the Planning Districts conformed to census tracts for data purposes and largely remained unchanged, with the exception of the Merrifield area. He pointed out that most of the Planning Districts were named after the surrounding area, such as Vienna, Fairfax City, and Mount Vernon, although he was unsure of the origin of Upper Potomac. He also noted that there were 14 Planning Districts.

Commissioner Hart said the boundaries of the Planning Districts remained consistent over time, regardless of whether they crossed magisterial lines. Ms. Stallman added that the GPGC Plan used the same geography to be consistent with the Comprehensive Plan.

Ms. Stallman explained the proposed update to the District-Wide Park Guidelines, as outlined on pages 3 through 4 of the attachment.

In reply to a question from Commissioner Hart, David Bowden, Director, PDD, FCPA, noted that staff would seek opportunities to include flexible open spaces for public performances and arts in the parks in coordination with the Visual and Performing Arts element of the Policy Plan. Ms. Stallman added that parks were a major venue for the arts.

Ms. Stallman indicated that the sample on page 7 of the attachment depicted a possible draft mark-up of the existing boilerplate introductory Parks and Recreation text in each Planning Sector section. She also noted that staff proposed to replace the “Parks and Recreation Recommendations” Figure/Table with an inventory of the parks and classifications in the particular sector and/or district map in the district-wide section, as shown in the example on page 8. She explained that the proposed Parks and Recreation Sector language included references to the master planning and long-range park planning processes conducted by FCPA. Ms. Stallman stated that staff proposed extracting any appropriate recommendations from the “Parks and

Recreation Recommendations” Figure/Table and including them in the Parks and Recreation Sector text.

Ms. Stallman explained that for Plan Amendments over the last 10 years, FCPA had been encouraging the inclusion of conditions that relate to parks in the land use recommendations, such as provisions of an on-site park, contributions to parks, or offsets to the impacts to parks. She said these kinds of site-specific recommendations embedded in the land use recommendations were more effective than if they were included in the District-wide Parks and Recreation section.

Chairman de la Fe discussed instances where the Comprehensive Plan was amended prior to a rezoning application submission, the Plan was not amended until a rezoning application was filed, or the Plan Amendment and rezoning application were processed concurrently. He suggested that this issue also be taken into consideration during the Plan Amendment process.

Ms. Stallman outlined the next steps in the process:

- 1) FCPA staff would compile all the proposed changes and review them with DPZ staff and the Planning Commission prior to publishing the staff report;
- 2) The staff report with a full package of the proposed changes would be published;
- 3) The proposed changes would be presented at a Countywide public information meeting;
- 4) The public would be able to review and comment on the proposed changes during a two-month open comment period; and
- 5) FCPA staff would process the public comments and make any revisions, as necessary.

Chairman de la Fe recommended that the staff report not be published until after the Board of Supervisors' elections on Tuesday, November 8, 2011. Ms. Stallman agreed with this recommendation.

Chairman de la Fe also recommended that FCPA staff verify that DPZ staff could handle the additional workload generated by this Plan Amendment process.

Commissioner Hart suggested that the Committee hold another meeting to review the draft Plan Amendment before it was authorized by the Board of Supervisors for advertising or before the staff report was published. Chairman de la Fe and Ms. Stallman concurred with this suggestion.

Commissioner Flanagan said he supported the proposed two-month open comment period because this would allow time for community groups who met only once a month to comment and participate in this process. Ms. Stallman agreed, noting that if the staff report was published the second week of November, the holidays would also be accounted for during this review period.

Ms. Stallman noted that the final step in this process would be to hold public hearings before the Planning Commission and Board of Supervisors in early 2012.

Chairman de la Fe recommended that staff consider holding multiple public information meetings. Ms. Stallman and Mr. Wheeler said staff could conduct a public information meeting in each of the four corners of Fairfax County, similar to the GPGC Plan process.

In response to a question from Commissioner Migliaccio, Ms. Stallman said she anticipated that the public information meetings would be held in November/early December during the review period to enable staff to answer questions and provide information.

