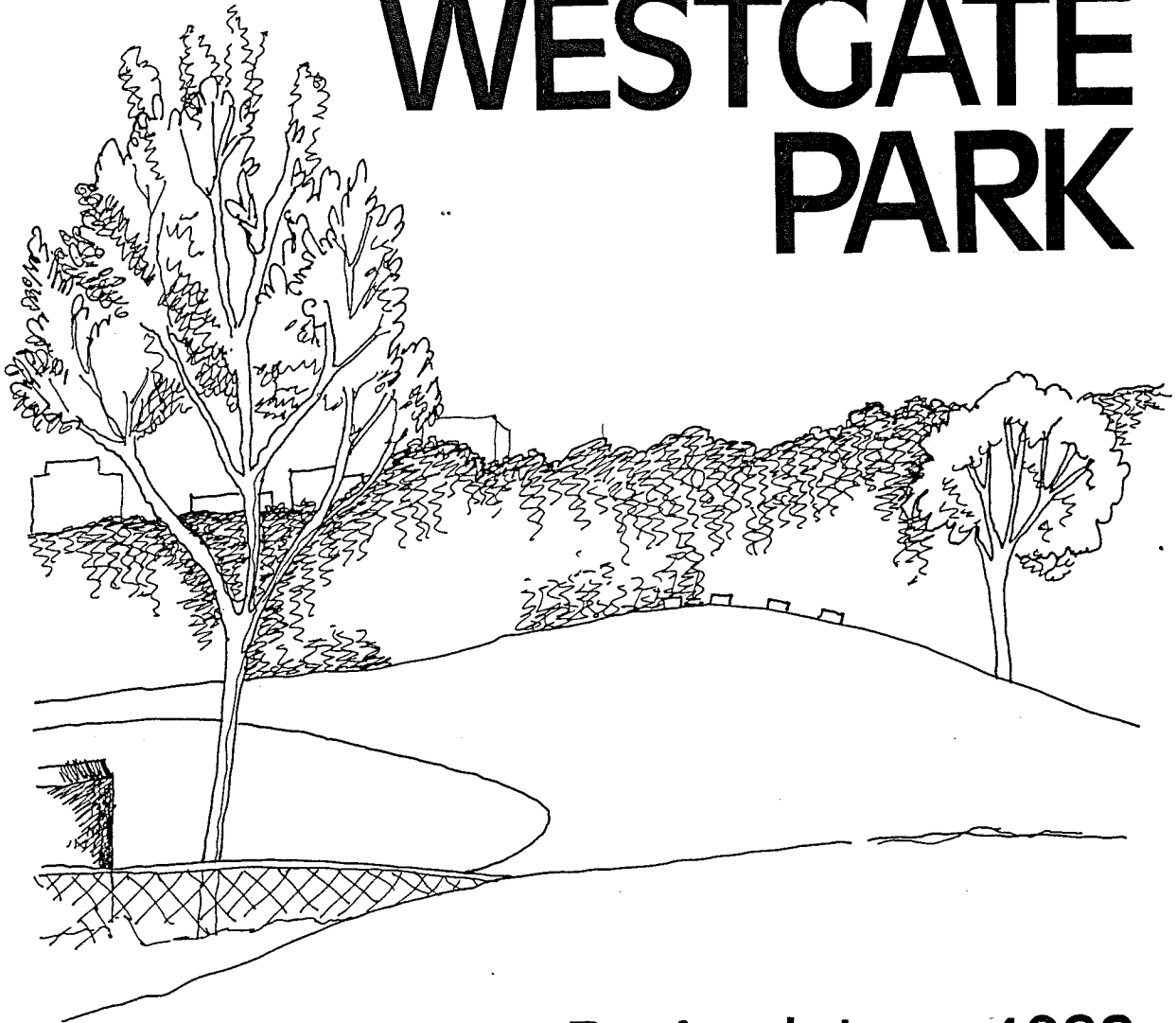


**MASTER
PLAN
REPORT**

for

**WESTGATE
PARK**



Revised June 1990
FAIRFAX COUNTY PARK AUTHORITY

REVISED MASTER PLAN SUMMARY REPORT

FOR

ATHLETIC FIELD LIGHTING

AT

WESTGATE PARK

prepared for

FAIRFAX COUNTY PARK AUTHORITY

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JUNE 1990

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TABLE OF CONTENTS

I.	INTRODUCTION.....	3
II.	PROJECT SCOPE.....	3
III.	SITE ANALYSIS	
	A. SITE CHARACTERISTICS.....	4
	B. SITE SUMMARY.....	5
IV.	STAFF INPUT.....	5
V.	PUBLIC INVOLVEMENT	
	A. PUBLIC HEARING.....	5
	B. POST-HEARING INPUT.....	6
VI.	FINAL RECOMMENDATION.....	6
VII.	PRELIMINARY COST ESTIMATE.....	6
VIII.	FUNDING & CONSTRUCTION.....	6
IX.	PRELIMINARY ANNUAL OPERATING & MAINTENANCE COST ESTIMATE.....	6
X.	REVISED MASTER PLAN APPROVAL.....	7
XI.	APPROVED MASTER PLAN.....	8
XII.	APPENDIX	
	A. WESTGATE PUBLIC MEETING MINUTES.....	9
	B. STAFF RESPONSES TO CITIZEN COMMENTS.....	12

MASTER PLAN SUMMARY REPORT

I. INTRODUCTION

This summary report relates factors evaluated in proposing athletic field lighting at Westgate Park. Project scope, site analysis, staff input, and public input were analyzed in formulating the final recommendation, which appears near the end of this report. Additional detailed information can be found in the Design Division's Master Plan Record entitled ATHLETIC FIELD LIGHTING-474288.

II. PROJECT SCOPE

This project is a substitution for lighting at Idylwood Park, which was included in the 1988 Bond Program under the project entitled Athletic Field Lighting, Project Number 474288. Westgate Park requires master plan revisions to include athletic field lighting. The revision includes:

- Lighting of one Little League field on park property
- Lighting of one Little League field on school property

These fields, when coupled with other existing site facilities, were proposed for lighting as they addressed the following issues:

- A. The parks selected are located throughout the county to serve a wide population of citizens, both at the community and district level:

Westgate Park was substituted for Idylwood Park as a community park in the Providence District serving community needs.
- B. The types of fields selected relate to FCPA Needs Assessment which indicates types of fields in greatest demand throughout the county and within planning districts.
- C. Each park has a complex of athletic fields as opposed to parks with just one athletic field.
- D. The fields proposed for lighting are also to be renovated and/or irrigated as a part of the 88 Bond Referendum enabling maximum use of these facilities.
- E. The cost of lighting existing fields is less than the cost of acquiring new park land and developing fields without lights.

