

PINE RIDGE PARK

Master Plan Amendment



Fairfax County Park Authority

APPROVED
9/26/2007

Pine Ridge Park

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY BOARD

Harold L. Strickland, Chairman, Sully District
Frank S. Vajda, Vice Chair, Mason District
William G. Bouie, Secretary-Treasurer, Hunter Mill District
Edward R. Batten, Sr., Lee District
Kevin J. Fay, Dranesville District
Kenneth G. Feng, Springfield District
Harrison A. Glasgow, At-Large Member
Georgette Kohler, At-Large Member
George E. Lovelace, At-Large Member
Gilbert S. McCutcheon, Mount Vernon District
Ken Quincy, Providence District
Winifred S. Shapiro, Braddock District

SENIOR STAFF

Timothy K. White, Acting Director
Cindy Messinger, Acting Deputy Director/COO
David Bowden, Director, Planning & Development Division
Charles Bittenbring, Director, Park Services Division
Miriam C. Morrison, Director, Administration Division
Cindy Walsh, Acting Director, Resource Management Division
Todd Johnson, Director, Park Operations
Judith Pedersen, Public Information Officer

Project Team

Sandy Stallman, Manager, Park Planning Branch, Planning & Development Division
Scott Sizer, Project Manager, Planning & Development Division
Marc Oliphant, Park Planner, Planning & Development Division
Jenny Pate, Trails Coordinator, Planning & Development Division
Richard Maple, Area 2 Manager, Park Operations Division
Richard Sacchi, Heritage Resource Specialist, Resource Management Division
Heather Schinkel, Natural Resource Management & Protection Manager, RMD
Sherry Frear, Landscape Architect, Planning & Development Division
Lynne Johnson, Planning Technician, Planning & Development Division

Master Plan Amendment

TABLE OF CONTENTS

I. Introduction	5
A. Park Plan Amendment Purpose.....	5
B. Public Participation Process	5
C. Park Location and General Description	5
D. Administrative History	5
II. Park Classification	8
A. Countywide Classification System	8
B. Planning Context.....	9
C. Park and Recreation Need	10
III. Existing Site Conditions	11
A. Park Context	11
B. Natural Features	11
Topography.....	11
Resource Protection Area.....	11
Flora	13
Fauna	13
Green Infrastructure.....	13
C. Cultural Features	15
Archaeological Sites	15
D. Infrastructure	17
Utilities	17
Access & Parking.....	17
E. Recreation Facilities.....	18
Athletic Fields and Courts.....	18
Cemetery Access.....	18
Trails.....	20
Garden Plots.....	20
Leaf Grinding Operation	20
IV. Master Plan Amendment.....	21
A. 1981 Master Plan Elements.....	21
B. Amendments.....	21
C. Conceptual Development Plan	21
1981 Plan Features to Remain	23
Sports Fields	23
Trails and Paths	23
Garden Plots	23
Parking.....	23
Amendments to the Plan.....	23
Restroom/Concession Stand.....	23
Athletic Field Lighting	23
Stormwater Management.....	24
Convert Open Play/Overflow Parking to Permanent Parking	24
Support Facilities.....	25

Pine Ridge Park

TABLE OF FIGURES

Figure 1, Nearby County Park Facilities Numbers..... 6

Figure 2, 1981 Master Plan 7

Figure 3, Park Elevation Map 12

Figure 4, Resource Protection Area Location..... 14

Figure 5, Green Infrastructure Map 16

Figure 6, Field Locations and Identification 19

Figure 7, Conceptual Development Plan..... 22

Master Plan Amendment

I. Introduction

The draft master plan amendment will be presented to the public in June 2007.

A. Park Plan Amendment Purpose

The purpose of a park master plan is to create a long-range vision for a park. During the planning process, the site is considered in the context of the surrounding neighborhood and as part of the greater Fairfax County Park Authority system. When approved, this document will serve as the long-term decision making tool for all future park planning and development. It will be referred to before any planning and design projects are initiated.

Master Plan Amendments are a method of updating master planned facilities or uses without reconsideration and revision of the entire plan. This amendment focuses on updating the athletic fields and support facilities at Pine Ridge Park to better accommodate current and future needs. The goal of the amendment is to allow for the improvement of conditions at Pine Ridge Park athletic fields and allow for more efficient operations.

B. Public Participation Process

In early 2007 the Fairfax County Park Authority Board directed staff to begin the master plan amendment process for Pine Ridge Park. Park planning staff began by compiling background information, conducting preliminary research for the amendment, and notifying neighbors and user groups to provide input. On February 27, 2007, the Park Authority held a public information meeting to formally begin the public participation process and to solicit community input. A draft master plan amendment was developed based on public input and needs identified by the Park Authority.

C. Park Location and General Description

Pine Ridge Park is located at 3401 Woodburn Road in Annandale, near the intersection of Gallows Road and the Capital Beltway (I-495). The park is 42.7 acres in size and identified as Parcel 59-1 ((1)) 20 on Fairfax County Tax Maps. The park is surrounded by single and multi-family housing to the south and west, and medical/office uses to the north and east. Pine Ridge Park is located in the Mason Supervisory District. (Figure 1)

D. Administrative History

The land that would become Pine Ridge Park was acquired by Fairfax County Public Schools (FCPS) from private owners in the mid-1960's. FCPS had intended to build a high school at the site but due to changing conditions in the county the school was never built. The Park Authority and interested citizens took note of the unused land and sought permission to use it for park purposes in the interim. The Park Authority and FCPS negotiated several formal and administrative agreements over the years which allowed for continued park use. Community garden plots were established at the northwest corner of the park in 1975-6. The Park Authority Board adopted a master plan to guide the park's development in 1981 (Figure 2). The 1981 master plan envisioned a park with five athletic fields, parking, garden plots, picnic facilities, and a forested natural area.