Answering a question from Chairman de la Fe, Ms. Stallman said the proposed changes would be available for viewing on the FCPA website.

It was the consensus of the Committee to support the proposed process for amending the Park recommendations in the Area Plans and to schedule another Committee meeting to review the entire Plan Amendment package before the staff report was published.

Commissioner Flanagan said the location of Resource Protection Areas in parks should also be addressed in the specific Area Plans for Parks and Recreation.

Chairman de la Fe suggested that staff discuss the individual District-wide and Planning Sector sections with the appropriate Planning Commissioner. Ms. Stallman and John Dargle, Jr., Director, FCPA, agreed with this suggestion.

Ms. Stallman introduced Anna Bentley, Planner III, PDD, FCPA, who would oversee this project.

//

The meeting was adjourned at 7:43 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: Kara A. DeArrastia

Approved: March 27, 2013

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

**Fairfax County Planning Commission
Parks Committee Meeting
April 6, 2011
7:00 p.m.**

Meeting Purpose: To discuss process and scope for amending the Park Recommendations in the Comprehensive Plan Area Plans and simple update to Policy Plan Parks and Recreation element.

The process will follow the adoption of the FCPA Long Range Plan (Great Parks, Great Communities) by the Park Authority Board scheduled for June 2011.

Great Parks, Great Communities – FCPA Long Range Planning Process				County Comprehensive Plan Amendment Process
PHASE 1 Existing Conditions (2007)	PHASE 2 Input & Analysis (2008)	PHASE 3 Plan Development (2009-2010)	PHASE 4 GPGC Review & Approval (2010-2011)	PHASE 5 CP Area Plan Update (2011)
<ul style="list-style-type: none"> • Conduct background research • Gather data • Create maps • Assess existing conditions • Write Existing Conditions Reports • Publish Existing Conditions Reports to Web 	<ul style="list-style-type: none"> • Conduct 10 public workshops • Meet with public at events in the parks and at community festivals • Collect email and Web input • Compile input • Identify Themes • Analyze Issues 	<ul style="list-style-type: none"> • Identify strategies to address issues • Develop draft plans for 14 Planning Districts • Conduct multiple levels of internal review 	<ul style="list-style-type: none"> • Present draft plan to Park Authority Board • Conduct four public information meetings • Seek public input through various means • Revise plan as needed • Park Authority Board adopts plan 	<ul style="list-style-type: none"> • Create Plan Amendment process through coordination with DPZ and Planning Commission • Draft and publish proposed changes • Public review and comment • Public Hearings • Approval

Phase 5 – A Closer Look at Comp Plan Amendment Process

Process element	Timing	Process Phase
Build on GPGC Planning and Public Review Process -	Begin Summer 2011	GPGC Adoption as Foundation for Comp Plan Amendment
Proposed changes to the Existing Plan Recommendations Policy Plan <ul style="list-style-type: none"> • ADD Urban Parks Framework to Classification Appendix • Other Policy Changes Needed? District Wide Sections: <ul style="list-style-type: none"> • UPDATE Planning District Overviews text • UPDATE District Parks by Classification and Sector Table • ADD new Map, “Public Parks by Class” • ADD Comp Plan appropriate GPGC Strategies that relate to future land use or addressing needs in the district Planning Sector Sections: <ul style="list-style-type: none"> • UPDATE Parks and Recreation Sector text • EXTRACT any still relevant recommendations from Figure/Table “Parks and Recreation Recommendations” and include them in Parks and Recreation Sector text • ADD appropriate GPGC Strategies that relate to future land use or addressing needs in the sector • DELETE Figure/Table “Parks and Recreation Recommendations” 	Compile in Summer/Fall 2011	Staff Review and Analysis; Compile Draft Changes Internal Review Key Stakeholders Review prior to publishing
<ul style="list-style-type: none"> • Publish staff report with full package of proposed Plan amendments • Share information with the public using established DPZ and GPGC channels (Press releases, APR Task Forces; land use committees, email distribution lists, DPZ listserve, website, ad, public information meeting etc.) 	Fall 2011	Publish and invite public review
<ul style="list-style-type: none"> • Public review and comment on proposed changes – 2 month open comment period • Process public comments and make any revisions 	Fall 2011/Winter 2012	Public review and process comments
<ul style="list-style-type: none"> • Public Hearings, Refinements and Approval 	Winter/Spring 2012	Hearings and Adoption