- F. Maintenance costs can be reduced by maintaining athletic field complexes versus numerous sites with individual fields.
- G. The existence of an approved master plan enables changes to be made in a shorter time frame than master planning and developing a new park site.

III. SITE ANALYSIS

This park site was visited by staff to record existing site features and conditions related to the proposed lighting. Site observations were analyzed along with other factors in formulating the final recommendation for proposed athletic field lighting.

- A. Site Characteristics: The following characteristics were noted:

Adjacent Landowners: This 12.47 acre property is bounded on the east by Westgate Elementary School. To the south are The Colonies Condominium at McLean, and to the northeast is the Westgate office park. Directly north is an undeveloped section of the Westgate office park which is zoned I-3 for light industry, and to the west is FCPA property, Scotts Run Stream Valley Park.

Existing Facilities: Facilities currently located at the park include a Little League field and concession building, two lighted tennis courts and a gravel entrance road and parking area. There is an additional Little League field on the adjacent school property. Access is from Magarity Road along the Westgate Elementary School Property.

Utilities: Underground electric service is available for the existing lights, concession building, and future electrical needs. A water line runs from Magarity Road to the concession building.

Vegetation: A plant buffer along the property line with The Colonies Condominium of McLean is mainly composed of wild cherries, maples and sassafras. Small sections of this common property line are devoid of any trees. The Scotts Run Stream Valley property is heavily wooded, and there are a few scattered trees on the park site.

Topography: The ballfield on park property is located on a hilltop overlooking the lower areas of the park. It is approximately at the same elevation as the Colonies Condominium. The school little league field is 15 feet higher in elevation than the park field.

B. Site Summary

Staff concludes that the Little League field on the park property and the Little League field on the school property are suitable for lighting. Both fields are proposed to be renovated and irrigated in the current Athletic Field Irrigation grouped package. These fields are located a substantial distance from the adjacent condominium apartments, and are surrounded on the remaining sides by non-residential use. Given the latest in lighting design technology, these fields can be lighted while minimizing effects on the adjacent community. Staff also recommends that the gravel parking area have a security light installed until the lot is improved to current standards.

