

I am a resident of Monticello Woods, and live within 100 yards of Franconia District Park. If you want to calm the residents of this community, I have suggestions that you should take to heart and give serious consideration. The park has many issues in it's current state of use. These issues need to be identified and resolved to show that the park service is serious about being a good neighbor. As of right now the community does not have any confidence in the Park Authority's ability to properly manage Franconia District Park. It could take some time before money becomes available to do anything in the park to improve it. However, there are some steps that can be taken now, that will not cost a bunch of money. These steps can have an immediate impact on improving the experience that residents and visitors of the Park will have. 1) Port-a-Johns. There are 3 stationed in the west parking lot. (Bowie Dr. Entrance). There are none in the east parking lot (cloud Dr. entrance) Take one from west lot and put it in the east lot, along with one more so that there are 2 Port-a-Johns at each end of the park. 2) There are 3 trash cans in the parking area of the west lot. There are none in the parking area of the east lot. Need to put 2 cans in east lot to encourage less littering. 3) The Handicap spaces in the east lot are in the farthest corner away from the start of the paved path into the park. They need to be placed in the closet spaces next to the start of the path into the park.

The revised layout of the park is the best one I have seen yet. I have a few changes for you to consider. 1) Move the pavillion closer to the expanded parking lot. People will not have to haul their picnic & party supplies as far from their cars. Also reserve a couple of spots in the parking lot that are closest for loading & unloading. 2) Move the open play area to the spot where the pavillion is. 3) Move the skate spot into the point between the 2 realigned baseball fields. Skateboards make lots of noise and it's current planned spot is too close to the houses on the west end of the park. 4) Move the exercise spot over to the area where the skate spot is planned. People using those type of exercise items will not make near the noise of skateboards. 5) You need to cut down on some of the parking spaces that are to be put in the southwest corner behind the houses on Thomas & Floridan Court. These residents do not deserve to have headlight shining into their bedrooms at night. It will also reduce cost because you will not have to cut into that hill as far. 6) Cut back on a few of the garden spots near the east parking lot and put in 1 basketball court. It would be next to the new expanded parking.

I believe that what the residents would love to see is a planned step by step plan for improving the park, such as...1) Place two port-a-johns in each parking lot. 2) Add a couple of trash cans in the east lot. 3) Move Handicap spaces in east lot. 4) Expand parking in east lot 5) Put in basketball court next to east lot. 6) Put in garden spots next to synthetic field. 7) realign baseball field into north corner. 8) Expand west parking. 9) realign west baseball field. 10) Build pavillion & restrooms 11) Build playground equipment 12) Finish pathways, vendor spot, skate & exercise spots.

I hope that you like and take some of my ideas for serious consideration. I think that with a bit more planning and proper implementing everyone will be a lot happier. If you like my plans enough, I would be happy to work with the people planning Franconia District Park in order to help make it the best it can be.

6/25/2013

The original 1974 master plan looks better than what the park is today.

6/30/2013

Hey, guys! sorry to miss the public meeting - i doubt there will be many people from the neighborhood there - probably the athletic groups will attend. I imagine that they want to increase the number of playing fields...

Here are my initial thoughts (most of which I am sure you are already aware of, but i thought i would pile them all together) from a former park and trail planner and over 30 year neighbor of the park:

I walk through the park almost every day - varying the time depending on the weather and my schedule. Almost always I meet other walkers, bikers, and runners with their i-buds, dogs, kids, spouses, alone. We all love walking somewhere other than the sidewalks of the neighborhood even though we enjoy that, too. There is frequently other activity in the park - some high school cross country track practices and meets, softball, little league baseball

and various soccer/football/rugby leagues, both formal and informal. Sometimes (like the end of summer/beginning of the school year) the fields are crowded. Sometimes there are tournaments, but MANY times there is no one on the fields. My impression is that they are used, but not overly so.

I also volunteer with Earth Sangha and really appreciate the use they are making of their small section of the park. Be sure they stay! The garden plots are tended to varying degrees and there are many that are pretty overgrown or fallow.

Usually parking is no problem - maybe a little crowded when multiple activities are going on, but only maybe twice a year do people have to park on the local streets.

The ballfield lights have not been noticeable at my house a block away. Maybe the adjacent neighbors are bothered, but i doubt it - we have a lot of existing skyglow anyway and the amount of time the lights are on is minimal.

When our daughter was young, I used to wish for a playground at the park, but honestly, it is pretty full and both the elementary school and Lee High park have playgrounds that are easy to walk to. When she was little we also did a fair amount of sledding back when we used to have snow...the few recent snows have also provided the opportunity for that activity, mostly on the hills between the two parking lots.

The portajohns are pretty gross - i don't think there are as many as there used to be. It seems like this park is generally a short-visit destination, so i can't see it being a worthwhile investment to add restrooms.

The only real problem is TRASH. I pick up handfuls, or bagfuls almost every day! What is it with the users of this park? It's mostly food wrappers and bags, plates, and WATER BOTTLES! Maybe the recycling cans and bin help, but there are frequently big globs of trash all over, especially on the Cloud Drive side around the parking lot. There are always water bottles littering the edges of the synthetic turf field (I do not pick this up - field users really need to start a policy of picking up after themselves - wouldn't this be a great chance to teach our kids that we need care for the environment as well as play around in it?). Sometimes the cans are overflowing - usually after weekends - but sometimes in the middle of the week. No solution - just pointing out an annoying, but not life-threatening problem.

Love the park - one of the main perks about living in this neighborhood - and i know I am not alone, though most people probably won't tell you that.

7/2/2013

This meeting is a great idea but my concern is if Fairfax County can't keep up with Kingstowne Park which looks really bad and Phil Hagar never replies to emails, how do they expect to keep up with another park such as Franconia Park? I am all for parks but ever since Joseph Nilson retired things have gone down hill with Kingstowne Park. Mr. Nilson also cared about we residents and our concerns and always worked with us. Mr. Hagar doesn't.

7/9/2013

Your presentation at the Franconia public meeting on Tuesday was very well done. Very low-key, but informative and succinct. I certainly got it, and it seemed that the other folks there were on board. I thought you delivered all of the information the people needed to know, then allowed maximum time for them to talk. It looked to me like a great success.

A garden plotter who could not attend on Tuesday called today to ask if the garden plots were discussed, and if the program will continue into the future. His comments were similar to the other GP-related comments at the meeting. He enjoys the program and hopes it will continue.

Please keep me in the loop for Master Plan revisions where the Garden Plots are involved. I have very much enjoyed seeing the park plans from your perspective.

7/16/2013

I would like to know if there are published rules that say how to get a permit? When someone gets a permit there must be some provisions that state you should leave the park in the condition you found it.

7/16/2013

Security - what responsibility does the Park have when there are large groups out in the park? Trash is being thrown into yard during large activities.

7/16/2013

Drive to park and come every day to walk dog. The park is a great treasure. One thing I noticed that has changed over the years is the amount of trash in the park. Appreciate that the Park has added trash cans & recycle bins. Recommend that the receptacles be labeled bilingually. Observation is that the soccer games are the source of the garbage. These things happen without any self policing. If there could be public enforcement and fines for these clubs. Field 5 has only one recycle barrel no other barrels for trash, more need to be added there. The lack of bathrooms causes kids to go into the woods. It would be nice to have a perimeter trail that could be walked without getting wet.

7/16/2013

What you call trails are actually sidewalks and the woods that you say are developed are not. If you don't play soccer, baseball or softball, there is nothing for any children in that park. The kids that live there can't go there because there are so many people from other areas that don't live in the neighborhood, they have no place to play except the cul-de-sac, streets or their yards. I understand there is supposed to be a concession stand built which is great but there are only two port-a-potties for the whole park. The people who come to watch their children play soccer have started bringing in covers & coolers and food which I'm not sure is legal. I would like to know why there is no constable or ambulance at any of the games. Parking gets filled up, if you're a resident there you cannot park because it is filled up. Would like to know what the buffer is between the park and the residents. I've had soccer balls bounce off of my fence. I've had track teams within ten yards of my fence.

7/16/2013

Have rented a Garden Plot since they opened at Franconia. Lot of seniors in the garden plots. I use my garden plot to supplement income. If you are going to build more soccer fields or tennis court and not add more parking, don't see how that will work. It would be nice to put more trees in. As far as plastic bottles, what will teach these children to love the land and police the area after every game? The teams that play should be responsible for cleaning up.

7/16/2013

Lights are on late at night sometimes to midnight. Does that mean that when the park closes at dark it doesn't include usage for the lighted field? If so it excludes other tax payers from using the park to walk through the lit area. Fairfax County Police told me that the park is open when the lights are on. Lights are also on when the weather is not permittable for use which is a waste of money. What is the timing for the lights, there doesn't seem to be a set timing. A lot of people who don't live in the neighborhood are coming into the neighborhood and staying until late at night.

7/16/2013

County makes a lot of money on the assessments from our neighborhood. Reason for market value being so high was that we could boast that we back up to park land. Want clarity that we can rest assured that we will continue to have our homes be up against trees and beautiful parkland. That contributed heavily to the market value of our homes.

7/16/2013

Staying with daughter who has a garden plot that she loves. Maybe you can address what you will put in the area that was suppose to be shuffleboard and archery. Appalled that there are not more bathroom facilities. Is that something that will be proposed?

7/16/2013

have a nursery adjacent to garden plots. Have been in business for ten years and have invested a lot of money in

that. Are you trying to bring more people to use the park and in what way, as that affects us. Don't understand the goal of the plan.

7/16/2013

See traffic that goes by. Have a safety concern, there should be some speed bumps. Need to slow down the drivers that either run the stop sign or tap and go before a kid gets hit. Love the idea of a dog park. Important to do an analysis of how the park is being used now. Question wisdom of having lights until 11pm at night. Recommend a 9 or 10pm cut off time. Baseball fields look great but second one doesn't get used. Two more baseball fields seems a waste, playgrounds would be an important thing.

7/16/2013

I had a garden plot over at Beulah Road, we were moved out of there when they built the school, came over and started from scratch. I want to know before I put additional money into a garden plot in this year that it will be in the same spot next year. Some of the retired folks with time would like more than one plot and there is a waiting list and yet there are some plots that are a mess.

7/16/2013

Most parks have signs that say you need to pick up after your dog, people do not do that.

7/16/2013

Love the park. Had lots of animals, feel like we are losing our neighborhood. Don't see kids playing there anymore. There isn't any play equipment for them, only soccer fields.

7/16/2013

The two ballfields are fenced, you can't do anything there except the one corner near Fitzgerald Street you might add a parking lot to make field more accessible. You can put a trail from there to Trailside. Big brown patch don't know if you plan to put ballfields there. Do you want the park to be used as a real park? There is no water there. Do you want more use in the park, are you going to put water in there? The port-a-potties are necessary but are you going to put facilities in? There certainly is not enough parking. If you are increasing the use of the area you need to increase the parking. Need commitment that there is a Master Plan and that something is actually going to be done. Are you going to do something to tie the nearby parks together? Would like to see lights on the ballfields so they get more use.

7/16/2013

How much money are you planning to spend in the next 5 years? I know it costs a million dollars to build a field.

7/16/2013

Concerned about dedicating entire area of park to activities, would like to save some green area for people to walk around and do things like walk their dogs.

7/16/2013

In regard to the gardens, I put a small fence in but that doesn't work because the deer come in and eat everything. I put landscaping lumber and a fence which cost a lot of money. If the garden is relocated it will cost probably \$500 to reinvest in another fence.

7/16/2013

If sign says closed at 8:30 - then everything should shut down at 8:30 (lights off/activities cease and everyone out!) Too much traffic at times and lots of disregard regarding safe speed! Recommend a "few" tennis courts. 3-6 mile concept is great but lots of groups (mainly soccer) are coming from all over the place. Needs a child playground area. Needs tables/grills for picnic activities. Needs a walking area - and not necessarily for dog walking. Needs more trees/shrubbery - surely don't reuse current trees.

7/16/2013

As president of CSLL, I respectfully request the following be included in the Master Plan: 1) Keep park functional for running, walking, dog walking, and the garden plots 2) Increase number of parking spaces 3) perhaps add a small parking lot off Northanna Dr. 4) Install sanitation facilities (toilets) 5) Install lights for the 90' field 6) improve

the entryway from Bowie Dr. (too narrow) 7) Expand CSLL's permitted usage of the back baseball field, which we can utilize for the new 50-70 Intermediate Little League Division 8) Add bullpens to the 90' field 9) Rebuild the batting cage.

7/16/2013

Recommend more port-a-potties near parking. Trash cans don't have any liners in them. There are lots of people drinking in the park.

7/16/2013

Monitors have no power to do anything at the time.

7/16/2013

Don't need asphalt trails. Can make more natural trails like crushed stone or mulch.

7/16/2013

Is there a way for the Park Authority to do a survey or monitor that the users are in that 3-6 mile radius? The neighborhood feels that the use is much larger and they are the ones picking up the trash. The people who have no connection to the park are the ones leaving the trash. That is where the conflicts come from. The lighting brings people from other adult groups and it is no longer just the Springfield Youth Clubs.

7/16/2013

Walked along the trail and saw a broken beer bottle and dog cut his paw. Would like to know what is planned for parcel 81-3, 141. It would be great for the people who come to the park to have a doggie park in that area. Like the recommendation about the recycle bin that was said earlier. Also about the light issue, several people are still on the field and a neighbor with a pool has found trash in their yard.

7/16/2013

Our organization mows the 90' diamond and we do police it. Problems that we have is the "pick up" sports that go on around the field. Agree there needs to be a dog park so that the dogs are not walking on the ballfields. Need water to maintain a skinned field.

7/16/2013

I would like to see the dog park, trails and sounds like folks want the gardens to stay. If you fenced in the fields you would probably save money and preserve the field. It was a nice until it stopped being mowed.

7/16/2013

If the park is closed at dark...it should be CLOSED at dark. Don't think the lights should be on and people there until 11pm. In regard to garden, it is important to keep the gardens. They get another element of the community in the park. Would like to see improvement of the water system for the gardens.

7/17/2013

I attended the meeting tonight at Key Middle School. Thank you for holding this meeting. After listening to tonight's presentations and public comment, I would like to support the following elements in the master plan for Franconia Park:

1. Maintaining Earth Sangha in the park.
2. Maintaining public gardens.
3. Connecting paths between parks with a trail.
4. Adding a dog park.
5. Keep lights on until 9:00 pm.
6. Maintaining a monitor presence in the park during evening and weekend hours. Monitors can enforce park regulations or call police to do so. The monitor can turn out the lights when the last permitted use of the field is complete.
7. Agree with comment about working with VDOT on traffic calming measures on Thomas and Cloud Drives which lead to the Bowie and Cloud Drive entrances to the park.

My husband and I walked our dog in the park this morning and thought about a few other uses that might maintain some of the open green space in Franconia Park:

1. Could the connecting trails be wide enough to accommodate pedestrians, dogs and bicyclists? Kind of like Burke Lake Park? It would expand the uses of Franconia Park beyond that of playing fields.
 2. A playground would be nice for all the little kids who have to watch their older siblings or parents play soccer.
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7/19/2013

From Jim Miller, currently a volunteer with SYC (Springfield-South County Youth Club. Experience with USDA-Forest Service recreation program in Alaska, California, and the Washington Office for 27 years. Experience with Department of the Army recreation program in Virginia for 4 years.

Comments based on what heard and what not heard at the 7/16 meeting at Key MS:

Master Plan needs update

- a. as-built facilities - while some of the facilities (ball fields) are in place, there are not located per the Master Plan.
 - rectangular fields #3 and #5 need to be better leveled, french drainage added, sprinkler system added to be most useful
 - adding fencing to the second baseball field a benefit
 - porta-potties - benefit to add more closer to lower side, yes easier to be tampered with, need better cleaning schedule; to aid with the tampering question might want to consider construction a simple roofed cabana/pavilion for them to be placed under in leui of permanent restroom.
 - trash cans - a major concern of neighbors - they are marked recycle and regular, but difficult to get people to separate, even to use
 - lights - benefit to add lights to at least one baseball field. Get correctly timed - may need to cut off sooner.
 - parking - will likely need to be expanded if additional activites added or improved.
 - b. existing facilities not shown on plan - need for re-evaluation - remove? I don't remember the garden plots being on the Master Plan, but should remain.
 - c. non-built facilities - tennis courts - I'd question adding - believe the closeness of Key MS will serve the need
 - restroom facility - I'd question adding - initial cost, definitely would need a plan for cleaning and maintaining
 - archery range - I'd question adding
 - d. non-built facilities not on plan (that I remember)
 - kids playground equipment was suggested (perhaps similar to Rolling Valley West) - a benefit, perhaps the north end of field #3
 - dog park - could be useful, similar to South Run
 - trail/path - partially through wooded areas - a benefit, care in NOT being too close to homes; consider using bark chips as a surface material if any, are readily available, easy to add to - if they do wash some, they are biodegradable. Avoid removing any trees if possible if the trail added. The existing trails may serve accessibility (meaning Hc) needs?
 - level and grass a couple open areas (the dirt area shown on the photo if not used for dog park; the area to the east of field #4 if not used as a drainage area), to enable open play areas for many different uses.
-

7/23/2013

I wonder if we could expand our nursery plot so that we could grow more wildflower species. We maxed out the space because we now have more Forb species that we want to grow but have no space left. Right now, I am rotating the species for production. There's no doubt that we can easily grow more species as we keep discovering more interesting species that needs to be propagated. On the other hand, we have to think about the required labor and the cost it must entail.

I have a list of new species that I really want to propagate, but I am also mindful of the reality we are facing. I'm just airing my wishful thinking, hoping it would transform into a reality. Any thoughts are welcome.

7/30/2013

I am a community garden participant and am interested in the impacts that this revised master plan may have on the garden plots. It is important that the community have access to community gardens in order to appreciate the value of healthy food. I think that the existing community garden should be included in the master plan and public toilets. A dog park would be an added benefit to the park as well. Thank you.

7/30/2013

Hello,

I attended the meeting on Wednesday, July 16th at Key Middle School. After the presentation and question/answer period, I have the following questions/comments.

Would you please send the following information to me and/or the dedicated site?

QUESTIONS

- 1] What are the other District park sites and where are they located?
- 2] What specific features does each District park have? (Dog park, concession stands, etc.)
- 3] Which District parks are accessed via:
 - residential streets only (ex: Franconia District Park)
 - non-residential streets only (ex: Mason District Park)
 - a mix of residential and non-residential streets
- 4] What are specific concerns at each District park site?
How have they been addressed by community members and the PAB?

INPUT

Playground area for children

Additional walking/hiking path around tree line

Maintain as much 'natural' areas as possible

Create trail through woods...similar to Burke Lake Park trail

Maintain garden plots (much interest expressed at meeting)

**I liked the 1974 idea of an Archery Range...but not sure that it would work with 2013 regulations!
Has the PAB considered topping the recycling bins with covers that have a circle that would only allow cans/bottles? Might help direct people to put trash and recyclables in appropriate containers.

