

**Comments from Greg Fritz, President,
Tysons Townes Homeowners' Association, Inc.**

Vienna, VA

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March 17, 2010

Good evening and Happy St. Patrick's Day.

I am Greg Fritz, President, Tysons Towns Homeowners' Association. Our association is located in the West Side District of Tysons Corner Urban Center.

The West Side includes 3 sub-districts. The Ashgrove sub-district, the Old Courthouse Spring Branch sub-district, and the Gosnell sub-district.

The Tysons Towns Homeowners Association is located on Raglan Road within the Gosnell sub-district.

I am here to present information from pages 185 to 188 of the Fairfax County Comprehensive Plan.

Specifically, Raglan Road Park as noted on page 187.

“One or two athletic fields and other local-serving recreational uses should be provided at Raglan Road Park”.

(As a reference; the size of one soccer field is 100 yards wide by 130 yards long. Additionally, athletic fields require lights for evening play and a parking lot for participants.)

The eastside of Raglan Road Park divides the Old Courthouse Spring Branch sub-district from the Gosnell sub-district and runs along our community street named Raglan Road.

Any eastside development of Raglan Road Park directly affects our Association and homeowners.

Raglan Road Park is made up of 3 lots.

- Lot 4 is 11 acres. (Park Authority acquired September 1999)
- Lot 15 is 3.88 acres. (Park Authority acquired October 1978)
- Lot 17 is 2.88 acres (Park Authority acquired October 1978)

From Google Earth the scale of Raglan Road Park looks perfect for Athletic fields but if you take the time to walk Lot 4 and take a closer look you will find that 11 acres is very wet and damp throughout, well below-grade for athletic use and has a beautiful stream running through the Park.

As noted on page 90 of the comprehensive plan; “Existing stream valley parks should not only be protected from development and infrastructure impacts, but be restored and enhanced.”

For the record; Tysons Towns Homeowners’ Association state “We agree!”

Thus the Raglan Road Park athletic field mandate is reduced to Lots 15 and 17 for athletic fields which are accessed only by our small community road. This once private road cannot accommodate the requirements of athletic field traffic and parking. When two cars park; one on each side of the street, Raglan Road is a one lane road.

We are not against athletic fields; however we are against a mandate to build athletic fields without additional soil, environmental, and traffic studies as stated on page 187 with the words “should be provided”.

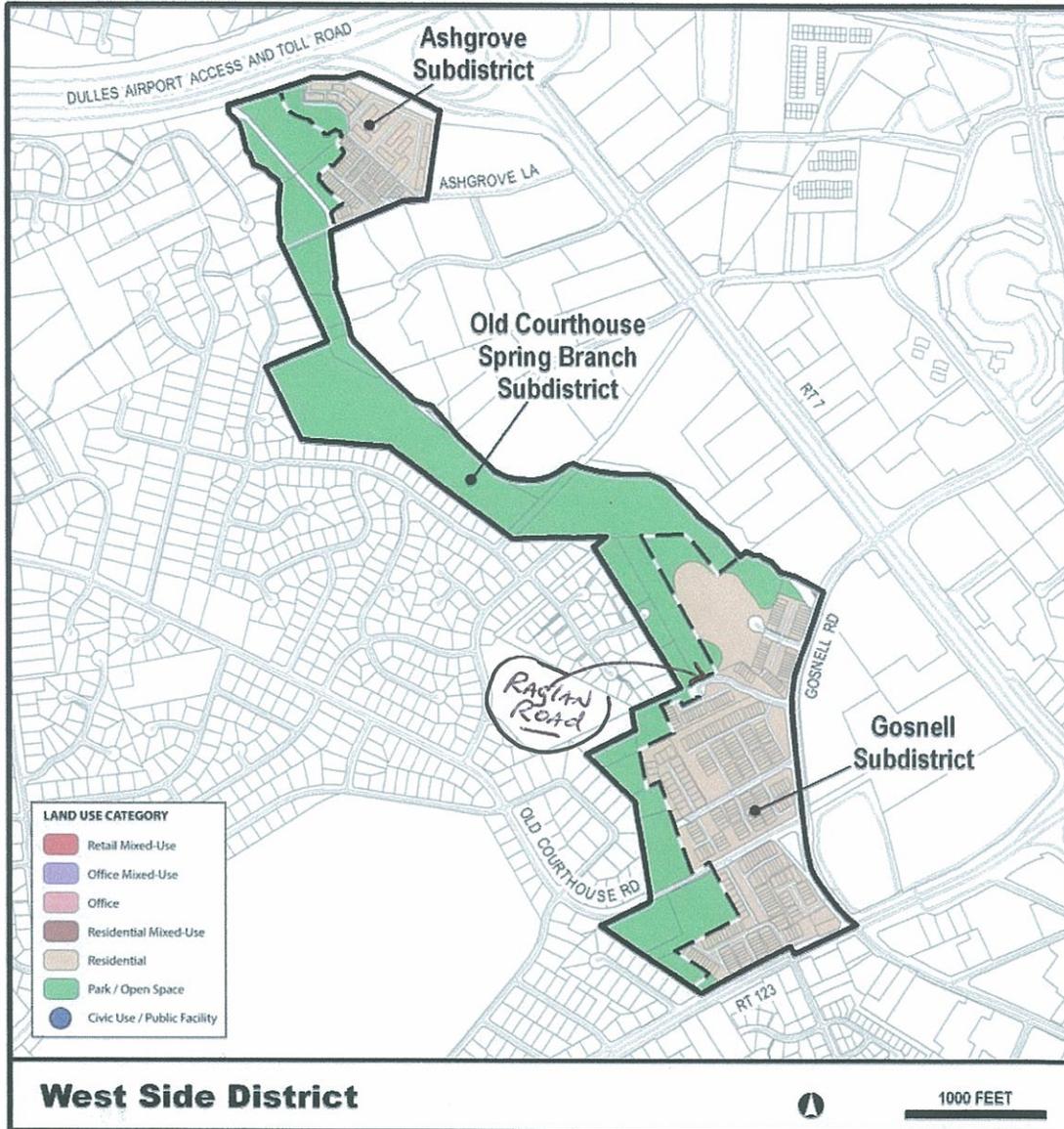
As an Association and as homeowners’ we unanimously and respectfully request the striking of the words ‘should be provided’ and insert “may be an option with additional soil, environmental and traffic studies.”