Through the efforts of several cooperating organizations and sports leagues, athletic field construction took place in the early to

Pine Ridge Park

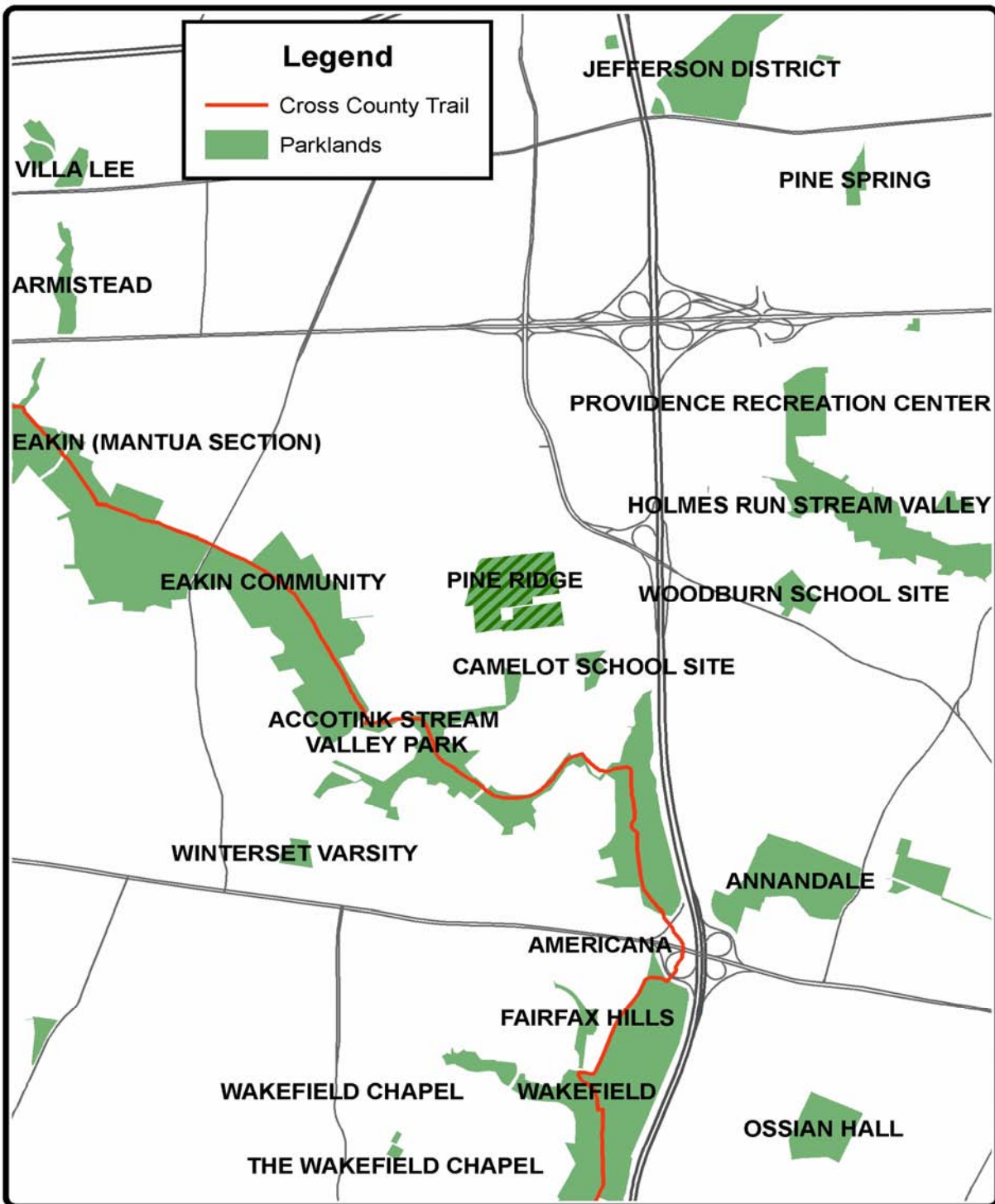


Figure 1, Nearby County Park Facilities Numbers

Master Plan Amendment

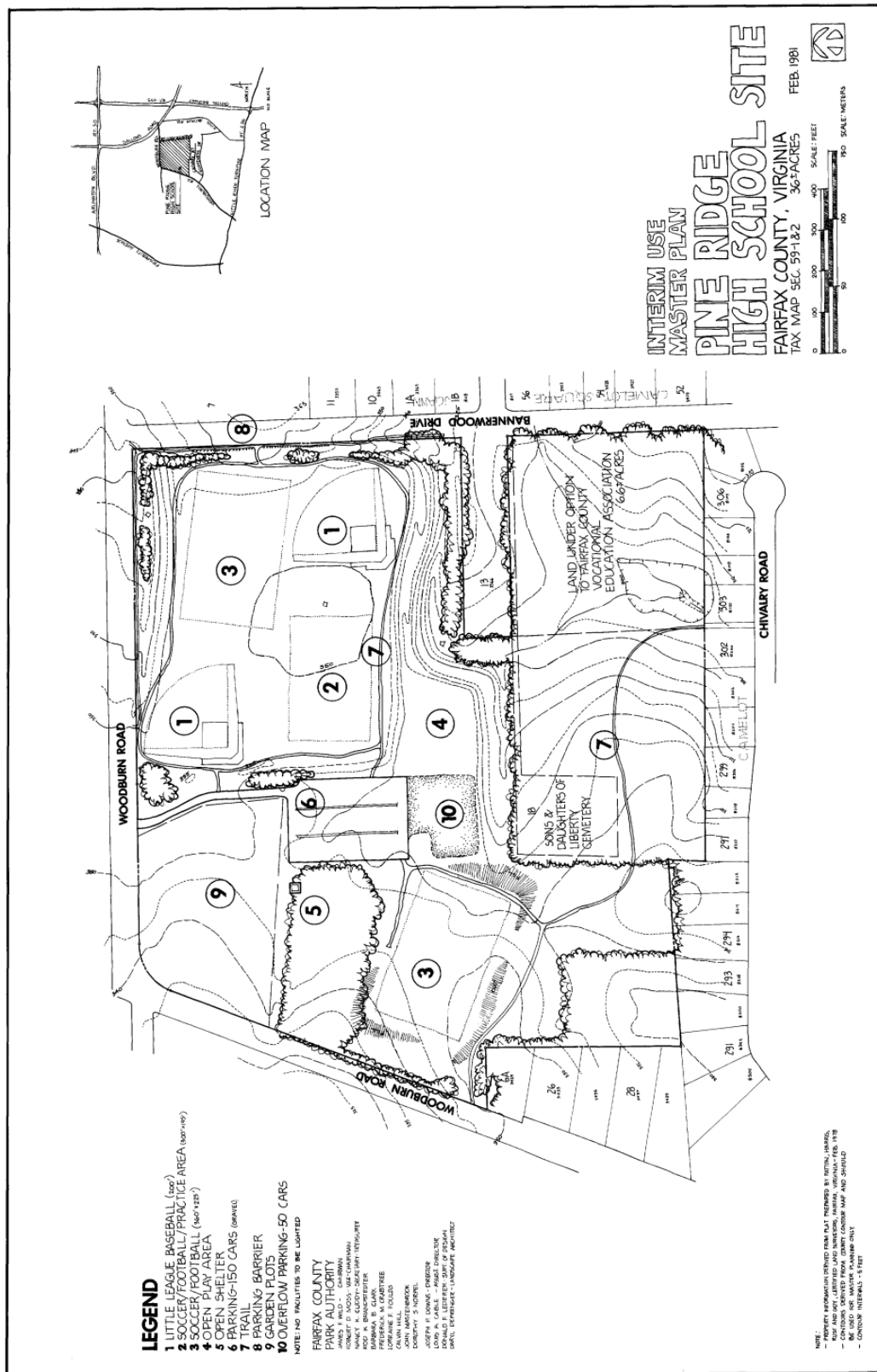


Figure 2, 1981 Master Plan

Pine Ridge Park

mid-1980's. This amendment is the first change to the master plan since its 1981 adoption.