Thank you to Sandy and Andy for facilitating the meeting.

8/1/2013

Hi:

I am a renter of a garden plot at Franconia Park. I have reviewed the proposals that were recently sent by the county and am confused by the garden plot area alignments.

First you show where the garden plots are - existing facilities I guess (but plots are not actually mentioned).

Then you show changes that "might" be made I guess. Tennis courts and perhaps some other things are replacing or at least encroaching on the part where garden plots currently reside.

But hold it -- you then end up indicating things that will stay -- one of the things in this section show "existing facilities" which include an outline of where the garden plots currently reside.

So, are the existing garden plots going to stay or will they become tennis courts?

8/1/2013

Fairfax Adult Softball (FAS) would very much be interested in the fulfilling of the current master plan to provide two lighted diamond fields. There is a great need for softball fields in that part of Springfield to accommodate the

residents of southern Fairfax County as well as the businesses and corporations who exist there and support Fairfax County.

FAS currently uses the unlighted softball field, but to provide lighting and fencing as currently master planned for two adult 275-300-foot lighted and fenced would increase the usage and the ability to service that area of the county. FAS would be very much interested in assisting with the financial demands necessary to complete the current master plan and light and fence two softball fields.

A needs assessment would show a shortage in this area of adult, lighted, and fenced softball fields; in fact, there are none between that and the Potomac River. The Kingstowne, Groveton, Mt Vernon, Fort Hunt and Fort Belvoir constituency needs to travel quite a distance to participate in adult softball.

Again, FAS is not simply asking for new fields; we are asking that the current master plan be developed to include the 2 lighted and fenced softball fields and we are offering some financial support to accomplish that goal and the goal to service a currently un-serviced constituency.

8/1/2013

We feel strongly that the park is already very over populated and over used. Due to this, it causes any nature loving people to not to be able to enjoy the park.

We would love to see the park to be more suitable for families who enjoy simply nature.

Burke Lake park as well as Accotink park are simply overrun by summer camps, parties, bikers, etc. to a point where families with children cannot simply go walking or biking (little kids biking) without being pushed and run off of the road/path. They are so overrun that safety is a certainly a key problem.

The Franconia Park has already been negatively impacted by adding the Turf field which attracts large numbers of users; even large numbers from Maryland. By adding more fields, this would simply cause the already busy park to be overrun. This would leave no room for families whom want to simply walk through the park.

We do NOT want for you to add any little children rides or add more gardens fields or add more light fixtures for late night games. Rather, we would like for you to add trees along the walk way and or add a pond which would simply increase the quality for nature loving families.

We understand that this park is considered a county park, like South Run or Lee Park and not seen as a neighborhood park. Please do consider that this park is located in a neighborhood, our neighborhood in fact, and by increasing fields and such, you also increase traffic and noise for us neighbors. With that, the safety and the quality of life in the neighborhood will dramatically decrease which would be very unfortunate.

Please consider adding nature to the park instead of adding more fields, parking, lighting, etc. We already have very busy soccer parks in this area of Fairfax county, but we have very little nature parks which are needed equally. Please be considerate to the neighborhood residence which would appreciate less instead of more. More is not always better

8/2/2013

I know that sequestration has created a cutback in the upkeep of some county park facilities.

In May a crew cut back branches and cleared any debris that hampered walking in Monticello Woods Park.

However, unlike last year there has been no maintenance and the path is blocked by several fallen branches.

Additionally one of the entrances has grass that has not been cut since May and is knee high.

Recently an elderly gentleman walking the path fell due to it's deteriorating condition and had to be helped off the path.

Can you send someone to walk the path to clear debris and a crew to cut the grass at the entrance off Northanna Drive opposite the Franconia Park entrance which is cut on a weekly basis.

Thanks

8/8/2013

Dear Park Authority,

As the Treasurer of Fairfax Adult Softball, I had the opportunity to meet with the county and one of their subcontractors - Premier Sports Fields, LLC at Franconia Park, this past spring. Cost Koster was the Premier Sports Fields, LLC rep who walked Franconia Park with me to discuss the master plan.

Currently, the master plan suggests there are to be two softball fields situated near the current turfed soccer field. Our county very much needs those two fields to be completed. Additionally, the county has made a great effort to install and light the turfed soccer field. The wiring and transformer would easily support new softball fields, which should be lighted fields of play.

Franconia Park is ready for two new fields because:

1. There is plenty of room to put two fields there (one field is already there, although it needs significant work) with 300 foot fences.
2. The county could in fact create the two fields with adjustable bases and temporary outfield fencing "posts" to ensure that both the adult leagues could play there as well as AAU softball for all ages.
3. The transformer supporting the lighted soccer turf field is located far enough into the plat of the property that continuing electrical support to the softball fields can happen at a reduced cost as opposed to installing new electrical support.
4. The cost to install a new field is less than \$250K. The cost to dress up the existing field is less than that (not including lights).
5. Fairfax Adult Softball is the largest adult softball league in the nation; although FAS represents a significant portion of the softball being played in the county, there are other organizations playing adult softball as well and using the fields!
6. Softball is a growing sport and one of the top three adult participant sports in the USA (soccer is not in the top three for adults).
7. The adult softball program has continued to excel and grow in spite of the fact that new fields have not been completed to support that part of the county's demographic population.
8. New fields bring more softball business to the county. Fairfax Sports Tourism estimates that when an adult softball team comes to Fairfax for a weekend tournament, they spend \$5000 per team in the county for that weekend. New fields bring tournaments.

Installing two new fields with lights at Franconia Park makes sense to support the county residents and makes fiscal sense for the county.

8/30/2013

We garden at the Franconia Park. We love the community garden. We live close by and are able to stop by the park several times a week. We really hope that the community gardens will stay as is during the revision. Our gardening has been a great educational and reward experience for our small child too!

3/24/2014

Thank you. I think this draft plan is quite impressive. As a citizen who walks in the park for exercise, I particularly like the proposed plan for hiking trails. Thank you, and good luck.

3/27/2014

Reading over the draft master plan and just have a few corrections for now! I should be able to be at the April 1 meeting unless something comes up - right now my calendar is open that evening. It will be good to see you - maybe we can chat after the meeting for a few minutes. And, looking at the plat, I now realize that (if it is correct and I assume it is - the original master plan doesn't show the little 10 foot strip that comes up to our property line...when did we get that parcel?) the park actually adjoins the back corner of our yard! So THAT's how the foxes and deer enter our yard! We have had fun with them this winter...aren't they wonderful?

page 5 -

A. Location - there are actually three (not two) paved pedestrian accesses - from Cloud, from Bowie, and from Northanna - you note that later in the report in the Pedestrian access and trails section on page 24 - it would be good to coordinate the text.

B. Context - park is surrounded, except for the eastern "narrow residential neighborhood", by residential neighborhoods built in the mid-1960s (not "since the 70s"...)

page 15

2. Topography - the topo in the park is a result of the excavation in the 60s of large amounts of gravel for fill for Beltway construction

page 24

3. Pedestrian access and trails - there actually is a trail easement from Deer Ridge (the community is named Highgrove...), but we never officially defined a trail into the park there - I tried to get the developer of Highgrove to construct a natural surface trail to connect to the asphalt trail on the north end of the ballfields and on to Northanna, but that didn't happen

page 26

D. Existing Use and operation - I still disagree that the existing parking is inadequate. I would say no more than 3 to 5 times a year are there any overflow parking issues. Expanding the parking means decreasing open space/garden plots and that isn't good.

Page 29

the 90' field and the softball field exist, but are not currently lighted - shouldn't the plan reflect that? (your note says all facilities that aren't bubbled with arrows are existing...)

page 30

Trail access to Trailside Park - I investigated that possibility as the trail coordinator several years ago. There are a lot of very steep slopes and one place where we don't own the land or have an access. It would be great, but very difficult to make that connection.

Interesting (and very full) plan. See you on April Fool's day! (there really is a meeting - right? No joke?) We will be back from our Maya adventure and Spring Training by then.

3/28/2014

Unfortunately, I am not able to attend the meeting on April 1. My input: I would like to see soccer teams organized by schools rather than size so students who attend Springfield Estates ES could get to and from practice easily. In the past, we've arranged to have students play on soccer teams and then they cannot participate because their practice is scheduled in West Springfield. The kids in THIS neighborhood need a NEIGHBORHOOD practice field.

Thanks for the opportunity to weigh in.

4/1/2014

Likes the park the way it is. No more buildings. Wants more nature. Park is already very busy with lots of people & cars. I just enjoy nature and animals. Please leave the park as it is. We could add more trees, that would be nice. I love nature better than buildings.

4/1/2014

I don't think we should overly plan this Park. As a park there should be nature as well as activity. Soccer games and activities are good exercise but I think we should leave it as close to what it is now. The more people that come, it won't be much of a neighborhood park anymore. We all live here, it's not just about other people coming here, we also use it!

4/1/2014

Speaking as an individual and I support the position of the community. The Springfield Forest CA will support anything that the community does wants done.

4/1/2014

Support parks, children, families. Watched in Fairfax County grow. Our club develops soccer players from 5-19 years old. In the last 15 years we have developed 125-175 kids and sent them to college. We don't have a home park. Somewhere there needs to be a resource for these kids needs. If it is possible to put more rectangle fields somewhere else that would be great, but if you can't do that and the opportunity is there for Franconia to be a

place where the kids can come, I think it is a good thing. We have approximately 45-55 children from ages 5-12. We've been scheduled at Franconia and got bumped. We got sent to Ossian Hall Park in Annandale. I live 1 1/2 miles from here, my vice president lives on Thomas Drive. Our kids have to go to Annandale but can't play at Franconia because there is not enough space for all the clubs around. Live 50 feet from Manchester Lakes but are not allowed to play there. Lee District just went online but we can't play there. Have kids from schools in this area but they can't play here. There are some benefits to having resources for children. We get them off the streets and in some activity. Ours is also a scholastic program where we transition to college, we need to provide a resource. Please try to make it happen.

4/1/2014

Park has a lot of history to it, there should be some recognition of that. Would like to see Civil War trails. I was on Park Authority board, represented Lee District and now am the president of the Rose Hill Civic Association. Lee District Park is one of the treasures, there is also Greendale Golf Course and Huntley Meadows Park. See lots of people bringing kids to ballgames but don't see the beer drinkers and all the problems that you talk about. I would suggest that you work with the Park Authority to come up with a better use for the property. Neighborhood watch can call the Park Authority to have lights turned off at 10pm. You can't get to Lee District Park without going down neighborhood streets just like this park.

The Franconia Museum would be pleased to assist in the placing of a historic marker that would note the history of the park and it's environs - Franconia railroad station, an airport, army anti-aircraft site during the Cold War and the source of gravel for the construction and subsequent widening of the Capital Beltway.

4/1/2014

Live abutting the park. The sledding hill is in my back yard. If the parking is increased, I could see a kid sliding right into and under a car. The parking lot extended to the buffer. There are trees that are there that create a buffer from all the noise. They are going to have to cut into the hill which will change the waterflow from that hill. There is a weeping willow with a marsh...what is going to happen with that. There is a gutter or trough for the water to run off, the parking lot is going to go into that. Don't object to kids playing soccer or baseball. Lived here since 1964, changes in the park make kids unable to play there. It is too dangerous for kids to go to the park by themselves. Saw kids skateboarding to park, saw a car leaving the park went through all four gears from the park up Thomas. Noise caused windows to rattle from a boombox, there was a tent with coolers in the park.

4/1/2014

Park should be left the way it is. Don't add more things to the park. Nature is the best thing in the world, we need it. Adding all those things to the park there is no park and no nature left. It is already busy as it is, that makes me sad. I like sledding in the winter or just walking among the trees. Please do not add or change more of the park.

4/1/2014

Family been here since 1987. You've got so much in the MP that people will not be able to enjoy the park, people will be crawling all over each other. You want more parks fine, go down by CVS at Manchester Lakes, there is a soccer field there, put lights on it and I guarantee it won't bother anyone, it is a commercial area. You've got Hooes Road Park, put lights there, it has easy access not going through neighborhoods. My children grew up here and could play in the park, walk in the woods and play on the field, have pickup games but they can't now. Kids can't play there because it is all tied up. During the summer when there are games going on, there are cars coming in and out. Putting in a double amount of traffic all coming into the same places they are coming in now is a bad idea. You should go somewhere other than the middle of a neighborhood.

4/1/2014

The proposed Franconia Park Master Plan Revision developed by the Fairfax County Parks Authority is a document that starts from an initial statement of fact and quickly embarks into a package that departs from fundamental precepts that should guide the Master Planning for this park. Those two precepts are stated on page 5 of the Master Plan Revision document. Franconia Park is "classified as a district park" and "is nestled among a residential neighborhood". It would seem that any master plan for the park would inventory the existing facility, particularly since it is NOT a regional park with dedicated access and infrastructure. If one looks closely at the existing facility

and infrastructure, which is based on the 1974 Master Plan, and compares that plan to the current environment at the park, a considered, reasonable and pragmatic way ahead could be developed that truly takes into account the fundamental precept that Franconia Park "is nestled among a residential neighborhood." In fact, Franconia Park was carved out of an existing residential neighborhood in Monticello Woods. Since that approach does not exist in the Master Plan as currently written, the following is an attempt to describe some of the issues with the existing facility.

Access: Driving through a neighborhood to get to the park and finding parking when single or multiple major events are occurring is more than a challenge - it can sometimes appear like navigating in a mall parking lot on "Black Friday". The two current parking lots are not adequate to support volume demand. Parking overflows onto Bowie, Thomas, Kroy, Cloud, Meriwether, Floridon and a host of other streets in the neighborhood. Driveways and intersections are often inaccessible - pitting the neighborhood against the park user. In the event of an accident or incident at an event in the park, it is not easy for emergency vehicles to quickly get to the scene.

Safety: There are few impediments to speeding in the entire neighborhood - a couple of speed bumps on Meriwether and some neighborhood stop signs, some of which are only two way. On a regular basis, even Fairfax County vehicles ignore or power through the two way stop signs at the corner of Thomas and Bowie. While the number of younger children in the neighborhood is beginning to increase, speeding continues unabated. Performance of "donuts", skidding, drag race starts and sliding through the neighborhood are common. The primary reason for the large boulders around the parking lots appears to be to preclude cars from driving right on to the park playing fields - they do nothing to stop motorcycles, scooters and other two wheeled vehicles;

Sanitation: Today (29 March 2014), there are three portable potties located in the far corner of the Bowie entrance parking lot (none on the Cloud side, which is closer to the lighted Soccer Field). During busier times from early spring through late fall, more portable facilities are placed in the parking lots of the park. At no time are these facilities adjacent to the fields and they are not designed to be changing facilities. It is a fact that the surrounding wooded areas often see more use than those facilities. There is a need now for a permanent rest room area in the existing facility. Garbage collection bins are not located in proximity to all of the playing fields. Trash collection is sporadic during the offseason and not frequent enough to handle overflowing trash containers, particularly in high usage periods from early spring to late fall.

Management and Upkeep: There are numerous other issues with Fairfax County's maintenance of the existing facility. They include: Parking lots are full of potholes and spaces poorly lined. This exacerbates the parking issues addressed earlier. Their condition, particularly when compared to Regional Parks, is terrible; Maintenance of the landscape is almost non-existent. Trees fall onto personal property, in some cases onto fences and other demarcations. Unless something blocks an entrance, it sits. When a fallen tree blocked the Bowie entrance this winter, the solution was to cut up the tree and toss the remnants into a wooded area adjacent to the nearest corner of the parking lot; All the Lights are supposed to be on until 11:00 PM for activities on the associated field, with one bank on about a half an hour longer so people can see to depart. Lights are often left on until way beyond that point and, if one knows where the box is, they can be switched back on at any time. Regular Police Patrol all the time is needed. It is prudent public policy to protect the users and the neighborhood from the few that would ruin the complex balance needed to operate a park, "nestled in a neighborhood". Currently, when there are major nighttime events at Franconia Park, sleeping with windows open is NOT an option for neighborhood residents. Speeding, rowdy behavior (eg. Jumping into swimming pools), fighting, underage drinking, drunk driving, drug use and dealing would all be curtailed simply through more regular, visible police patrols and presence. The rationale for this long discussion regarding the existing facilities at Franconia Park is to impart on the Fairfax County Park Authority master planners the need for more reasoned and considered planning. How well considered and planned is it to triple the number of lighted synthetic soccer fields and provide lights for the baseball and softball fields while only doubling the number of parking spaces? How well planned is it to add all the aforementioned sports upgrades as well as picnic areas and playgrounds without planning for a permanent rest room/changing area? How well planned is it to proceed with a master plan for the park without taking into account the impacts on neighborhood roads, public safety and other infrastructure issues? Asking the public to put a rubber stamp on a blueprint for the future that neglects the fundamental fact that Franconia Park is a district park nestled in a neighborhood with existing issues that are only exacerbated by this plan is totally and completely flawed. Using this plan as a foundation to ask the residents of Fairfax County for spending requests in the form of property tax changes and/or bond issues is not responsible, representative government. After all that, my feeling is that the Parks Authority needs to step back and draw up a more reasoned approach to the future of Franconia Park. Inviting neighborhood residents to participate in the development of the plan, visiting the current facility during high usage periods and talking to the residents during plan development are all positive, well-reasoned ways to maximize the benefits of the park to all parties concerned. Franconia Park is a "District Park ... nestled in a

4/1/2014

It is increasingly difficult and dangerous to enter and exit our driveways. All too often many patrons of the park do not adhere to the posted 25 mph speed limit signs. Designing the park for increased usage will heighten the safety risks to the citizens of my community. The property values for those that border the park and live along the main travel routes in and out of the park may see assessment increase and taxes increase as a result of the proposed development. In reality, we will find that we will get less for our houses at selling time due to increased lighting, nighttime noise & increased traffic with hundreds of extra cars in and out of the community on the weekend. Park Authority is not able to properly manage and maintain Franconia District Park in its current state. The park, as large as it is, usually only has 3 port-a-jons at any time. They are located in the far corner of the Bowie Dr. parking lot. This is on the far west side of the park away from the highly used synthetic field. With several SUV's and mini-vans in the Bowie lot, those jons can't be seen. This means that many users of the park use the woods and nearby bushes to relieve themselves. Many times I have seen the trash cans overflowing on Sunday mornings. The results are that there is no room for trash generated by Sunday Activities. It gets thrown on the ground. Since the change over to DST in early March, the lights for the synthetic field have been on till 12:30pm. No one has come out to adjust them. This should be standard procedure. No one should have to call and complain about it. Many nights for hours at a time, the lights are on with no one using the field. This is because anyone can turn on the light. The handicap parking in the cloud lot is situated in the farthest corner from the only paved pathway that leads to areas of the park. There are no jons in this area of the park. Other items of interest are: 1) Cars speeding to and from the park. 2) 12 cars lined up at Thomas & Meriweather heading out of the neighborhood on a weekend. 3) Cars running the stop signs at Bowie and Thomas and Cloud & Meriweather, coming and going to the park. 4) People using the park as a toilet. 5) Overflowing trash cans. 6) Alcohol being consumed. 7) Broken glass in parking lots and paved pathways. 8) Yelling, cursing, swearing, cheering and whistle blowing as late as 11:00 pm. 9) No parking signs placed in the pathway of the gate arms at Cloud Dr. preventing their use. 10) Lights being turned on later at night some time after sun has already set.