Thank you for your time and consideration this evening.

Sincerely,

Greg Fritz, President

The land use concept for the West Side District is shown in the map below.



OLD COURTHOUSE SPRING BRANCH SUBDISTRICT

The Old Courthouse Spring Branch Environmental Quality Corridor (EQC), Raglan Road Park, Freedom Hill Park and other publicly owned land form the western boundary of the West Side District. This portion of the district provides a visual and physical separation between Tysons Corner and the adjacent neighborhoods. The Old Courthouse Spring Branch EQC, which has been preserved with its dense vegetation, provides a substantial barrier from the Dulles Airport Access Road (DAAR) southward toward Gosnell Road.

There should be a trail along the Old Courthouse Spring Branch Stream Valley Park from Gosnell Road on the south to Old Ashgrove Lane on the north. In addition, two or three short trails should cross the stream valley and connect the adjacent residential communities to Tysons. These short trails include Old Ashgrove Lane, where the existing bridge should be used for pedestrian and bicycle access and remain closed to automobiles; the Dominion Power line easement, which could be connected to Vesper Street on the west; and a possible trail through Raglan Road Park.

This area is also planned for and developed with other public parks and public facilities, which include the Town of Vienna water tower, Raglan Road Park, and Freedom Hill Park. The City of Falls Church owns Parcel 29-3((1))28. One or two athletic fields and other local-serving recreational uses "should be provided" at Raglan Road Park. Any public uses in this area should maintain open space areas between the public uses and the adjacent single-family neighborhoods to provide appropriate buffering. Additional guidance is provided in the Vienna Planning District, Spring Lake Community Planning Sector (V3), Land Use recommendation #6.

