



Chapter 12

Rose Hill Planning District

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**GREAT PARKS, GREAT COMMUNITIES
2010 – 2020 Park System Plan**

Fairfax County Park Authority

ROSE HILL PLANNING DISTRICT

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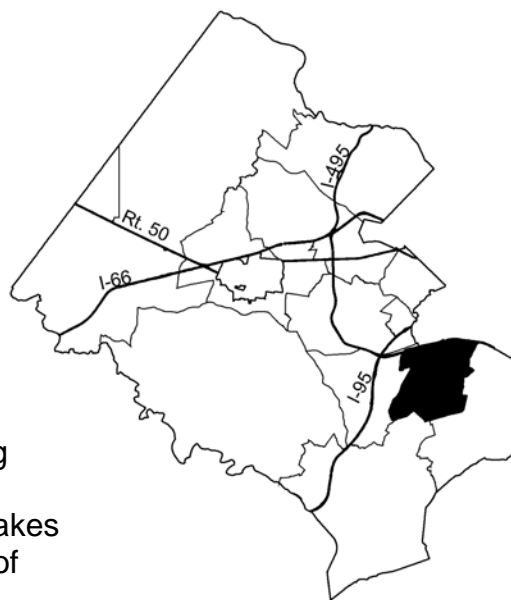
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ROSE HILL PLANNING DISTRICT

Location & Character

The Rose Hill Planning District is located in southeastern Fairfax County. The City of Alexandria is adjacent to the northern boundary of the district, but is separated from Rose Hill by the Capital Beltway.

Most of the developed portions of the Rose Hill Planning District are single-family residential communities at suburban densities. The Kingstowne and Manchester Lakes areas are newer planned communities that have areas of concentrated commercial uses.



Park System Summary

Map 1 depicts the public parkland in the Rose Hill district. There are 26 public parks with a total of just over 2,000 acres in the district. These parks make up about 24% percent of the total land area of the district. All of the public park acreage in the district is owned by the Park Authority, and is within Park Authority Maintenance Area 3.

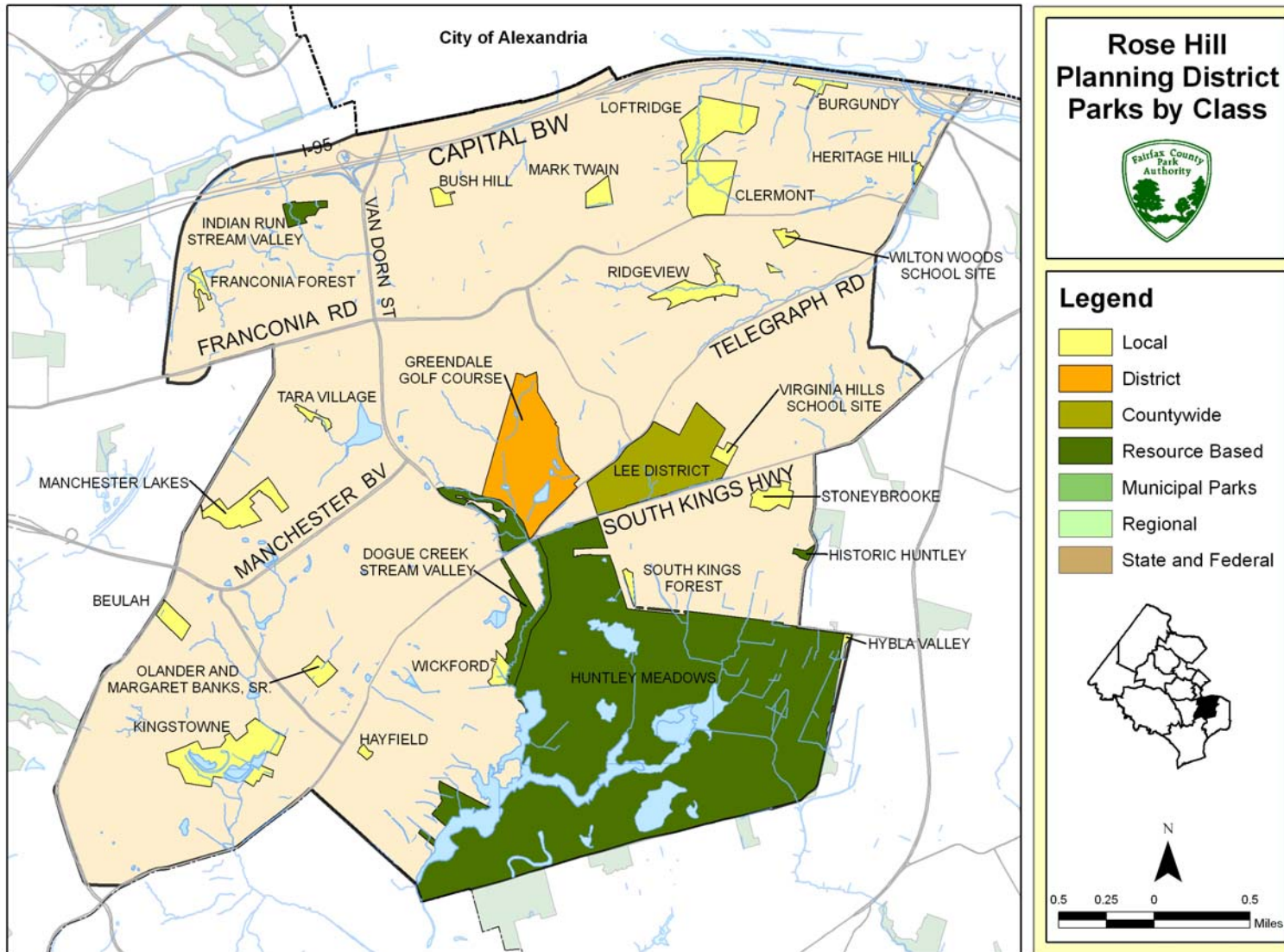
The parks in the district include special uses, natural resource protection areas, historic sites, and district- and local-serving parks. Facilities include a RECenter, nature center, rectangle and diamond ball fields, golf course, tennis and multi-use courts, playgrounds, trails and picnic facilities.