I do not want to see anymore traffic and late night usage to take place at the park. However being a realist I know that FCPA is going to do something more with the park. Therefore I submit some ideas for consideration. 1) a one hundred ft. buffer zone from residential property lines into the park. This is to be put in writing. Plants and trees need to be planted in this area where needed. 2) 11pm is too late for the park to be open causing noise, traffic and safety concerns for the residents of the surrounding neighborhood. Park needs to close sooner. 3) The proposed overlook area is taken off the planning map. This encroaches too close to the houses in that corner of the park. 4) The parking at Bowie needs to be reduced by 1/3 and can not be inclined (if it is). Car headlights will shine directly into the bedroom windows of residents. 5) There is room for about 20 parking spaces to be made in the area of the softball field. 6) Port-a-jons need to be placed at the Cloud entrance parking lot. 7) Posts need to be placed next to jons so that they can be secured in an upright position and can't be tipped over. 8) Handicap parking in Cloud parking needs to be moved next to the path that goes into the park. 9) Trash needs to be better monitored. Number of cans & pickups need to be adequate. 10) Cloud parking lot needs cans in parking area. 11) The future garden plots along the synthetic field can be reduced, making way for more parking and easier access to North-east corner of park. 12) The last garden plots to parking can be put in treed area near existing gardens. 13) The trees to be planted around and in-between fields need to go in ASAP. It will take years for them to grow. 14) Money generated by the gardens & field permits needs to go back into the maintenance of the park.

FCPA should not be trying to turn the park into a major sporting complex. The park is buried over half a mile into a 50 yr. old neighborhood with roadways that were never designed to handle the traffic volume that the planned upgrades will create. It will have a negative impact on the residents.

4/1/2014

(This comment was submitted via email twice, once on 4-1, and again on 4-2) I attended the community meeting this evening at Lee Middle School in Springfield. I fully support the new plans but have a few suggestions for the plans that I would like to put forward:

1. Right now it is almost impossible to use the soccer fields without a permit. If we are to build two new fields (for a total of 3 fields) I would strongly encourage you to keep at least one of those fields open for walk ons.

Otherwise the local residents (the tax payers) never get to use them.

2. If organized sports will be playing on the fields, mandate that a certain percentage of the players on those teams are Fairfax County residents. This occurs in other areas such as Arlington and it ensures more local residents can enjoy the facilities

3. Please post on your website (you can even start this process now) when the field will be open for anyone to use. Like I said, there seems to be permits on the fields around the clock, it's impossible to know when they will be open to the public for open play.

4. Keep the closing time until 9pm at the latest to avoid the local residents getting annoyed with traffic

5. Something will need to be done about the traffic congestions that will obviously ensue. Maybe add in some traffic control measures to avoid the speeders and lock the gates right at 9pm to avoid people lingering around.

If I can think of anything else I'll let you know.

In the mean time, please can you get back to me with how we can enable more access to the current field for local residents.

Good luck with your development plans, you have my support.

4/1/2014

Neighbor for 11 years. Have 6 year old. There are a lot of kids in neighborhood. Not comfortable with the safety of the kids with all the traffic that is currently here on Saturday and Sunday. To quadruple that amount is a catastrophe. Can't bring child to park and have him play soccer because there are too many games going on, it's just not safe. Gentleman who says we are not cooperating with the park in turning off the lights that's just is not fair, there is a lot of trash all the time, not enough facilities. The lighted field is lit up like a christmas tree. The infrastructure is not there, no additional port a potties, there's not additional trash cans, there is no stopping to make sure things are in order, you left it to the neighborhood, that's not fair. Now you want to build additional fields, a dog park and things back in the corner. We want a neighborhood park where we can feel safe.

4/1/2014

Opposed to changes. Live on Northanna. Cars park in my driveway and on the street blocking driveways and hydrants. Disrespectful to neighbors. We have to live in neighborhood and put up with whatever comes. Light from current field shines in my bedroom. The lights are high up. I did not hear about the July 2013 meeting.

4/1/2014

Have learned to love the park, live next door to it. Get to see a lot of the things that happen each day. This park is a gem in the community. We look at it as a neighborhood park. The key to every park is balance, the symbiotic relationship between nature and the activities that go on. The changes make it look more like a sports complex than a park. There are already many fields and the parking lots that support those fields are overflowing. Even doubling the parking will barely address the needs of the activities currently going on. Very concerned about the roadways coming into the park and the safety of the kids in the neighborhood. Cars go very fast coming in and the wear and tear on the roads make them in poor shape. Don't know how the infrastructure will hold up to any increase. Current traffic is backing up at Franconia Road when there are cross country events, how much more will the backup be when there are more fields all leaving at one time.

4/1/2014

Not kept up now - not enough trash cans now. Concern for the children in our neighborhoods. They speed now and ignore the stop sign @ Bowie & Thomas.

4/1/2014

Was inclined to support increased field play and increased lights but after going up to the park decided that the houses are very close and it would illuminate their yards. Now I don't support any additional lighted play, there is

no buffer between the houses and the lights. As to the comparison to Lee District, Fairfax County Park description of a District park is that it has to be accessible by a major road. Lee District park is accessible by Telegraph Rd, to get to Franconia Park you have to go down the neighborhood streets.

4/1/2014

Do not want this kind of park in our community. The radius for this park is 3-6 miles, which is this community, this park is for us. Secondly, where is the demand signal for this? When did we come up and say we want all this for the park? Grew up in this neighborhood, safety issues where police had to close park to make sure there was not any drug activity going on. We are not maintaining the park the way it should be, there are potholes and we are talking about expanding. Where's the funding to handle this new kind of plan? There are enough soccer fields in this area. There are a lot of parks that can take on this kind of responsibility without infringing on this neighborhood park and that is exactly what this is.

4/1/2014

Like that there is spontaneous recreation at this park. Frisbees and kite flying that probably can't be done if the parking lot is expanded. Parks like Lee District, Ossian Hall can't compare because they are not in the neighborhood. Have had cars totalled along the streets that may not have anything to do with the park but expanding the use will make the chances of that happening more. Would like to have neighborhood kids be able to play in the park but wondered if since there are already permits issued would the neighborhood clubs have better opportunity to get one with these improvements.

4/1/2014

This is too large for our neighborhood - Redraw this plan. Where is the money coming from? What is the time frame? Please ensure that restroom facilities are included.

4/1/2014

Concerned about lowering our property values after they have just raised the values of our homes.

4/1/2014

Traffic is too much and too fast, w/o minding traffic rules. The 1964 neighborhood is experiencing a return of young families with multiple children. Rules for the soccer fields leaves them nowhere safe to play and experience nature. The trash, strangers, noise and lights as well as so many parking on Thomas, Bowie and Northanna creates an unpleasant feel and decreases my home's value now, what will the increase in soccer fields bring? We have some lovely wildlife; foxes, deer, hawks, birds of all kinds, gray and black squirrels, etc. Where are they in this plan? The "Resource Protection Zone" does not cover near enough for these poor animals.

4/1/2014

As a neighbor, I'm opposed to further development in the park. As there are 421 other parks, it seems a shame that you seem to focus on one of the few parks that is nestled in a neighborhood. It's going to benefit people that are not even a part of the neighborhood. It seems like a misuse of the stewardship of the resources. The plan timeline did not speak of consideration of comments. The park gates do not close. The park is open until the field lights go off and that is often 12 midnight. When that does happen the cars start and tailgate parties start and there is a tremendous amount of noise. Neighbors clean the park on a regular basis. There is so much trash in the park now that to add more to it would only increase the traffic flow through the neighborhood, putting neighbors at risk and it would increase the trash.

4/1/2014

(This comment was submitted twice via email on 4-1 and 4-2, as well as read once at the public meeting on 4-1-2014) FCPA,
Attached is an electronic copy of my comments that I delivered in hardcopy at last night's Public Comment Meeting at Key Intermediate School where I spoke. I ask that these comments, unedited, in full, please completely appear in the official record and be available to the public in the matter of the Franconia Park Master Plan Revision.

Thank you for providing the opportunity for citizens to participate in this process. It was a pleasure having

Supervisor Jeffrey C. McKay in attendance in addition to all the representatives from the Lee District and the FCPA. FRANCONIA PARK MASTER PLAN REVISION – DRAFT dated November 13, 2013

Comments from Fairfax County resident and property owner, presented to the Fairfax County Park Authority during the Public Comment Meeting on April 1, 2014 at Key Middle School located at 6402 Franconia Road in Springfield, Virginia with intent to be entered into official Fairfax County/Fairfax County Park Authority public records.

The following commentary is respectfully presented for careful consideration and review. Additional general comments and questions are located at the end of this document. Thank you for consideration.

II. PARK BACKGROUND

B. CONTEXT

“The park is separated from the CSX/Metro Railroad by a narrow residential neighborhood and surrounded on its remaining borders by single family residential neighborhoods, most of which have been built since the 1970s.” Please modify the above sentence to incorporate the fact that some homes surrounding Franconia Park were built in the 1960s, thereby making a more accurate statement. It is misleading to only mention the 1970s. There are surrounding homes that pre-date when the Fairfax County Park Authority acquired the two parcels for public park use in 1974 and 1976.

D. PARK CLASSIFICATION

If Franconia Park eventually is developed to the extent of what is depicted on Figure 12: Conceptual Development Plan Map (CDP), then there will not be much open space left. Open space, according to the master plan is a “highly desirable” feature.

QUESTION #1: What park experiences at Franconia Park involve an individual for a time period of up to a half day? It is understood that “group” is team play.

QUESTION #2: Has a Needs Assessment for Franconia Park been conducted every ten years since 1974? What document(s) hold that gathered information? I.e. the park’s current master plan itself or are there other documents that contain this information?

Franconia Park Master Plan – Public Comment on April 1, 2014

Page 2 of 6

III. EXISTING CONDITIONS

A. NATURAL RESOURCES

4. Natural Communities – Plants & Animals

QUESTION #1: Why has a formal wildlife survey not been conducted at Franconia Park?

QUESTION #2: Is a formal wildlife survey planned? If so, when will it be conducted and who will conduct it?

B. CULTURAL RESOURCES

QUESTION #1: Why has a comprehensive, systematic cultural resources identification-level survey not been conducted at Franconia Park?

QUESTION #2: Is a comprehensive, systematic cultural resources identification-level survey planned? If so, when will it be conducted and who will conduct it?

C. EXISTING INFRASTRUCTURE

2. Vehicular Access

This statement is false. The gates are not locked when the park is closed. Additionally, precisely when the park officially closes is unclear, particularly when lighted athletic fields are in use.

QUESTION #1: Who locks these gates?

QUESTION #2: Who unlocks these gates?

QUESTION #3: What times are these gates locked and unlocked on a daily basis, and does it change during daylight savings time?

D. EXISTING USES & OPERATIONS

QUESTION: What is the ratio between Fairfax County Public Schools (FCPS) and several athletic leagues that are the primary users of Franconia Park? I.e. is it 25% FCPS and 75% athletic leagues?

IV. PARK ASPIRATIONS

B. VISITOR EXPERIENCE

Franconia Park Master Plan – Public Comment on April 1, 2014

Page 3 of 6

QUESTION: During a typical 12-month calendar (January through December) how much of Franconia Park’s facilities are utilized by scheduled activities and what is the monthly break-down of these scheduled activities in days and hours? Want an accurate idea of how much time is given to scheduled events during normal operating

hours of the park compared to casual enjoyment.

V. CONCEPTUAL DEVELOPMENT PLAN

D. PICNIC AREAS/SHELTER

QUESTION #1: What are intended purposes for a storage space, i.e. to store what, specifically?

QUESTION #2: What dimensions might a storage space at Franconia Park likely be (size)?

G. OPEN PLAY AREA

The word “large” is subjective and arguably a misrepresentation. As depicted in Figure 12: Conceptual Development Plan Map (CDP), the Open Play Area appears to be approximately half the size of a rectangle field; that does not seem large.

I’d like to see a larger open play area than what is currently depicted; Even at the expense of losing one of the envisioned rectangle fields shown closest to the open play area on the map.

QUESTION: Does it make sense to locate an open play area along side of an off leash dog area (OLDA)? I.e.

Frisbees, toys, balls inadvertently ending up in the off leash dog area?

H. OFF LEASH DOG AREA (OLDA)

Please aim for a full one-acre, not 0.5 acre for the OLDA. Half acre hardly seems large enough. Access to water in the OLDA is critical and “must” (not “should”) be included.

QUESTION: Have any sponsor groups been identified or currently under consideration for an OLDA in Franconia Park?

I. SKATE SPOT

QUESTION: Is this area intended for skate boarding, roller-skating, or both?

Franconia Park Master Plan – Public Comment on April 1, 2014

Page 4 of 6

N. VENDOR PAD

When viewing the current vending locations on the Fairfax County Park Authority web site (<http://www.fairfaxcounty.gov/parks/mobile-vending.htm>) the eleven parks listed all show “Pad #1”. None show “Pad #2”. Franconia Park is not listed. This web site states, “Only one vendor will be assigned per vending pad.” It also states, “At its discretion, the Park Authority can, at any time, add additional vending pads and permit vendors to any park locations, select additional parks to offer mobile food vending or terminate any vending location.”

QUESTION #1: Essentially, two vendor pads for Park Authority mobile food vending are envisioned for Franconia Park, right?

QUESTION #2: Are there double sized vendor pads at any other Fairfax County parks?

QUESTION #3: Are any Fairfax County parks currently served by more than one mobile food vendor? If so, which park(s)?

QUESTION #4: Are there any plans underway currently, but not executed yet for more than one mobile food vendor at any Fairfax County park?

QUESTION #5: Has Fairfax County or the Fairfax County Park Authority received any feedback from citizens regarding the mobile food vending program? If so, is that feedback published and accessible to citizens?

VII. DESIGN CONCERNS

D. CULTURAL & NATURAL RESOURCE PROTECTION

QUESTION: What are the important cultural resources in Franconia Park and how were they identified when the following statement is made on page 24, “Franconia Park has not been subjected to comprehensive, systematic cultural resources identification-level survey”?

G. PHASING

QUESTION #1: When will a prioritized phasing plan be created for Franconia Park or does one already exist?

QUESTION #2: Is the Fairfax County Park Authority the author of the prioritized phasing plan? If not, who is?

Franconia Park Master Plan – Public Comment on April 1, 2014

Page 5 of 6

GENERAL COMMENTS AND QUESTIONS

Franconia Park is unique in that the only vehicular access to the park is directly from residential neighborhood streets.

For years, it appears that Franconia Park is used mostly for soccer and many of the park’s visitors are not from Fairfax County.

It is very important to note and fully comprehend that everywhere in this master plan document that the word, “should” appears does not guarantee anything. “Should” is not the same as “will” or “must”. Any repercussions that may occur if anything in the master plan document is not followed or obeyed will have no recourse by Fairfax

County or the Fairfax County Park Authority.

Mobile Food Vendors:

QUESTION: Who should citizens contact if unauthorized mobile food vendors are present at Franconia Park?

Nuisance:

With as many as five lighted athletic fields at Franconia Park shown on the CDP, that is considerably brighter than the current one lighted rectangle field that exists; that will environmentally change things for many homes bordering the park. Residents have reported lights staying lit until as late as midnight.

Noise from the park's use during evening hours, particularly after 9pm can be problematic to residents.

With increased facilities, usage, and mobile food vendors, expect increased trash and litter in the park and through the residential streets used to get to the park; it's inevitable.

Traffic:

Vehicles are routinely seen speeding to and from the park entrances; many do not stop at the Stop sign on Bowie Drive and Thomas Drive; the speeding problem needs to be addressed appropriately.

Overflow parking in the neighborhood occurs regularly, especially during peak use for soccer games. Some residents have reported vehicles blocking their driveways.

Infrastructure/Fiscal Sustainability:

There seems to be many grand ideas for Franconia Park contained in the master plan, yet that it has been and continues to be an unstaffed park, it seems somewhat unrealistic to add all those amenities and features. Perhaps if it were a staffed park, there would be better governance to monitor things like litter, speeding, sanitation, opening/closing gates, making sure lights are not on when they do not need to be, etc.

Franconia Park Master Plan – Public Comment on April 1, 2014

Page 6 of 6

Security/Safety:

Restroom and locker room facilities are probably not wise for an unstaffed park; just inviting trouble (crime and vandalism)

Sanitation:

Restroom and locker room facilities would likely not be kept in sanitary condition most of the time in an unstaffed park.

QUESTION #1: Is this time now (DRAFT - November 13, 2013) the first time since 1974 that the Franconia Park master plan has gone through a revision?

QUESTION #2: There is no "VI" section in this master plan document. It jumps from "V. CONCEPTUAL DEVELOPMENT PLAN" TO "VII. DESIGN CONCERNS". Is this intentional or a typographical error?

QUESTION #3: Will Park Operations Area 3 staff be increased, if deemed necessary to properly maintain Franconia Park?

4/1/2014

Too much planned. Dog park is 1/2 size of rectangle field, should be larger. Gates are not locked, what time are they locked and who does that? Vendor pad for dual vendor, is this the 1st and only dual pad? Five lighted fields will be a lot lighter than the one that is there now. Concern about restrooms in an unstaffed park.

4/1/2014

When we moved here the park was a safe place for the family, now we've added more fields and more games, more lights, music and cars. There are too many strangers, too many things going on, not as safe as it used to be. We've been asked to leave the park because we were in the way of soccer players. We are just people who enjoy the park and don't really have a voice. The park is open late at night even though it was said it is closed at dark, truly it isn't. There are lights on until 11pm. Should we add more trees? Yes! Do we need all these buildings? I don't think so. The way it is is fine. Is this a District Park? Well, it is in a neighborhood. We get the cars and the noise and the people. Neighborhood gets the brunt. We have a voice and sometimes not adding anything is a good thing. Add trees and make it a neighborhood park because it is in a neighborhood.

4/1/2014

Residents of Monticello Woods for 31 years. Park Authority does an excellent job, don't think Franconia Park is the place to expand. Coached baseball and softball in Fairfax County for 15 years. There is no buffer in Franconia Park. Most parks have acres of trees, all activities stay in the park, this isn't the case in Franconia. This was not built as a District park, it is a neighborhood park.