Only 36 acres of the total 42-acre parcel were included in the 1981 Master Plan. Six acres were set aside for the Fairfax County Vocational Education Association as an option for development. The association did not develop their option so the entire 42-acre parcel is now intact and included in the master plan amendment.

II. Park Classification

A. Countywide Classification System

The Park Classification System is a general framework intended to guide open space and public facilities planning, and to assist in the development of land management plans, by grouping parks according to certain common typical characteristics. The Park Classification System specifically supports Countywide Objective 1, Policy a, in the Policy Plan section of the County Comprehensive Plan, by outlining the primary purpose, location and access, character and extent of development for the following park classifications:

- A. Local Parks
- B. District Parks
- C. Countywide Parks
- D. Resource-Based Parks
- E. Regional Parks

This Park Classification System is augmented by state and federal park areas within Fairfax County boundaries.

Park Classifications provide guidance:

- a) To the Planning Commission for determining whether a proposed park site is in substantial conformance with the County Comprehensive Plan;
- b) For determining the appropriate geographic location and equitable distribution of varying types of parks;
- c) To the park planning staff during the park planning and development process; and
- d) To set public expectations for future park uses.

Criteria for each park class are provided in the individual descriptions below. The general areas of consideration are:

- 1. Purpose - indicates the general park use.
- 2. Location and Access - indicates the appropriate location and means of access.
- 3. Character and Extent of Development - indicates the general park size range, typical facility types, the extent of development, the general experience a user may expect and any special considerations. Site-specific facilities and uses are determined through the park master planning process for individual parks. The park master planning process is a public process that provides opportunities for public input and requires approval by the appointed officials of the respective park agency or elected officials of local municipalities.

Local parks are designed to serve neighborhoods in suburban and urban areas. They offer a variety of active and passive recreation opportunities in close

Master Plan Amendment

proximity to county residents and employment centers. Local parks should be located to serve neighborhoods and broader communities. Appendix I of the Parks and Recreation section of the Fairfax County Comprehensive Plan describes local parks as follows:

“...Pedestrian, bicycle and/or car access is appropriate depending on the setting and access features. Whenever feasible, local parks should be adjacent to elementary or intermediate schools to maximize collocation of recreation facilities...Local parks primarily provide facilities for active or passive recreation, or both; areas for scheduled and unscheduled recreation activities and social gathering places; and serve residential, employment and mixed-use centers. In suburban settings, park size will typically be at least 2.5 acres and less than 50 acres, but some local parks may range up to 75 acres. Visits to local parks will typically be less than two hours...Typical facilities may include open play areas, playgrounds, courts, athletic fields, game areas, trails, trail connections, natural areas, picnic facilities and facility lighting. In a suburban setting and depending on the park size and facilities, the local park service area may be up to 3 miles...The user experience at local parks may be casual and informal geared toward social

interaction, play and outdoor enjoyment, or may be more structured to support organized sports and park programs. Collocation of a mix of park uses and facilities that support both informal and structured activities is increasingly necessary to meet the County’s diverse and varied recreation and leisure needs where available land is diminishing. To the extent possible, facilities will be planned so that areas that address different needs are compatible.”

Pine Ridge Park fits within the criteria outlined above. It is adjacent to residential neighborhoods and within 500 feet of Camelot Elementary School. The park provides athletic fields for scheduled play and natural areas for passive recreation. It is less than 50 acres in size and offers no facilities that would extend a park visit beyond two hours. The park features athletic fields, garden plots, trails and natural areas. The changes outlined in this master plan amendment will not affect Pine Ridge Park’s status as a local park in the park classification system. This amendment will make Pine Ridge Park one of the larger and better equipped local parks in the county.

B. Planning Context

Pine Ridge Park is located in the Pine Ridge (A8) Community Planning Sector, of the Annandale Planning District, in Planning Area I of the Fairfax County Comprehensive Plan. The Comprehensive Plan shows the property designated for public facilities to house a

Pine Ridge Park

proposed high school. The specific recommendation in the current Comprehensive Plan text for Pine Ridge Park is:

“If the Fairfax County School Board decides that the vacant parcel at the Pine Ridge High School site will not be used for a Fairfax County Public School facility, the parcel shall be used as a permanent park site according to established County procedure, and with appropriate consideration being made to the School Board in return for the property. The site is presently being used for park purposes in a cooperative use agreement between the School Board and the Park Authority. It is the policy of the County that the existing park facilities (ballfields, garden plots) are a desirable use and should remain.”

As evidenced by the above language the comprehensive plan text is out of date. The plan’s recommendations have been followed and the text should be amended to reflect the Park Authority’s ownership of the park.

C. Park and Recreation Need

The need for park and recreation facilities is determined through long-range planning efforts. The Park Authority tracks facilities and land inventory levels, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine

reasonable need. This needs assessment process was most recently conducted in 2002/2003.

Findings from the citizen demand survey conducted as part of this process show that County parks are heavily used by County residents for a variety of active and passive recreation activities. Local parks such as Pine Ridge Park are ranked in the citizen demand survey as the most used park facility.

Countywide service level standards for athletic fields were established during the needs assessment process. These population standards are based on actual field usage inventories and public input. Athletic field standards that are relevant to Pine Ridge Park include one rectangular field per 2,700 residents, and one youth baseball sized diamond field per 7,200 residents. As of 2003 the Annandale Planning District had a shortage of ten rectangular fields and a surplus of four youth baseball fields. Population projections for the district put it at a deficit of 11 rectangular fields by 2015. The surplus of youth baseball fields for the district will remain at four. The surplus can be misleading because a surplus in Annandale District makes up for shortages elsewhere. Annandale North Springfield Little League has identified a need for lighted little league fields to serve their organization. Currently the only lighted baseball fields in Mason District are located at Mason District Park. The addition of lights on athletic fields will increase field capacity and address field shortages and use constraints.