IV. STAFF INPUT

Various agencies and departments within the County and Park Authority were contacted and requested to provide comments and information related to the lighting of these athletic fields. We received the following responses from Park Authority staff. The Conservation Division of the Park Authority commented that the proposed changes were acceptable to them. The Deputy Director for Park Development suggested that the parking lot be lighted when ballfield lights were added. The Design Division assistant manager responded that the Colonies Condominium at McLean would probably be involved in the process.

The only agency outside the Park Authority to respond was the Department of Recreation and Community Services. Their response was that the fields should be improved and lighted.

V. PUBLIC INVOLVEMENT

The master plan revision process provides for formal citizen input at two points in the process, initially during the public hearing itself and then again, immediately following the hearing for a period of ten days.

A. Public Hearing

In accordance with the master plan revision process the proposed Athletic Field Lighting project was presented at a public hearing on May 10, 1990 at Marshall High School. Approximately 15 citizens were in attendance along with FCPA staff and Board members. Eight speakers voiced opinions at the public meeting. Three were residents of the Colonies Condominium at McLean and were opposed to the lighting. Five speakers were in support of the lights. Please see Appendix for additional detail on staff responses to the hearing and post-hearing comments.

B. Post-Hearing Input

After the public hearing the master plan record remained open for ten days to receive additional written comments. At the end of that period, one petition supporting the lighting was received. This petition contained 237 names. Park Authority also has received three letters from residents of the Colonies opposing the lighting.

VI. FINAL RECOMMENDATION

Issues and concerns raised by non-design staff and citizens have been useful in refining the proposed lighting plans and will be referred to again to influence the detail design phase. Staff recommends the following:

- 1 Light Little League on park property
- 2 Negotiate with the Fairfax County Schools regarding lighting the Little League field on the Westgate Elementary School property
- 3 Build asphalt parking lot as approved on Master Plan
- 4 Light parking lot
- 5 Provide a locking gate to the entrance road of the park
- 6 Provide landscape planting as buffer along entrance road

VII. PRELIMINARY COST ESTIMATE

Little League Field Lights-park property.....	\$ 85,000
Little League Field Lights-school property.....	\$ 85,000
Paving Entrance Road.....	\$ 69,000
Asphalt Parking Lot (32 spaces).....	\$ 57,600
Parking Lot Lights (for 32 spaces).....	\$ 6,400
Landscaping.....	\$ 6,150
Contingency, fees, administrative.....	\$ 61,830
Total.....	\$370,980

VIII. FUNDING AND CONSTRUCTION

The 1988 Bond Referendum included \$3.8 million dollars for the project entitled "Athletic Field Lighting". This park will be included in this grouped project after the required master plan revisions are made. Upon approval, the design and construction of the lighting systems will be completed as a part of the 1988 Bond Projects.