The majority of the park acreage is concentrated in Huntley Meadows Park, Lee District Park, and Greendale Golf Course. These three parks bring together an extraordinary combination of natural resources, cultural resources and recreation facilities. They reflect the balance the Park Authority strives to maintain between natural and cultural resource protection and provision of recreational facilities.

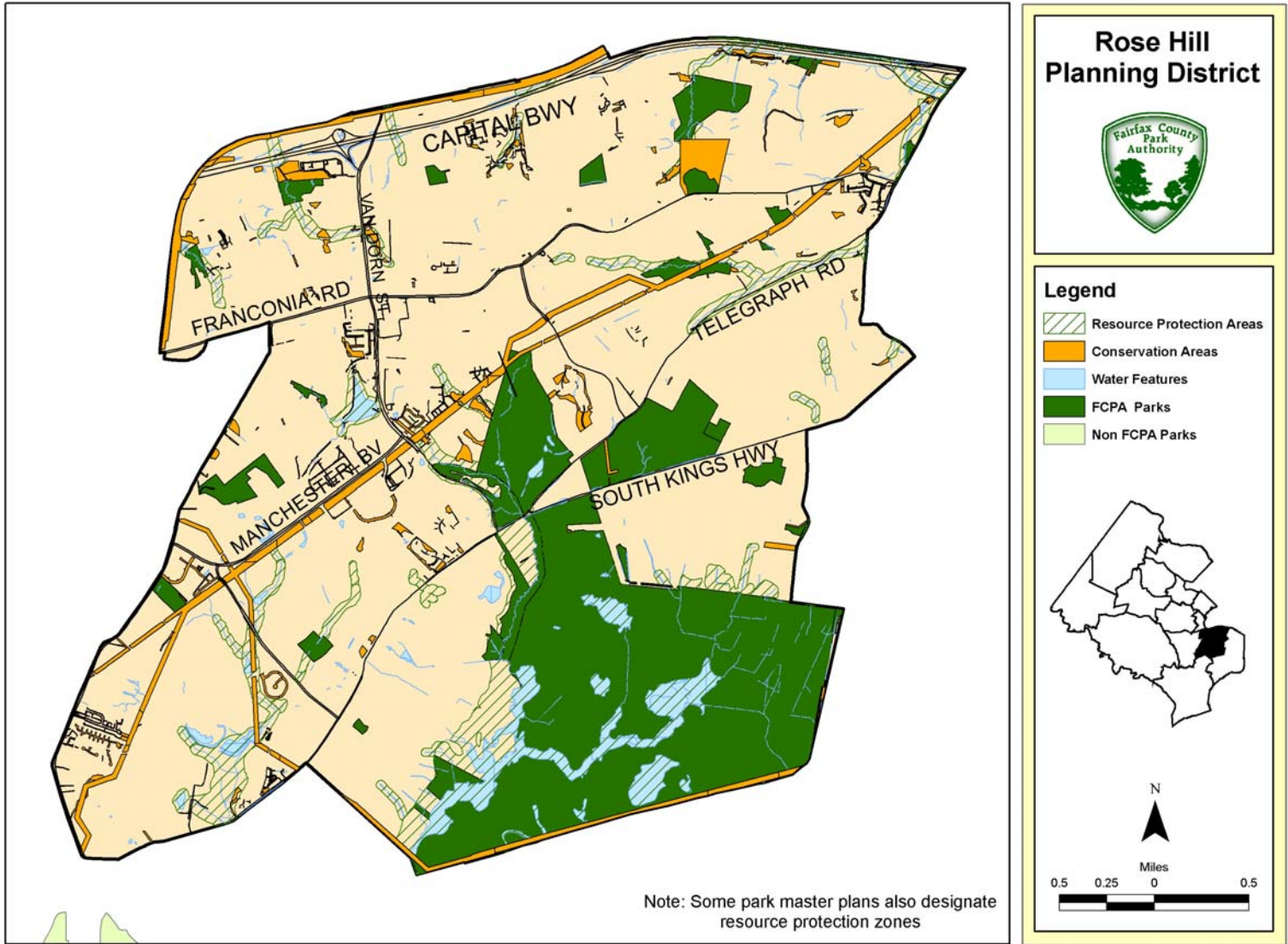
A majority of the remaining parks in the district are local parks that are integrated within residential communities and are generally within walking distance, or are convenient by bicycle, to the surrounding neighborhoods. Unlike in other areas of the county, the Park Authority does not own the stream valley corridors in the district and only small portions of the Dogue Creek and Indian Run stream valleys are under Park Authority ownership. Map 2 identifies parkland and areas that contain regulatory and other protections, including conservation easements, and Chesapeake Bay Ordinance designated Resource Protection Areas (RPA).

Opportunities to add to existing parkland in the Rose Hill district are limited.

