



Fairfax County Park Authority

Approved 6/26/02



Chandon Park



Master Plan Revision

June 2002

ACKNOWLEDGEMENTS

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Attachment I:

Original Master Plan Graphic – Approved 1975

Attachment II:

Conceptual Development Plan Graphic

I. INTRODUCTION

A. Purpose and Plan Description

The purpose of this master plan revision is to update the plan that was first approved August 12, 1975. Since approved, this plan has served as a guide for all planning that has taken place at this site. This master plan revision will reflect on the addition of an Off-Leash Dog Area, increased parking and how they will be incorporated into the existing plan.

The plan will describe the proposed facility, where it will be constructed and how it will be operated in conjunction with other areas of the park and existing uses.

B. Property Description

The park is located at 900 Palmer Drive in the Town of Herndon and is 7.9 acres in size. The park is classified as a community park under the Fairfax County Park Authority classification system.



C. Park History :

Chandon Park was established in 1972 and is owned by the Town of Herndon. The park was originally master planned by the Fairfax County Park Authority in August 1975 under a partnership agreement with the Town. The park was subsequently developed and is currently maintained by the Fairfax County Park Authority (FCPA).



II. PARK CLASSIFICATION

A. Community Park

Community Parks provide a variety of individual and organized recreation activities conveniently located for short term visits. These parks may be located in residential neighborhoods or Suburban Centers. Community Parks primarily support active recreation including organized sports and may be intensely developed. All facilities planned for a Neighborhood Park can also be located in a Community Park. Facility development may include lighted or unlighted athletic fields, court facilities, picnic areas, playgrounds, tot lots, garden plots, fitness courses, trails and parking. Parking is provided on-site or co-located with an appropriate adjoining development.



Community Parks will typically be 10-50 acres in size serving several neighborhoods. The service area is measured by a 5 to 10 minute drive or 15 to 20 minute bicycle trip. Depending on the density of surrounding communities, the service area generally extends up to three miles.

III. EXISTING FACILITIES

A. Listing of Existing Facilities

The following facilities currently exist at Chandon Park:

- 65’ Baseball Diamond (1)
- Tennis Courts (2)
- Playground/Tot Lot (1)
- Parking Lot (29 spaces including accessible spaces)
- Open Space



IV. CONCEPTUAL DEVELOPMENT PLAN FOR CHANDON PARK

The purpose of the Conceptual Development Plan (CDP) is to incorporate a description of the concept plan element, and a map that depicts the general location of the recommended facility.

A. Elimination of Previously Master Planned Elements

The following facilities are recommended for elimination from the previous master plan for the park:

- Lighted Tennis Courts (2)
- Tennis Practice Area
- Multi-Use Court

B. “Herndon Dogs, Inc.” Recommendation

Herndon Dogs, Inc. is a dog park advocacy group comprised of responsible dog owners in the Herndon area. Originally formed in July 1999 as the Herndon Area Dog Coalition, the group incorporated as Herndon Dogs, Inc. in the fall of 2000.



The group first petitioned the Town of Herndon for a dog park in June 2000. Herndon Dogs’ members had spent a year gathering information from established dog parks across the country and researching potential sites in Herndon. All this information was presented to Mayor Rust, who then requested the Town staff to review the proposal. On October 17, 2000 the Town staff presented its recommendation to the Town Council determining that Chandon Park provided “the most suitable site for a dog exercise area based on available open land, impact on surrounding neighborhoods, impact on existing park uses and accessibility.” At the public hearing on Tuesday, January 9, 2001, (after hearing from 22 speakers) the Herndon Town Council unanimously supported the

recommendation for the Fairfax County Park Authority to establish a dog exercise area on a section of available land in Chandon Park.

C. Description of New Plan Elements

1. Off-Leash Dog Area (OLDA)

a. Background:

The area proposed in Chandon Park is situated behind the tennis courts on a section of park that is partially overgrown with dense vegetation and brambles. This environment allows for undesirable elements in the park, which is a cause for concern of park users and neighbors alike, to be eliminated.

Off-Leash Dog Areas are designated open space areas on public property (County owned) for the purpose of allowing dogs to run and exercise while off-leash. County ordinance currently prohibits dogs off-leash on public property unless they are in an off-leash dog area. OLDA's were first established in 1999 and continue under the guidance of the Off-Leash Dog Areas Monitoring/Advisory Committee (OLDAMAC).

