

Grist Mill Park Master Plan



Public Information Meeting

March 4, 2019

Tonight's Agenda

- Introductions:** Judy Pedersen, Public Information Officer, Park Authority
- Remarks:** Linwood Gorham, Park Authority Board
Supervisor Dan Storck, Mount Vernon District
- Presentation:** Samantha Hudson, Park Planning Supervisor
Andy Galusha, Project Manager, Park Planning
- Comment Session:** Moderated By Judy Pedersen,
Public Information Officer, Park Authority



Park Authority Overview

Park Authority Mission

Enrich Quality Of Life Through Enduring Park System That:

- 🛡️ **Provides A Healthy Environment**
- 🛡️ **Preserves Natural And Cultural Heritage**
- 🛡️ **Offers Inspiring Recreational Experiences**
- 🛡️ **Promotes Healthy Lifestyles**



Park Authority at a Glance

TRAILS

334

miles

PARKS

427

TOTAL VISITATION

17,754,788

LAND

23,550+

acres



Park Authority Board



12 Member Board



Appointed By Board Of Supervisors



Representatives For Each Of Nine Supervisory Districts Plus Three

At-large Members



How We Do It...

- 🏰 Operate by Memorandum Of Understanding between BOS & PAB
- 🏰 Park Authority Annual Operating Budget
 - 🏰 35% - Fairfax County General Tax Fund (BOS)
 - 🏰 65% - Park Authority revenue (PAB)
- 🏰 Facilities Built Through
 - 🏰 Park Bonds
 - 🏰 Proffers
 - 🏰 Public Private Partnerships



Park Planning Overview

Master Plan Process

Where are we now?

Where do we want to be?

How do we get there?

Refinement and Approval

The Final Master Plan Helps Support Future Requests To Fund Park Improvements At Grist Mill Park.



Master Plan Process

Fairfax County Comprehensive Plan

Park Classification System

- 🏰 Local Parks
- 🏰 District Parks
- 🏰 Countywide Parks
- 🏰 Resource-Based Parks

General Framework Guiding

- 🏰 Appropriate Uses
- 🏰 General Park Size Ranges
- 🏰 Typical Facilities
- 🏰 Visitor Experience



Master Plan Process

Guided by Staff Expertise

- Archaeologists
- Landscape Architects
- Planners
- Natural Resource Specialists
- Operational Specialists
- Recreation Specialists
- Park Development Specialists

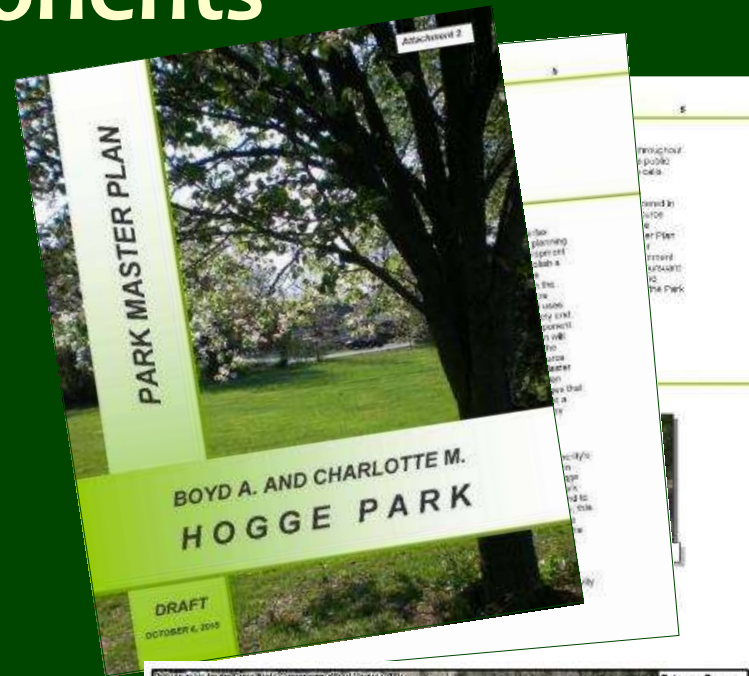
Informed by Input from Community Members & Stakeholders



Master Plan Components

Written Report

- 🛡️ Park Purpose & Classification
- 🛡️ Existing Conditions & Constraints
- 🛡️ Visitor Experience
- 🛡️ Planned Park Uses & Facilities
- 🛡️ Design Concerns



Conceptual Development Plan

- 🛡️ Conceptual Site Layout
- 🛡️ General Location Of Facilities
- 🛡️ General Location Of Use Areas
- 🛡️ Not Engineered Site Plan