Map 1: Public Parks by Class in the Rose Hill District



Map 2: Protected Land in the Rose Hill District



Park Classification

In June 2005, a new Park Classification System was adopted and incorporated into the Park and Recreation chapter of the Countywide Comprehensive Policy Plan. The Park Classification System is a general framework intended to guide open space and public facilities planning by grouping parks according to certain common typical characteristics. The park classification gives an indication of the primary intended use, general park size range, typical facility types, and the general experience a user may expect at a park:

Local Parks serve surrounding neighborhoods and communities and offer a variety of local-serving recreation opportunities, such as playgrounds, trails, athletic facilities, picnic areas and natural areas. Typically these parks are designed to serve up to a 3 mile radius depending on the facilities and can range from 2 to 50 acres in size.

Local parks may be urban or suburban in character. Urban parks (including pocket parks, civic plazas and common greens) are a type of local-serving park that are generally more compact and located within an urban or transit-oriented setting. These parks generally consist of high quality design and construction, are well integrated into surrounding development, uses and the public realm and primarily serve to define local urban character, support outdoor enjoyment, social gatherings, recreation needs and special events. These parks may be privately or publicly owned and are usually privately maintained.

District Parks are larger parks that serve greater geographic areas of the County (3 to 6 miles) and provide a wide variety of indoor and outdoor recreation facilities and park experiences. Generally, these parks are more than 50 acres in size. These parks typically accommodate visits of up to a half day, longer operational hours and a larger number of users. Many district parks also have extensive natural areas.

Countywide Parks are larger parks that serve the whole County and provide a variety of larger-scale indoor or outdoor recreation facilities, or both, and facilities or resources that are unique within the County. Typically, these parks are greater than 150 acres and provide opportunities for passive and active recreation to a wide range of simultaneous users for experiences of up to a day in length.

Resource-Based Parks have significant cultural and natural resources. These parks support nature, horticulture and history programs, gardening, nature watching and appreciation of local, regional, state and national history. Extensive stream valley parks are part of the resource-based parks network. Typically, trails and interpretative features and facilities are the primary uses. Some resource parks may have separate areas designated for recreation purposes.

Regional Parks are lands and/or facilities administered by the Northern Virginia Regional Park Authority (NVRPA). These parks have region-wide significance that supplement and enhance the County and municipal park systems.

While some parks are Resource-Based, note that all park types may include areas designated for natural and/or cultural resource protection. In addition, many state and federal parks augment local and regional parks and also serve to protect natural and cultural resources within the County. Table 1 lists and classifies the parks in the Annandale district according to the County parks classification system or by state or federal ownership. Table 1 also includes information about whether and when parks were master planned and if a master planning action (new master plan development or plan update) is needed.

Table 1: Parks in the Rose Hill Planning District

Park Name	Acres	Supervisor District	Park Classification	Approved Master Plan Date	Master Plan Action Needed
Beulah	10.30	LEE	Local	*	
Burgundy	7.59	LEE	Local	1977	
Bush Hill	5.35	LEE	Local	1984	
Clermont	40.61	LEE	Local	1975	✓
Dogue Creek S.V. ¹	82.74 ⁺	MV	Resource-Based		
Franconia Forest	6.63	LEE	Local	*	
Greendale Golf Course	148.78	LEE	District	1976	
Hayfield	2.08	LEE	Local	1977	
Heritage Hill	2.28	LEE	Local	*	
Historic Huntley	2.88	LEE	Resource-Based	2002	
Huntley Meadows	1,506.61 ⁺	LEE	Resource-Based	1978	
Hybla Valley	1.15 ⁺	LEE	Local	1979	
Indian Run S.V. ¹	56.67 ⁺	MA	Resource-Based		
Kingstowne	76.92	LEE	Local	*	
Lee District	137.96	LEE	Countywide	2006	
Loftridge	48.14	LEE	Local	*	
Manchester Lakes	28.09	LEE	Local	*	
Mark Twain	10.02	LEE	Local	1968	
Olander and Margaret Banks	10.00	LEE	Local	2011	
Ridgeview	24.67	LEE	Local	1968	
South Kings Forest	3.53	LEE	Local	*	
Stoneybrooke	14.27	LEE	Local	1985	
Tara Village	4.41	LEE	Local	*	
Virginia Hills School Site [^]	6.00	LEE	Local		
Wickford	7.57	LEE	Local	1976	
Wilton Woods School Site [^]	4.70	LEE	Local		

1. Resource-Based Stream Valley parks by practice do not have Master Plans.

* This park was dedicated by a private developer and may be subject to a Conceptual Development Plan associated with an approved rezoning that takes the place of a park master plan.

+ A portion of this park lies outside of the Rose Hill district.

^ School Sites operated on an interim basis as parks by the Park Authority do not have master plans as they are owned and governed by the Fairfax County Public Schools.

Park Master Plans

A park master plan is a general guide for appropriate park uses and their approximate location within a specific park site. The plan serves as a long-range vision (10-20 year timeframe) for future development and programming. Issues typically addressed include planned park elements, natural and cultural resource management, and general design concerns. The plan is conceptual in nature and not intended to address detailed issues related to engineered site design or park operations. The plan is just one of many steps in the process that leads to the development of a public park. An archive of park master plans is available at www.fairfaxcounty.gov/parks/plandev/mparchives.htm.

Themes, Issues and Strategies

In early 2008 the Park Authority interacted with citizens at ten *Great Parks, Great Communities* public workshops in all Supervisory districts and at a variety of community festivals and events in the parks to gather input on **long-term planning for the land, facilities and natural and cultural resources of the park system**. In addition, the Park Authority received public feedback on the park system throughout the year via email and the project web site.