VIENNA PLANNING DISTRICT

EXISTING TEXT:

Parks and Recreation

Public parks located within the Vienna Planning District are identified in Figure 7. Additional recreation facilities are provided at County public school sites, including those within the jurisdictional limits of the Town of Vienna. Parklands administered by the Town of Vienna in Sector V6 are listed in the appropriate park category in Figure 7. The majority of parkland in the Vienna Planning District is concentrated in Neighborhood, Community and Countywide Stream Valley Parks. These open space amenities help to shape the suburban residential character of the district. Large parks in the Vienna Planning District include: Nottoway and Clarks Crossing District Parks, Meadowlark Gardens Regional Park, and the W&OD Trail Regional Park. Nottoway Park is the sole location of a major athletic field complex and also contains community garden plots and the Hunter House, a historic property adapted for community use. Clarks Crossing Park is planned primarily for passive recreation use and natural resource protection, however, limited active facilities include an equestrian area. Freedom Hill Park, a Civil War historic site, is also located in this district.

The W&OD Trail Regional Park is one of the most popular and heavily used recreational facilities in Northern Virginia. Additionally, this facility provides an east-west non-vehicular "thoroughfare" transecting the entire district, which implements several recreation and transportation policy objectives. A second potential opportunity exists for a north-south trail axis which would link the Vienna Transit Station Area with major Countywide parks south of Route 50 via the Accotink Stream Valley Trail and the W&OD Railroad/City of Fairfax Connector Trail.

Additional Community Parks developed with active recreation facilities are needed in the eastern and southern sectors planned for higher density development in the vicinity of Tysons Corner, Vienna Transit Station Area, and the Merrifield Suburban Center.

Difficult Run Stream Valley, on the northwest boundary of the district, is a sensitive environmental area which should be protected by means of land dedication or acquisition of open space easements by the Fairfax County Park Authority. Significant archaeological resources located in this district should be similarly protected. Intrusion of non-recreational development in these areas should therefore be restricted or prohibited and environmental and visual impacts should be mitigated.

Proposed Changes to Districtwide Parks Text:

Descriptive text to be updated, including:

- Update description of district park system: key resources, park and recreational facilities brief explanation of the park classification system, and include some updated data/quantification
- Reference updated Figure with Parks by Sector and Classification (see Fig. 7 below)
- Add reference to new park map (see sample map below)

EXISTING DISTRICTWIDE PARK GUIDELINES:

Principal Park and Recreation guidelines for the Vienna Planning District include:

- Acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities;
- Plan and develop stream valley trails to facilitate non-vehicular travel options; and
- Preserve and protect significant natural and heritage resources.

Update Districtwide Park guidelines list, to include:

- Evaluate existing guidelines and retain those that still apply
- Add appropriate strategies from the Great Parks, Great Communities Plan that may be appropriate and/or implemented through the Comp Plan/development review process or

that support the 2232 process. Eligible strategies might refer to meeting identified needs by constructing new facilities, acquiring land to buffer natural or cultural resources, or highlighting opportunities for urban parks.