Master Plan Process & Timeline

- Public Information Meeting – March 4

Tonight

- Detailed Research & Site Analysis

- Develop Draft Master Plan

- Present To Park Authority Board

- Public Comment Meeting (PCM) – Fall

- Public Comment Period – 30 Days After PCM

- Revise Draft Master Plan

- Park Authority Board Approval – Winter 2019

Public Information Meeting

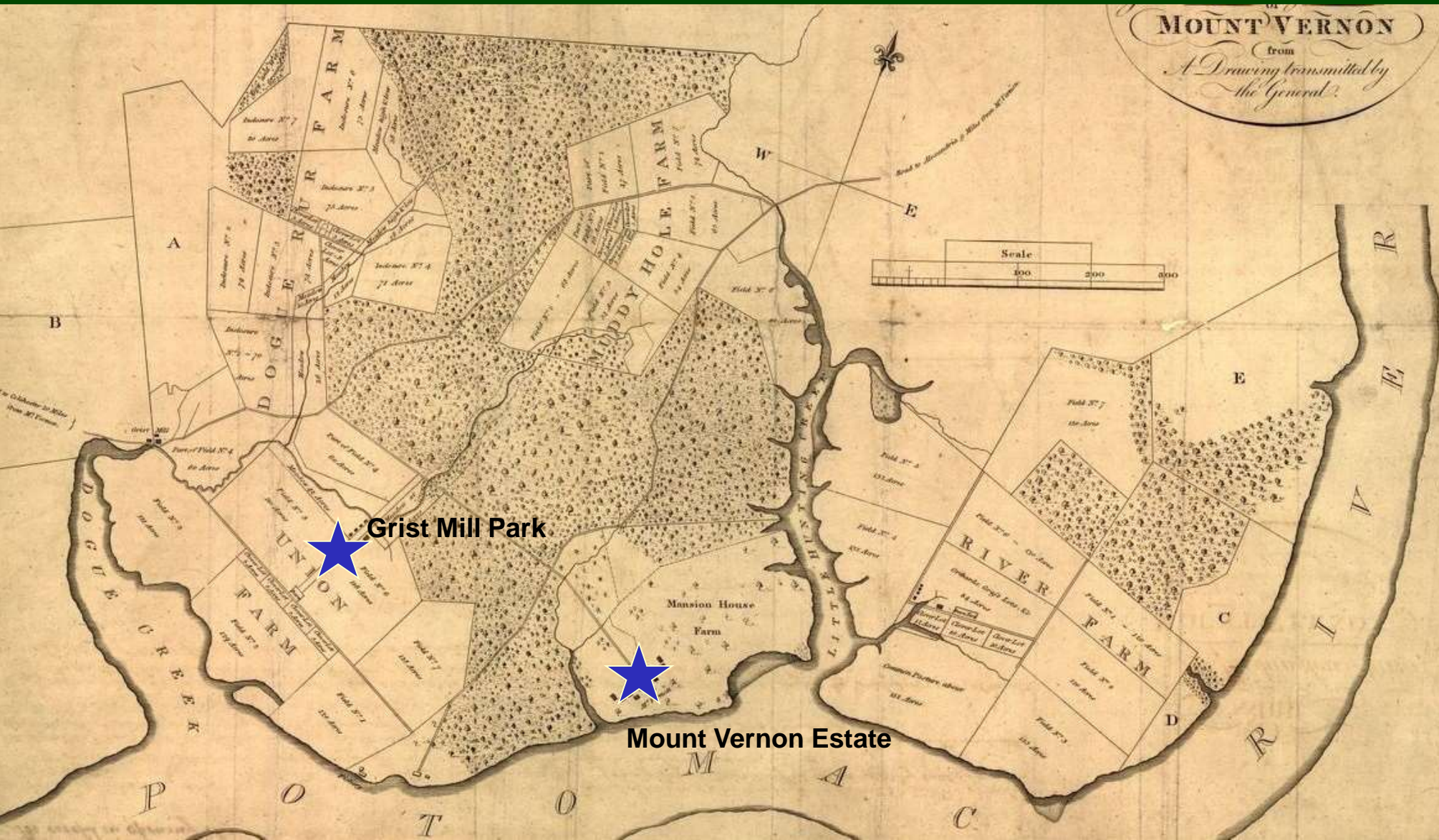
- 🏰 Provide An Overview Of Grist Mill Park History And Site Conditions
- 🏰 Share Input And Ideas We've Heard To-Date
- 🏰 Gather Additional Input And Comments
- 🏰 Share About Other Ways To Provide Input