Master Plan Amendment

III. EXISTING SITE CONDITIONS

Existing site conditions are examined to identify park resources as well as constraints and opportunities. Analysis of existing site conditions includes review of the park context, natural resources, existing infrastructure, facilities, and cultural resources.

A. Park Context

Pine Ridge Park is generally surrounded by residential uses which include multi-family and single-family housing units. Single family homes are found along the southeast, south, and southwest perimeter of the park. Multi-family housing is located to the northwest. There is a church to the west and elementary school to the southeast. To the north and northeast are medical offices and portions of the Fairfax Hospital Campus.

Pine Ridge Park is within the R-2 zoning district which permits residential development up to two units per acre. This zoning district also allows public uses, such as parks. The park is surrounded by R-2, R-3, PDH-4, R-1, and R-20 zoning districts.

B. Natural Features

Topography

There are two distinct topographic areas in Pine Ridge Park; the graded northern half which hosts most active recreation and the forested southern half which is in a more sloped natural condition. The northern half of the park was the site of substantial fill and grading for athletic field construction in the 1980's. Prior to grading, the northern portion of the park

was in a similar condition to the southern portion. Through cooperation with nearby construction projects, several thousand cubic yards of fill material were deposited onsite and graded.

The highest elevation in the park is at its north-east corner on diamond field #1. The lowest elevation is the stream bed before it exits the park to the south (Figure 3).

Resource Protection Area

Resource protection areas (RPAs) are corridors of environmentally sensitive land that lie alongside or near the shorelines of streams, rivers or other waterways that drain into the Potomac River and eventually into the Chesapeake Bay. In their natural condition, RPAs prevent erosion, allow water to permeate the soil, protect water quality by filtering pollutants, and perform other important biological and ecological functions.

In 1993, the Board of Supervisors enacted the Chesapeake Bay Preservation Ordinance, which regulates the kinds of development that can occur in these environmentally sensitive areas. The ordinance is designed to preserve the benefits of RPAs while still allowing development to occur.



Pine Ridge Park

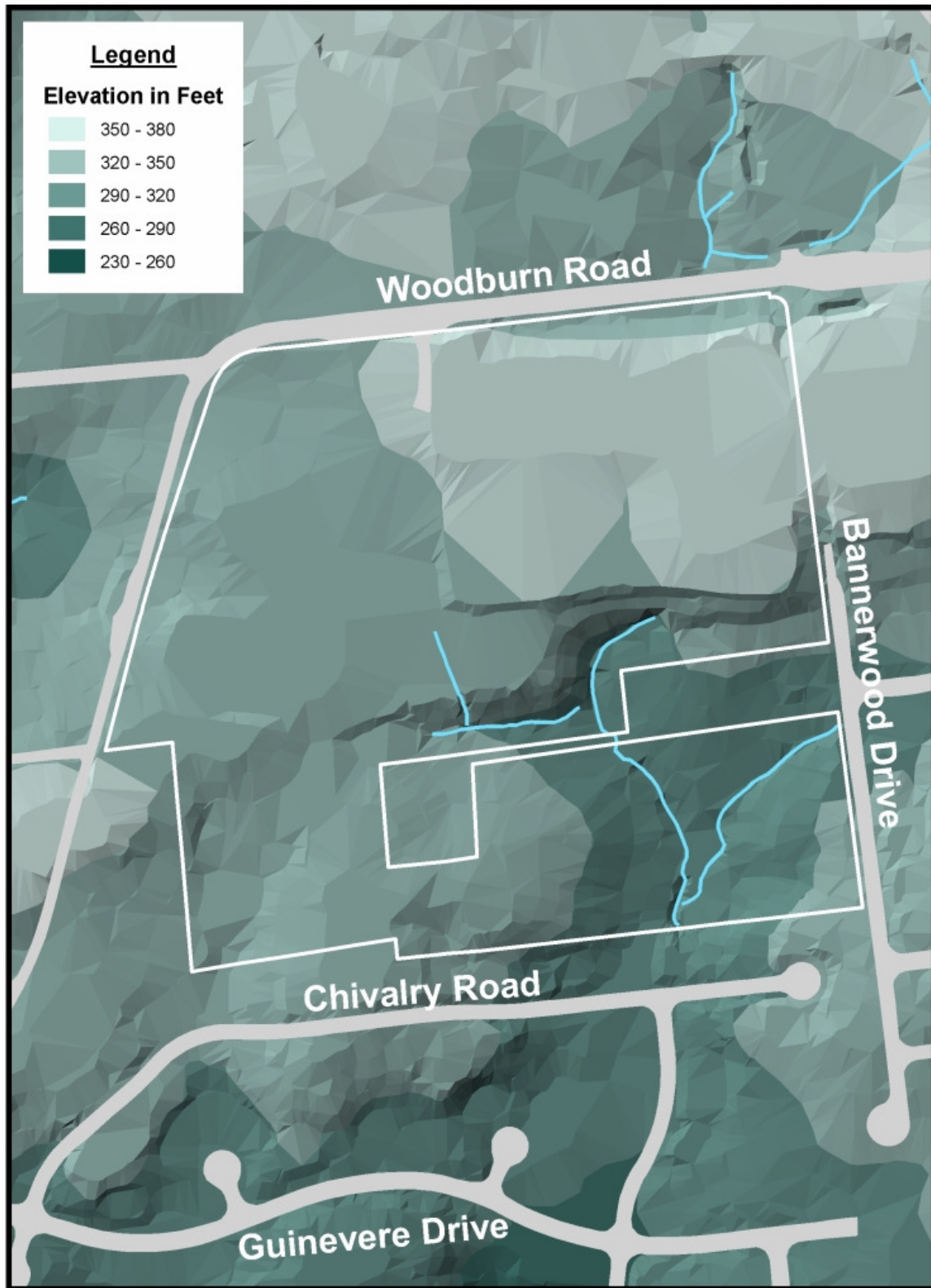


Figure 3, Park Elevation Map

Master Plan Amendment

Both branches of the tributary of Accotink Creek in the south-east of the park have been designated as resource protection areas. The tributary is piped under the park's athletic fields, emerges just south of the fields, and then re-enters a pipe as it leaves park property (Figure 4).