✓ AFFECTS
GOSNELL
Subdistrict
Also

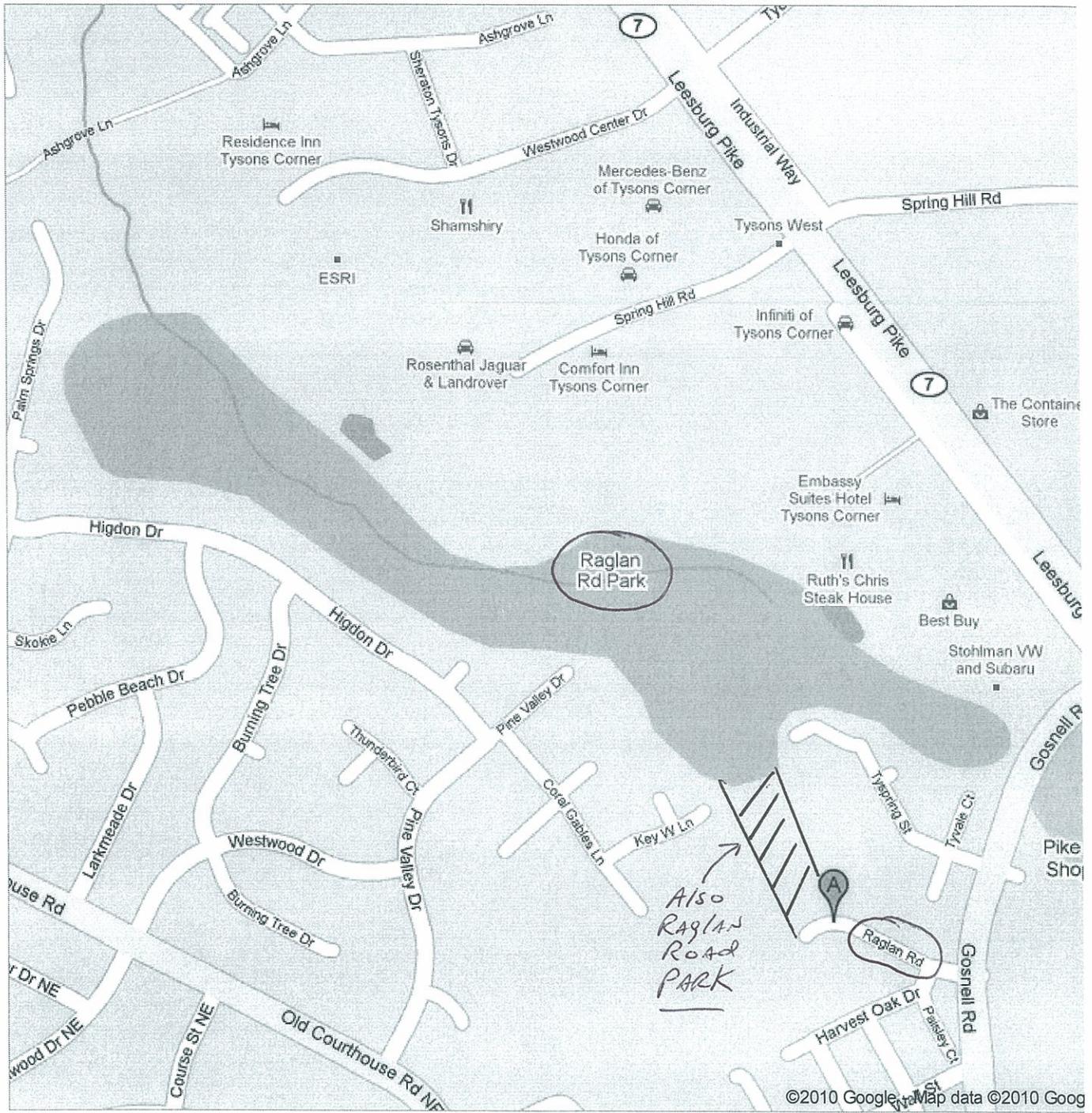
ASHGROVE SUBDISTRICT

The focal point of the neighborhood is Ash Grove, a dwelling with two outbuildings, which is listed in the County's Inventory of Historic Sites. The area is planned and developed with approximately 12 dwelling units per acre, providing a transition to the abutting single family neighborhoods. The area's development was based on the following specific conditions.

- The area was fully consolidated.
- The mix of housing is approximately 60% multifamily and 40% townhouse units.
- Ash Grove, and a minimum of two acres of associated non-EQC property, was dedicated to the Fairfax County Park Authority to be used as a public park site. In addition, the specimen trees near the house were preserved.
- Public vehicular access from the Ashgrove neighborhood is limited to Route 7 via

Google maps Address **Raglan Rd**
Vienna, VA 22182

Get Google Maps on your phone
Text the word "GMAPS" to 466453

CHESAPEAKE BAY PRESERVATION AREAS

LEGEND

Resource Protection Areas (RPAs)