Grist Mill
Master Plan Revision
Background & Overview

Site History - Early

- 🏰 Mount Vernon Estate
- 🏰 Grist Mill Park



Location & Context

- 🏰 **Nearby Private Parks**
 - 🏰 **Mount Vernon Estate – Resource Based**
 - 🏰 **Mount Vernon Country Club – Recreation**
 - 🏰 **George Washington’s Distillery – Resource Based**
 - 🏰 **Woodlawn Plantation – Resource Based**




Location & Context

Nearby Park Authority Parks

 Washington's Mill – Resource Based

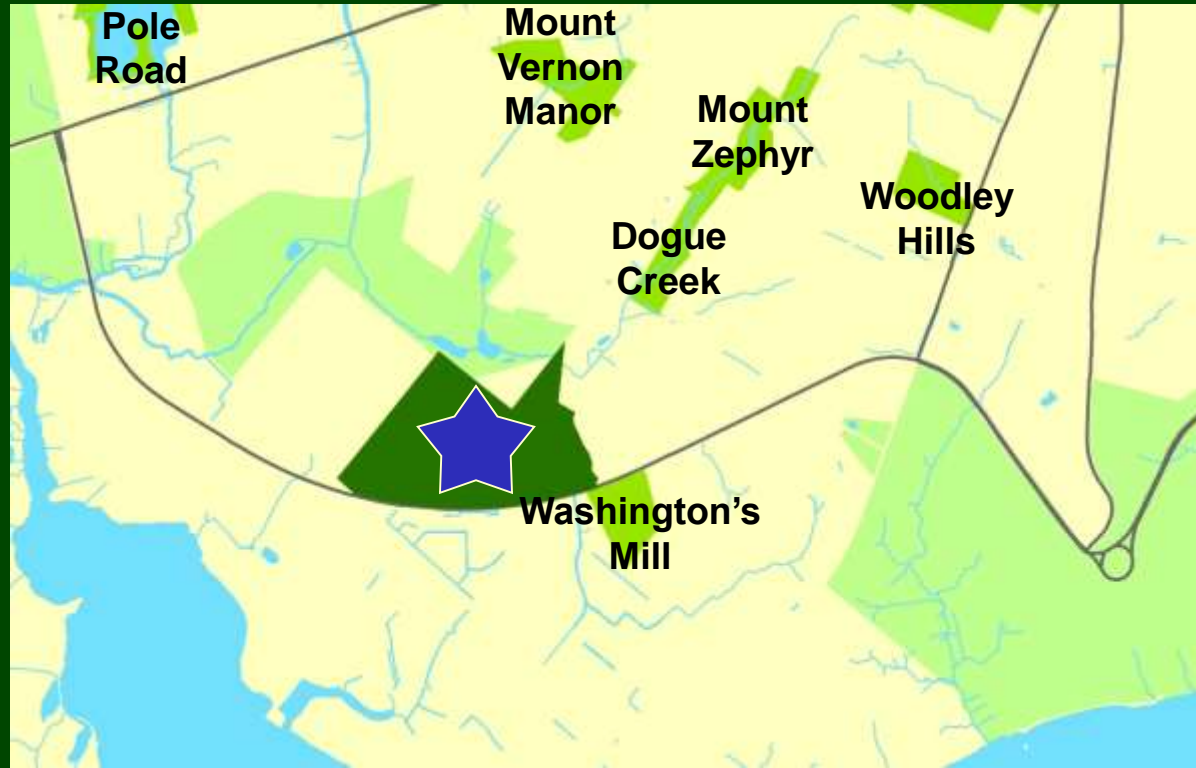
 Pole Road – Local

 Dogue Creek – Resource Based

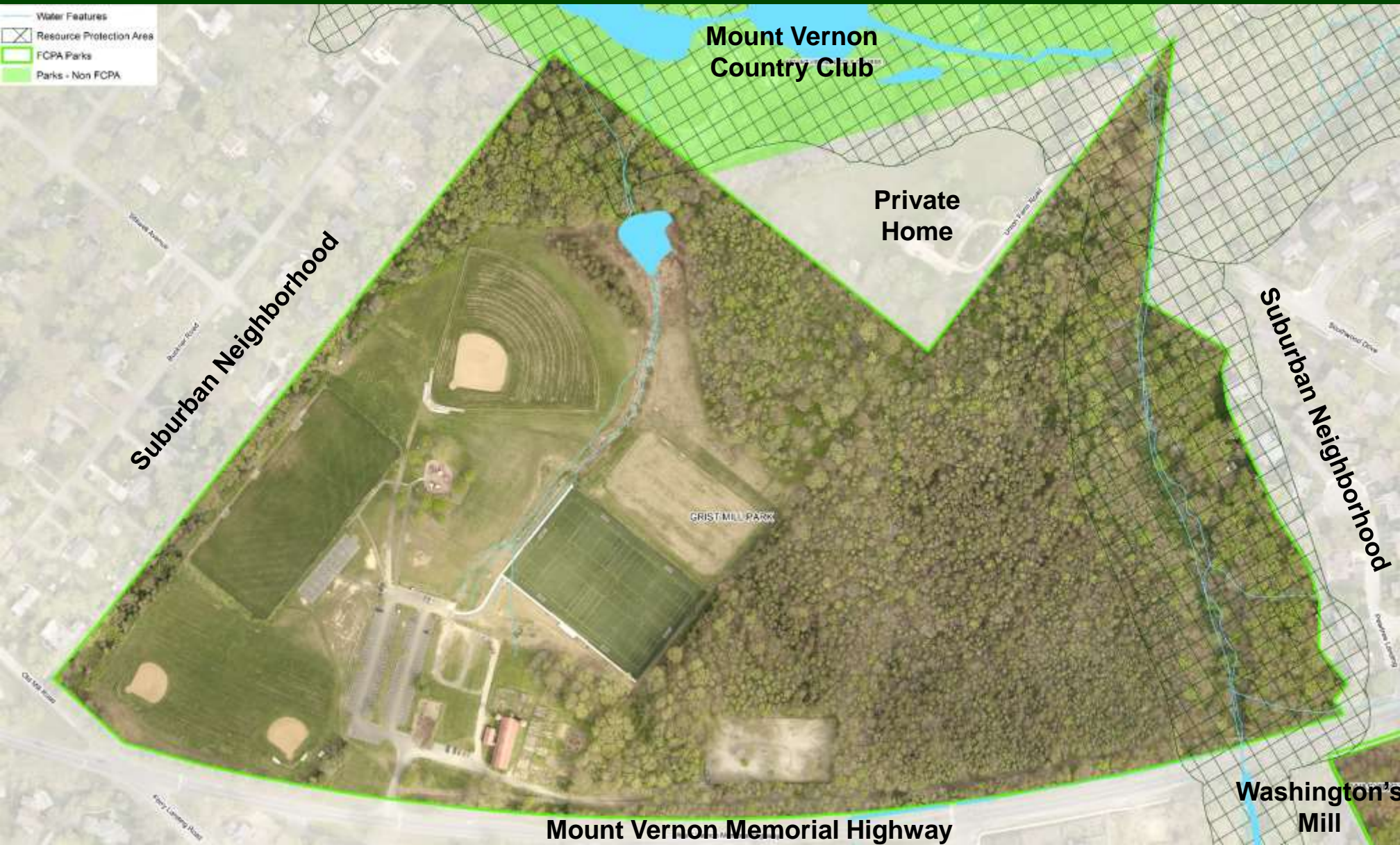
 Mount Vernon Manor – Local

 Mount Zephyr – Local

 Woodley Hills – Local



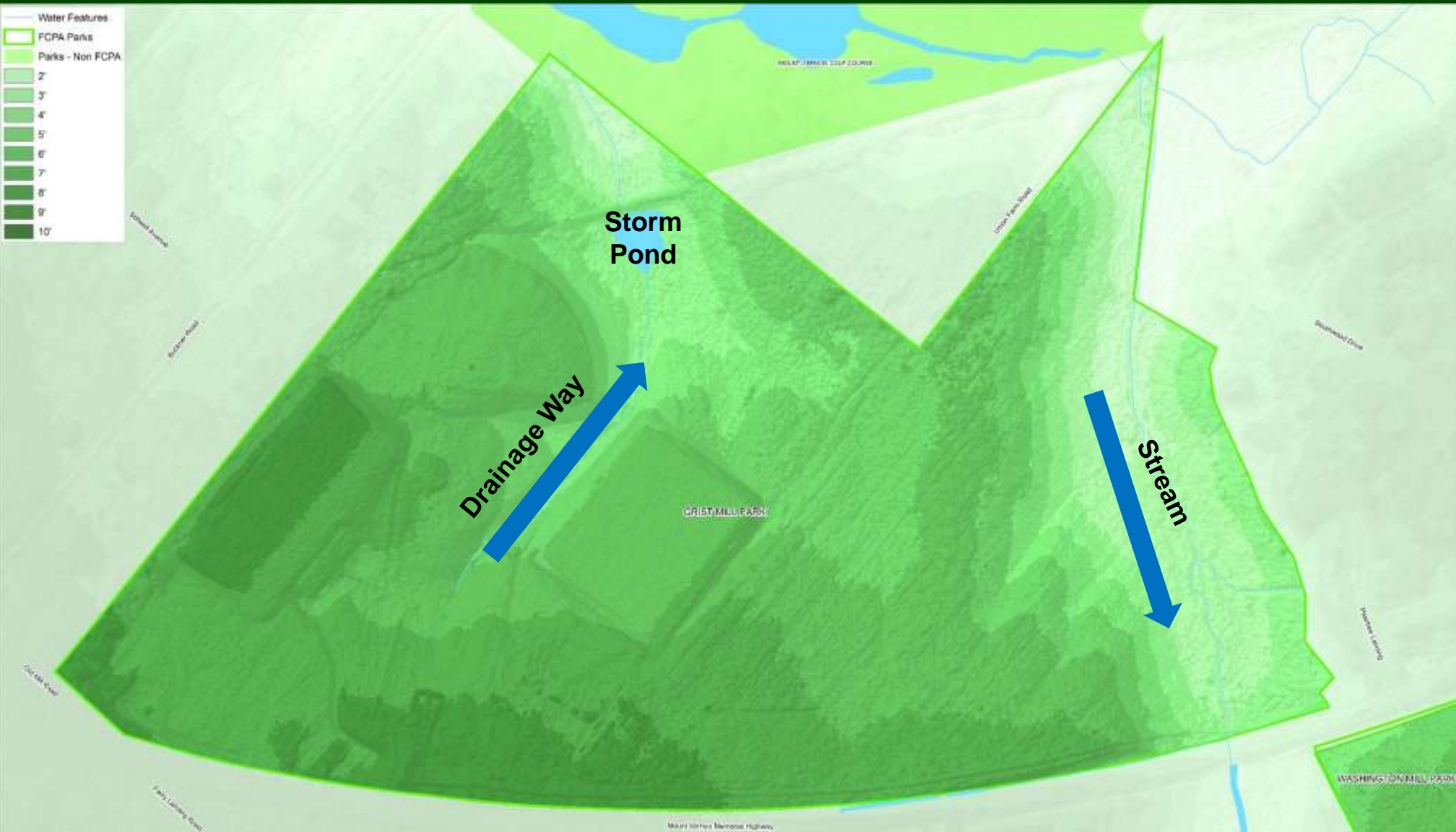
Location & Context



Existing Conditions

 Topography

 Hydrology



Existing Conditions



Chesapeake Bay Resource Protection Area (RPA)