This committee serves as an all-volunteer, non-staffed adjunct to the FCPA Board and its staff. It meets on an as-needed basis. Every OLDA shall be required to have a Sponsor. In the case of Chandon Park, the Sponsor group is 'Herndon Dogs, Inc'. The Sponsor must agree to enter into a formal agreement with the FCPA to share responsibility for maintaining, managing and evaluating the OLDA. The primary purpose of the OLDA evaluation is to measure the success of the Area with regard to the dogs and their owners, the surrounding community and citizens, the Sponsor and the FCPA. Any improvements or fixtures made to the land become the property of the FCPA, however in the case of Chandon Park, the Town of Herndon will retain property rights.



b. Size:

The minimum size of an OLDA shall be



10,000 square feet. Ideally, wherever possible, OLDA's will be at least 27,780 square feet (half acre). Maximum size shall be limited only by space that the FCPA Board and the Town of Herndon may allow. The Chandon off-leash dog area is currently proposed at approximately 30,000 square feet.

c. Use:

Off-Leash Dog Areas hours shall be consistent with that of Chandon Park and may be restricted in an effort to mitigate any noise or parking issues. The area may be closed as the Sponsor and/or FCPA so deems necessary.

d. Carrying Capacity:

The carrying capacity for off-leash dog areas is one dog for every 700 square feet or in the case of Chandon Park, 42 dogs. The carrying capacity will be posted in the park. Users are expected to enforce the carrying capacity. The carrying capacity is considered to be the

maximum number of dogs that can be in the OLDA at any one time without:

- Adversely impacting the surrounding park activities and neighborhood
- Causing ongoing conflicts due to overcrowding
- Causing detriment to the surrounding environment
- Causing irreparable damage to ground cover

The capacity will be monitored and maintained by the Sponsor and is subject to review by the FCPA.

e. Containment:

Approximately 30,000 square feet of designated open space will be fully enclosed at Chandon Park.



An FCPA approved galvanized chain link fence (black vinyl coated) shall be 5 feet in height. The chain link fabric shall be crimped at both the top and bottom to assure safety to both dogs and people. The chain link portions shall be adequately entrenched or appropriately anchored to assure that no dog may burrow under. Double gated entryways will be provided for safety and to provide a neutral zone for dogs to be leashed/unleashed. Each section will have a double gated entrance. The neutral zones shall be

more than adequate in size to contain handlers and dogs. Single, large, gated openings will be installed to allow access to mowing and maintenance vehicles.

f. Ground Cover:

The preferred ground cover for Off-Leash Dog Areas is grass (turf). If as a result, no negative environmental or aesthetic impact to the surrounding area and its human activities exists, it will be acceptable to the FCPA for an Off-Leash Dog Area to consist partially or in whole of only exposed soil. Employment of ground cover other than grass or that which is already present must be approved by the FCPA.



The FCPA and sponsor will develop a turf management program for the Off-Leash Dog Area. Grass surfaces may be maintained at a lesser standard and appearance than other FCPA grounds. The turf management program may consist of:

- Research and development opportunities;
- Maintenance and renovation schedules;
- Environmental partnerships with businesses and/or academia;
- Off-Leash Dog Area rotating use/non-use schedules; and Long-term plans to fund and implement resources.

g. Operation:

A point of contact for complaints and/or concerns arising over the OLDA shall be posted at each park. The sponsor shall act as liaison between the OLDA users and others, such as neighbors, associations and organized groups using adjoining park areas. Likewise, the sponsors shall act as liaison between the OLDA users themselves. Should a complaint first come to the attention of the County, FCPA or OLDAMAC it must be referred back to the sponsor, or at least the sponsor must be kept apprised of its resolution.



If after 30 days the complaint and/or concern has not been resolved satisfactorily by the Sponsor, the Sponsor and complainant will meet with whomever the FCPA may designate to mediate the situation to solution.

h. Trash Receptacles:

Trash receptacles should be in appropriate quantity and of the type with self-closing lids that will prevent insect and rodent access. They must be lined with plastic trash bags. Receptacles will be emptied on a schedule timely enough to mitigate any resultant odors and/or flies or other insects.

i. Rules:

- The OLDA is for dogs, their handlers and those accompanying them. No other use

is allowed.

- All dogs must be legally licensed and vaccinated and shall wear a visible dog license.
- No dogs under four months of age.
- No female dogs in heat.
- Dogs must be on leash when entering and exiting the OLDA.
- Dogs must be under the control of their handler and in view of their handler at all times.
- No spiked collars.
- Children ages 8 and under are not allowed in the OLDA.
- Children under age 16 must be accompanied by an adult.
- Handlers must be age 16 or older.
- Handlers must have possession of the dog leash at all times.
- Maximum of two (2) dogs per handler.
- Handlers must “scoop the poop”.
- Handlers must fill all holes dug up by the dog(s) under their control.
- No food and drinks in glass containers – training treats are allowed.
- Dogs must be removed from the OLDA at the first sign of aggression.
- No animals other than dogs shall be permitted in the area.
- Handlers are responsible for any injuries caused by the dog(s) under their control.
- Users of this facility do so at their own risk. Neither the County nor the FCPA shall be liable for any injury or damage caused by any dog in the OLDA.



2. Increased Parking Accommodations

Existing parking available at the park consists of 29 asphalt spaces which are located at the terminus of Palmer Drive. A deficiency of 12 parking spaces currently exists based on the current facilities found in the park. Staff recommends adding 12 spaces to satisfy this current deficiency and adding 12 additional spaces to accommodate



the off-leash dog area. As funds become available, staff recommends adding 8 additional

parking spaces for a total of 20 designated for off-leash dog area use. Total additional parking recommended in this master plan revision is 32 spaces.