1993 RPAs



2003 RPAs



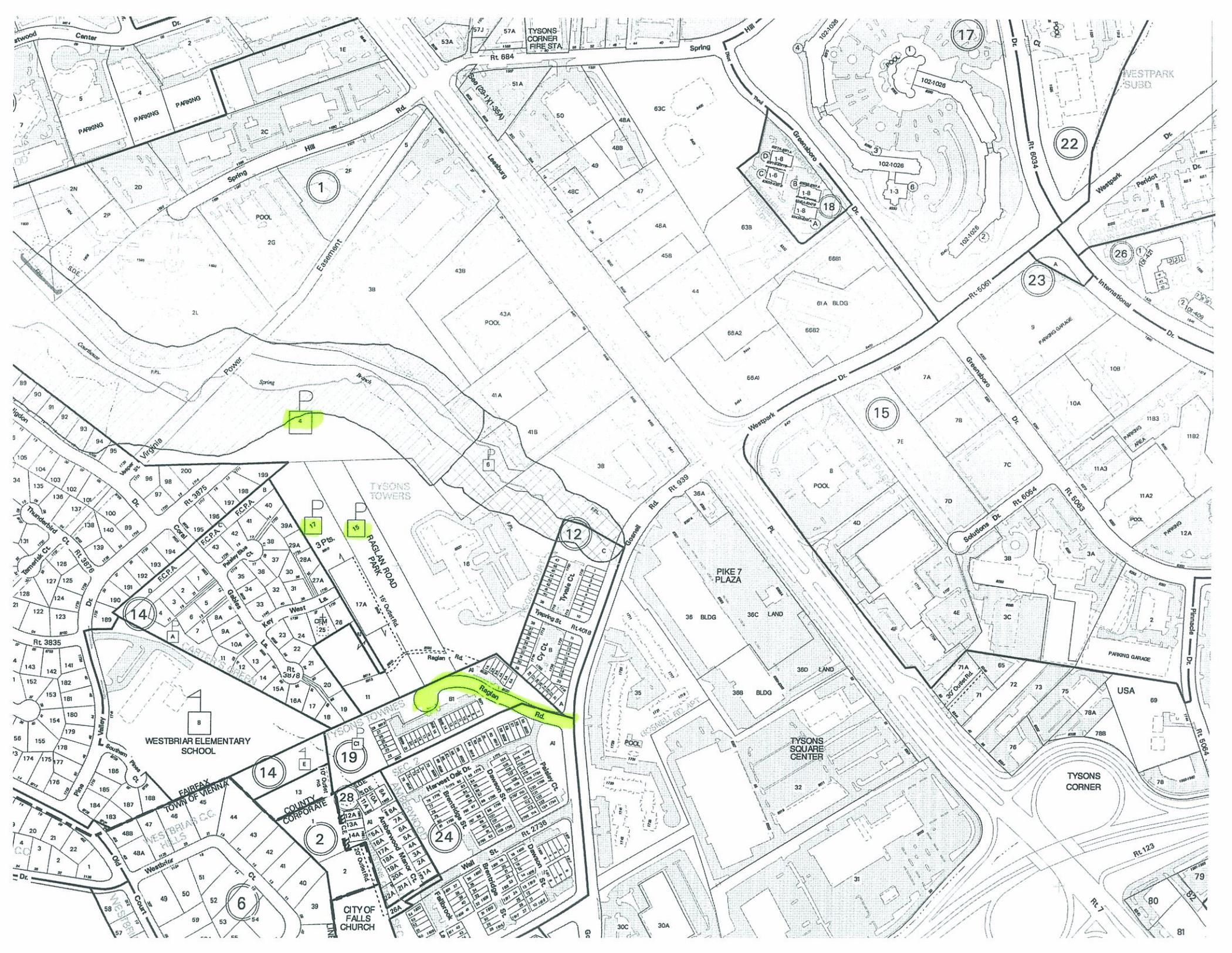
2003 (Rev) RPAs



Resource Management Areas (RMAs)



07/12/2005



1

17

22

26

23

15

12

14

14

19

2

24

6

80

82

79

Rt. 123

Rt. 7

Rt. 6064

Rt. 6063

Rt. 6054

Rt. 6054

Rt. 6001

Rt. 6034

Rt. 6034

Rt. 684

Rt. 684

Center Dr.

PARKING

atwood

Center

Dr.