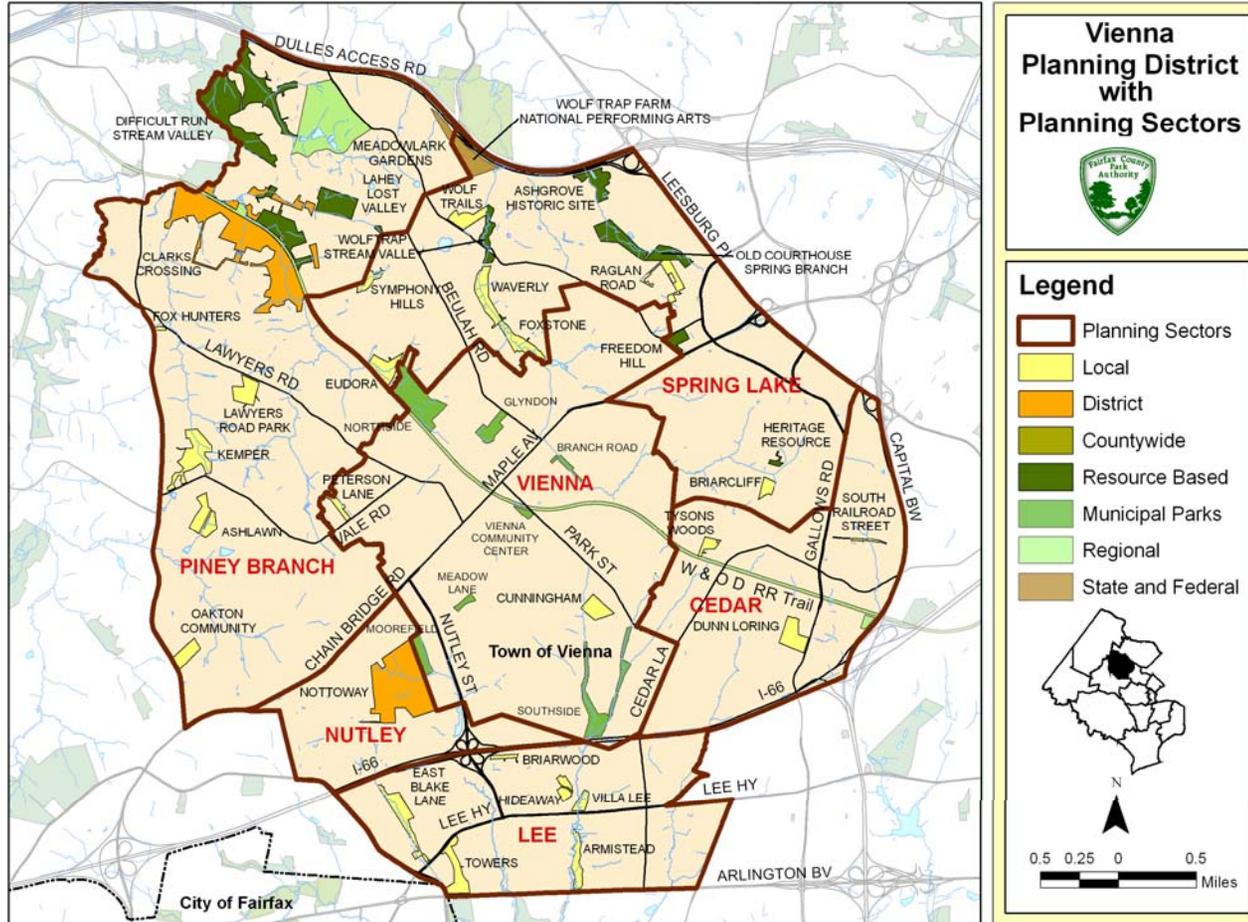
- Examples of eligible strategies from Great Parks
 - Seek opportunities to include flexible open spaces for public performances and arts in the parks
 - Seek opportunities to add land to Difficult Run Stream Valley, Clark's Crossing, Lahey Lost Valley and Armistead Parks (also note in appropriate Sector recommendations where specific park is located)
 - Provide new linkages between remaining public and private natural areas

As depicted below, Figure 7 to be updated to reflect new parks and changes to park classifications. A new map of parks within the planning district by park classification will be added, as shown following Figure 7.