Based on the public feedback and staff expertise, staff identified 26 key issues that fit within eight themes relating to the land, resources and facilities of the Park Authority. **The themes are Connectivity, Community Building, Service Delivery, Facility Reinvestment, Land Acquisition, Resource Interpretation, Cultural Resource Stewardship and Natural Resource Stewardship.**

This section describes how the eight themes relate to the park system in the Rose Hill District and presents strategies for addressing the issues as they apply to the parks in the district. Some strategies include recommendations for construction of facilities, infrastructure and amenities at parks in the district. As part of the planning process for any proposed construction, the project area should first be assessed for possible impacts to natural and cultural resources.

THEME: Connectivity

Better integrating parks with surrounding land uses (neighborhoods and employment centers) and increasing park-to-park connections within the system will allow for greater access and enjoyment. Strategy suggestions include adding trails, trail connections, bridges and other forms of improved access to and between parks.

Map 3 illustrates existing and planned connections and points of interest within the Rose Hill Planning District. The map depicts high-level, conceptual connections and incorporates elements from the adopted Countywide Trails Plan and Park Authority Trail Strategy Plan. Connections link natural and cultural resources and recreational destinations, supporting recreational activity and frequently offering alternative transportation options.

Issue: *The Park Authority should work to improve non-motorized access to parks from commercial and residential areas and to increase connectivity between park sites.*

Heard from the public: “I get frustrated with a lot of dead-ends. The more that can be done to link trails together the better.”

There is only one stream valley trail corridor within the Rose Hill District, as identified on the Countywide Comprehensive Trail Plan. Even this one, along Dogue Creek, does not traverse a significant portion of the district. Much of this trail has been constructed within the Dogue Creek Stream Valley and Huntley Meadows Parks.

The majority of primary transportation routes within this district do not have safe non-motorized trails or on-road lanes. Major roads include Franconia Road (Rt.644), Telegraph Road (Rt. 611), South Kings Highway (Rt. 633), and South Van Dorn (Rt. 613).

Lee District Park, Huntley Meadows Park and Greendale Golf Course touch boundaries near the center of the district. Despite this proximity, these parks lack trail connections to provide safe non-motorized access between them.

The City of Alexandria has a trail system that provides possible linkage points for Fairfax County trails to connect with City of Alexandria trails; however the Capital Beltway (I-495/I-95) serves as a significant barrier to connecting these trail systems.

Strategies:

RH-C-1. Use criteria provided in the Park Authority’s Trail Strategy Plan to evaluate potential new trails, connections and improvements;

RH-C-2. Construct or improve internal park trail networks, including the following:

- Create a loop trail within Kingstowne Park;
- Improve the trail network within Lee District Park, including on-road bike lanes in accordance with the master plan;
- Improve neighborhood connections to Loftridge Park by developing a connection to Elmwood Drive; and
- Develop trails and non-motorized connections within Huntley Meadows Park. A primary goal should be to connect the existing trail entrances and networks.

- RH-C-3. Create trail connections, with supporting kiosks, between Greendale Golf Course, Huntley Meadows Park and Lee District Park;
- RH-C-4. Trailhead and parking for the Dogue Creek Stream Valley Trail and Huntley Meadows' trails should be developed at the northern access of Huntley Meadows Park, along South Kings Highway (Rt. 633); and
- RH-C-5. Identify possible connections between the trail systems of Fairfax County and the City of Alexandria.

Issue: Multiple, separate park sites located across Fairfax County should be linked through thematic interpretive connections.

Thematic connections, emphasized through elements such as signage, maps, or website information, can foster greater public awareness of important features. Increased knowledge of site features could encourage greater support for stewardship and management activities.

Huntley Meadows Park is a Chesapeake Gateway location along the Captain John Smith Chesapeake National Historic Trail operated by the National Park Service. In addition, Huntley Meadows is located on the Mason Neck Loop of the Virginia Birding and Wildlife Trail operated by the Virginia Department of Game and Inland Fisheries.

Strategies:

- RH-C-6. Continue the education and interpretive activities at Huntley Meadows Park. Huntley Meadows Park should serve as one of the hubs of natural resource interpretation, with a focus on water resources and its management;
- RH-C-7. Interpret Historic Huntley as a historic cultural landscape that at one time dominated Fairfax County (19th century local farm enterprise with absentee-owner). Other parks that could be on a Cultural Landscape Interpretive Trail include; Sully Plantation, Colvin Run Mill, Frying Pan, and Historic Centreville. The site is also a unique example of Federal Period Architecture and could be on an interpretive trail which links the site to other historic residences within Fairfax County and illustrates changing architectural styles through Fairfax County's development; and
- RH-C-8. Add the Stone Mansion at Stoneybrooke Park built in 1780 to a Revolutionary War themed trail and/or an interpretive trail that links the site to other historic structures within Fairfax County that illustrate changing architectural styles through Fairfax County's development.

Issue: *Park facilities should be served by the public transportation system to provide access to recreational facilities.*

All of the parks in Rose Hill are within a quarter-mile of existing Fairfax Connector routes. While parks are currently well served by public transportation routes, bus stop locations and transit schedules do not align well with park entrances and usage hours.

Transit stops are located farther away from parks than a quarter-mile, or across busy streets where safe crossing is an issue. While there is some limited weekend transit service, the majority of the transit in the area supports morning and evening commuting with flows to and from the Van Dorn and Franconia-Springfield Metro stations. Transit-supporting commuting times and patterns do not necessarily serve park users. Only Lee District and Huntley Meadows Parks have direct access on the weekends, through the Fairfax Connector bus service.