Mapfile is 20" X 20" based on UTM Zone 18N datum
 7.2 meters Contour, Virginia Coordinate System
 values are of 1983 North Zone in U.S. feet based on
 NAD 83/89 High Precision GTS Network Adjustment
 National Geodetic Vertical Datum 1929

GENERAL NOTES

CITIES/PLAZAS BAY PRESERVATION AREAS

- LEGEND**
- Resource Protection Area (RPA)
 - 1983 RPA
 - 2002 RPA
 - 2002 (Ray) RPA
 - Resource Management Area (RMA)

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ADMINISTRATIVE INDEX

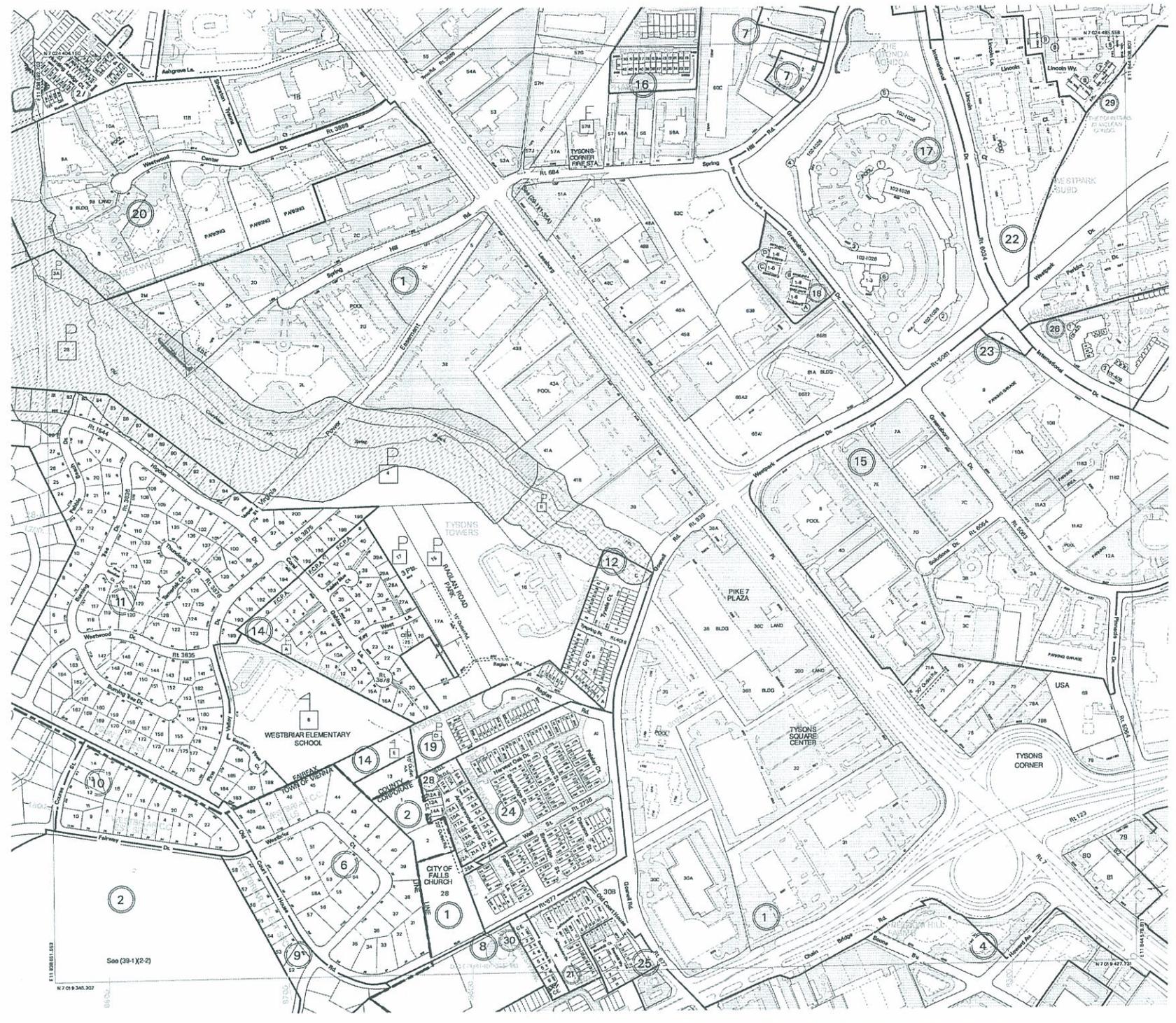
28-2	29-1	29-2
28-4	29-3	29-4
38-2	39-1	39-2

SHEET INDEX

PROPERTY MAP

29-3
 Revised to: 08/01/05

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See (39-1)(2-2)