The parking proposed would be asphalt surface with wheel stops to match those existing in the park. Staff also recommends resurfacing the existing parking area at the time additional spaces are added.



3. Open Play Area

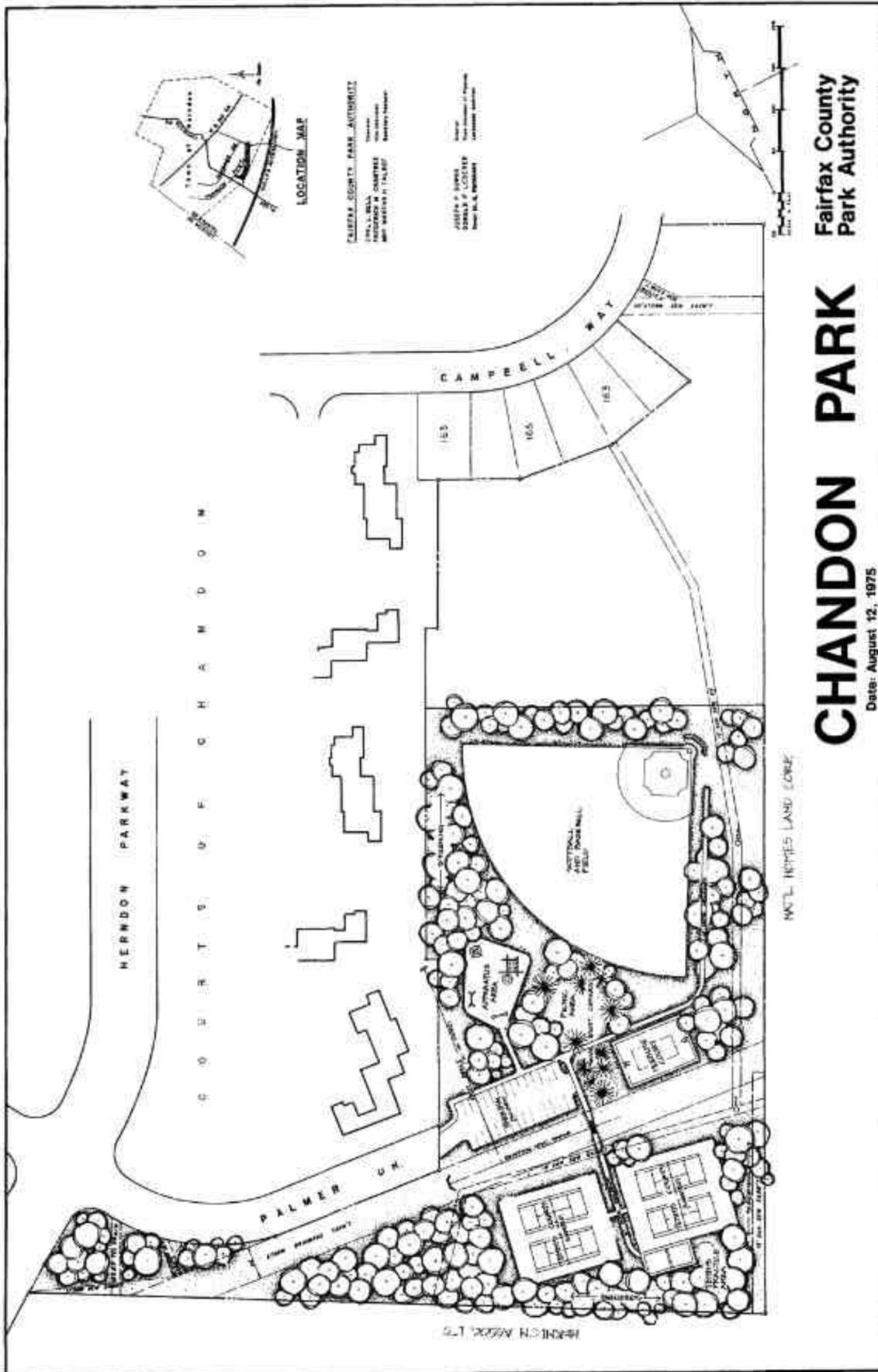
An open play area is recommended for inclusion in the small open field located in front of the tennis courts to the left of Palmer Drive as one enters the park. This area is defined as any grassed area devoid of trees that can be utilized for informal recreation such as catching a ball, tossing a frisbee, etc. The designation of open play will insure that the area is regularly mowed and will remain open for recreation.



4. Landscape Planting

Landscape planting with deciduous and evergreen trees and shrubs is recommended in order to blend all the park elements together and to fully complete park development. Deciduous trees are needed to provide shade for park users during the hot summer months. Evergreen screens will control the movement of objectionable sound away from the park while providing a needed visual barrier along the property edge. Landscape plantings have also been very beneficial in providing food and shelter for birds and other wildlife.





Fairfax County
Park Authority

CHANDON PARK

Date: August 12, 1975



March 2002



0 50 Feet



Chandon Park: Proposed Master Plan Revision