Strategies:

RH-C-9. Work with transit providers to improve bus transit service to parks in the Rose Hill Planning District, especially to Lee District and Huntley Meadows Parks. This should include coordination of bus stop locations and transit schedules.

Issue: *The Park Authority should work to improve access to waterways and promote the use of “water trails” throughout the County.*

Since there are no navigable waterways in the district, no district- or park-specific strategies exist for this issue in the Rose Hill Planning District.

THEME: Community Building

Local parks are places where people can interact and build community. Well-designed and located parks, park facilities and programs support greater social interaction. Community-building park facilities and activities include reservable picnic areas, amphitheaters, dog parks, garden plots, farmers markets, performances and special events. Collocation of facilities with other community uses can also assist in strengthening communities. Strategy suggestions include ways to increase the community-building role of local parks in residential neighborhoods and providing parks and recreation facilities near other civic uses.

Issue: *Local and urban parks should include a combination of facilities, amenities and gathering spaces to attract and promote social interaction among community members.*

Lee District Park provides the primary community gathering amenities in the Rose Hill district. The 300-person amphitheater at Lee District Park hosts Lee District Nights, a free summer concert series. A great number of community programming events, from sports leagues and tournaments, art and movie displays, and other community events

are hosted frequently at the park. Lee District Park has a reservable picnic shelter with tables and two additional picnic areas which can serve over 290 users between these three facilities. These spaces are frequently used by community groups for events and gatherings.

The Lee District Park Master Plan calls for the development of a Family Recreation Area, with a water/splash park, accessible tree house, playground and other amenities. These facilities will complement the many features at this district park by serving as a destination and promoting social interaction and community building.

Stoneybrook Park also contains a picnic shelter and the Stone Mansion. Stone Mansion is a historic property available for rental, offering three separate rooms, a screened porch, and full catering kitchen for parties up to 90 or garden parties up to 150. It is frequently used for weddings and garden parties.

There are no dog parks in the Rose Hill district and members of the community have expressed a need for one in this area.

Strategies:

RH-CB-1. Provide a neighborhood-scale off-leash dog area to create an outdoor community space for people and dogs in the district.

Issue: *Parks should be collocated with other civic uses (libraries, community centers, senior centers, etc.) to promote social interaction among community members.*

A number of existing parks in the district are integrated with other public facilities, primarily schools. Mark Twain, Lee District, Stoneybrook, and Huntley Meadows Parks are all in close proximity to schools. In addition, Wilton Woods and Virginia Hills School Site parks are adjacent to school sites and provide a portion of the recreational facilities used by the schools.

Strategies:

RH-CB-2. Continue to support and expand programming for public schools at the Huntley Meadows nature center and other Resource-Based parks in the district; and

RH-CB-3. Work with public facility providers, such as schools and libraries, to create park spaces when renovations and improvements are made to existing public structures within the district; particularly north of Franconia Road (Rt.644) where there is a lesser concentration of parkland.

THEME: Service Delivery

The Park Authority provides quality facilities that are well used, but may not be equitably distributed across all parts of the County or accessible to all groups. Countywide and specialty facilities, in particular, may not serve a true county-wide service area.

Residents desire recreational facilities and opportunities at parks near where they live and for all age groups and socio-economic populations. Strategy suggestions include creating more facilities, better distributing facilities across the County, and reducing barriers to use.

Service level standards for over twenty park facility types were established through the 2004 Needs Assessment (<http://www.fairfaxcounty.gov/parks/needsassessment.htm>) process and incorporated into the Countywide Policy Plan (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/policyplan/parksrec.pdf>) in 2005. Facility standards are countywide goals for providing park and recreation facilities that reasonably satisfy community needs. Standards are expressed in units per population, and are based on extensive analysis of citizen demand and preferences compared with the existing public facility inventories. Based on the Countywide adopted facility service level standards and projected population growth, Table 2 shows the projected surplus or deficit of several key local serving facilities in the Rose Hill Planning District for the year 2020. While overall facility needs are quantified in Table 2, the location of needed facilities is determined through the site specific master planning process that considers site conditions, context, resources, and community input. For more detailed information on existing facilities in each park and service levels, please see the Existing Conditions Report.

Table 2: Rose Hill Planning District 2020 Local Serving Facility Needs Analysis

50,588		2010 population			
53,880		2020 population			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus	2020 Projected Service Level
Rectangle Fields	1 field / 2,700 people	13.1	20.0	(6.8)	66%
Adult Baseball Fields	1 field / 24,000 people	2.5	2.2	0.3	111%
Adult Softball Fields ⁺	1 field / 22,000 people	1.0	2.4	(1.4)	41%
Youth Baseball Fields ⁺	1 field / 7,200 people	5.0	7.5	(2.5)	67%
Youth Softball Fields ⁺	1 field / 8,800 people	7.5	6.1	1.4	122%
Basketball Courts	1 court / 2,100 people	11.5	25.7	(14.2)	45%
Playgrounds	1 playground / 2,800 people	16.0	19.2	(3.2)	83%
Neighborhood Dog Parks	1 dog park / 86,000 people	0.0	0.6	(0.6)	0%
Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	0.5	(0.5)	0%

⁺ 60 ft and 65 ft diamond fields are assigned to the sport where primarily allocated.

Issue: The Park Authority should provide and equitably distribute facilities to meet established facility service level standards.

Rose Hill is projected to have a surplus only in adult baseball and youth softball fields, and is projected to have deficiencies in all other facility types. This is typical of Fairfax County as a whole, where deficiencies are projected for all facility types other than adult baseball and youth softball diamonds. While the district is not demographically distinct from the county as a whole, it does have a higher percentage of households without children (70%) than the County average (63%).