N7 019 348 307

Parking & Traffic Problems currently on Raglan Rd



Street Parking Does not Allow Safe Travel for Two Passing Cars



Driving Safely on a Single Lane Rd





MAP #: 0293 01 0004
PARK AUTHORITY FAIRFAX
COUNTY

N/A

Lot 4
11 ACRES



Aerial Imagery © 2007 Commonwealth of Virginia

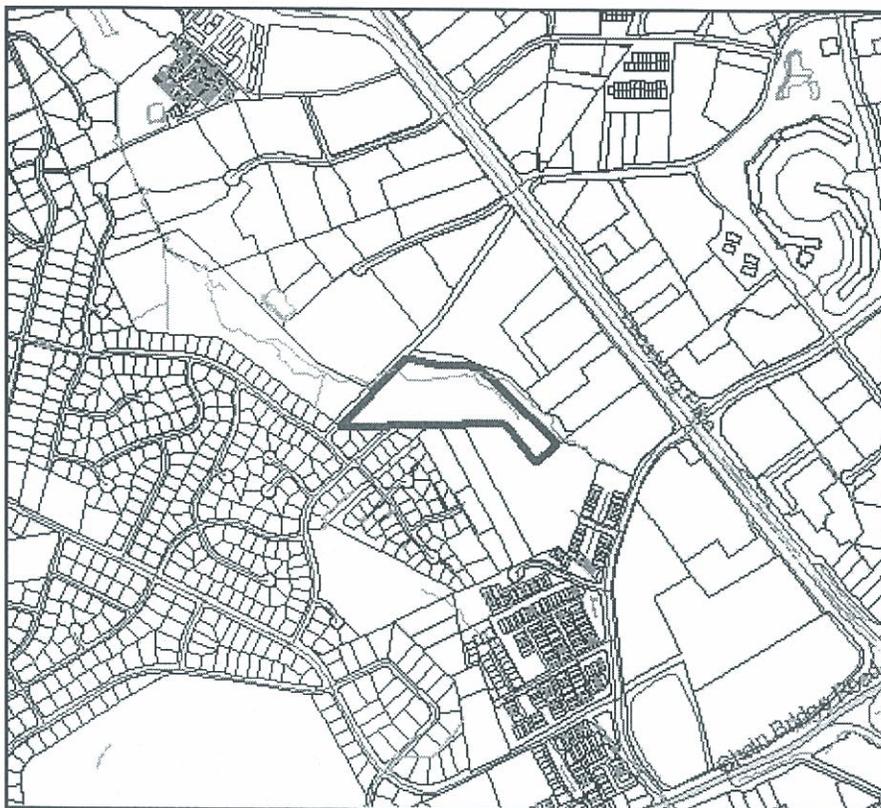
Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Raglan Road Park
1 of 3

MAP #: 0293 01 0004
PARK AUTHORITY FAIRFAX COUNTY

N/A

LOT 4



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.



MAP #: 0293 01 0015
PARK AUTHORITY FAIRFAX
COUNTY

8590 RAGLAN RD

LOT 15
3.88
ACRES



Aerial Imagery © 2007 Commonwealth of Virginia

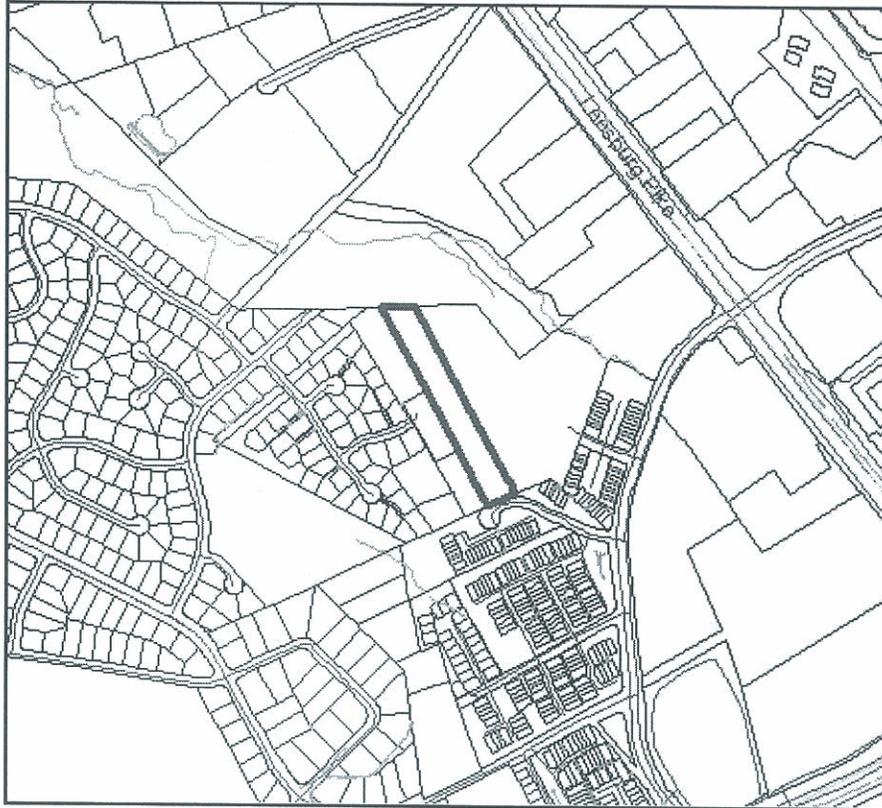
Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Raglan Road Park
2 2 3