Existing Conditions



Easements



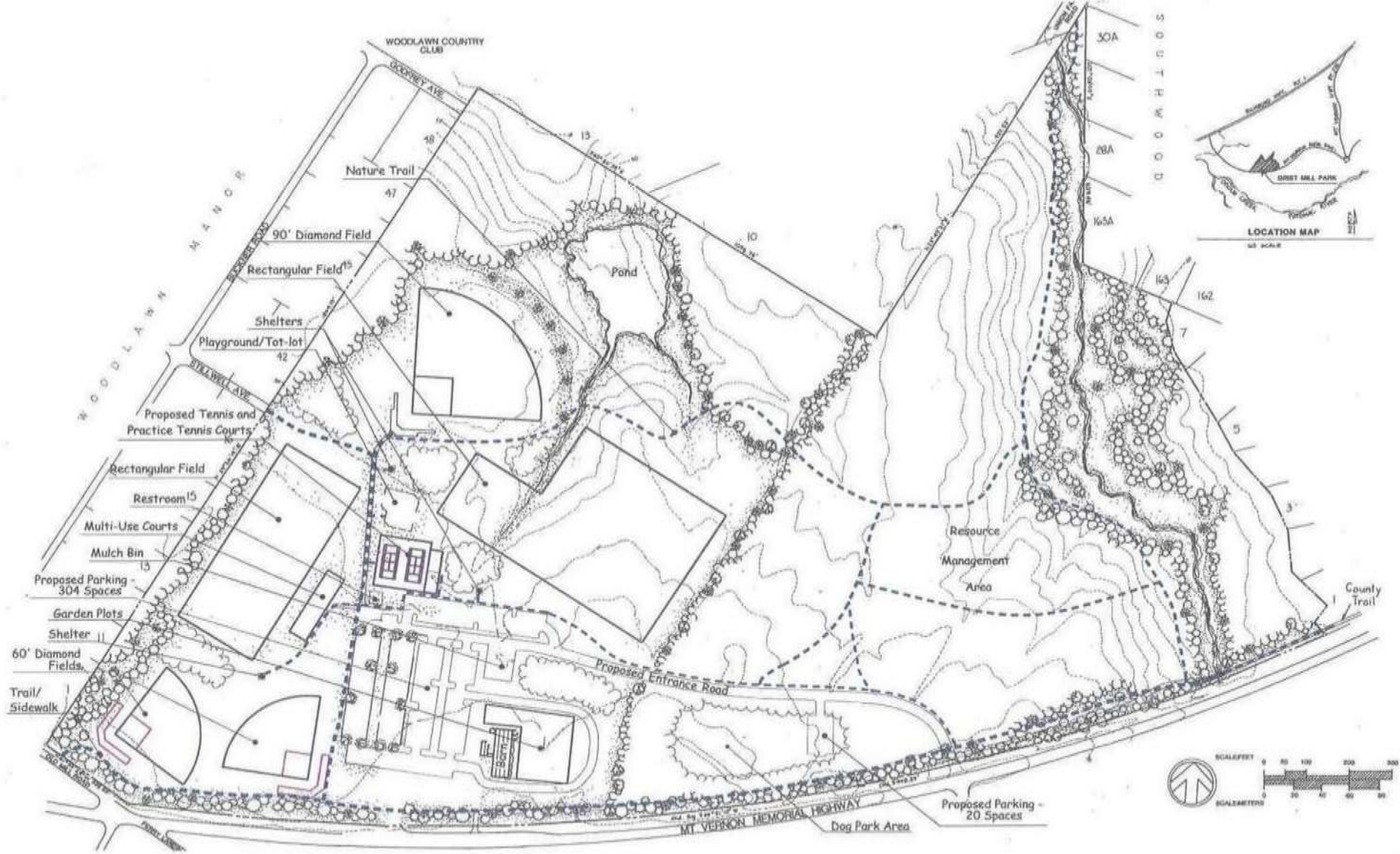
Park History

- 🏡 Open Farmland
- 🏡 FCPA Acquisition & Aerial Photo From 1976