Flora

The wooded areas in Pine Ridge Park are typical of 40-60 year old first succession Mixed Mesic forest for Fairfax County. The existing mix of eastern hardwood and pine forest is the product of natural regeneration and some landscape planting. Much of the site exhibits moderate to severe disturbance from the grading for the ball fields, heavy use from gardeners, and significant presence of invasive non-native species. These species disrupt the normal successional progression of the forest and the aesthetics of the park especially in the highly visible areas surrounding the parking lot and ball fields. Landscape trees planted around the ball fields have filled in with natural regeneration and are heavily impacted by invasive species. Invasive plants occur in the forest areas to the south although to a somewhat lesser degree. The forest has some severe erosion problems in the form of deep gullies caused by heavy runoff from the ball fields. A proactive management plan to minimize human disturbance, control deer populations, control invasive plant species and reduce erosion is essential to promote forest health, habitat and aesthetics in this park. Further field investigation to develop a species list and delineate community types, boundaries and assess the health may be appropriate.

Fauna

This forested area supports populations of

songbirds, hawks, pileated woodpeckers, small mammals and deer. While in the park, staff has observed Canadian geese, squirrels, and whitetail deer typical of the surrounding urban setting.



Green Infrastructure

The Fairfax County Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the FCPA has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that recognizes the combination in value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank

Pine Ridge Park

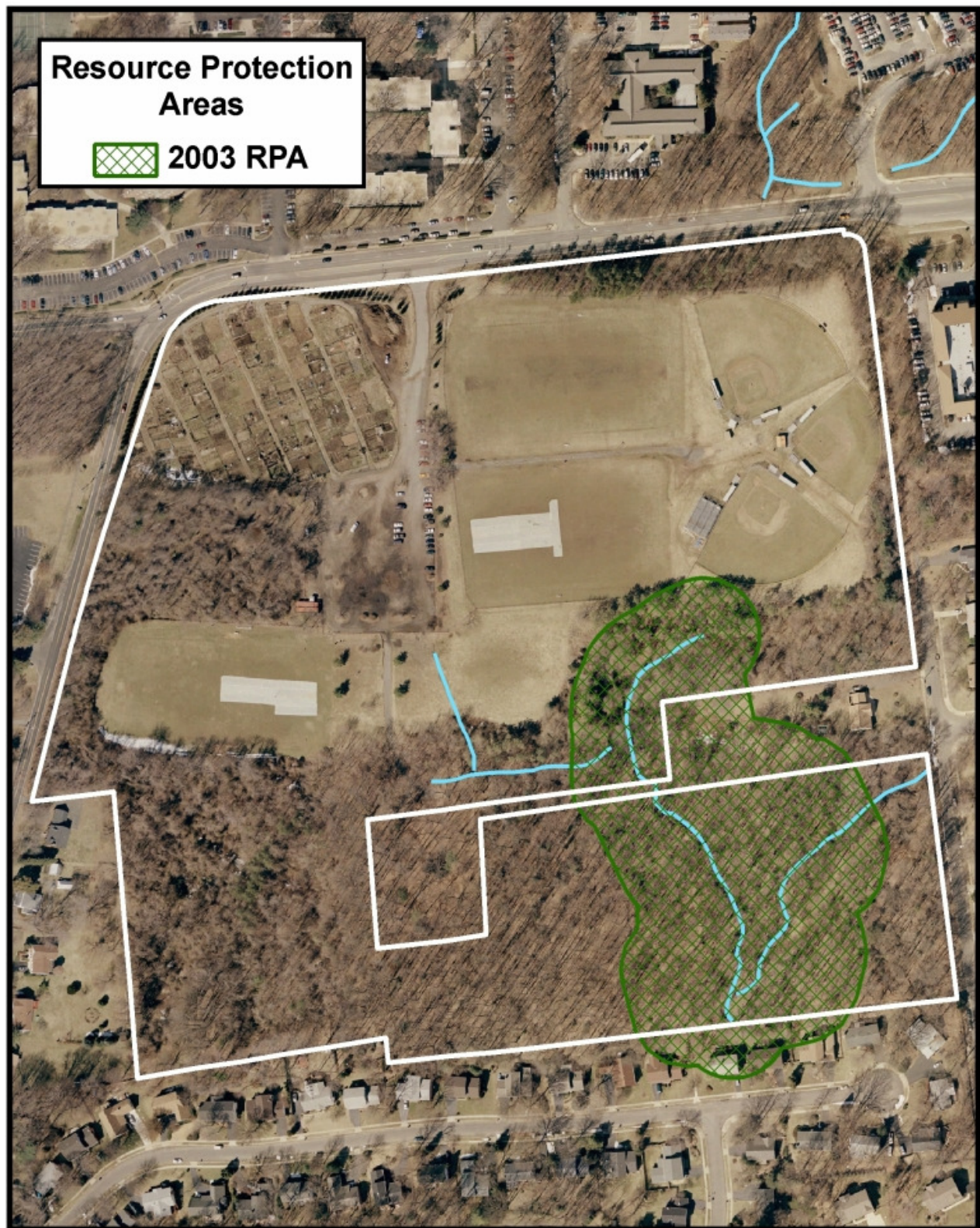


Figure 4, Resource Protection Area Location Map

Master Plan Amendment

importance between categories. The model is limited by the extent, accuracy, and resolution of the source data used. Several important resources, such as rare, threatened, and endangered species and Environmental Quality Corridors (EQCs) are not considered in the analysis due to the unavailability or incompatibility of data.

The Green Infrastructure Map indicates Pine Ridge Park has a medium to high Green Infrastructure score for the south-east quadrant of the park. The presence of the stream branches and forest cover give this area a higher score. The active recreation area which includes the garden plots, parking area, and athletic fields has a low Green Infrastructure score due to its lack of diverse permanent vegetation and water features. (Figure 5).

C. Cultural Features

The 42-acre Pine Ridge Park possesses several unique historic and Native American sites. They range from a 4,000 year old archaic Indian tool making site to a four foot diameter water well associated with historic domestic sites. None of the archaeological sites will require mitigation due to the proposed development plan of the park.

The ownership record of the land that incorporates the park dates back to the Fitzhugh and Chichester families in the 17th and 18th centuries. Several other families, in quick succession, divided and split the original tract during the 19th century.

In 1893, according to a now defunct local newspaper, *The Region*, the Collins Family and others purchased ten acres of land that later would become part of the

park. The area became a small Black enclave known first as *The Mason Tract* and later as *The Pines*. By 1910 the land was owned entirely by the relatives of the Collins Family where they lived until 1965 when the county condemned the property to construct a school. A small cemetery, known as the Sons of Liberty Cemetery contains some of the graves of the Collins Family. It is privately owned but lies within the bounds of Pine Ridge Park where access is provided, but it is protected by its environs.