4/1/2014

Live on Thomas Drive. Have two kids. Safety is a huge issue but son plays soccer, club can't play in this park because other clubs have priority. They should be able to play in their own neighborhood. The bigger clubs get the permits for the other fields nearby. Desperately need more lighted turf fields, but the infrastructure is a huge problem. Being in a neighborhood makes it challenging. People don't come and nobody monitors, building the fields is wonderful but the infrastructure needs to be there to support it. Need somebody present to make sure gates are locked, no alcohol is going on and that it is monitored and safe for the neighborhood kids to use.

4/1/2014

Main issue is the safety issue. Like to go out and walk and ride bike. Don't feel comfortable in the park. With more facilities it will need a full time plus employee to watch it especially on the weekends. The trash needs to be picked up on a regular basis-daily. This park is isolated, not on a main drag. This park is too easy for people to disappear in. It is not on a police route, they have to make a special run down Thomas just to check on it. There are a lot of safety issues. The property values will go down because the dirt, noise and traffic will skyrocket. Never heard of the meeting when this all started.

4/1/2014

I, along with my wife, are residents of the Monticello Woods neighborhood and our home is on the border of Franconia District Park. Tonight I am also representing a large group of concerned Monticello Woods residents who have been meeting to discuss the draft master plan for the park. At this time, if you are a neighbor that has participated in one of these meetings and are concerned about the major impact this plan will have on our neighborhood, please stand. Thank you. I would like to submit, for the record, an electronic and paper copy of my prepared remarks that I respectfully request be entered into the minutes for tonight's meeting. To read the draft plan of the Franconia Park Master Plan Revision dated November 13, 2013, one would get the sense that the Monticello Neighborhood and the parks that surround us are form an idyllic retreat that shields us from the hectic pace of life in the Washington DC area. Children frolic on the athletic fields while families picnic and residents take leisurely strolls on existing paths that cut through the woods. Many of the park users walk or skateboard to the park, which is wellmaintained and has a low crime rate. Gates are locked every night at the entrances, and signs clearly instruct users on the park rules, one of those being that the park is closed at dark. This vision of the park is in direct contrast to the reality of living in the neighborhood and having to deal with the problems that the park is causing. The synthetic turf field and first set of lights that were installed a few years ago in particular have provided a powerful insight into the multitude of problems that will come to pass if the vision outlined in this plan comes to fruition. There are no bus stops anywhere near the park and very few pedestrians walk there due to it's remote location in the far corner of the neighborhood. The main mode of transportation is vehicular, usually with cars containing only one or two passengers. These cars frequently speed through the neighborhood, ignoring stop signs and historically causing severe damage to cars legally parked by residents on the streets. The narrow, twisting, and hilly streets are an irresistible temptation for some drivers to speed excessively, burn out, and loudly tout what are often illegal muffler modifications and loud stereos with thumping bass. This frequently occurs between 9 and 11:30 at night or later, 10 yards from many of our windows, forcing us to keep our windows shut and blinds drawn. These drivers pose a clear and present danger to the increasing amount of children that have become residents in recent years. When police are called by residents to help control the traffic issues, they can do little unless they catch someone in the act. Due to the constantly rotating roster of users to the park, it does no good to set up roadblocks, speed traps, or other traffic calming measures because a different group uses the park every night and therefore ongoing "education" by ticketing cannot be implemented. Most of us have given up on calling the police because it does not good and we don't want to be seen as a burden to emergency services. Given my location and view of the street, I could call the police just about daily, but what can they do about infractions that they can't see? Absolutely nothing. The so-called "buffer zone" of trees between the park and the bordering houses on the Thomas Dr. side is almost non-existent. Residents have to contend with high-intensity lights that are visible throughout the hilly neighborhood and shine into bedrooms late at night and sometimes into early morning (times such as now when the timers have not synced with daylight savings). They wake up to trash thrown in their backyards. One of my neighbors who backs to the park has had his pool vandalized three times in the last year, to which police again have limited powers to act unless they can catch the vandals in the act. The solution that the police have suggested? Install infrared cameras at the owner's expense. Fights and a stabbing several years ago has prompted an increase in police patrols, which

places extra pressure on an already overburdened police force. The lack of restrooms and changing facilities has caused users of the park to use our yards as places to change and relieve themselves. 3 porta potties located at the furthest point possible away from the playing fields is not sufficient. A field that sees this much use needs dedicated (and expensive to build and support) restrooms and changing facilities. Refuse overwhelms the entire park, especially on the unmaintained dirt tracks through the woods that the County classifies as "trails". Neighbors are the only ones that care enough to pick up the trash, much of it generated by those using the secluded area as spot to use drugs or drink alcohol. Trees that border the park fall, sometimes they are cut up by maintenance crews, but most of the time they are left to rot. Residents are left to either look at the eyesore or clean it up themselves, (example). The parking lot has not been paved in years. Maintenance is spotty at best, with some field maintenance duties relying upon dedicated volunteers who devote a vast amount of time in this endeavor. The draft plan mentions that "gates are locked every night." This is patently false - any resident will tell you that the gates are rusted in the "open" position and padlocked in place. Trees grow in front of one, and a sign blocks the other from closure. It's an unmanned park, there is nobody to close or open the gates. The list goes on, and many of us in Monticello Woods are wondering why these numerous and well-founded concerns that were raised by residents at the initial planning meeting in July were not taken into consideration with this draft plan. It is our opinion that there is only one group that is benefiting from this master plan revision, and those are the adult users of the field that use the field until late hours. The plan refers to a need from Fairfax County Schools, and for the youth of the area to get access to more fields at Franconia, but the reality is that very few youth ever use the fields. Children aren't using the fields after 9:00 PM. At this time I would like to take the opportunity to address the youth and adult league supporters that are here tonight. We want to make it abundantly clear that we take no personal issue with adult recreation leagues and their membership. The activities themselves are beneficial to the community and create an outlet for recreation that should absolutely be encouraged. The vast majority of your membership are respectful of our neighborhood and the surrounding area. The problems that we are outlining come from a FEW individuals (and as is often the case it only takes a few to make a big impact) from SOME teams, and also from SOME so-called "fringe" users who do not have permits and show up to the field to play pick-up games. We encourage the RESPONSIBLE development of lighted synthetic fields. There are two perfect examples of these lighted athletic fields that have recently been built (completed within the last 3 years), one in Long Bridge Park near Crystal City in an old industrial area, and Witter Recreational Fields next to the police and government center in Alexandria. These well-built facilities include all the needed infrastructure including major surface roads, restroom and changing facilities, and, most importantly, their locations do not impact residential neighborhoods. No one cares if these facilities are used until 3:00 in the morning every day - it won't impact the rest of the community like it does here in Monticello Woods. There are numerous statements in the plan such as the one found in Section VII. E. which reads "New facilities shown in the master plan are likely [LIKELY] constructed in phases as funding becomes available." We take this to mean that the park authority has the right to build additional lighted athletic fields without having to address any of the infrastructure needed to support them. The park authority has incentive, not only from permitting fees, but through pressure from the County to build the fields before any of the required supporting infrastructure. This is already evidenced by the existing lighted synthetic field and it's lack of supporting infrastructure. The draft plan offers very little in the way of neighborhood use. There is one small playground area, a small dog park, and a small "open play" area that is about 40 yards by 40 yards. Given that all of the fields are permitted, the only place for me to take my nephew to throw a ball around will be in this small space. The more likely scenario will be that given there is no space for other teams to warm up, that space will be taken over by other permitted field users. This leaves me as a resident that lives 20 yards away from a park that for all intents and purposes, I will not be able to use. But I will have the responsibility of taking care of it, picking up the trash, and dealing with all of the other negative impacts. The Fairfax County Park Authority website has information on all of the District Parks in the county that are accessed by vehicular traffic. Of the 34 District Parks in Fairfax County, 29 of them are able to be accessed via "non-residential streets". Users of those parks do not have to travel through neighborhoods to enter those parks. Franconia District Park (Springfield Planning District) and Martin Luther King District Park (Mt. Vernon Planning District) are accessible only via neighborhood streets. The draft plan mentions several times that usage plans are based on classification of the park. While Franconia Park by its size qualifies as a District Park, it's residential/neighborhood location is a much more important factor to consider as any changes are made to the Master Plan. This area was never designed to accommodate the traffic that runs through it, and no amount of studying the problems along with so-called "traffic calming measures" are going to stop it. The original master plan of 1974 was flawed, and continued reliance on its guidance as an athletic-only facility found in the latest draft continues to be flawed. The park plan states "Park master plans are updated as necessary to reflect community

and park changes over time" (Section I. A.)" Further, not mentioned in the draft plan but found in the Fairfax County Park Policy Manual, there is a provision that gives the "opportunity to reclassify a park as part of the master planning process." At this point it is worth mentioning one other document that can be found on the Fairfax County Website. The Synthetic Turf Task Force was formed in 2012 to study the development of synthetic turf fields. One of the recommendations published was the need for construction of 95 more synthetic fields so that Fairfax County will have the largest inventory of fields in the Washington DC area, "...the task force identified significant comparative shortfalls in available synthetic turf fields in the Mount Vernon and Lee Supervisory Districts." The findings of this task force were published in July of 2013. That same month the park authority held it's first meeting to introduce the master plan revision process for Franconia Park. It's hard not to see the correlation between the drive of the County to create these fields and the Park Authority suddenly seeing a need to start revising the Master Plan for Franconia in the same month. How can a truly fair analysis of needs and desires of the community have any impact on the planning process when the County is predisposed to follow a certain path? You are mandated by law to hear our opinions and take great pains to encourage us to "plan your park," but are you actually listening? Because the draft plan that you have proposed tonight does not begin to address the myriad of issues that were brought up at the initial meeting in July. At the first meeting, and no doubt tonight, we will hear statements from the Park Authority to the effect of "this is just a dream plan", and "studies will have to be done before anything happens." To the residents I represent tonight, these are empty proclamations designed to get through the planning process and gain quick approval from the Board of Supervisors. To sum up our position, -We maintain that the park authority cannot take care of the facility they have now, and the current draft plan offers no concrete plan for improving the core issues we have already outlined. - Using the county's own words in the master plan (Section II. B), "Franconia Park is nestled amongst residential neighborhood." This draft plan is not a draft plan for a neighborhood park that has been mistakenly classified as a District park. It is a mistake to try to shoehorn a draft plan to meet an initiative of the county and to generate revenue, using old data, a lack of understanding of current conditions in the neighborhood, and ignoring the negative trends from the newest feature (the existing lighted field). -We, as residents of Monticello Woods and fellow voters and taxpayers, request the following: 1) Place this plan on hold until there is an honest look at the true classification of Franconia as a District Park. 2) Provide adequate space for residents and other non-permit holders to enjoy open spaces. 3) Plan the park in a way that does not require increased burden on County services. 4) Seek out alternate sites for lighted athletic fields in areas that can handle all of the issues that they bring without harming the local residents. 5) Should there eventually be a plan to build more synthetic fields (after all avenues above have been exhausted), the major (and costly) infrastructure required to support them must be in place before ground is broken on new ones. 6) If synthetic fields are to be built, there shall be no additional lights added to them. 7) Create a plan that is actually based on community input, not on pre-conceived notions solely based on Fairfax County initiatives. The needs of all outweigh the needs of one group. I thank you for your time and consideration.

4/1/2014

Lived in the neighborhood for 15 years. Always enjoyed the park and walking. Since we've added the fields with lights it has lowered the quality of life in the neighborhood. On southwest side of the park, kids like to sled in the winter. It's not on the master plan but that's what we do. There is a dual vendor pad right in the path where we come down the hill. Also, the new parking at the Bowie entrance is on the sledding path. Parking will cause a problem for the sledding. Would like to see sledding added to the plan. With the many changes, it will draw too many people and cars to the park. Right now people race in there to get to their soccer games. See a lot of Maryland tags, they are not from the neighborhood or even Virginia. Changes will negatively impact the wildlife. The overall changes will reduce the quality of life in the neighborhood.

4/3/2014

Thank you, and thanks for your service to the citizens of Fairfax County. We know how hard it is to come up with solutions that are fair and beneficial to all involved, and we appreciate the opportunity to be involved in the process.

4/3/2014

Our house backs up to Franconia Park. There is not enough of a buffer between us and the fields the county is wanting to put in. Our house and yard would be lit up like Christmas. We already see the current lights from our family room and bedroom windows and hear whistles and cheers often til close to midnight. The new parking lot

would be in our backyard area.

We have so enjoyed this park. We walk in it every day. We have worked hard to keep it tidy. We believe having more fields and longer hours would destroy this beautiful oasis in our county.

We ask that you carefully consider alternatives.

4/4/2014

Adding my name to the local neighbors addressing you regarding the County Plan and the Franconia Park improvements.

I am not personally impacted on our Street (Zekan) , nor do I have any longer have small children...but I share the concern of those who do live on the well traveled streets and those whose property abuts the park boundaries.

The "band stand observation area"...will eliminate the wonderful sledding hill?!

Are you kidding that people are going to walk all the way across a field to use a Don's John?

The term "likely" is very disturbing!

I usually am defending the County as well planned and well managed...we get a great deal for our tax dollars in representation, parks, etc. But...somehow the Master plan failed in this regard... the tail end of Bowie street And Cloud Drive are absolutely not adequate to handle the traffic that will be generated by the plans.

I was told by an early purchaser of High Grove Estates that a park was "planned"...is this IT? If so, why was the builder allowed to build w/o any leeway for vehicles in/out? Only one of several lapses in oversight for that particular neighborhood.

Many other concerns but I am sure other citizens will include them in their notes.

4/4/2014

We would appreciate your help in preventing expansion of Franconia Park. We are a quiet neighborhood with a tremendous amount of traffic on our streets from the existing park.

Some of our concerns are:

- Light pollution already high
 - Noise from cars in park is already high
 - A tremendous amount of trash already
 - Safety for our children on Thomas Drive
 - The park is not well maintained already – can't imagine adding more activities
 - There is no buffer between the park and our homes
 - The Park is small and enjoyed well just the way it is
-

4/4/2014

Please revisit your most recent master plan for Franconia Park. In doing so, please consider the following points.

One, please add a new classification to the Fairfax County system of parks; that of Sports Complex. Sports complexes are not truly parks. To illustrate, I doubt that anyone considers the Little League complex at Trailside to be a "park."

Two, please reclassify the Franconia Park as a Neighborhood Park. Because of its location, nestled within a neighborhood, it does not warrant classification as a District Park or as a Sports Complex. There is no major road – without curb parking -- leading to the park; only narrow residential streets with cars parked along the curb.

Three, please do not make the Franconia Park into a Sports Complex. Because Franconia Park has residential houses on three sides with little or no buffer, making the park a Sports Complex will lead to problems for the neighborhood and a headache for the police. It will eventually lead to confrontations between people within the neighborhood and players who use the Complex.

Four, please do not add even one more lighted artificial field. The lights on the current artificial field already shine into some homes that are adjacent to the park.

Five, if you all are set on adding an artificial field, please add only ONE. Adding more than one will effectively convert Franconia Park into a Sports Complex.

Six, please do not add lights to the two existing softball fields. The one field seems to be used exclusively by Little League and Little League kids do not play at night. The other field is poorly maintained and as a consequence I have seldom seen teams play on it. To do so, the teams would have to be desperate. The shortstop and 3rd baseman would have to play mighty deep to keep from being hit in the face by bad bouncing balls.

Seven, of crucial importance, please add sufficient vehicle parking WITHIN the park. There is not enough vehicle parking NOW to support the existing facilities.

4/5/2014

I am writing to you to address the Franconia Park – Master Plan Revision. I (and my family) am not in favor of the proposed changes for Franconia Park outlined in the Master Plan Revision, Draft November 13, 2013. The reasons include:

- 1) Excessive traffic to the neighborhood
- 2) Residential roads not designed to handle traffic for five (5) sports fields
- 3) Changing the ambience/nature of the existing park with additional fields (for traffic, additional parking lots, additional fields, additional lighted fields)
- 4) Liability issue for a skate park, and placed too close to neighborhood residences
- 5) Removal of the sled hill for Monticello Woods resident's children
- 6) Additional (new) parking lot constructed too close to residences (Bowie entrance area)
- 7) The current disrespect of Franconia Park; and people driving through neighborhood presently to get to.
- 8) Franconia Park conversion to Sports Complex (5 lighted sports fields and Vendor Pad).
- 9) Removal of trees. (How can FCPA think of tearing a tree down that has lived that long?)
- 10) Don't we have enough Light Pollution? This would add light pollution next to residences and right through their windows.
- 11) Changes will be irreversible. Once the hill and trees are gone – it is gone. Once the neighborhood children, who have enjoyed sledding, don't have a sled hill – they won't be able to sled down that hill and have that memory.
- 12) How can the Fairfax County Park Authority so casually consider removing trees that have lived in Franconia Park for so many years in their planted location? These trees have probably lived twice as long than some of the individuals working on this plan.

A proper traffic and lighting assessment for future conditions should be conducted and seriously analyzed. The Fairfax County Park Authority Board should consider alternative sites that would be better for lighting and traffic and not disturb a residential area. The residents of Monticello Woods should have comfort and quiet in their residences and should not have to put up with and try to ignore lights, traffic issues, and loud music booming out of vehicles windows. Lighted athletic fields should be located where field lights do not shine into residences and bother homeowners. Homeowners tolerate the existing lighted AstroTurf field. Homeowners have children who have bedtimes for school and residents also need to get up for work. When lights and spectator cheering go on during the week it is difficult to get children to go to sleep. Additionally, residents should be able to look forward to peace and quiet in their neighborhood and not the sounds of screaming (team cheering) and other. Travel to/from Franconia Park is by streets rated residential and are extremely narrow, windy, and hilly for the residential use. The Monticello Woods neighborhood is a dense residential neighborhood and linked by small road to two other dense residential housing neighborhoods. Many intersections and parts of road are hazardous with the concentration of parked automobiles.

The manner in which people have treated the park in the past is a reflection of the future. Sports should be

enjoyed, however Franconia Park will be stressed to accept five, lighted fields with Franconia Park at the back of a residential neighborhood. Not meaning to be disrespectful of the Franconia Park Master Plan Revision, this kind of facility would be best in a location with correct thoroughfares and non-residential. Some sports people come and leave the neighborhood speeding by the residences, not stopping at stop signs, or blaring music. I don't mean to be disrespectful of any group but the behaviors (speeding, etc.) occur mainly from individuals who drive in in waves to get to the park and use the rectangle fields at nights or during the weekend. Bowie Drive, by the Bowie Entrance, almost looks like a freeway at times when people are driving up or down the hill with aggressive behavior.