FIGURE 7
**VIENNA PLANNING DISTRICT
EXISTING PUBLIC PARKS**
(As of **XX/XX/XX**)

LOCAL	DISTRICT	COUNTYWIDE	RESOURCE-BASED	REGIONAL STATE & FEDERAL
V1	Briarwood East Blake Lane Hideaway Towers Villa Lee		Armistead	
V2	Dunn Loring South Railroad Street Tysons Woods			W & OD Trail (Regional)
V3	Briarcliff Eudora Foxstone Raglan Road Symphony Hills Wolf Trails Waverly	Wolf Trap Stream Valley	Ashgrove Freedom Hill Heritage Resource Old Courthouse Spring Branch Stream Valley Waverly Wolf Trap Stream Valley	W & OD Trail (Regional) Wolf Trap Farm Park (National)
V4	Ashlawn Fox Hunters Kemper Lawyers Road Oakton Community	Clarks Crossing Difficult Run Stream Valley	Difficult Run Stream Valley Lahey Lost Valley	W & OD Trail (Regional) Meadowlark Gardens (Regional)
V5	Nottoway			
V6				

Public Parks by Class in the Vienna Planning District



VI LEE COMMUNITY PLANNING SECTOR

EXISTING TEXT with possible draft mark-up

Parks and Recreation

Park and recreation recommendations for this sector may be reflected in specific land use recommendations, in the Districtwide Parks and Recreation section or listed below if they pertain to specific sector park resources. Prior to developing parkland, the Fairfax County Park Authority conducts long range planning and initiates a master planning process to determine the appropriate uses, facilities and design for specific parks. These processes involve extensive citizen review and participation. Specific guidelines relevant to the park system in this sector include: ...

Remove Sector Figure that would be replaced by Districtwide Table and Map and sector guidelines/recommendations.

Text to be updated to include

- Reference to long range park planning and park specific master planning.
- Reference to District and land use recommendation guidance and District Park Map.

New guidelines list to be added, to include:

- Recommendations from existing Figure 19 that remain relevant
 - Sector or park specific strategies from the Great Parks, Great Communities Plan

Deleted: are shown on Figure 19

Deleted: The column "Park Classification" includes existing park facilities. The "Recommendations" column includes entries for both existing and proposed facilities

Deleted: that

Deleted: is

Deleted: s

Deleted: If an existing park is listed but no recommendation appears on that line, it means the park has been developed in accordance with its master plan.

Deleted: S

**FIGURE 19
PARKS AND RECREATION RECOMMENDATIONS
SECTOR V1**

REPLACE THIS FIGURE WITH SECTOR TEXT AND DISTRICT MAP IN DISTRICTWIDE SECTION

PARK CLASSIFICATION	RECOMMENDATIONS
NEIGHBORHOOD PARKS:	
Hideaway Villa Lee	<p>Initiate a master planning process and develop in accordance with approved plan. Delete this text</p> <p>Additional Neighborhood Park facilities in this sector should be provided in conjunction with new development. <u>Evaluate and retain in Sector text if appropriate</u></p>
COMMUNITY PARKS:	
East Blake Lane	<p>Expand this park through dedication in conjunction with new development as noted in the land use recommendations. Consider development of an athletic field accessible from Metro and also a full complement of Community Park facilities. <u>This recommendation was not implemented as Metro developments were approved. – Delete and incorporate in District park guidelines and as a future condition in any future Plan Amendments for areas around Vienna Metro.</u></p>
Towers	<p>Initiate a master planning process and develop in accordance with approved plan. Delete – Completed MP</p> <p>Acquire and develop a Community Park site west of Prosperity Avenue between Route 50 and 29 (as noted in land use recommendations). <u>Retain in sector text</u></p>
DISTRICT PARKS:	
	<p>This sector lies within the service area of Nottoway park. <u>This will be evident from the District Parks table</u></p>
COUNTYWIDE PARKS:	
REGIONAL PARKS:	
W&OD Railroad	<p>Complete development of the Fairfax City to W& OD Connector Trail in accordance with approved master plan. Delete – completed.</p>

← Formatted Table

Deleted: ¶