Archaeological Sites:

At least one discrete Native American site is known to exist on the parkland with one suspected site that will require a reconnaissance survey to identify. Neither the known site nor the suspected site area will be disturbed by the proposed development.

One site overlooks an ephemeral creek of the Accotink. From the many flakes of quartz examined, the Park Authority recovered one spear point fashioned from quartz, one fashioned from chalcedony - a rare lithic type for this area, and a point made from chert, a prized stone obtained mostly by trade with other archaic groups.

The projectile points date to the archaic period about 3,000 to 5,000 years ago. The abundance of flakes to make points for spears suggests that this site was a moderate size hunting camp.

Pine Ridge Park

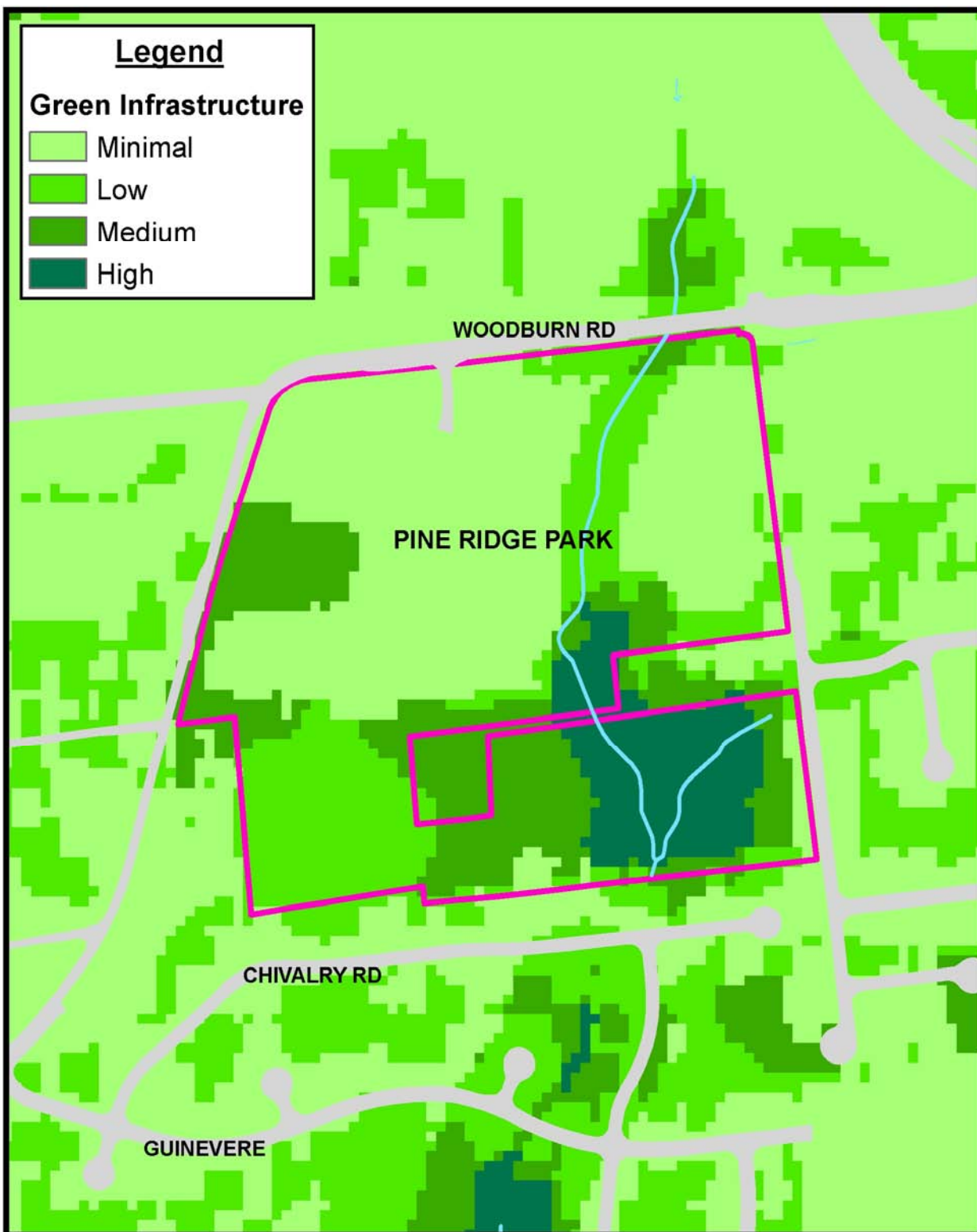


Figure 5, Green Infrastructure Map

Master Plan Amendment



One historic site has been identified in Pine Ridge Park. It is a stone lined well with a diameter of four feet. Sometime in the 20th century it was capped by cement with a small iron pipe running through the center for pumping water – either by hand or an electric pump.

Its diameter strongly suggests an early well of perhaps the late 18th or early 19th centuries. Generally, by the mid 19th century well diameters had shrunk to about two and half feet in diameter. The well is about eight to nine feet deep and while shallow, the underground aquifers dictated its depth.

D. Infrastructure

Utilities

Electrical transmission lines that provide electricity to the park are in place along Woodburn Road. Potable water is also available at the park. All six athletic fields have irrigation systems that are connected to the electrical grid and municipal water supply.

Access & Parking

A vehicular entrance is located on Woodburn Road on the north side of the park. Pedestrian access is available at

the vehicular entrance, to the east from Bannerwood Drive, and from the south via a pedestrian pathway from Chivalry Road.



A gravel surfaced parking lot near the Woodburn Road entrance accommodates about 150 cars. Due to the lack of permanently marked parking spaces the parking lot does not always accommodate the full 150 cars. Space for an additional fifty cars is located in the overflow grassed parking area. The overflow area is gated and is generally utilized for only large events or tournaments. In the past, permission has been secured to park in the adjacent medical office parking lots for large weekend events.

Pine Ridge Park

E. Recreation Facilities

Athletic Fields

Pine Ridge Park is home to three diamond fields and three rectangular fields (Figure 6). The diamond fields are suitable for Little League play, though each field caters to a different youth age group. Among the diamond fields, Field #1 is the highest priority field for lighting as it serves the oldest age group. Field #2 is a t-ball size field and is a low priority for lighting. Field #3 serves older children than Field #2 and is a higher priority for lighting.