Under D. Park Classification (page 10, second paragraph) it is stated: Generally, facilities in these parks are larger in number and scale than at Local Parks, supporting longer visits. The extent of development will depend on actual site conditions, such as topography, amount of developable acreage, and access. The issues stated by The Park Authority itself: "amount of developable acreage, and access."

1. Residential access – is residential access for the area. Residential roads access Franconia Park. Franconia Park cannot be accessed by a major thoroughfare, which would better meet the plan.
2. The changes proposed in the Revision are for a residential neighborhood.
3. Actual site conditions: When one views the aerial view with mapped out additional AstroTurf/soccer fields There is not enough adequate space for everything suggested. You are going to put potentially 160 sports team members plus additional spectators in this space. Ambience of Franconia Park is lost.
4. The fact will never change that the residential roads were not built to handle the traffic for the additional and lighted fields proposed in the Franconia Park – Master Plan Revision. Traffic conditions in a residential tract will not improve by adding parking lots.

On page 28, it is stated, "Additional parking is planned in two locations as shown on the CDP." Bowie parking has 98 spaces and Cloud Drive has 75 spaces. That is 196 trips by each automobile to park on Bowie and 150 trips on Cloud. If the parking area is increased, the automobile trips increase to 392 trips and 360 trips respectfully. A total of 752 trips passing residences (plus additional spectator, etc. traffic) in Monticello Woods for one event only. This 752-trip example would be magnituded by additional games on all fields. There would be potential for 80 players (20 players per team times two baseball diamonds) on ball diamonds and 120 players on fields (plus spectators with an unknown number). Potential traffic for the residential roads for games from 8 am through noon equals 800 players per game times and 5 hours would equal 1,600 trip for one hour or 8,000 trips for five (5) hours by automobiles in the neighborhood. Then add afternoon games and evening games (example 3 games afternoon, and 3 games evening), which would bring total traffic trips to 9,920 in the residential neighborhood for one Saturday.

Franconia Park has existed since the late 1960's with it's beautiful trees and grass for people to come and enjoy the park as the name refers. Many people come at lunchtime to enjoy the park. The individuals who come at lunch would no longer see green – they would look out and see AstroTurf fields. I believe that the trees that have lived at Franconia Park since the late 1960's have the right to continue to live providing green for our earth. One of the proposed new parking lots will eliminate the sled hill for the children who have used it for almost 50 years. The parking lot is an eye-sore/trash magnet because that is the condition we see and is frequently the case.

Monticello Woods was not zoned for a Sports Complex as shown on Revision drawn up by the Fairfax County Park Authority Board. It can only be called it a Sports Complex because five fields that have the capability to have light at night, excessive traffic, and other issues for the residents meets this concept. Situations are already on the edge with travel around Franconia Park presently, and the nature of inconsiderate individuals who drive through the neighborhood. The traffic that comes to Franconia Park is already excessive for the neighborhood streets per their original planning and approval. I don't think the original planning even thought this would happen. Especially with the current trend of soccer enthusiasts or they would have designed the roads wider.

The lighting over the one field at Franconia Park already makes the residential area uncomfortable by shining into the resident's houses. Living in this residential area, we should be able to have peace and quiet, which is especially looked forward to after hard, long days and weeks at work. Individuals in Monticello Woods have commented to me their displeasure with lighted fields with lights shining in their home at night and hearing the

yelling at night from the field. Other traffic hazards will be increased because of additional fields because of the narrow, windy, hilly streets that are already difficult to navigate. I think back during 1964/1965 when the residential area was developed their concept was that residents would park in their driveway and not on the streets as is a present practice in some areas in Monticello Woods.

It breaks my heart that someone wants to make irreversible changes to Franconia Park with “progress” and rearrange the park’s settled ecosystem as it is today, and add extreme traffic to a life of a park – and extreme changes to a neighborhood such as Monticello Woods.

By real estate code, people should be allowed to live in peace and quiet. But the 2013/2014 Franconia Park Master Plan Revision does not account for that. We in the neighborhood already do not live in peace and quiet from what actually goes on on the streets – the Revision will make it worse. The proposed Franconia Park Master Plan Revision looks like a boilerplate document which paints everything as wonderful and that this Revision conceived for Franconia Park is wonderful and beneficial. The changes would be acceptable to make if Franconia Park were located on a major thoroughfare with roads that could support the vehicular/automobile travel to and from the park. I do not agree that these proposals are beneficial to Franconia Park or the residents of Monticello Woods.

If Franconia Park is changed from its present state – you will take from the homeowners and give to an outside group (and will further remove it from a park that Monticello Woods residents will be able to use and children will have lasting memories):

- 1.Destroy the hillside that neighborhood children get to slide down on their sleds in the snow (by removing it to extend a parking lot). You will also remove the land which soaks up water during storms and rain.
- 2.Destroy a beautiful hill with trees on it (to construct an ugly parking lot/trash haven).
- 3.The present ambience of Franconia Park will be irreversibly altered from its beautiful existing condition.
- 4.The present animals (deer, squirrels, fox) and birds that have lived in their park will lose valuable habitats that they have lived for approximately 50 years.
- 5.Additional traffic will mean that additional wildlife will be killed on the streets.
- 6.More trash will come to Franconia Park. (Many disrespect the environment that exists at Franconia Park. Many of those people who leave trash behind are those who frequent the park for the sporting events as evidenced by the trash that is left behind after events happen). People throw trash down in the parking area.
- 7.Two additional ugly parking lots will be added to Franconia Park. (I cannot say anything good about additional parking especially because Parks Planning idea is to remove the hill and trees to make way for parking. Additional parking will not help – it will make it worse).
- 8.There will be fewer trees per the Master Plan Revision thus assisting with Climate Change. And changing “green” grass and trees to gray asphalt.
- 9.There will be more light pollution with five (5) lighted sports fields. Proposed additional lighting will have an adverse effect for many of the homes that border Franconia Park, or that residents have shine into their houses.
- 10.There will be more noise pollution in Monticello Woods. Residents will have to hear noise from the “Sports Complex”.
- 11.Further increased traffic problems will occur. Additional automobiles will speed through the neighborhood, run the stop signs, and cause the residents on Thomas issues with getting out of their driveways, and back up traffic at the traffic signals to Franconia Road.
- 12.Further safety and security concerns will increase with the potential for additional problems.

Reference (page 24 and page 27) regarding vehicular traffic:

Reference: C. Existing Infrastructure (Page 24)

2. Vehicular Access

Two separate entrances provide vehicular access to different parts of the park.

The statement: Two separate entrances provide vehicular access to different parts of the park.

The correction is that two entrances provide all vehicular access to Franconia Park. While the Bowie entrance is

narrow; the Cloud entrance is wider. Individuals have to drive through the Monticello Woods neighborhood through narrow, windy, hilly, residential roads. Thomas Drive is narrow for a main road and windy (closer to Franconia Park), with a hill, and many residents park their vehicles on Thomas thus making the street more narrow and treacherous. When you drive on Thomas Drive you need to drive almost in the center of the street to pass the parked automobiles. Even though these problems are stated – I oppose any change to the entrance at the Bowie entrance/parking lot – which would change the ambience/feel of Franconia Park, which is a beautiful neighborhood park. I would oppose the removal of any tree from the park to construct the proposed parking lot. The Bowie entrance to the park is very pretty and rural touch to the neighborhood.

It is important to note that the back entrance (Bowie) was not intended to be the main entrance. If additional parking is constructed by the entrances this will make the residential roads more treacherous with additional traffic. Since sports activities and events happen usually at night, on weekends, and holidays when people have time off from work – residents also have the same time off from work, and there are additional automobiles parked on the streets

Regarding the Conceptual Development Plan, A. Vehicular Access, Circulation, & Parking:

Vehicular access to the park will remain from the two existing entrances located at Cloud and Bowie Drives.

Again, the traffic will increase from excessive for these two existing entrances to super excessive for the entrances. The residential streets will not be able to bear the excessive amount of traffic. See the above small traffic example. 560 trips alone for eight (8) teams (6 soccer, 2 baseball) at one time. This figure above does not take into the account of extra practices during the day – this 560 trip figure is only for one time, once a day. The sports fields should be in a park that has major road access such as a location on a major thoroughfare like Franconia Road or the same type road elsewhere.

There are many situations on all the residential roads and intersection, but at Thomas/Bowie Drives by the back entrance to Franconia Park people either speed down Thomas hill through the intersection or speed down Bowie hill and run the stop sign usually to turn right. The one I like is when people are coming to a soccer game (nights, weekend mornings, or even during the day). They will be driving down Thomas hill and making their right turn on Bowie to go up the hill through the Bowie/Franconia park entrance, they zoom around the corner, punching the accelerator on their car, and zoom – they are propelling their automobile up Bowie to the park entrance. Then, when it is a few minutes before the game they all come at once. It is one after the other: zooming down Thomas hill, zoom right around the corner, punch the accelerator, zoom up the hill in the freeway effect. Sometimes it will be seven (7) or more cars that do this and it will even be in waves. It is only a matter of time until a serious accident occurs at this intersection when someone runs the stop sign, or someone's automobile is going to land either into one of the houses on the left of Bowie when they loose control of their vehicle and that they do not have to stop from Thomas to Bowie and their automobile is being propelled around that corner and SPEEDS up the hill.

The skate park, a liability issue for Fairfax County, should not be unsupervised and is too close to residential property. The skate park (proposed) is also placed where children and people have been known to wander onto resident's property.

Additional issues/problems that have occurred which has only been for a three year period that we have lived there. I must add that many people enjoy the park on a daily basis especially to enjoy their lunch or break, etc. and they are respectful. There are many people who travel to the park that are not a burden to the neighborhood. It appears that the majority of the speeding/or additional infraction traffic are contributed by the mad dash to the park to get there by a certain time, and it has been noted in the past that the people doing this were going to play on the soccer field. These are events, but are not inclusive of all events as I have not kept a written diary of every event:

1. Rude driving behavior of visitors to the park. If needed to back up into my driveway (coming home) and pull my Suburban about 1/4 into the driveway directly across the street, there have been drivers who speed around the back of my vehicle in an arc to dash up to the park. The driver will not wait for me to back up into my

driveway.

2.The family across the street has lived there since the house was built in 1964/1965. They have experienced a lot of rude behavior during the past almost 50 years. The tailgate of one of their trucks was stolen in 2012.

3.The trash is not always policed correctly by service personnel and is left. Trash is left in the parking lot (and dropped on Bowie) by individuals. Sometimes the trash is horrible and unsightly in the park. There have also been dirty diapers left in the parking lot. Trash is extremely disrespectful to be left behind. Residents clean up the trash. I see my neighbor return from walks with a handful of trash.

4.An individual returning to their auto with their dog after a game, and the dog pooped on our front yard. They did not appear as though they were going to clean it up. Since I was in my kitchen and I saw this happen, I took a plastic bag out to the lady. She was polite and did clean up after her dog after I gave her the bag. But, if the bag had not been taken to her I don't think her dog's waste would have been cleaned up.

5.Automobiles speed past our house on Bowie Drive to go to the park or travel from the park. The traffic can be heavy. When either practice occurs or a game that people go to, cars zoom by at an alarming pace – both speed and volume. It has been almost like a freeway at times.

6.Last summer our daughter was outside cleaning something on the driveway and a man came up saying that he wanted one of our bikes. This is a concern because the bicycles are kept at the back of the carport. This is a safety concern.

7.Children have wandered into our back yard from the park. There were beer bottles found in our back yard.

8.There is a huge pothole in the parking lot, where the road to the park meets the parking lot. Water runs down the hill on the road from the pothole area.

9.Trees fell this last winter from the ice storm. Men came out a couple of days after the one blocked the entrance road to the park and cut the tree up. The other tree was left and not cut up. Eventually the tree (not in the road) was sliced up. Both trees remained for months.

10.The park has not been well maintained for the time we have lived at Bowie.

The Planning Process and Public Involvement section needs to be addressed from the Master Plan - Revision. Yes, an initial meeting in July 2013 was held, but signs were displayed only at the entrances to the park. This was a flaw not to inform the collective residents of Monticello Woods subdivision who are the ones who will bare the effects of the problems in our neighborhood. Notification should have been displayed at major intersections in the entire area of Monticello Woods. When again you had your second meeting (referenced in the Master Plan Revision as TBD) in 2014, the same due diligence should have occurred that residents were notified of the potential of this sports complex and potentials for all hazards to include the excessive traffic and problems in Monticello Woods. All of the residents of Monticello Woods subdivision are impacted by the potential traffic increase and they all should have been informed correctly by mail and signs.

So, my last question is...Why would anyone want to change this rustic, idyllic, neighborhood park?

I thank you for reading my concerns and comments on the Franconia Park – Master Plan Revision.

4/5/2014

Message:Please do not allow new fields, additional parking and lights to this park. It is large enough as is, and our neighborhood does not need anymore disruption than it already has. (Springfield Estates neighborhood)

4/9/2014

I would like to know if Supervisor McKay is considering the reduction of the number of lighted fields proposed for Franconia Park. This is of critical importance to the residents of the neighborhood surrounding the Park.

I would also like to have confirmation that the original timetable, in which the 30 day comment period would end 1 May and a vote would be taken in June, has been tabled and Supervisor McKay is serious about working with the neighborhood for as long as it takes to come to an agreement on the proper use of the Park.

The designation of this Park as a "District Park" is not, and has never been, a proper classification. The large "protected area" of 22 acres leaves on 40 acres in one congested space for other features. This, in addition to the residential street-only access (no major highway unlike all but one other District park), and the fact that it qualifies only by 12 acres means further makes the classification iffy. I realize that since it is already designated as such, it will be difficult to convince Supervisor McKay and the Park Authority to change it. But common sense in a less-heated atmosphere would probably lead to most agreeing that this is not truly a District park meant for the larger

community.

If there is to be additional lighted fields at Franconia Park and Supervisor McKay is serious about finding a balance between community and neighborhood concerns, then the only option that should be explored is to keep it to no more than 2-soccer fields and the baseball field. Going from the original Master Plan from 1974 the only lighting would be from two lighted fields on the eastern side of the "open" park, which would not impact the neighbors as is the case now with the existing lights that were installed to the West. Installing lights on the baseball field would be worthwhile for the children. Central Springfield Little League has been excellent at maintaining the field and its surrounding area. This would keep not only the ambient light to a minimum but not strain the resources of the Park itself. While the addition of lights to the softball field may seem desirable to the planners, the actual use of this field indicates otherwise. We do not support even more adult use until 11:30 every night. I support the needs of these groups and I, as a resident, am all for providing opportunities for adult rec, but not at the expense of a quiet neighborhood that should not have to endure the problems associated with activities that go until 11:30 at night and traveling on roads that are too narrow and winding to handle the amount of traffic this brings. The proposed third "rectangular" soccer field and lighted softball field would over-load the Park no matter what else you do to improve the Park.

Increased parking is needed no matter what else you do. However, expanding the parking in the western lot would infringe on the already insufficient buffer currently provided to adjacent residents. Rather, expand the parking on the eastern side to include the land north of that existing lot rather than putting in additional garden plots. This would have additional parking where it is needed.

A glaring absence of proper sanitary facilities needs to be addressed no matter what is done with the Park.

Looking at the plan there is a reference to rest rooms that "should" be built, but no site is identified and there is no room for it. Frankly it appears that the plan was not properly vetted. It contradicts itself in several places, such as the claim that the park is gated every night (there is a tree growing in front of one gate and a sign in front of the other that does not allow them to even close – and who is closing them? – nobody). There is also a claim that most houses were built in the 70's (suggesting that the park was there first) when in fact the houses surrounding the park were built long before the park authority even obtained the land and before the original Master Plan was adopted in 1974. Very little of the input from the community that was given at the original meeting in July was incorporated.

If, as Mr. Batten stated in a recent meeting, "Jeff [McKay] wants athletic fields," [for the Lee District and Franconia Park] I would be happy to propose alternative sites for soccer fields that could be made both turf and lighted. You will note that I am proposing school sites as it would benefit the school itself (children would not have mud but turf to have recess on) and the public. The school system has patrols all the time and it would spread the "impact."

Lee High Park/Lee High School – there is ample room for a turf field and lights that would benefit the school and its teams as well as the general public. Currently the Lee HS uses the Franconia Park turf field for its teams and that takes a bus to transport the children. In addition, any changes to the perimeter of the "open" park of Franconia Park would be detrimental to the Lee Cross Country team and its events. For the public another turf field adjacent to the school would keep traffic out of the neighborhood as there is ample parking at the school. Mark Twain MS—access is via Franconia Road with a high volume of parking. Again it would benefit the school as well as the public.

Key Middle School-- access is via Franconia Road with a high volume of parking. Again it would benefit the school as well as the public.

Franconia ES—putting a turf field behind the school with lights would have very little impact on residents as the field faces Springfield Mall and traffic coming to the games would be minimal.

Island Creek ES, Bush Hill ES, and Claremont ES all have fields that could be converted to turf fields and have lights installed.

Having a small park with 5 lighted fields within a neighborhood is a burden a neighborhood should have to endure and it is certainly not necessary.

4/10/2014

> I am writing in response to the master plan changes proposed for Franconia Park. I have attended the public comment meeting and am a part of the Monticello Woods Concerned Citizens group.

>

> I have lived on Thomas Drive in Monticello Woods for almost 27 years. We were delighted to find a home with a quiet park as a neighbor. Over the years we raised 3 kids who enjoyed sledding on the hill in the park and

practiced riding their bikes then driving and parking in the parking lot at Franconia Park. We have also experienced weekend soccer tournaments and the speeding cars and trash left behind during those years. I still fear for the safety of people and pets when there are tournaments in the park.

>

> I object to many of the proposed changes to the park. I do not believe adding lights to the fields will be in the best interests of the children and adults who live in this neighborhood. As I understand it, our kids will not be playing ball on those park fields. Permits will go to soccer clubs who can pay to use the fields and our neighborhood teams will still be playing on dirt fields at elementary schools. The lights will stay on until 11:30pm to accommodate these teams and I am guessing they won't be young children but adult males who bring with them a new set of issues for those of us whose homes border the park. The amount of garbage that is left behind now is ridiculous. They don't use the trash cans but leave their food bags, beer boxes, liquor bottles and discarded athletic wear on the sidewalks, grassy areas and in the parking lot of Franconia Park. Right now there is a pile of discarded food garbage behind the port o lets that has been there for a month. Who is supposed to clean up this park? Every day I walk through the park and see new items left after people have used the fields. Broken glass on the sidewalk is still on the sidewalk.

>

> The lights are on as late as 12:17 as I got up one night and saw that the field lights were still blazing. There are people running around in that park from dawn until who knows when. I can see the lights from every back window of my home. There is no way I care to have even more lights blazing into my home. Then there is the noise. People leaving the park are not respectful of the neighbors. They rev their engines, squeal the tires and blare music. Day and night cars run through the stop signs leading into and out of the park. Parents fly down Thomas Drive in their hurry to drop children off for practice. Our street is not wide enough to accommodate the amount of traffic the improved fields will put on the street.