MAP #: 0293 01 0015
PARK AUTHORITY FAIRFAX COUNTY

8590 RAGLAN RD

LOT 15



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.



MAP #: 0293 01 0017
PARK AUTHORITY FAIRFAX
COUNTY

8600 RAGLAN RD

Lot 17
2.88
ACRES



Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Raglan Road Park
3 of 3

MAP #: 0293 01 0017
PARK AUTHORITY FAIRFAX COUNTY

8600 RAGLAN RD

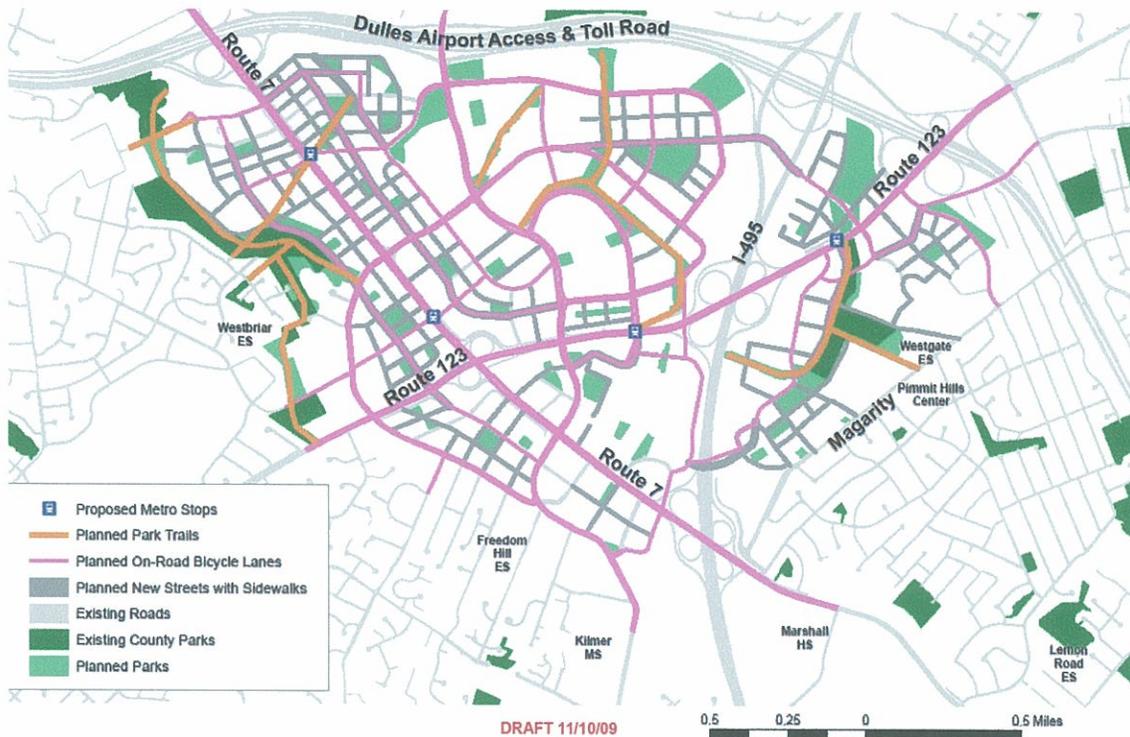


LOT 17

Aerial Imagery © 2007 Commonwealth of Virginia

Source: Fairfax County Department
of Tax Administration, Real Estate Division.