IX. PRELIMINARY ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

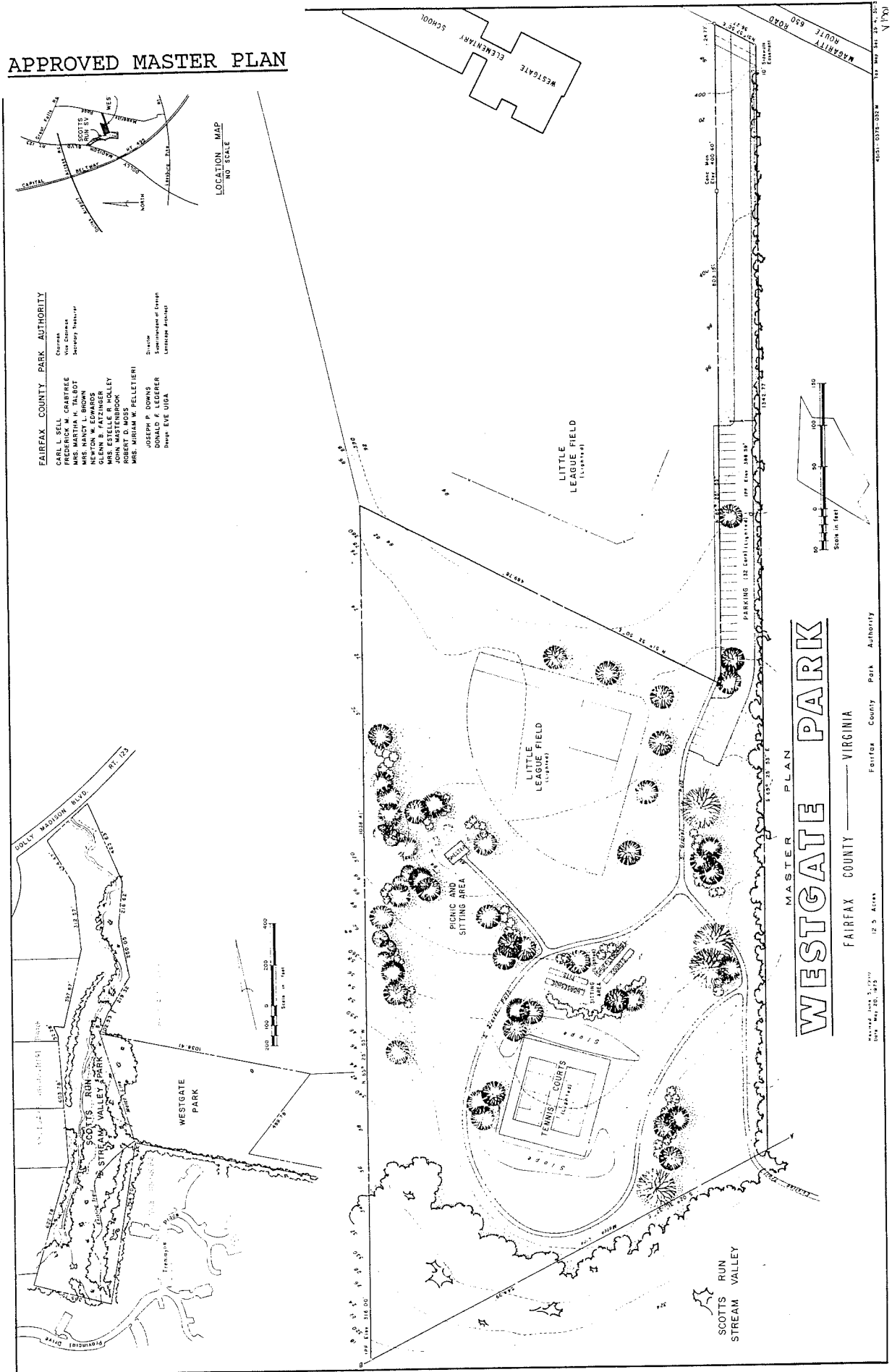
The Park Authority Maintenance Division is responsible for the maintenance of athletic field lighting at park sites. The annual operating and maintenance cost estimates given below are the costs for the lights only and are based on contractor and utility cost.

2 Little League fields x \$4500/field/year= \$9,000

X. APPROVAL OF REVISED MASTER PLAN

At the June 5, 1990 meeting of the Park Authority Board, the Revised Preliminary Plan was moved for approval. An additional item was added by Mr. Hull (Providence District representative to the Board) to provide matching funds for installation of new fencing. Approval was unanimous.

XI. APPROVED MASTER PLAN



APPENDIX A

WESTGATE PUBLIC MEETING MINUTES

REVISED MASTER PLAN FOR ATHLETIC FIELD LIGHTING
AT WESTGATE PARK
MINUTES OF PUBLIC MEETING TO SOLICIT CITIZEN INPUT

May 10, 1990

Mr. Robert Hull (Providence District) introduced the following panel:

Margaret Andino (Annandale)	Tom Beatty (At-Large)
Wes Carr (FCPA)	Fred Crabtree (Centreville)
James Davis (At-Large)	James Heberlein (FCPA)
James Massey (FCPA)	Theresa Merritt (FCPA)
Janet Tetley (FCPA)	

WESTGATE PARK (12.4 acre park):

Jenny Pate (FCPA) started the meeting with an oral and slide presentation on the Westgate Park Master Plan (August 1975).

One field is owned by the Fairfax County School Board.

Mr. Hull read a letter from "The Colonies" (see attached).

Carole Folsom: Is opposed due to the dust and noise. She indicated that residents cannot open their windows because of this problem, and there has also been a problem with broken windows and parking because of people loitering after dark.

Elaine Dunseth: Also opposes due to the noise. She feels that the field is in a bad location because it is too close to the apartment building.

Ren Morani: Supports the lighting of the fields. He also feels that the lighting will relieve the shortage of playing fields and reduce the demands to purchase more land.