>

> More field availability means more cars and the need for more parking. I object to the expansion of the parking lot at the Bowie entrance. I understand that there is a proposed buffer of vegetation planned for the area around the expansion, but I can see cars as they drive into the parking lot now. Expanding the parking lot will put these cars even nearer to my backyard. Trees will be cut down which is never a good thing. This parking lot extension will also impede the use of the only sledding area the neighborhood kids have in Monticello Woods. On snow days the park is alive with families enjoying a run down the slope. I had my very first sled ride down that very hill when my children were young. We have many new families in the neighborhood with young children who will eagerly look forward to snow and the chance to sled down the hill in Franconia Park.

>

> I live and work in this neighborhood as I am a teacher at the elementary school. I have a huge investment in things that could possibly change the makeup of this community. My own children all played sports on fields in Fairfax County and it was never an issue to have to drive to another park or school field.

>

> Making changes to Franconia Park could be a good thing if the changes make sense. As the plan stands now, the park will be abused not used. Please go back to the drawing board with this plan and listen carefully to the concerns of the neighbors. I do believe we can work together to make Franconia Park a place to be enjoyed by all.

4/11/2014

Following are comments for the future of Franconia Park – based on the presentation at Key MS on April 1, 2014.

Unfortunately I was not able to stay for all of the individual commenters providing input after the plan presentation. I realize this will be an impact of sorts on the neighborhood, however, while Franconia Park is located in a neighborhood, it is a County Park, intended for use for all citizens of the County and their guests. It is not a neighborhood park restricted to just the residents living in the immediate vicinity. If that were the case, then perhaps I should be able to limit the traffic and impacts from the schools in my neighborhood.

As at least one speaker stated – additional playing fields provide the opportunity for additional playing time for children and adults. We have a choice of providing constructive opportunities for the children and adults in the community (all of the County) or we can allow them to find less constructive outlets. I choose constructive playing time of organized sports activities. No additional athletics fields are planned, just an upgrade for two of the existing rectangular fields – a definite benefit that will have a positive effect.

The impacts noted by commenters would all appear to have reasonable mitigation measures:

- Wildlife – no additional resources are planned that would significantly impact wildlife. While some additional paving for parking and synthetic surface for fields would occur, major sections of forested resources remain and additional tree coverage will be added. Stream impacts would appear to be negligible.
- Lights – the lighting is on a computer system. If the system is set accordingly and working correctly, the lights will not “stay on all night,” or “stay on until midnight.”
- Traffic – some additional traffic will occur with the additional of synthetic turf fields, which would mean more playable days. Traffic mitigation can occur through speed bumps (not preferred by all including I understand by County fire departments), travel-way narrowing, or other means.
- Trash – sports teams do leave more trash than would be preferred. SYC teams are encouraged to clean up after each game and individuals from SYC often clean up trash not contained in the barrels provided. “Pick-up” play is harder to control, as there is no apparent responsible person to contact. Since there are no lids on the barrels to contain the trash, animals can get in and effectively remove items containing food particles.
- Noise – while traffic from I-495 and the railroad is readily heard, additional noise from most athletic competition would be less significant in comparison or in total. A couple specific comments on proposed features are provided below.
- Toilets – people relieving themselves in the bushes will be hard to prevent if no toilet facilities are provided, and even if they are, if they are not convenient and maintained in a sanitary condition.

Specific features:

- Lighted synthetic rectangular fields – an excellent upgrade.
- Loop trails – while the lower dotted line is not labeled as such, assume by the similar markings it is also a loop trail. Recommend connecting the two, perhaps to the east of the flexible program space.
- Skate spot – recommend moving this feature away from the homes along the edge of the Park and to a site closer to the center of the Park, such as just southeast of the proposed open play area. This would help with a noise mitigation measure to neighbors.
- Overlook seating area – recommend eliminating this feature completely. It is too close to the homes along the edge of the Park, will become a potential party spot, and be a noise and trash nuisance. It is not really conducive for viewing Park activities.
- No observable provision for toilets are shown on the plan – either permanent water sewage systems or temporary portable toilets. Toilet facilities of some type are needed, and needed at both upper and lower parking areas.

4/23/2014

Good morning,

Below is a copy of an email that I sent Supervisor Jeff McKay.

Please include it in the comments you receive during the 30 Day Comment Period.

Thank you,

As a resident of Cloud Dr., close to Franconia District Park, I would like to communicate my concern for the proposed Revised Master Plan for the park.

My primary concern is the fact that Franconia District Park sits within residential neighborhoods and is ONLY accessible via neighborhood streets.

With the proposal to add additional artificial playing fields, more traffic will be on the streets that we and our children use to get around the neighborhood.

Of the 34 District Parks in Fairfax County, 32 are accessible via non-neighborhood streets. The Fairfax County Park Authority, in its own publication, states that access to District Parks should be through major arterials. None of our streets qualify as a major arterial. Certainly your office must understand the need to reconsider the Revised Master Plan and its impact on neighborhood safety.

Please convene another meeting with Park Authority members, police, transportation and neighbors to discuss the park plan.

4/24/2014

Here are my comments for the record on the Franconia Park Master Plan revision.

- The Dual Vendor pad is in the way of where children snow slide down the south west steep slope each winter. (smaller children start close by the side of the rocks and larger children go higher up the slope)
- The steep slopes on the south west side (at the Cloud and Bowie entrances) of the park should all be designated for snow sliding.
- The new parking area by the Bowie entrance seems to destroy a portion of the south west steep slope area which should NOT be allowed.
- There are no rest room facilities to adequately handle the people now much less for an increase in people. Further, there is no need to promote selling of food/drinks at a vendor pad without having any rest room facilities.
- There should be NO more lights for any fields due to the fact they are a serious nuisance for the neighborhood.
- There should be NO more synthetic fields added because the neighborhood can NOT handle any more volume of people on the streets nor the influx of cars that will need to find parking. Further, the synthetic fields create toxic run off when it rains and will contaminate the garden plots and nearby water streams.

- There should be NO more synthetic fields added because they create a health risk due to the lead, zinc and other toxic and carcinogens materials contained in it. The EPA and CDC have recently changed their stance on the safety of synthetic fields due to this.
- The fact the park is in a neighborhood creates a very serious safety issue as the limited access will slowdown or even block safety/police/fire/ambulance vehicles.
- The park designation as a district park should be immediately changed to the status of a neighborhood park since it is in a neighborhood and because it does not have direct access to a large road/parkway.
- The permit process should NOT allow out of state (Maryland or DC) players. In fact, it should only allow Fairfax County residence only. Further, it should give preference to the neighborhood and very close neighborhoods.
- The park should not be further developed since there is not adequate parking. Further, the newly planned parking is not even adequate and will therefore create parking and safety issued in the neighborhood.
- The overlook that is planned should be completely removed from the plan. The reason is that it will call for the clearing of trees and natural vegetation in that area that already serves as a buffer, even if it is inadequate, between the neighborhood and the park.
- The current trash removal is very inadequate and is supporting the spread of disease and is a health risk. By expanding the park, this issue is only going to get bigger.

- The lack of park staffing and security is a big risk and a safety issue for the neighborhood.

- The expanding of the park will impact the local wildlife which is already under stress

4/24/2014

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- The lack of park staffing and security is a big risk and a safety issue for the neighborhood.
- The expanding of the park will impact the local wildlife which is already under stress.

4/30/2014

I would like to express my concern to you about the proposed changes to be made to Franconia Park in the Monticello Woods housing development, at the intersection of Thomas Drive and Bowie Drive in Springfield. I have been living near this park area since I was 4 years old. We moved to Springfield in 1964. As a child, my brothers and I would run around back there over the mounds of dirt. We would run through the ponds made by heavy rains. We would catch tadpoles in Dixie cups and bring them home to watch them transform into tiny little frogs. My mother and I would trek close to the highway and pick buckets of wild blackberries. I live in Tobey Court now and grew up on Thomas Drive (5 houses up from the park entrance). My mother still lives in that same house on Thomas Drive. Living over in Tobey Court, even I can hear the whistles, the cheers, the yelling, the radios, and the car horns. I can only imagine what it sounds like for people that live even closer. In the Fall and Winter when the leaves have fallen off the trees, I can see the beaming lights too. And the previous list is even louder, not having the leaves to block out the sounds. I have not been able to enjoy having my windows open in the warmer weather of Spring, or the cooler weather of Fall because of this. Especially later in the evening.

For the Park Authority to think that they can put even MORE attractions in this park in our residential housing area is not only ridiculous, but outright unfair. As it is, in Tobey Ct., I can't count the number of cars that make a U-Turn in my cul-de-sac, mistaking it for Cloud Drive (another entrance to the park which is one street over from Tobey Ct.) I can only imagine what the traffic flow is like on Thomas Dr. Actually, I do know. When I visit my mother quite often, the traffic up and down Thomas Drive before and after soccer games is atrocious. I myself watch them speed up and down with no regard for the homeowner's safety. And children are out riding their bikes and skateboards, and residents are out walking and crossing the street. God help the first person injured or killed due to the amount of added traffic you all will create by adding more fields to this park.

My suggestion is to leave the park alone. It is causing enough problems already as it is for the residents. A district park is to be accessed from a main street and Thomas Drive and Bowie Drive are NOT main avenues! More suggestions? Do not add any more fields. Leave one field lit for night play. Have more security presence (a lot of drinking goes on in a supposedly 'No Alcohol Allowed' park). Monitor the use of the lights. Clean up more-there is garbage overflowing after these games. Add more bathrooms (a permanent one but have it monitored and cleaned appropriately).

Thank you for reading my concerns. Please don't let the almighty dollar cloud your sense of responsibility to the residents of this county. Use your consciences and "do the right thing and do things right".

4/30/2014

I have been living on Thomas Dr. for 40 years. I live a few houses up from the corner of Thomas Dr. and Bowie Dr., the main entrance to Franconia Park.

I am completely against the proposed changes and upgrades to the park. With the park the way it is now, I am already dealing with excessive traffic flow, speeding cars, and loud car stereos. One day it took me almost 3 minutes to back out of my own driveway because the flow of traffic after a soccer game one Saturday was endless. Concerning the rear of my house-I will have the new parking lot very close to me. I do not want that so close to my home. Do not add to the existing park and you will not need more parking spaces!

Mr. McKay, you can do something about this. And I know firsthand that you can. A few years ago, the Fairfax Connector buses and the Metro buses used to come down Thomas Dr. and turn left onto Bowie Dr. The buses shook my house and others. Picture frames rattled and moved. Figurines made their way across surfaces. Cracks in my walls appeared. (One of the neighbors had to replace their whole concrete basement floor due to vibration-concrete floor separated from the walls). My husband and I called Joe Alexander, Lee District Supervisor. He agreed to come to my house to talk with my husband and me about the buses. When he arrived at the house (I asked him to bring a Geiger counter), I politely asked him to go upstairs and sit on my bathroom toilet and wait. Soon, bus after bus came rumbling down Thomas Dr. and shook Supervisor Alexander sitting on the toilet. He looked at us with a look of disbelief, left our house, and within days, both bus lines were re-routed halfway down Thomas Dr. to Deepford St.

So, Mr. McKay, you CAN do something for your constituents with this park proposal. Please listen to us.

4/30/2014

I live in Mr. Herrity's district but have a community garden plot at Franconia park in Mr. McKay's district. It is my understanding that the county is contemplating shutting down the community garden at Franconia. Please don't do this. In an area as transient as ours, this garden is one of the few ways I have found to to feel a sense of community around here. Also, after being on the waiting list for a long time, it would be a double disappointment.

Another gardener tells me there's some talk about the garden being a "red zone," which I took to mean it doesn't generate revenue or perform well in a cost/revenue analysis. We pay a fee (which is going up) AND pay taxes!

Please protect our garden!

4/30/2014

I attended the meeting on April 1st along with several of the people living in Monticello Woods and surrounding neighborhoods. The master plan that is being proposed is trying to cram 4 additional lighted fields into a park that is surrounded by neighborhoods without taking in any consideration of the effect on the neighborhoods. The park authority is looking to have Franconia Park look like Lee district with a third of the acreage.

According to past plans, there has been plans to put in lighted fields but nothing has ever been done to improve the infrastructure including access by a major arterial, as defined. This opportunity was lost when the design was made to build Highgrove Estates over a decade ago.

Franconia Park by definition is not a district park. If you subtract the 20+ acres of resource protection zone, there is just a little over 40 acres. Also in the park authority's definition a district park's access should be available by the major arterials and the Countywide Trail System to encourage pedestrian and bicycle trips; public transit access is also desirable, which it is not.

Does Franconia Park need upgrading? Yes, but not 4 additional lighted fields where the majority of green grass will be gone along with the wild life. I would like to see the studies that have been completed on how this expansion would effect on the wild life and the environment. I would also like to see the safety studies that have been done and how this plan would effect the children in the neighborhood and their safety.

We are not against kids, quite to the contrary, but to have these fields lit up to 11pm at night is not for the kids. The neighborhood wants to work with the park authority on the master plan of the park and have many suggestions that are being submitted.

Some suggestions include:

1. Bathrooms on both sides of the park. - Currently kids and adults are using the woods.
2. Reconfigure the parking lot on the Thomas side, but not expanding.
3. Put one lighted field in the corner furthest away from the neighborhood.
4. Have the park staffed. -Currently there is a lot of late night activity including drinking and loud music, where police are called.
5. Remove the overlook.
6. Remove the additional parking lot on Thomas. That currently is the kids sledding hill.
7. Move the playground closer to the tree line.
8. Additional trash facilities.

We as a neighborhood look forward to working with the Park Authority on improving Franconia Park for the kids.

4/30/2014

We do not support the Master Plan for Franconia Park as it is drafted. The County has failed to provide adequate maintenance and oversight to the park with the recent installation of one lighted synthetic turf field, which has brought significant issues to the surrounding neighborhood. Additional major expansion without adequate restrooms, parking, traffic control, upgraded utilities and sewage, policing and maintenance, and noise abatement/control will make these issues untenable for those residents living closest to the park. Creating an outdoor sports complex that operates late into the night and removes the bulk of the remaining natural grass areas is not a suitable plan for this small neighborhood park. Additionally, small neighborhood roads, which provide the only access into the park are already choked with traffic, particularly on weekends when major events are occurring in the park. Please keep your promise to work with the community residents to develop a more appropriate plan that addresses our significant issues and protects the natural habitat of this unique little neighborhood park.

4/30/2014

I live on Northanna Drive, and have been in my house for over 20 years. I would like it to go on record that I oppose the plan for Franconia Park as it currently is.

According to the Park Classification Document located on the following link:

<http://www.fairfaxcounty.gov/parks/plandev/downloads/parkclassifications.pdf> "Access should be available by the major arterials" to be classified as a district park.

Franconia Park is only accessible through local neighborhood roads. Please note that the underlined statement completely was omitted from the Master Plan Document D. Park Classification page 10.

Additionally, Page 5 of the Franconia Park master Plan Revision B. and I quote, "The park is surrounded on its remaining borders by single family residential neighborhoods, most of which have been built since the 1970" and again on page 23 in section B. Cultural Resources, " by the 1970's farmland and forest was giving way to suburban development"

Again there is no foundation to these statements, as the homes surrounding the park from the areas that are not part of the Resource Protection Zone have been in existence since 1964-1965 with the exception of the homes on Tobey Court:

- Rives Court built in 1964
- Northanna Drive built in 1964
- Thomas Drive close to park area built in 1964
- Bowie Drive close to park are built in 1964
- Floridon Court built in 1964
- Kroy Drive built in 1965
- Cloud Drive built in 1965
- Tobey Court built in 1996-1998

Furthermore, if you look at the Original Park Plans for Franconia Park at the time these homes were built, it was plainly identified as Franconia Park.

The studies that were extensively discussed are appropriate for such a project and I cannot argue that much was invested in these environmental and conceptual development plan map. Discussing many areas and what had to be taken into consideration. However, the one thing I did not see much of is the environmental impact study on the residents in the neighborhood. Can you please let me know how you are mitigating this environmental impact of the following:

- Access to the park through the local neighborhood roads and not major arterial
- Even with the expansion of the parking lots, parking will still limited, how are you addressing the overflow and how do you expect the residents to deal with this overflow in residential areas.
- The increased lighted fields and the timeframe for these fields up to 11:30 at night means, cars and traffic out of these fields and from the residential areas will not cease until past midnight; with the one field, I can hear the loud noises in my bedroom at night. How is the impact on the residents in the neighborhood addressed in your environmental impact study? And where can I get a copy of this study?

I do not want to make this lengthier than it is, but the current conditions for parking on Northanna during games is not the greatest, there is absolutely no place to park, it is an obstacle course to back out of the driveways to go on the street and sometimes cars are left in the middle of the street for a 5 - 10 minute period an emergency happens we have to wait, I wanted to attach some pictures but was not sure you will get this e-mail if I send any attachments.

Finally, I would like to respectfully request, that you take into a greater consideration the environmental impact

on the residents and live in this neighborhood before a final decision is made.
Looking forward to hearing from you.

4/30/2014

I have lived in the area for about 17 years. My family lives on Cloud Drive and have experienced the changes that occurred with the first turf field. There has been an increase in traffic, noise and disruption that we have had to adapt to. (The occurrence of theft has stopped.) The park used to be a haven from the hectic lifestyle of the area. We have used the park for sports and understand the difficulty finding playing fields, but we also have a need for a safe friendly neighborhood. I have many concerns about the new proposal. I don't write often, but this is very important to me. I do hope you will take my experience and observations into account before any action is taken.

Sledding hill - The kids in the area have used the back hill for sledding for as long as we have been here. The other alternative is to sled down Bowie. This is a well used road, not the safest place to play. The sledding area in the park has a long run and nice space at the top to wait your turn.

Several years ago we had a problem with a trash can being placed on the hill. Many kids signed a petition to have the can moved closer to the fields . This worked out well. The kids got to keep the sledding hill and the can was better placed for use. The kids thought this was over. Please leave an area for sledding, especially with the loss of the sledding area where additional parking has been proposed and the space taken up by the existing power source. (Where will the new power source be located?) The extra stuff that is proposed for that space is unnecessary.

Gardens - The wild plant nursery is a wonderful asset. It has great educational value, both in working with nature and people. My younger son has worked with Earth Sangha for many years. He has learned about plants and animals of the area. He learned that even at the young age of eight he could make a difference. And he has learned to work with people who are different. (He is working with the students at Key Center - 8th grade) I am extremely grateful that the nursery remains on the plans for the future. I am not sure the proposed open space is needed. It could be used for more garden area. (Raised beds could be handicap accessible) it is nice to have this space separate from the sporting areas. I would like to see part of the proposed programming space restored to fill in between the protected areas. This may be a space where Earth Sangha could plant native plants as they do in other parks. This would allow them to show off more mature plants.