Annandale North Springfield Little League (ANSLL) has fully adopted the three diamond fields. In exchange for their adoption ANSLL is given first priority in reserving the fields and can use the fields for extended periods. The three diamond fields have been named in honor of individuals that have contributed to Fairfax County athletics and recreation programs. Field #1 is the “Lee Pfaff Field”, field #2 is the “Bill Lamb Field”, and field #3 is the “Bob Allgaier Field.”



The three rectangular fields (Fields #4, 5, and 6) serve both youth and adult soccer leagues. Field #4 has the largest

dimensions at 204' x 360'.

Fairfax Women's Soccer Association (FWSA) has fully adopted the three rectangular fields. FWSA receives certain privileges in exchange for ongoing maintenance of the fields. Rectangular field #4 is named in honor of Ruth T. Walton.



Cemetery Access

A paved road leads south from the parking area to the Liberty Cemetery. Liberty Cemetery is a separate legal parcel of land and is not a part of the park. However, the Park Authority provides directional signage and vehicular access to the cemetery as a service to visitors.



Master Plan Amendment



Figure 6, Field Locations and Identification

Pine Ridge Park

Trails

Leading from the cemetery south to Chivalry Road is a wide natural surface path used by pedestrians for dog walking and access to the upper fields. A paved trail runs along the northeastern edge of the park along the right-of-way for the uncompleted portion of Bannerwood Drive. The 1981 Master Plan shows trails around the athletic fields and a trail connection to Woodburn Road on the west side of the park. The Cross County Trail (CCT) is located nearby in the Accotink Stream Valley. The possibility of creating linkages from the park to the CCT should be explored.

Garden Plots

The community gardens feature 159 garden plots and are located in the northwestern corner of the park. The plots are rented to private citizens on an annual basis for vegetable and flower gardening. The gardens are named for Bo White, former Park Authority Board member from Mason District.



Leaf Grinding Operation

From November to January, the Fairfax County Department of Public Works and Environmental Services (DPWES) conducts a leaf-grinding operation in the

parking lot of the park. DPWES transports leaves to the park that have been collected throughout the county. The leaves are then ground into mulch by a heavy duty leaf grinder parked in the parking lot. Some mulch is kept onsite for the use of the gardeners; the rest is shipped to other areas of the county. The leaf grinding operation brings heavy machinery and truck traffic to the park.

If some or all of the rectangular fields are converted to synthetic turf, a potential conflict may arise between the leaf-grinding operation and field users. DPWES counts on the park receiving very low use during the winter months which allows for an empty parking lot. Synthetic turf fields are designed to be played on year-round. If field users are parking in the same parking lot where heavy equipment is operating there is a risk of damage to cars or injury to players/children.



Conflicts may be avoided with the expansion of permanent parking areas into the previous overflow parking areas. The additional space will accommodate both athletic events and leaf grinding activities.

Master Plan Amendment

IV. Master Plan Amendment

A. 1981 Master Plan Elements

A master plan was adopted for Pine Ridge Park in 1981. A comparison of that master plan and Pine Ridge Park as built today indicates that most elements of the plan have been built though not always in the same location or configuration as shown in the Master Plan.

1981 Master Plan Elements

Built Facilities at Pine Ridge Park included on the 1981 Master Plan

- Two 60' Diamond Fields
- Three Rectangular Fields
- Open play area
- Gravel parking area for 150 cars
- Garden Plots

Built Facilities that are not included on the 1981 Pine Ridge Park Master Plan

- Diamond Field #2
- Athletic Support Facilities
- Batting Cages
- Six dugouts
- Bleachers at Diamond Fields
- Scoreboard at Diamond Field #1
- Flagpole at Diamond Fields

Unbuilt Facilities at Pine Ridge Park, included on the 1981 Master Plan

- Trails
- Open shelter

B. Amendments

Based on public input and site analysis the following uses and features are to be added to the Master Plan in this amendment and are reflected on the Conceptual Development Plan. (Figure 7)

Changes associated with this amendment are designed to upgrade and improve the existing athletic facilities. Field lighting is used to expand capacity and enhance the competitive quality of the athletic fields. Lighting will ensure that these fields are maximized for scheduled games and practices. Additionally support facilities for all park users are included that will enhance the visitor experience. Master Plan elements to be added to the CDP include:

Athletic Field Improvements

- Extend diamond fields #1 and #3 up to 225'
- Expand rectangular field dimensions up to 370'x190'
- Light all fields ~~except Diamond Field #2~~

General Improvements

- Improve and expand ~~of~~ gravel parking area.
- Add a restroom/concession stand/ water fountain building near the center of the diamond fields
- Add an ADA accessible 8' path from parking area to diamond fields

C. Conceptual Development Plan

The Conceptual Development Plan (CDP) describes the planned park elements, identifies design concerns, and illustrates the general location of the recommended facilities. This section describes elements from the 1981 Master Plan that will