Strategies:

- RH-SD-1. Identify rectangular athletic fields in the district that are suitable for conversion to synthetic turf, which increases field usability by about 62%; and
- RH-SD-2. Consider developing additional tennis and basketball courts within local parks in 2-4 court complexes to support recreational leagues and drop-in play.

Issue: The Park Authority should provide new kinds of parks and facilities and in new ways to meet the needs of the County's changing population.

The Lee District Master Plan calls for the development of a family use area that could contain a water/splash park, accessible tree house or other themed fully accessible play structure. These types of amenities will provide cross-over appeal for users of all ability levels in multiple age ranges.

Strategies:

- RH-SD-3. Continue to prioritize completion of the Family Recreation Area at Lee District Park; and
- RH-SD-4. Create a local skate park facility to serve residents who participate in skateboarding and in-line skating activities.

Issue: The Park Authority should re-examine park master plans to determine if parks are planned to best serve the needs of Fairfax County residents.

Many of the parks in Rose Hill have existing master plans or other approved development plans. While most of these master plans are over 20 years old, the majority were planned with facilities that continue to support adjacent residential uses and offer the opportunity to expand local park usage within parks with changes to adopted master plans.

Strategies:

- RH-SD-5. Consider revising the master plan for Clermont Park to reflect land acquisition since 1975. Evaluate development of new recreational facilities in areas outside of existing conservation easements to meet the needs of Rose Hill residents; and

THEME: Facility Reinvestment

The Park Authority has a diversity of facilities and resources in various lifecycle stages. Funding and schedules for replacement or reinvestment are inconsistent and adding new facilities has sometimes taken precedence over renewal of existing facilities. Strategy suggestions include repairing, replacing, upgrading, and improving utilization of existing facilities and equipment.

Heard from the public: “I would like to see an emphasis placed on the cleanup and maintenance of existing parks and trails. When we brag on our public parks and facilities, they must be clean and well-maintained – top notch.”

Issue: Repair, replacement, and upgrade of existing park facilities should be addressed through a system-wide lifecycle replacement program that takes into account changing facility needs.

Strategies:

- RH-FR-1. Renovate and upgrade tennis court lighting at Lee District Park;
- RH-FR-2. Renovate the natatorium and interior spaces of the RECenter at Lee District Park;
- RH-FR-3. Renovate the Nature Center at Huntley Meadows Park including upgrades to restrooms, office and storage space and visitor services areas;
- RH-FR-4. Consider the addition of a restroom facility near the boardwalk at Huntley Meadows Park;
- RH-FR-5. Replace the asphalt paths and in-ground automated irrigation at Greendale Golf Course; and
- RH-FR-6. Replace playgrounds at Burgundy Park, Wickford Park, and Wilton Woods School Site. Playground replacements should collocate apparatuses for ages 2-5 and ages 5-12.

Issue: Parking standards and levels of service should reflect user patterns to minimize impacts on surrounding neighborhoods.

Strategies:

- RH-FR-7. Develop all local parks in a way that encourages non-motorized access to the surrounding residential areas;
- RH-FR-8. Renovate and/or expand the parking lots at Lee District Park in accordance with the park master plan;
- RH-FR-9. Improve the parking lots, roads, and trails including tree-top platform at Huntley Meadows Park; and

RH-FR-10. Consider developing a new parking lot at the northern access point of Huntley Meadows Park, off of South Kings Highway (Route 633).

THEME: Land Acquisition

Additional parkland is needed to protect and buffer natural areas and historic sites and to provide room to develop new recreational facilities. Strategy suggestions include ways to continue to add appropriate land to the Park Authority’s land holdings to expand the park system.

Service level standards for both local and district/countywide parkland were established through the 2004 Needs Assessment and incorporated into the Countywide Policy Plan in 2005. Parkland standards represent countywide goals for providing land for the two types of parks (Local and District/Countywide) that support service delivery and facility development and are expressed in units per population. Local parks include both suburban and urban park types. Resource-based parks occur where resources are located and therefore do not require quantitative service level standards. Please refer to the Park Classification discussion earlier in this chapter for additional information on park classification descriptions.

Due to the existing residential development within Rose Hill, there are few opportunities to purchase land suitable for park facilities. Most of the natural and cultural resource areas have been developed or are impinged by existing development. The most likely source of new parkland to address the service level deficiencies, therefore, will come from infill development such as that which occurred with the Kingstowne and Manchester Lakes communities. Based on adopted service level standards and projected population growth, Table 3 shows the projected surplus or deficit of parkland in the Rose Hill Planning District for the year 2020.

Table 3: Rose Hill Planning District 2020 Parkland Needs Analysis

50,588	2010 population					
53,880	2020 projected population					
9,095	District Size (acres)					
	Parkland/Open Space Type	Service Level Standard	2010 Existing Acres	2020 Needed Acres	2020 Projected (Deficit)/ Surplus	2020 Projected Service Level
Public Parkland	Local Suburban	5 acres / 1,000 people	237	269	(33)	88%
	Urban	1.5 acres / 1,000 people plus 1 acre / 10,000 employees				
	District/Countywide ⁺	13 acres / 1,000 people	283	700	(418)	40%
	Resource-Based	*	1,483			

	Parkland Total		2,003			
Private Open Space	Private Recreation		0			
	HOA Property		1,097			
	Private OS Total		1,097			
Public & Private Total			3,100			

+ The District and Countywide Parks that serve this Planning District may be located outside the Planning District and this outlying acreage is not reflected in this table.