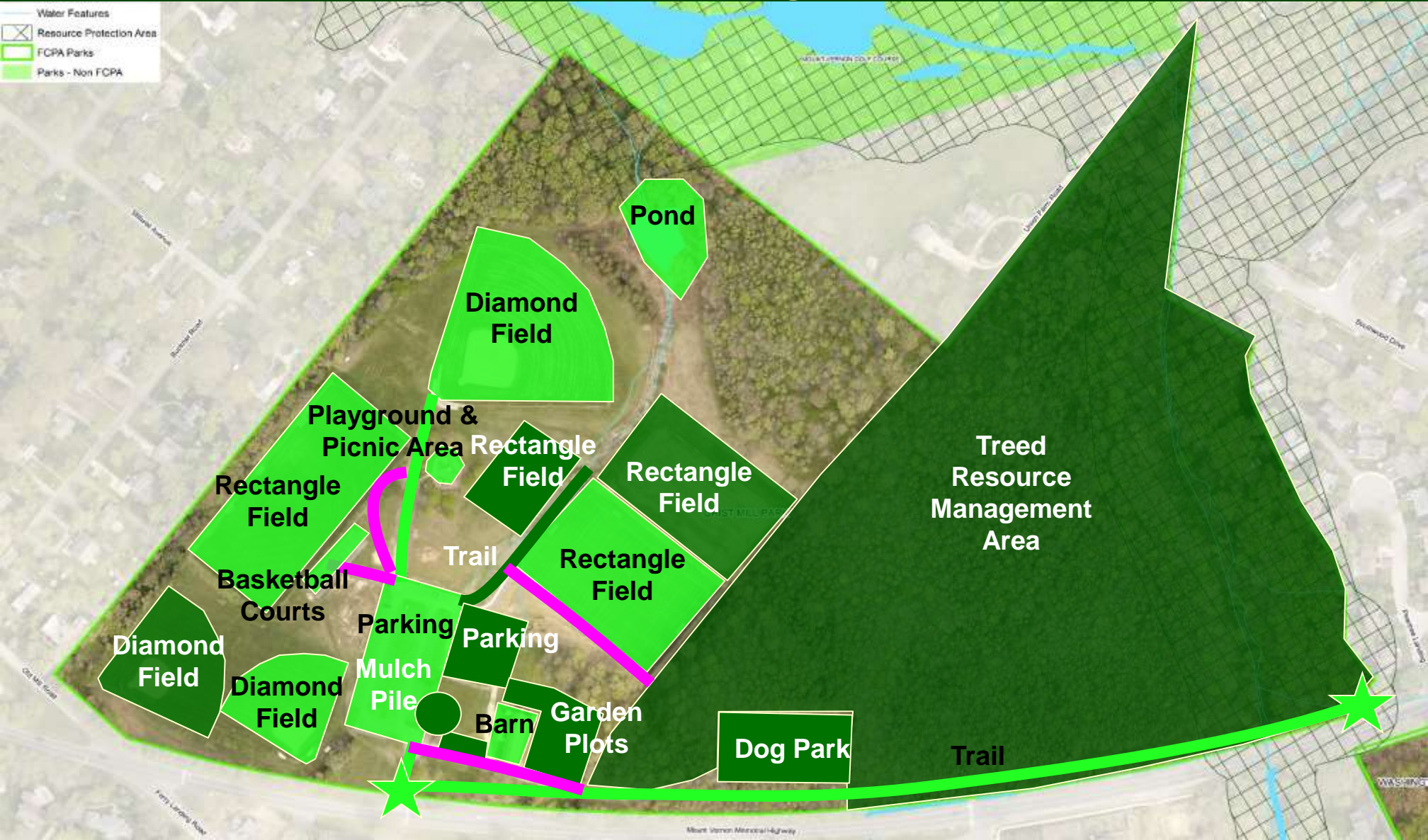
Park History

- 🏡 Open Farmland
- 🏡 FCPA Acquisition & Aerial Photo From 1976
- 🏡 Current Master Plan From 2002