Map 9
Conceptual Parks and Open Space Network



The types of parks and open space recommended for Tysons include:

Large Central Park: This will be the “signature” park for Tysons and should be large enough to support public, community, and cultural events, such as a farmers market, outdoor performances, art shows or weekend festivals. Ideally, this park should be co-located with other civic facilities such as museums, a performing arts center, library, or other major civic uses.

Existing Stream Valley Parks: Stream valley parks such as Scotts Run and Old Courthouse Spring Branch provide natural buffers and potential connectivity to and throughout Tysons. If linked to other parks and open spaces within Tysons, they will help serve non-motorized transportation needs. These stream valley parks should not only be protected from development and infrastructure impacts, but be restored and enhanced. Redevelopment in Tysons should contribute to stream and riparian buffer restoration efforts along these stream valleys in order to strengthen Tysons’ existing natural systems and allow for resource protection and interpretation. ~~Scotts Run~~ These st-Stream yValley

Sheraton Tysons Drive and Ash Grove Lane.

- Ashgrove House Lane was designed to preserve the vista to Ash Grove.
- Residential development was designed in a manner that provides adequate buffering and screening from nonresidential development to the east and south.
- On-site recreation facilities have been provided to serve the residential community.
- The EQC located on the both sides of Old Courthouse Spring Branch has been preserved as public open space through dedication to the Fairfax County Park Authority and is developed with a pedestrian trail system that is designed to connect the Ash Grove House to portions of this residential development and the office area to the south.
- Appropriate noise mitigation measures have been provided to buffer noise from the Dulles Airport Access Road and Dulles Toll Road.

Building heights in this subdistrict range from up to 50 feet adjacent to the Tysons Sheraton Hotel and up to 35 feet on the remaining area east of the Old Courthouse Spring Branch EQC. See the Building Heights Map in the Areawide Urban Design Recommendations.

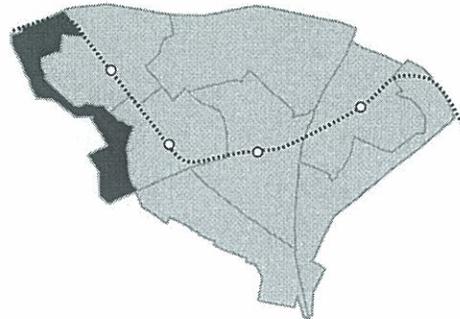
✓ GOSNELL SUBDISTRICT

The Gosnell Neighborhood is comprised of about 50 acres and generally bounded by Old Courthouse Spring Branch EQC on the north, Gosnell Road on the east, Route 123 on the south and the Town of Vienna on the west. Existing land use is mostly residential with townhouses being the predominant housing type; the area includes a multi-family development providing housing for the elderly and a retail use at the corner of Gosnell and Route 123.

The vision for this area is to retain the established development pattern which forms a strong boundary and transitional area on this edge of Tysons Corner. Residential use is planned and developed at 5 to 8 dwelling units per acre. Development above the low end of the range has occurred when logical and substantial parcel consolidation was provided in a manner ensuring well-designed projects functioning efficiently and facilitating the redevelopment of adjacent parcels in conformance with the Plan. Additional guidance is provided in the Vienna Planning District, Spring Lake Community Planning Sector (V3), Land Use recommendations.

Building heights in this subdistrict are up to 35 feet as shown in the lowest height tier on the Building Height Map in the Areawide Urban Design Recommendations.

✓
West Side



The West Side District is developed with two residential neighborhoods and includes the Old Courthouse Spring Branch Stream Valley Park as a key feature. This stream valley park, along with Freedom Hill Park and Raglan Road Park, result in about half of the land in this district being park land. ✓

Because of its location on the edge of Tysons, the West Side District serves as a transition from planned high intensity mixed-use in the Tysons West and Tysons Central 7 TOD Districts to the single family neighborhoods just outside of Tysons. The residential development in the West Side District is mostly single family townhouses with some multi-family use, including housing for seniors. The Old Courthouse Spring Branch Stream Valley Park should be developed with multi-use trail and other passive recreational facilities. Planned “green” street connections will tie the Tysons West Metro station to the West Side District, drawing people to the public amenity provided by Old Courthouse Spring Branch Stream Valley Park. Sidewalk and trail connections will provide enhanced access to Metro and other transit from surrounding neighborhoods.

Specific guidance for uses and intensities as envisioned in the Plan are provided in the subdistrict text that follows. However, most land within these subdistricts has already developed in a manner consistent with the vision and has incorporated the recommendations and guidelines into approved development plans.