The newly proposed garden section may not be in the best spot. This area is currently where the existing turf field drains. Was this drainage need taken into account when all the fields were proposed?

Resource Protection Zone - The creeks and surrounding areas are extremely valuable. The stream is teeming with fish, crayfish, and other small critters waiting to be observed. My family has enjoyed the wildlife this space supports. Beyond the normal frogs and foxes, this space has also sheltered bard owls and Hawks . It is important to us that we retain the habitat we have. The trees that remain have become even more important for the health of this area. With all the new construction and road expansion, the continues canopy has to do double duty as air purifier (with the highways on two sides, the air quality is poor) and wildlife habitat. The roots will have to filter all the added run off that will come off the fields. Adding additional round the clock play time will not make things better. The added air and major light pollution will adversely effect the park.

We had the county cut a large swath behind our house to allow more drainage for a few new houses. The topography was charged creating a much dryer area. Many of the oldest trees have died and we are now left with little shade or buffer from neighbors . The woman next door has spent thousands of dollars to take down distressed trees. All changes have far reaching impacts that need to be considered before any work is done, not after or not at all.

These streams are in a Chesapeake Bay watershed protected area. As a home owner we have been told we can't even plant or remove anything in this area. How can the county cover a majority of the park with hard impervious surfaces? We are not talking about a double driveway, but acres of land.

Parking Lots - The existing spaces are inadequate for the park when all the soccer fields are in use. When there are special events the cars spill over into the neighborhood clogging the street and obscuring visibility. Many times when the lot is full people will park in the grassy areas, in the fire lanes and several cars deep in the court by the park entrance. We have a lot at our entrance, but the area at the far end have absolutely no where to park on a normal day. The addition of amenities with no parking in that area is unrealistic. This street is a true dead end with

no space to turn around. The entrance was designed for residents as a walk in entrance not as a place to unload gear much less park. It is hard to get to and a long way from the other parking lots.

I went down to the park on Friday around 3:00. The lot off Cloud Drive had 22 cars and the other lot had 1. This is typical. We have activity on the turf field a good part of the day every day until 11:00 at night . (When the turf field was new we were told it would only be until 10:00.) If additional turf fields are added the proposed parking areas won't be enough. The Cloud Drive lot should prove that. Before the lights were added the lot worked with space for gardening and other activities. The main entrance off of Thomas will be horific with the new turf fields. Space will need to be set aside for each field. If it has problems now, double the amount of year round soccer use, then add the needs of the other fields, etc..I don't think we have the space for all of the heavy use areas.

I do hope that safety issues will also be considered when looking at these lots. With night games there will be a lot of people using the park with limited visability. This would include the dark lots and the wooded area.

Road Safety - This neighborhood was built in the early 60's with roads designed for a single car per household. Many of these homes only have parking pads for one vehicle forcing all additional vehicles to park on the street. These streets tend to meander through the neighborhood at strange angles blocking the view of oncoming traffic. This is a frequent problem on Merriweather. Recently I was surprised to find this happening on Cloud. People tend to be in a hurry and not focused on there surroundings. We have had accidents in front of our house involving people leaving the park. This entrance has a blind hill that curves into the neighborhood. With the proposed adult sized fields the amount of traffic will increase.

In addition to the visability issues, there are also problems with the amount of traffic that backs up at the light to Franconia Road on Thomas Drive. I have followed the crowd out of the park and found that the traffic reaches well beyond the no parking zone. This causes problems with people entering and exiting the subdivision, especially busses. Our roads just weren't built to accommodate all the vehicles they do today.

Speeding has always been a cause for concern, to the point that we added speed bumps and extra street signs on Merriweather. They may have helped some, but not down by the park entrance. The neighborhood kids used to ride bikes in the street, but not now. They have to ride on the sidewalk for their safety.

When you start to cross the street clear of traffic, you end up running so you do not get hit . Last Monday night around 8:00 my 14 year old son was almost hit by a car leaving the park. The car had time to flash it's high beams, but not enough to slow down. He told me he could feel the breeze of the car passing inches away from him. This is what happens with one turf field. This effect will multiple with each added adult field opened up.

Another concern is the condition of the roads. We used to have bus service all the way back by the park and through the subdivision. Access had to be limited because of the poor substrate under the road and the damage done to the homes along the route. If the road can't handle bus service, how will it handle the additional traffic?

This was a community park (at least by feeling) when we moved in. Many people use it because of the feeling of safety, serenity and belonging.I like the wide open space that makes this park inviting. It was a great place to fly kites when my kids were younger. I understand the need for playing fields, but the adult fields change the way the park is used. The youth leagues still have some what of a family feel. The more competitive the teams the more entitled and disconnected the people in the park become. (They can use it and leave it be with out a thought. Behavior is of little concern when you don't have to live in the area and be seen by the same people every day.) This park is not easily accessible from the main roads. It is tucked back in a once quiet neighborhood that cares about it's park, and the areas that leads into it. Please study all the implications of these changes before going forward.

4/30/2014

I have been informed about the revision on the master plan of the Franconia Park in Springfield Virginia. After reviewing the proposed ideas, I must say that I do not agree with any of the changes to the park.

The neighborhood park, reclassified by you as a District Park, is still only accessible through neighborhood streets and is already overly busy. Between soccer games, tournaments, track teams, little leagues visiting the park, we the neighbors are getting hammered with traffic, noise, and light and air pollution. Parking our own cars in front of our own houses is out of question. Also, having lights shine into our houses is on daily schedule and that our kids are not allowed to play at the park is now the new normal. All of these issues are the current issues; they will only grow in magnitude if the new revisions are realized.

Now, for the turf fields; I did not approve of the already existing field and do not agree that the county is wanting

to add more turf fields into the park for the simple reason of safety. After extensive research, which obviously was not done by the county before adding the turf field, I found that not only the Centers for Disease Control (CDC) but also the US Environmental Protection Agency (EPA) have changed their stance on the safety issues of the turf fields. Besides the dangerous temperatures on the turf fields as well as the chemical ingredients such as heavy metals – lead, zinc, cadmium and other mixes of chemicals, I can see why the EPA did change their opinions in term of the overall safety. With that in mind, it brings thoughts of serious health concerns regarding the garden plots where neighbors are having vegetables grown close by the turf field run off; so much for a healthy living.

I find it utterly disturbing that the county proposes the changes, and is not even considering the overall safety of us all. I guess financial and political gains are the driving factor behind all.

No, I do not approve of any of your changes, even further, I am very disturbed to learn that no adequate research has been done in this area of what the impact to the adjacent neighborhoods would intake, nor that the safety of us and our future generations is considered.

5/1/2014

I have already written one letter regarding the proposed Franconia Park Master Plan (see attached information provided to Christine Ritter).

However, before the comment period ends and prior to any meeting with Supervisor McKay I felt it might be constructive to review the bidding one more time. Before going any further, it is my contention that few, if any, in the community would object to a plan where LOCAL sports teams make maximum use of the facility as it currently exists. In fact, I would contend that the vast majority in the neighborhood would appreciate and applaud focused utilization of the Park by Lee District organizations

First a bit of history as I understand it. When the current Franconia Park was envisioned during the 1970's, the area designed for the park was bordered on three sides by the community/freeway. Since the construction of another neighborhood during the 1990's and early 2000's, the current facility is shoe-horned into an area that is totally enclosed and surrounded - on three sides by neighborhoods and on the fourth by the Interstate. Consequently a plan that attempts to build a sports complex in very limited, constricted space has severe limitations both from a space and supportability perspective.

Therefore, in order to proceed to a Win-Win conclusion, it is apparent that the question that must be answered is: What is viable in the face of the stated need of the County for 90+ additional fields and the potential for millions of dollars of direct and indirect revenue in the Lee District if a sports complex is created?

There are alternatives, both within Lee District and across Fairfax County that might be considered viable options to explore before making major changes to the footprint of Franconia Park. An alternative, it is suggested that a phased plan by all agencies of Fairfax County consider an approach that:

1) Makes the existing Franconia Park into what it is suited for - a park that exclusively supports LOCAL sporting clubs/events and provides non-sporting activities to others without overloading the crowded community that surrounds it. Upgrades to that facility and the surrounding community would focus on providing adequate safety, sanitation, traffic dampening at the parking lot entrances and throughout the community, and some additional parking to support the existing fields and facility. The existing fields should only be improved with natural grass, as the expansion of synthetic turf and additional lights will have far too great an impact on the community, increase the ambient heat exposure for the players (particular in the heat and humidity of mid summer) and impact surrounding flora and fauna;

2) Initiates a inter-agency review of all available sports facilities within the Lee District (for example: Lee and Edison High Schools, Key and Twain Middle Schools) in order to determine whether the needs for fields and revenue are better addressed at existing facilities with established access from main arteries, large parking areas and existing fields with some room for expansion; and

3) Reviews all existing facilities in Fairfax County, including the Lorton Workhouse, to determine whether a viable, cost effective plan can be developed for a sporting complex that adds to available fields and provides the desired revenue without embedding it in an existing community..

I am certain that you have received a number of inputs from concerned residents in the community surrounding Franconia Park. I would strongly encourage Supervisor McKay to put on hold any final determination on the

Master Plan for Franconia Park until he personally visits the park during the middle of the afternoon of a major tournament at the facility. Only then will he get a full perspective of the current state of the park within the community and the need to embark on a more reasonable path. He is welcome to park in my driveway because there will be limited availability closer to the park.

I look forward to hearing back from you.

5/2/2014

First and foremost, I want to thank you for your service to the community and Lee District. My wife and I truly appreciate everything that you have done to bring positive change to this area. Just today I was reading the WTOP article containing your quote about "fixing the core of the [Metro] system" before increasing capacity, and I found myself nodding my head in agreement. For the most part, I agree with the direction that you are steering development in this area.

Of course there are exceptions to my support, and I am writing to convey my adamant opposition to the creation of a sports complex in Franconia Park. This is not the proper location, nor does the surrounding infrastructure support, such a facility. The community surrounding the park has become overdeveloped and there is no proper access to the park.

I am not convinced that the driving factor for revision of the Master Plan is aimed mostly towards improvement of the playing surfaces at Franconia Park for the residents of Lee District (or those within a few miles as the District park classification states). I am aware of the potential windfall of money that Fairfax County stands to make from for-profit athletic tournaments using this facility, and it is clear that there is a movement around the country to build similar facilities such as the Potomack Lakes Sportsplex in Loudon County, where the website boasts about hosting "29 tournaments per year." As a taxpayer, it is hard to argue against the merits of such a facility, in fact I applaud projects such as this that will pay for themselves, especially with out-of-County dollars.

I have seen the research that points to the money from tournament events that would go to local hotels, the redeveloped mall, and other local businesses. We know that the stakes are high for Fairfax County and Lee District to build this facility in our neighborhood given its proximity to these amenities. In your response to citizen concerns you have mentioned that this is a "critical issue" in our district. As I am sure you can imagine, it is also a critical issue for us as neighbors of the park. If built, this facility will have a major impact on our community.

A facility such as the one proposed can only be built in a location that will not interfere with the quality of life for citizens living in nearby residential neighborhoods. There should be arterial access (as recommended in the classification of a District Park, a fact conveniently left out of recent Park Authority presentations) that can handle large amounts of vehicular traffic. These conditions are not present or even possible anymore at the Franconia Park site.

The houses built during the housing boom of the late 1990's until the late 2000's took away any opportunity to properly address the heavy traffic flow to and from the facility that already exists today. Any expansion will completely overload neighborhood streets and cause major backups at entrance/exit points. Proper buffer zones to the original houses could have been installed prior to the recent development and ample parking facilities could have been built. Instead the choice was made to build (then-) profitable housing. With that decision, the opportunity was lost to build a sports complex without creating a major impact on the surrounding community.

Park officials have stated on multiple occasions that there have always been plans to have lighted fields at the park and that it has always been designed as a sports-focused facility. I argue that Park planning policy also states that plans should be changed to address changes to the community and park uses should have minimal impact on the surrounding neighborhood.

While there are two lighted fields visible on the original Master Plan of 1974, (which came long after Monticello Woods was built in 1964, before the park land was even deeded) a reasonable assumption would be that it was never the intention of planners to create a facility this close to housing that brings in the type of traffic that tournaments do and operates for users 7 days a week until 11:30 PM. This is completely incompatible with a surrounding residential neighborhood.

Trying to squeeze a sports complex into Franconia Park is going to lead to a sharp increase in the issues that not only erode the quality of life for residents, but also lower the user experience. There is growing tension between park users and neighborhood residents which will get worse with any expansion. Proposed "fixes" such as no parking signs, speed bumps, and increased police patrols do little to address issues when the intended uses for the park are not compatible with the neighborhood and proper supporting infrastructure does not exist. These solutions are temporary at best.

A perfect example of this occurred this past Sunday evening, when a small field hockey tournament was hosted on one field. The neighborhood streets became a parking lot with many of our driveways partially blocked and used as places to turn around. Despite yellow painted curbs and fire zone signs, the entire fire lane was packed with parked cars. Police were called, tickets were issued, but at the end of the day what did that really accomplish? The residents had to do the enforcement (called the police), the danger was still there (the cars were not towed and fire and rescue apparatus would have had difficulty getting through) and the park users receiving the tickets had their experience diminished by the receipt of a hefty fine.

There was only one field in use at this point, so imagine how these problems would multiply with two more fields in operation and the two diamond fields in use. There is simply not enough space at the site to add the necessary supporting parking facilities. Throughout the afternoon, traffic in the neighborhood was heavy, and the narrow roads with cars parked on both sides would have made it difficult for fire and rescue apparatus to get through, and most certainly would have reduced response times. Regular two-way traffic could not pass without vehicles crossing the double yellow line.

I am also concerned about the safety and environmental concerns from converting so much natural grass area to synthetic materials. The addition of more lights operating at late hours will have an effect on the flora and fauna surrounding the park. The materials used in the rubber crumb ballast are a topic of much debate around the country due to potential health hazards. The risk of increased water runoff from the increase in impermeable surfaces threaten a neighborhood that already has severe problems with flooding issues from the poor soil in the area. I am concerned about toxic chemicals from the synthetic materials used on the fields entering the ecosystem in the protected wooded areas of the park. The removal of natural grass in favor of synthetic materials will have consequences on the environment.

I urge you to consider addressing the current shortcomings in the existing facility while pursuing other options for building a sports complex in Lee District in another location that will not do so much harm to a community. Park officials have already told us that space is limited and there is no money to buy land, but I am confident that there are solutions to be found such as private-public partnerships and use of existing facilities such as school properties.

This is a unique neighborhood, with many first and second generation homeowners still happily living here. Recently there has been a growing number that make up the "next generation" who have purchased homes and are investing time and money into improving their property and working to create a sense of community. Many of us see this proposed project as a real threat to our home values and the integrity of our neighborhood. There is simply no getting around the fact that major expansion that increases vehicular traffic and allows for park use until late hours every night will have dire consequences for us. We are willing to work with you and other officials to come up with a plan that is the proper fit for both park users and the surrounding neighborhood, but we can only do so if you are willing to consider all of the options, not just the ones that bring in lots of profit.

Again, I thank you for your service and wish you and your family nothing but the best.

11/11/2014

Glad to see the master plan is about to get finished. I have handbell practice on Wednesday nights, so won't be at the meeting at Key, but wanted to wish you good luck. Looks like not many changes were made to the plan, just skimming through. I can't imagine it will be developed anytime soon with money the way it is, but it surely will be a packed park if it ever gets fully complete. Glad to see the acknowledgment of the sledding hill since that is one the favorite neighborhood uses of the park. Also glad the forest on "my" side of the park isn't going to be encroached on. Found a place for everything within the existing cleared area! Good for you.

Trash pick-up in the park seems to have improved over the summer. Wonder if anyone will comment on that? Otherwise, I continue to use the park as I always have - a place to be outdoors and walk and meet neighbors and watch random soccer and Little League and softball games.

Am a little confused by this new wording...

including three small sided fields on each of the rectangle fields

is a word left out? What is a "small sided field?" I assume these are the divided soccer areas that are used by the little kids and for practice? Anyway, you might want to clarify that wording if you can - maybe others are as obtuse as I am

11/12/2014

12 November 2014

Since the Community Meeting seven months ago, the consistent message communicated to Supervisor McKay, his staff and the Park Authority Representatives and Planners has been the need to take a consolidated, coordinated approach to the Franconia Park Master Plan. That comprehensive plan needed to address a myriad of existing neighborhood infrastructure and facility management issues to include:

Synergy with the Community and the Environment

Streets and Access

Safety

Security

Sanitation

Scheduling

The approach this update to Master Plan chose to address that message is focused solely within the confines of the Park. If the park operated in a vacuum or had direct access to it from a Main Road (like Wakefield or Lee, etc), then this plan might be more plausible.

However, Franconia District Park is unique. To reach the entrances to the park, one must travel two lane streets through neighborhoods for distances ranging from .5 to 1.5 miles. When there are tournaments at the existing facility, the neighborhood experiences and must attempt to absorb the full brunt of traffic issues, from congestion, backups at street lights, to speeding, fender benders and accidents. This plan addresses none of those issues and, by adding facilities particularly lighted fields to increase park usage in the evening hours, will only exacerbate the existing problem.

No one in the community objects to increasing opportunities for youth participation in sporting events at Franconia District Park. Maybe the best way ahead for this unique facility is to take a different approach to a Master Plan. For the foreseeable future, let's focus upgrades solely on adequate infrastructure improvements within the park (i.e. parking, bathrooms, stormwater management, vegetative screening, shade trees and ADA access). Concurrently, the challenge would be to optimize current park safety and utility through effective scheduling and monitoring of events. Make the first objective of the Franconia Park Master Plan a commitment to improving the entire experience at Franconia District Park for all. In addition, this approach would give all parties an opportunity to address the external access issues, controlled by other agencies, before embarking on any facility expansion. I firmly believe that the Park Authority has other alternatives in the Springfield planning district to address the 2020 facility requirements outlined in the Fairfax County Comprehensive plan.

In conclusion, Franconia Park remains a small 62 acre district Park nestled and surrounded by a neighborhood. As currently structured and presented, this revised plan would not result in this community being a more attractive place to live and work.

11/12/2014

Not about kids because of lights. Kids don't play after dark.

11/12/2014

Need to manage and monitor traffic

11/12/2014

When would this be built?

11/12/2014

Buses on these roads will cause vibration damage to our houses.

11/12/2014

More parking is needed in the lot on Bowie Dr. Parking should be located further away from the homes on Thomas Dr.

11/12/2014

Proposed changes will cause a drop in home values.

11/12/2014

Are side effects going to be considered?

11/12/2014

Like the smell of real grass.