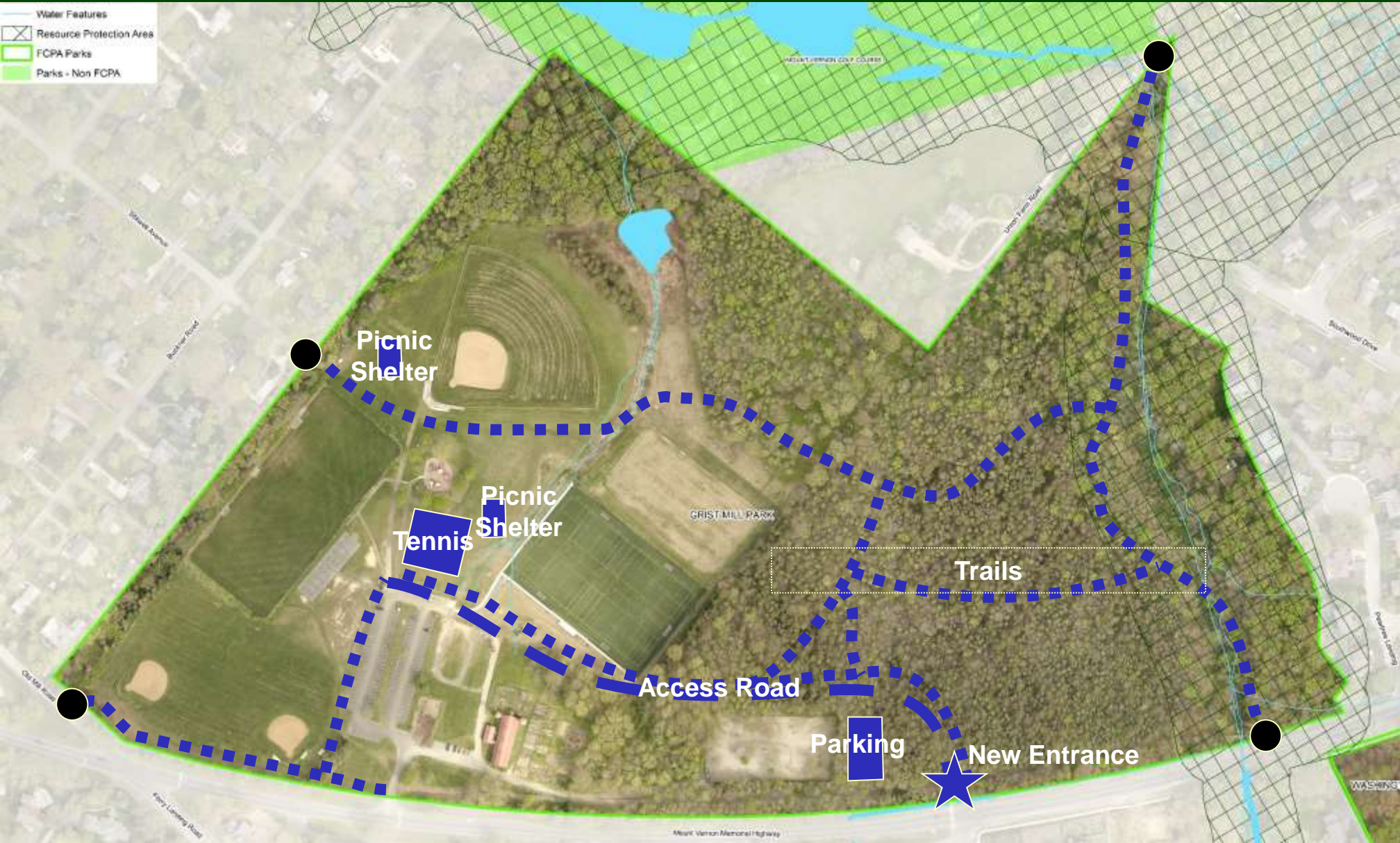
Phased Development

- Facilities Added As A Result Of The 1976 Master Plan (Bright Green)
- Facilities Added As A Result Of The 2002 Master Plan (Dark Green)
- Improvements Done Since 2002 (Magenta)



Unbuilt Facilities

Unbuilt Facilities (Blue)



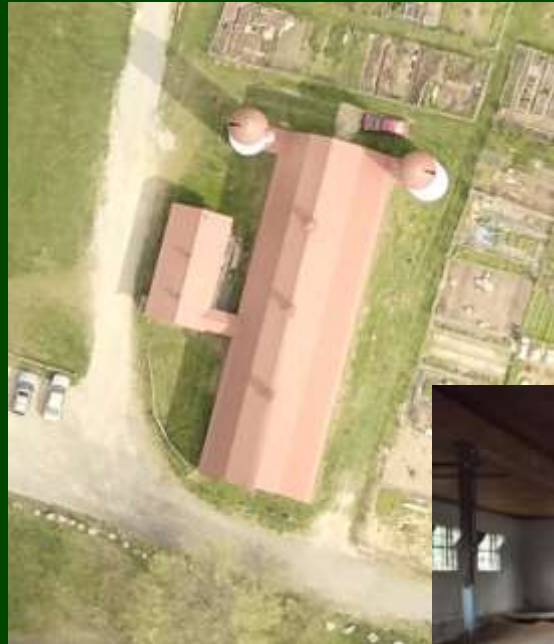
Potential Improvements

Potential Improvements

🛡️ Circa 1940s Dairy Barn Potential Re-use

🛡️ Ideas We Have Heard

- 🛡️ Large Pavilion
- 🛡️ Performance Space
- 🛡️ Restrooms



Potential Improvements

- 🛡️ Ideas We Have Heard
 - 🛡️ Garden Plot Expansion
 - 🛡️ Mulch Pile Relocation
 - 🛡️ Dog Park Upgrades
 - 🛡️ Parking & Vehicular Circulation
 - 🛡️ Improve Park Access



Potential Improvements

- 🏆 Expand Athletic Field Usage
- 🏆 Ideas We Have Heard
 - 🏆 Review Field Types & Uses
 - 🏆 Additional Fields
 - 🏆 Field Lighting
 - 🏆 Centralized Programming
 - 🏆 Schedule Based Controls



Potential Improvements



Expand Athletic Field Usage Through Today's Lighting Technology

1977

SportsCluster-

1989

SportsCluster-2

1989

SportsCluster-2
Level 8™

1989

SportsCluster-2
Total Light Control™

2005

Light-Structure
System™
Green Generation™

Today

Light-Structure
System™
TLC for LED™



Potential Improvements

🌍 Ideas We Have Heard

🌍 Potential Uses Of Facilities For Undeveloped Area



Additional Ideas After Tonight?

- Other Ways To Provide Input
 - Leave Comments On Your Agenda
 - Small Group Discussions
 - Presentations To HOA, Others
- Need More Details Or Provide Suggestions
 - Contact us!



Next Steps In Planning Process

- 🏰 **Draft Master Plan Revision**
- 🏰 **Public Comment Meeting & Comment Period**
- 🏰 **Revise Draft Master Plan**
- 🏰 **Present To Park Authority Board**
- 🏰 **2232 Application**



Help Plan Your Park

Please Visit Our Website:

<http://www.fairfaxcounty.gov/parks/plandev/gristmill.htm>

Please Send Comments To:

e-mail: parkmail@fairfaxcounty.gov

Mail:

Andy Galusha, Project Manager

Planning & Development Division, FCPA

12055 Government Center Parkway, Suite 406

Fairfax, Virginia 22035

Or By Phone:

Phone: 703-324-8662