* There is no service level standard for Resource-Based parkland. The amount of resource based parkland owned and/or protected is based on the existence and sensitivity of the resources.

Issue: Parkland for recreation should be provided according to adopted service level standards and distributed equitably throughout the County.

Significant acreage of resource-based parkland exists within the district. This land, while not suitable for athletic fields, is used for trails and community events which mitigates some of the shortage of district and countywide parkland. Due to the existing development pattern, additional parkland for district and countywide parks will most likely occur outside of Rose Hill. There are significant county and Federal land holdings within the district that may be suitable for conversion to recreational use.

Strategies:

RH-LA-1. Evaluate any surplus county and Federal land holdings within the district for suitability for active and passive recreation uses.

Issue: Urban parks should be provided in higher density/mixed use areas of the County (i.e. Tysons Corner, Transit Station Areas, Commercial Revitalization Districts).

Strategies:

RH-LA-2. Encourage inclusion of urban parks to provide outdoor spaces for recreation and leisure as commercial corridors within Rose Hill redevelop; and

RH-LA-3. Encourage inclusion of urban parks and outdoor plazas in residential and/or commercial redevelopment within the Van Dorn Transit Station Area.

Issue: Property acquisition is important for protecting cultural resources in Fairfax County and ensuring their preservation for future generations.

Strategies:

RH-LA-4. Seek to acquire and/or protect through purchase, donation, development dedications, or conservation easements additional property around Historic Huntley and Stoneybrook Parks to buffer and protect their cultural landscapes.

Issue: *Property acquisition is an important strategy for protecting natural resources in Fairfax County and ensuring open and natural areas for future generations.*

Strategies:

RH-LA-5. Seek to acquire and/or protect through purchase, donation, development dedications, or conservation easements remaining natural areas in the district especially large tracts, those connecting to other natural areas such as Huntley Meadows Park and those containing unique or significant natural resources; and

Heard from the public: “In general, the parks system in Fairfax County is quite remarkable. A great effort is made to keep a large amount of green space available for the general public.”

RH-LA-6. Continue to acquire property within the Dogue Creek stream valley, in accordance with the county’s stream valley protection policy.

THEME: Resource Interpretation

Residents may not be aware of or understand the importance of the vast number of natural and cultural resources the Park Authority holds in public trust. Strategy suggestions include adding to the existing interpretive facilities, signs, and programs. Roadway and trail waysides permit park visitors opportunities to stop and view interpretive signage.

Huntley Meadows Park is a natural resource park that is actively managed to preserve its unique wetland habitat and wildlife species and to provide recreational and educational opportunities for Fairfax County residents. The park provides environmental education through exhibits at the nature center, programming, guided nature walks, and educational materials.

Issue: *The full range of natural and cultural resources within Fairfax County should be interpreted through facilities as needed.*

The Rose Hill Planning District has many important cultural resources. The most important of these are Civil War features, a number of 18th through 20th century domestic sites, and many Native American sites. Historic Huntley is an important historic resource in the district.

Strategies:

RH-RI-1. Pursue full utilization of Historic Huntley by offering educational and interpretive programs;

RH-RI-2. Develop new and improve existing interpretive exhibits at Huntley Meadows Park including waysides, signs, and kiosks;

RH-RI-3. Implement the planned wetlands restoration project at Huntley Meadows Park to preserve this resource as an interpretive feature; and

RH-RI-4. Continue to offer, and enhance, the interpretation and educational efforts underway at Huntley Meadows, Lee District Park and Stoneybrook Park's Stone Mansion.

THEME: Cultural Resource Stewardship

Many factors threaten the health, protection and viability of natural and cultural resources on county parkland. Strategy suggestions include focusing on managing threats and actively managing existing natural and cultural resources consistent with guidance provided in the countywide [Cultural Resource Management Plan](#) and [Natural Resource Management Plan](#).

The land where Historic Huntley stands was originally part of the holdings of George Mason IV of Gunston Hall, author of the Virginia Bill of Rights. Historic Huntley has been on the National Register of historic sites since 1992, and was acquired by the Park Authority in the late 1980s. The high quality of early 19th century architectural design and detail of the house set it apart. Due to lack of funding for necessary restoration work, the house has been mothballed since 1990.

Issue: Historic structures should be stabilized, repaired, renovated and/or restored to ensure their preservation and availability for public viewing and interpretation.

Strategies:

RH-CR-1. Pursue the restoration and preservation of Historic Huntley and develop this site as a premier historic resource in the southern part of the county.

Issue: Cultural Resources should be identified and evaluated prior to any proposed construction activity.

Strategies:

RH-CR-2. For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary.

Issue: Impacts to National Register eligible cultural resources should be avoided where at all feasible. If impacts cannot be avoided mitigation level documentation or data recovery should occur.

Strategies:

RH-CR-3. Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings

and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate.

Issue: *New, expanded and upgraded facilities are needed to house artifact collections to ensure their preservation for future generations.*

No district- or park-specific strategies exist for this issue in the Rose Hill Planning District. This is an issue of countywide concern that should be addressed with centralized facilities.

THEME: Natural Resource Stewardship

The Rose Hill district is largely developed, but portions are undergoing redevelopment. The majority of the district is residential, but there are also significant commercial and industrial areas. Huntley Meadows Park is the dominant land feature and a significant natural resource in the district.