11/12/2014

Consider conserving the large mature trees to aid in preventing noise and light pollution. Look closely at existing trees, should not be replaced with a nature trail. Cutting trees will create more security issues. Parking lot expansion will impact mature vegetation.

11/12/2014

Don't like the rubber pebles from the synthetic field, they get in my shoes and track everywhere.

11/12/2014

Would like to see more fresh ponds and happy animals.

11/12/2014

In park a lot. Love it. It is where I learned to ride a bike.

11/12/2014

Have enjoyed gardening there for many years. Would like the garden plots to remain.

11/12/2014

Lights stay on past 1 a.m.

11/12/2014

Phasing is needed to address current issues first before adding facilities.

11/12/2014

Serious need to address current issues first before adding other facilities.

11/12/2014

Want a buffer from lights on Kroll Drive that backs up to park.

11/12/2014

Currently lit field stays on till 11pm, limit lights to 9pm.

11/12/2014

Noise is a big concern. Some folks are unable to sleep because of noise.

11/12/2014

Real bathrooms are needed, not the grossly unkempt porta potties.

11/12/2014

Security is a big concern. Adding more space and increasing the time the lights are on will exacerbate the situation.

11/12/2014

One individual spends a lot of time picking up beer cans, bottles, and caps.

11/12/2014

The current sledding hill is where the new parking lot will be. The new sledding area bottoms out in a drainage area.

11/12/2014

Drunk people are sometimes in the park at night after lights go off. Need security lighting.

11/12/2014

People go to park to play for 3 to 4 hours.

11/12/2014

Need more policing.

11/12/2014

Feel that Hoes Road Park should be upgraded with lights before Franconia Park gets more lights.

11/12/2014

People coming from other areas to use park. See lots of Maryland tags in the park. Should have local draw features like basketball, tennis, etc, rather than soccer fields that are an external draw.

11/12/2014

Why are you proposing more fields and why here?

11/12/2014

What is field use application process and who gets priority on these fields? Is this application process published?

11/12/2014

Benches needed on sledding hill.

11/12/2014

Are comments part of the public record and are they available?

11/12/2014

People using the park run stop signs.

11/12/2014

Why is tennis eliminated?

11/12/2014

Benched not needed on sledding hill.

11/12/2014

Franconia Park is classified as a district park but it is located in a residential neighborhood. Should be a community park.

11/12/2014

Park has limited access. District Park should have major arterial access to park. Traffic issue is very serious right now.

11/12/2014

Our streets cannot handle increased traffic. Do not want speed humps. Can't take away facts, roads are too small, still no solutions. Park Authority responsible to go to VDOT for citizens.

11/12/2014

Emergency access is compromised by the traffic and parking on the streets leading to the park.

11/12/2014

Speed bumps are needed on Cloud Drive prior to the park entrance (at Kroy & Cloud) Twin Court & Cloud Dr.

11/12/2014

Can't leave driveway empty or someone will park in it on weekends.

11/12/2014

Renovations will make park more attractive for tournaments on weekends. Tournaments will clog the neighborhood.

11/12/2014

Parking along the streets is a main plug to accessing the park. Two cars cannot pass each other on these roads. Estimate 1200-1500 cars per Saturday for ball games.

11/13/2014

At the Public Comment Meeting regards the subject plan on 12 November 2014 I asked whether your planning committee had spoken recently with the Highgrove Estates HOA Board. I was asked to provide a POC for the Board for you to discuss plans for the walking trail entrance at the bottom of Deer Ridge Trail. The contact is Kenneth Haynes from Annandale Management Company. Ken is cc'd on this email, or can be reached at (703) 328-5760.

As a resident of Deer Ridge Trail, I am concerned for the homes next to that entrance as far as security and parking are concerned. I believe the HOA Board should be consulted to ensure our neighborhood needs are taken into consideration as you move to finalize the current plan.

Thank you for your consideration.

11/17/2014

Many of us appreciated the time and candor of Supervisor McKay during last Wednesday community meeting. The fact is that the short time between release of the replan and the open forum did not serve all parties involved in the discussion very well.

I have attached some prepared comments that were intended for last Wednesday evening if the format of the meeting had been formal. It contained my initial thoughts regarding a true phasing of the Master Plan that allows for the agency interactions that are necessary for long term synergy between the community needs and the neighborhood.

As we briefly discussed after the meeting, I wanted to take some time to absorb what we all heard and try to come up with an approach that may actually result in a Franconia Master Plan that is both relevant and effective. First and foremost, there are some near term actions that can be taken: Changing the lights turnoff time to 9:00 PM as mentioned by Supervisor McKay, closing the access to the park from Northanna and putting the park entrances (Bowie and Cloud side) on the regular patrol beat of the Fairfax County police would certainly mitigate the current situation. In addition, many of us believe a VDOT traffic analysis must be conducted during peak

usage times at the park in order to obtain a baseline in order to address the fact that there is no direct access from a main thoroughfare into this district park.

As to the plan, the two phases could be focused on the following:

- Phase 1: Move the one baseball field (add lights with 9:00 PM shutdown) and proceed with the parking upgrades/expansion and traffic calming. Concurrently, all the other upgrades listed on the plan could be included with the exception of the second lighted Rectangle field, the Dual Vendor Pad and the Overlook bench. Of the Phase 1 upgrades, the highest priorities should be identified clearly as those relating to park infrastructure (i.e. bathrooms, stormwater management, vegetative screening, shade trees and ADA access).

Once the traffic analysis is complete and some actions are taken to mitigate the traffic flow, then Phase 2 could proceed

- Phase 2: Second synthetic rectangular field (no lights) - the rationale for no lights is that the location as shown on the plan moves a lighted field considerably closer to neighborhood homes. Instead of the overlook bench, expand the sledding area or just leave that area open. I don't understand the need for a dual vendor pad at all.

Given the near term actions, a traffic analysis with follow on action and the division of the Plan into two distinct phases that reflects the balance between location of the park and needs of the community, I think the Park Authority may find a more receptive neighborhood to the plan. Everyone will not be satisfied and there will still be very vocal feedback. However, there will be very concrete evidence of a commitment to improving the entire experience at Franconia District Park for all during the next 40 years.

I look forward to further communications on this challenging issue.

11/18/2014

We attended the meeting tonight and had to slip out early.

We wanted to comment on how you professionally handled tonight's meeting. It was obvious to us that you took into consideration the emotional nature of the crowd and were prepared to discuss and handle difficult topics.

While the initial slide show showed the different plans, your comments about "why" specific elements were included, placed, rearranged, etc...helped show how the Park Authority listened to and then modified the DRAFT Master Planning taking into consideration community input.

We noticed important changes when we looked at the DRAFT online.

If/when there is another meeting, would it be possible for someone from VDOT and the Police Department to be there? We think that would help focus answers to those matters

11/18/2014

Thank you for answering questions about the Master Plan as well as other related topics.

We both thought that the 9:00pm suggestion for shutting off the lights is a good compromise and appreciate your recommending it.

The elimination of 1 lighted field and the relocation of 1 ball field to the center of the park was a good addition to the plan.

For us, the amount of additional traffic and their use of the neighborhood streets is the biggest concern. Would a community meeting with VDOT be possible?

We look forward to finding the balance between Park Authority needs and neighborhood concerns.

Thank you

12/31/2014

We would ask that you reconsider the plans for Franconia Park. Right now you are planning a large parking lot behind our home. This area is currently a lovely place where the Lee High School track team runs, where we take walks and where we see wildlife: foxes and deer (8 deer just this morning). It truly grieves us to think the county would dig up this area and pave it. Please reconsider!

There is a parking area on the far side of the park where there are also gardening plots provided. The gardening plots have become an eyesore where people leave all kinds of their unused items rather than a lovely garden area. The plans are to add more of these plots. Please come visit them before you make that happen and see

the result of these plots. Consider adding to the parking area on that side where there are no private homes.

Thomas Drive cannot handle more traffic. There are people taking walks on this street at all times of the day. There are children playing and school traffic.

Franconia Park had been a source of drug deals and trouble but has evolved into a safe and lovely nature environment. Please put the athletic fields somewhere else. This small park is not meant to be a sports complex.

Thank you for your consideration.

2/6/2015

I'm personally against the plan. I was initially all for it and actually attended the local meetings and signed up to speak in favor, but having listened to the vast majority of the other speakers giving their reasons against it I changed my opinion. There are too many reasons to explain in this email but the local residents over at Montichello Woods have put together their own website to petition against it, I'll find out what it is and send it later if anyone is interested in looking at it. The key opposition lies in the increased volume of traffic (Willowfield Way already has a lot of through traffic for the park, if they expand the number of fields then it will expand the traffic volume), speeding and the risk to children, crime at the park (late night drinking and damage to surrounding neighborhoods), and the fields are used primarily by non-locals (most players on the sports teams come in from MD and DC and other parts of NoVa). Those are just a few of the topics being discussed. Obviously everyone has their own thoughts on it but I've turned 180 degrees on the matter and am now very much opposed to it. Just my 2c on the matter. Happy to chat live to anyone who wants more details too

2/6/2015

Thanks for the information I will pass it on to the board.

I spoke with the FCPRA county yesterday regarding the park redevelopment and attached is the general information.

They were concerned that our association opposed the development. Based on the communication and discussion with the county I do not see any problems or issues.

2/8/2015

I believe the update is good for everyone. Right now it doesn't look very appealing and is not utilized completely.

Here is the information easier to check out:

Franconia Park Master Plan Revision

The Park Authority and Lee District Supervisor's Office hosted a community meeting to present and discuss second draft revision to the Franconia Park Master Plan on November 12, 2014 at 7:00 P.M. at Key Middle School. Comments on the second draft will be accepted through the end of December 2014 through Parkmail@fairfaxcounty.gov.

The second revision seeks to address community concerns raised at the public comment meeting held in April by reducing the number of athletic fields, expanding parking and reorienting other fields and features. The revisions include reorientation of the existing diamond fields away from residences and towards the Beltway. A planned third rectangle field shown on the first revision has been removed from the draft plan and other park features such as the playground, picnic area, dog park and skate spot, have been rearranged accordingly. Planned parking has been expanded within the park and phasing text has been added to the plan that prioritizes the provision of parking prior to building new facilities.

The second draft, meeting presentation, and meeting summary are available in the documents section of this web page. Based on input received at the November 12 community meeting, mitigation of neighborhood concerns is being further investigated.

>> Download REVISED DRAFT Master Plan
Franconia Park Planning Background

Located along the Capital Beltway, at 6432 Bowie Drive, in Springfield, Franconia Park has over 62 acres of playing fields, garden plots, parking, trails, and forest. Franconia Park is located in the Lee Supervisory District, and is classified as a district park. Please refer to the vicinity map. Franconia's current master plan approved in 1974 has guided its uses and development for the last 40 years. As with many park master plans of that era, the plan consists of a graphic conceptual plan representing the approved planned uses. This 1974 Master Plan, existing uses, use patterns, and public input will inform the master plan revision.

The Fairfax County Park Authority initiated the public master planning process to revise the 1974 Park Master Plan for Franconia Park, with a public information meeting held on July 16, 2013, at Key Middle School. The presentation and a summary from this meeting are available online. This meeting allowed the public to identify issues and uses to be considered by the Park Authority in developing the draft Master Plan.

Future Park Improvements

Although park planning should be completed in 2014, no determination has been made as to when approved improvements will be implemented. Current park bond and work programs do not include funding for design or construction within Franconia Park. Site design, construction timing, and funding are determined by the Park Authority Board through adoption of the Capital Improvement Program. In some cases, sponsorships and funds proffered from private developments may be available to provide park improvements.

3/17/2015

I am not seeing the volume of calls coming to our office that you are claiming from this community – you need to call in incidents.

3/17/2015

Then obviously the police are doing their job since they caught the driver.

3/17/2015

The public is the eyes for the police. We have limited funding, so there are only 10 officers on duty per shift for the entire precinct. You need to call in incidents and suspicious activity to educate police of what is going on.

3/17/2015

Mary Weather Lane already has traffic calming.

3/17/2015

Thomas Drive only road around park eligible for traffic calming.

3/17/2015

Community needs to ask Supervisor McKay's office for traffic calming, need petition of at least 10 signatures.

3/17/2015

Can we paint a no parking in middle of Northanna near park because users park in middle of road blocking access to driveways?

3/17/2015

We do not want speed humps.

3/17/2015

Lights are on very late on weekends.

3/17/2015

Renovations will make park more attractive for tournaments on weekends which will clog the neighborhood further.

3/17/2015

Just 3 Porta potties at Bowie drive are not enough especially when the park is in full use for games and people have to walk across it.

3/17/2015

We need real bathrooms, not the grossly unkempt porta potties.

3/17/2015

There is a lot of trash throughout the park, that is not put in the trash cans, and the trash cans are overflowing on the weekends.

3/17/2015

Last Sunday night, the police caught a driver with drugs coming out of park.

3/17/2015

Feel that other parks should be upgraded with lights before Franconia Park gets more lights.

3/17/2015

There should be regular patrols through the park.

3/17/2015

Currently lit field stays on till 11pm, the lights should be limited to turn of at 9pm, even on weekends.

3/17/2015

Why can police issue citations for parking?

3/17/2015

Called and Police showed up 30 minutes later, saw illegally parked cars and just left.

3/17/2015

Why can't police issue citations for drinking?

3/17/2015

I have 230+ bottle caps since 1st heard of Master Plan Amendment Process.

3/17/2015

When games are done, cars charge out of park. People using the park run stop signs regularly. Speed bumps are needed on Cloud Drive prior to the park entrance (at Kroy & Cloud) Twin Court & Cloud Dr.

3/17/2015

The 1974 approved Franconia Park master plan showed 8 athletic fields, many of which were planned for lighting. Only four fields were built. The current proposal shows four fields with lights.

3/17/2015

When I called the police for an incident, there was a large time lag between call and Police arriving.

3/17/2015

We have lots of dogs and cant weight for there to be a dog park in Franconia.

3/17/2015

When leagues apply for permit they should be given rules.

3/17/2015

I don't see where NCS monitors are helping.

3/17/2015

People coming from other areas to use park.

3/17/2015

Concern about tournaments drawing a large number of people to the park.

3/17/2015

What you are hearing is the people saying there is a problem now that needs to be addressed before anything else is done, including before adding other facilities.

3/17/2015

All facilities should be ADA accessible.

3/17/2015

Security is a big concern, and adding more space and increasing the time the lights stay on will only exacerbate the situation.

3/17/2015

Franconia Park is classified as a district park but it is located in a residential neighborhood.

3/17/2015

Traffic issue is very serious right now.

3/17/2015

This proposal puts too many cars on unsuitable streets putting community in peril.

3/17/2015

Parking along the streets is a main cause of congestion, blocking access to the park. Emergency access compromised.

3/17/2015

More parking is needed in the lot on Bowie Dr, but further away from the homes on Thomas.

3/17/2015

Evidence and witnessed drinking, particularly on the east side at the end of cloud drive.

3/17/2015

Drunk people are sometimes in the park at night after lights go off.

3/17/2015

Large events should be coordinated with the Police Department, when you have a large event, have officers there.

3/17/2015

A cover charge should be applied to get into large events in the park.

3/17/2015

The streets around the park are built to the standards of their time (1969-1974). Traffic has changed, and the park built in 1974, is in residential area, but it is everyone's park not just the neighbors.

3/17/2015

Would you think about public road rebuild for the future?

3/17/2015

Not a lot that can be done with existing roads without redesigning them to be wider,

3/17/2015

The adequacy of the existing roads is fine, consistent with other locations and parks.

3/17/2015

Extra high traffic for short periods of time do not trigger redesigns.

3/27/2015

We have been attending the master plan review meeting. I'd like to point out two things. Since the permits were issued, there seems to be a large number of walk on traffic in the evenings during permit usage of the turf field. We need your monitors out to assist with this. Secondly, we need a porta-potty in the parking lot of the turf field area. This will help with the traffic of people going to the woods to use the bathroom. I place a request to Phillip at the area 3 maintenance, but your support would be helpful.

4/1/2015

The portable toilets are there (3), but located 100 yards from the turf field across another field in the upper baseball field parking lot. That's the issue. I know from attending the community meetings on the master plan, this was a big issue with players, adults and fans going to the nearby woods instead of the long walk. It only makes sense to have one unit in the parking lot at the turf field end. This is both in NCS and FCPA's best interest.

6/29/2017

Please add bike racks for encouragement of other modes of transportation from beyond Commerce Street.

6/29/2017

Concerned about current safety, sanitation, traffic, and parking issues which could be further impacted by the new master plan.

6/29/2017

Concerned about DC and Maryland cars coming into the area and using the park.

6/29/2017

Suggested field monitors, and required register to use the facilities.

6/29/2017

Presented full can of beer bottle caps collected from the park.

6/29/2017

Handicap spaces are too far away.

6/29/2017

People are using drug in public.

6/29/2017

Grass is too tall near turf field.

6/29/2017

There is more parking proposed in new master plan, including ADA.

6/29/2017

Problem not related to sports league, and found to be caused by random people.

6/29/2017

The new master plan would provide sufficient parking and infrastructure first for activities generated.

6/29/2017

There is a section in the written master plan document for "Design Considerations".

6/29/2017

Concerned about the traffic issues.

6/29/2017

Concerned about solving the current issues first.

6/29/2017

Complained that when things happen, police don't respond all the time.

6/29/2017

Police, always respond.

6/29/2017

Park Authority should manage what is in the park now before adding anything new.

6/29/2017

Out dated MP needs update.

6/29/2017

Suggested community go through VDOT programs for traffic concerns.

6/29/2017

Suggested to lower speed limit.

6/29/2017

Concerned about speeding and no stop at the stop signs.

6/29/2017

Concerned about safety issues in general.

6/29/2017

Concerned about safety issues to be addressed.

6/29/2017

Soccer league play 5-8pm. Other group use the field right after games.

6/29/2017

Traffic congestions are everywhere and Park MP wouldn't resolve the problem.

6/29/2017

Lights has remote control to be turn completely off by 11pm.

6/29/2017

Traffic issues were also address through the school system, to add a new school somewhere else rather than bring in more students to an existing school to add traffic.

6/29/2017

New MP would bring in new restrooms, parking, landscaping, and is manageable.

6/29/2017

Asked for monitoring cams for no-stop at stop sign.

6/29/2017

VA only allow red-light cams, but no cams for speeding and stop signs.

6/29/2017

Concerned that the park usage by sports leagues.

6/29/2017

Lights off late and car roaming at late night.

6/29/2017

Concerned about traffic through neighborhood.

7/5/2017

Hi, am hoping for an update on how the revisions to the Franconia Park are progressing. I have a garden plot at the community garden there, and am concerned that your revisions may seek to eliminate the garden area. I would greatly appreciate knowing if that is part of the updated plans or revisions to that park.