Richard Sullivan: Is in support of the fields being lighted. He mentioned that there are 44 Falls Church Little League teams scheduled to use the fields, with a tournament due some time next year. At present, the fields are being used to the fullest extent with an increase in registration. He concluded by saying that he has a petition to be sent in with 250 signatures in support of the lighting.

Key K. Kobayashi: Is in support of the athletic field lighting, and appreciates the Fairfax County Park Authority.

Westgate Public Meeting Minutes
May 10, 1990
Page 2

Tom Marra: In support. (Speech attached)

Barry Sherman: Opposes the athletic field lighting. He feels the biggest problem is the road and he may have to take the County to court. Mr. Sherman continued by saying that the fields are not only being used by the Little Leagues, but by drug users and it has also become a "lovers lane," which will decrease the value of property.

Mr. Hull: It is against the law to be in a park after dark.

Ben Thompson: Supports the athletic field lighting, and feels that it would help get more games in.

Mr. Crabtree asked if a gate could be maintained.

Mr. Hull asked Mr. Heberlein if it was possible to have a gate or a chain with a double lock. Mr. Heberlein affirmed the question.

Mr. Davis assessed the situation and it appears the problem would be the road and not the baseball games.

A citizen also suggested the possibility of speed bumps.

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APPENDIX B

STAFF RESPONSES TO CITIZEN COMMENTS



Memorandum

June 5, 1990

TO: Chairman and Members

FROM: Jenny C. Pate, Project Manager *J. Pate*
Design Division

SUBJECT: Revised Master Plan - Athletic Field Lighting
(Grouped Project) - Westgate Park (Providence District)

STAFF RECOMMENDATION: Park Authority approve the revised Master Plan as presented at the public hearing and as amended:

Light Little League field on park property
Negotiate with the Fairfax County Public Schools regarding lighting the Little League field on the Westgate Elementary School property
Build asphalt parking lot as approved on master plan
Light parking lot
Provide locking gate to the entrance road of the park
Provide landscape planting as buffer along entrance road

In accordance with the Master Plan Revision process, the revised master plan to include athletic field lighting for Westgate Park was presented at a public meeting on May 10, 1990 at George Marshall High School with 14 citizens in attendance. Three (3) letters and one (1) petition (237 signatures) were received during the ten day post-meeting comment period. Comments from the Public Meeting and the letters are listed below along with staff response.

1. Comment: The entrance road is not paved. The dust generated by ballfield traffic causes many problems for residents of the Colonies Condominium at McLean.
Response: The approved master plan shows a paved entrance road and parking area. A two-shot asphalt treatment, which is a temporary surface treatment, is scheduled to be completed by early summer.
2. Comment: The entrance road is never closed, therefore, the park is never closed.
Response: A locking device is being installed at the park entrance road. Locking and unlocking the gate will be coordinated with the Falls Church Kiwanis Little League. The park is closed at dark unless ballgames are in session. Police should be notified of any illegal use of the park.

3. Comment: The park is used after dark as a gathering place where drug use and other illicit activity occurs.
Response: See #2
4. Comment: There is traffic in the park as late as 3 and 4 o'clock in the morning.
Response: See #2
5. Comment: Parking is inadequate for the facilities. Park users park along the entrance road, which is immediately adjacent to the Colonies property.
Response: Staff recommends building the parking lot to the full size on the approved master plan to help accommodate all park users.
6. Comment: There have been windows broken by rocks thrown from the park property onto the Colonies property.
Response: The additional landscape planting, as recommended by staff, will help prevent projectiles from reaching the Colonies property.
7. Comment: There are no trees between the park property and some of the Colonies buildings.
Response: Staff recommends additional landscaping along the entrance road and parking area as additional screening for the Colonies residents.
8. Comment: The noise generated by the ball games, slamming doors, barking dogs in cars, etc. will only increase if the fields are lighted.
Response: Noise generated from scheduled athletic games or practices generally occurs on a sporadic basis (typically occurring when points are scored) and is therefore difficult to predict or control. Park site plan designs address this issue by providing landscape buffers between athletic fields and adjacent landowners.
9. Comment: The park is a bad neighbor, with noise, dust, trash, and now additional lights will make it worse.
Response: See #8 and #1. If trash accumulation is a problem, Park Authority Maintenance Division should be notified of the problem.
10. Comment: The activity in the park will decrease property values.
Response: Staff has found that quite the reverse is true. Recent real estate activity has indicated that developers are receiving up to a \$10,000 premium on the sale of residential property adjacent to parkland, regardless of the facilities found at the park.