Huntley Meadows Park lies within the Dogue Creek corridor and its wetlands and vernal pools provide wildlife habitat to numerous invertebrate, amphibian, reptile, bird and mammal species as well as important environmental services and educational opportunities for park visitors. It is linked to county parkland upstream within the district and to Ft. Belvoir and Jackson Abbot Wildlife Refuge downstream just outside of the district. Most of the remaining parks in the district have fragments of natural areas. The result is a landscape with a mosaic of intense development and a minimal linkage between protected natural open spaces.

Issue: *Natural habitats and the wildlife they support are disappearing and are fragmented.*

Unlike in other sections of the county, the Park Authority does not own the low lying lands in the stream valley corridors of Rose Hill District. Therefore few connections exist between large swaths of upland areas. Many upland areas within parks have been partially converted to built features such as athletic fields and parking lots.

Strategies:

- RH-NR-1. Continue efforts to protect the Dogue Creek corridor through the development plan review process and partnerships with other county agencies as opportunities arise;
- RH-NR-2. Seek to acquire and protect remaining natural areas in the district especially large tracts, those connecting to other natural areas and those containing unique or significant natural resources;
- RH-NR-3. Protect and improve existing corridors, linkages and watersheds;
- RH-NR-4. Provide new linkages between remaining public and private natural areas;
- RH-NR-5. Manage utility corridors and other easements consistent with natural resource goals, not just utility service goals; and

RH-NR-6. Designate permanent resource protection zones on parkland that define appropriate uses and development.

Issue: *Water resources and stream valleys are degraded due to development and associated stormwater runoff.*

The Rose Hill Planning District includes the headwaters areas for Dogue Creek and Cameron Run. Those headwaters are largely developed and there are few stormwater controls. The result is often severe degradation within many streams, and downstream larger parks are often subject to high storm flow volume, velocity and carry a heavy sediment load.

Strategies:

RH-NR-7. Work with the Department of Public Works and Environmental Services (DPWES) and private land owners to capture and treat stormwater. This could take the form of incorporating Low Impact Development (LID) methods on residential and commercial lots and renovation of larger properties to provide new or enhanced stormwater facilities;

RH-NR-8. Continue to work on stream restoration projects to stabilize streams, prevent sediment transport and erosion, and improve habitat within parkland, such as the riparian buffer re-vegetation project at Greendale Golf Course and the stream restoration project completed in 2006 on Barnyard Run as it enters Huntley Meadows Park;

RH-NR-9. Encourage private property owners to adopt wildlife and water friendly landscaping practices to improve water quality and habitat;

RH-NR-10. Work with the Department of Public Works and Environmental Services (DPWES) on implementation of Watershed Management Plans adopted for both the Cameron Run and Little Hunting Creek watersheds;

RH-NR-11. Continue partnership with DPWES planning efforts for the Dogue Creek and Accotink watersheds;

RH-NR-12. Complete planned restoration of the central wetlands in Huntley Meadows Park, which will bring back higher system functions for water quality, habitat and education/visitor experience;

RH-NR-13. Implement stream restoration projects for Barnyard Run and Dogue Creek at Huntley Meadows Park; and

RH-NR-14. Continue to plan to restore a tributary to Dogue Creek in Greendale Golf Course that has been severely degraded by uncontrolled runoff.

Issue: *The Park Authority does not have an adequate inventory of natural resources on parkland.*

The majority of existing natural resources are better understood in Rose Hill than in other districts because much of the park land is concentrated in several large parcels.

The larger park parcels, including Huntley Meadows and Lee District Parks, are isolated and contain high-quality resources but remain under stress due to human activity, non-native invasive plant species and deer herbivory.

Huntley Meadows Park has a natural resource management plan that guides resource management activities on site and allows for preservation of this important natural resource in the county. Naturalist staff, volunteers and contractors have collected significant amounts of data about Huntley Meadows. Natural resource inventories have been completed for two other parks in the district (Lee District and Manchester Lakes).

Strategies:

RH-NR-15. Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;

RH-NR-16. Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans; and

RH-NR-17. Conduct natural resource inventories and develop and implement natural resource management plans for natural areas.

Issue: *Non-native invasive plants are threatening natural resources by reducing the diversity of native species and impacting wildlife habitat.*

Non-native invasive species management efforts are underway at Huntley Meadows Park, involving the efforts of both staff and volunteers, with a designated Invasives Management Area (IMA) near the park entrance.

Heard from the public:
“Expand and support the wonderful IMA program!”

Strategies:

RH-NR-18. Educate citizens on the problems associated with invasive plant species. Work with them to eliminate or limit invasives on private property near parks and to prevent new introductions of invasive species;

RH-NR-19. Continue non-native management efforts underway at Huntley Meadows Park both as part of staff efforts and volunteer efforts. Work to expand the Invasives Management Area (IMA) near the park entrance; and

RH-NR-20. Expand non-native invasive plant management and habitat restoration on parkland by implementing the Non-Native Invasive Plant [Prioritization Plan](#) and [Assessment](#).

Issue: *The County has a goal to expand tree canopy. The Park Authority should contribute to this goal wherever possible by ensuring existing forested areas are sustainable and expanding canopy where possible.*

Strategies:

- RH-NR-21. Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory;
- RH-NR-22. Encourage tree planting and natural landscaping techniques on private land;
- RH-NR-23. Incorporate natural landscaping techniques on parkland, avoid tree loss from development and, where possible, increase tree canopy; and
- RH-NR-24. Designate permanent resource protection zones on parkland that define appropriate uses and development.

Issue: The Park Authority should utilize innovative practices in construction of recreational facilities and buildings to minimize impacts to the environment and demonstrate stewardship.

No district- or park-specific strategies exist for this issue in the Rose Hill Planning District.