Pine Ridge Park

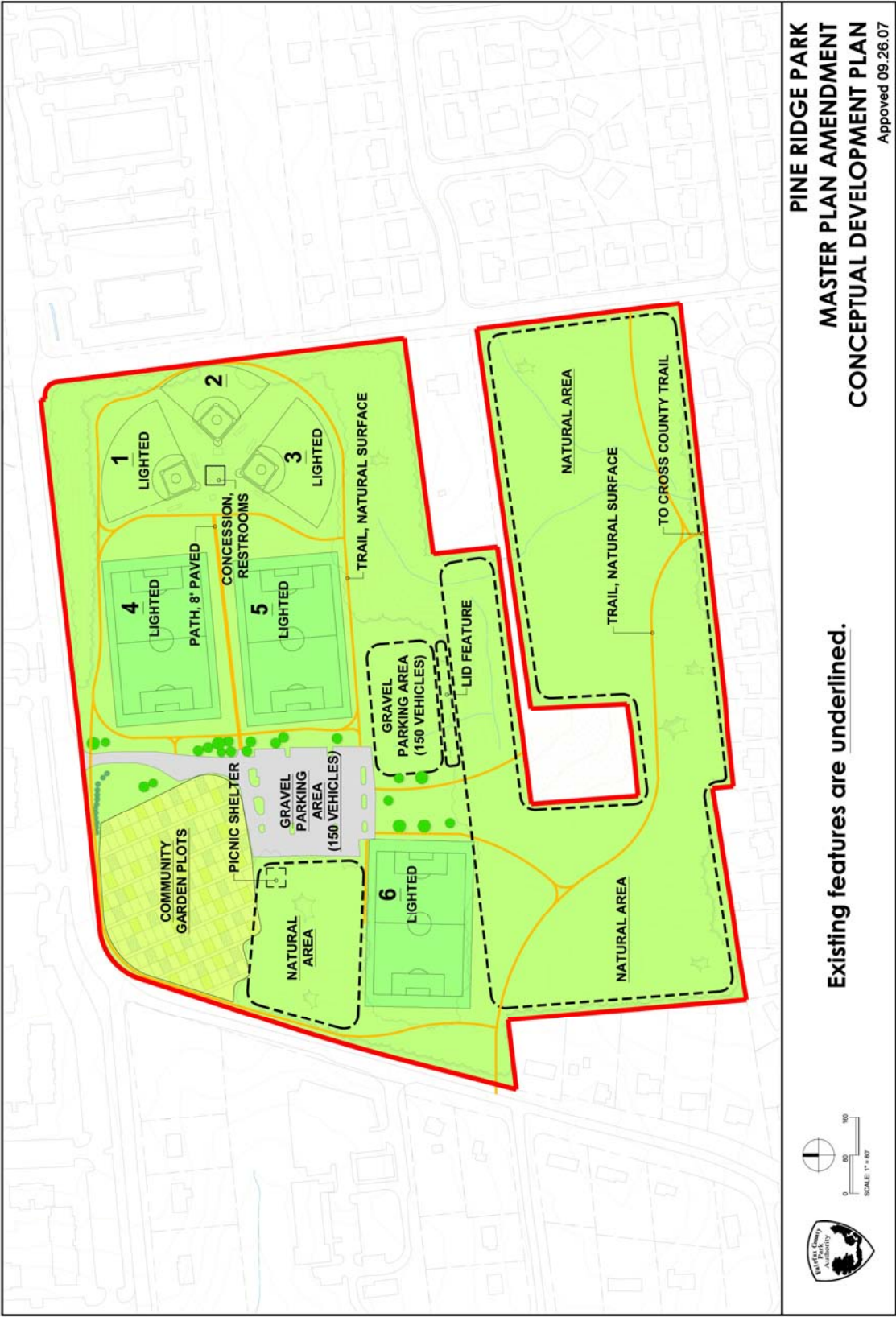


Figure 7, Conceptual Development Plan
Page 22

Master Plan Amendment

remain on the Plan and those that will be deleted from the plan.

1981 Plan Features to Remain

Sports Fields The three rectangular fields will remain on the plan. The Conceptual Development Plan includes the additional diamond field (#2). The placement of all fields on the Conceptual Development plan reflects current locations.



Trails and Paths The planned trail system provides better access to the park and its facilities and enhance connections to the surrounding community. A connection to the Cross County Trail (CCT) in Accotink Stream Valley is possible through nearby parkland and neighborhood sidewalks. During future planning for the CCT, such a connection should be pursued.

Garden Plots The garden plots will remain as currently shown.

Parking The existing parking area will remain in its current position. Improvements should be made to more clearly define circulation lanes and parking spaces. These may include use of permeable surface materials, paved lanes, wheel stops, or a combination of methods.

Amendments to the Plan

The following features are added to the Conceptual Development Plan:

Restroom/Concession Stand A restroom/concession stand structure is shown in the center of the diamond fields to serve field users. It will include flush toilets, drinking fountains, and a small space for packaged food vending.



Athletic Field Lighting The conceptual development plan allows for lighting all fields at the park.

All fields at Pine Ridge Park are used by groups that will benefit from the increased hours of play provided by lighting.

The rectangular fields may be candidates for new field surface technologies such as synthetic turf which increases playability and capacity and decreases maintenance requirements. The feasibility of field size

Pine Ridge Park

expansion for fields #5 and #6 should be further investigated.

Adding lights to athletic fields increases the hours of usage for the facility and the park's capacity to meet field demands. Due to the potential impacts to the surrounding residential areas and roads, extreme care is required when adding lights to a field.

Vegetation of various heights and depths buffers the park from its neighbors. The northern half of the park has a strip of coniferous and deciduous trees extending along its entire perimeter, shielding it from the view of neighbors. The narrowest buffer, a single row of evergreens, surrounds the garden plots. The athletic fields are buffered by deciduous forest ranging from 50'-175' in depth. The closest residential use to any athletic fields is 200 feet. Some commercial uses are as close as 110 feet to fields but are not occupied at night when fields will be illuminated.

To further reduce light spillage and glare onto adjacent residences and roads, state-of-the-art athletic field lights should be used. Light use should also be limited to no later than 11:00 PM in consideration of neighbors.

Article 14, Part 9 of the Fairfax County Zoning Ordinance describes the County's outdoor lighting standards. Section 14-904 addresses lighting standards for outdoor recreation facilities. It seeks to limit glare and light trespass onto adjacent properties from light fixtures. These standards apply to the design of field lighting, and as such, any proposed field lighting must comply with this ordinance.

In addition, the Park Authority has adopted new lighting specifications for its athletic facilities that reduce lighting impacts beyond the current zoning requirements. These specifications rely on the latest technology to limit light spillage and glare on adjacent properties. As lighting technology improves and become readily available in a public procurement environment the Park Authority is committed to using these technologies to reduce impacts to neighbors.

Stormwater Management Impacts to the Accotink Watershed from park development will be mitigated. Low Impact Design features will be incorporated to handle existing stormwater runoff and additional stormwater runoff generated from improvements to the site. Innovative development techniques to treat and detain stormwater runoff should be used to the greatest extent possible. These techniques should intercept water as high in the watershed as possible and allow it to infiltrate whenever feasible. These techniques could include rain gardens, infiltration trenches around athletic fields, porous pavement, biocells, etc. In addition, improvements to the function of the forested area will help protect the stream on the southern portion of the site.

Convert Open Play/Overflow Parking Area to Permanent Parking The Park Authority has adopted parking standards which require facilities to provide 50 parking spaces per athletic field. With six fields at Pine Ridge, and 150 spaces provided in the current lot, 150 additional spaces are necessary to meet this requirement. The open play area shown on the 1981 Master Plan will be converted

Master Plan Amendment

to permanent parking to accommodate 150 vehicles as depicted on the Conceptual Development Plan.

The surface may be partially paved with asphalt in the lanes, wheel stops installed to delineate parking spaces, and/or permeable pavement used to improve the gravel surface. Shared parking arrangements with adjacent commercial uses for evening and weekends should also continue to be pursued as needed.

Support Facilities Concession stands, batting cages, dugouts, and a press box have been constructed in conjunction with the diamond fields. Their location is shown on the Conceptual Development Plan.

END OF PLAN

