

Board Agenda Item
December 12, 2007

ACTION –

Approval in Concept to Locate a Winston Knolls Civic Association Sign at Middle Run Stream Valley Park (Springfield District)

ISSUE:

Approval in concept to locate a Winston Knolls Civic Association sign at Middle Run Stream Valley Park.

RECOMMENDATION:

The Park Authority Acting Director recommends the Park Authority Board approve in concept the location of a Winston Knolls Civic Association sign at Middle Run Stream Valley Park.

TIMING:

Board action is requested on December 12, 2007, so that the civic association can move forward with obtaining the necessary regulatory approvals for the sign.

BACKGROUND:

Park Parcel 88-4-((4))-E in Middle Run Stream Valley Park was conveyed to the Park Authority in 1976 as part of the subdivision and dedication of Lakewood Hills Section 3-A and is located at the corner of Huntsman Boulevard and Spur Road (Attachment 1). At the time of the conveyance no provision was made in the deed or plat of record for a sign easement on this parcel. In January 2007 the Winston Knolls Civic Association (Association) approached the Park Authority with a request to replace an existing wooden subdivision sign with a new sign of similar size and design; the Association president indicated that their organization had been maintaining the sign and the surrounding area on parkland for many years (Attachment 2). A formal request to replace the sign was received on February 21, 2007, (Attachment 3). Research of the land record files did not produce an easement or license agreement for a sign on the property, nor was the Association able to produce any evidence of this. The applicant was asked to provide a drawing and/or plans showing the nature and extent of the new sign so that their request could be fully evaluated in accordance with Park Authority policies and other county regulatory requirements. In March and April, staff spoke with the Association president regarding the status of their request to replace the sign; once again, staff requested a drawing and/or plans showing the nature and extent of the new sign to complete the review of their request.

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On October 22, 2007, Park Authority staff was alerted that the Winston Knolls Civic Association had begun construction of a stone and masonry monument style structure on parkland. Planning and Development Division staff observed the construction in progress and directed the contractor to cease and desist active work as the Association had not obtained approval to construct the sign on parkland. The Association president was informed of this and the design/construction plans were again requested so that staff could move forward with the review of their request.

The design plans were subsequently received on October 24, 2007 (Attachment 4). Further review has revealed that the footprint of the sign appears to be located within a Resource Protection Area (RPA) (Attachment 5). Due to the proximity of the sign to the edge of the RPA and with consultation with the Department of Public Works and Environmental Services (DPWES), Park Authority staff was informed that a survey should be completed by the Association to determine definitively whether the sign was in the RPA. A monument-style sign of this nature would require a public exception hearing by the Chesapeake Bay Exception Review Committee to obtain the necessary approval for the sign to be constructed in the RPA; alternatively, the sign could be relocated on parkland outside of the RPA, pending the Park Authority's approval of the new location. The location of the sign would also be dependent on Virginia Department of Transportation requirements for sight distance and clear zone. In addition, after consultation with the Fairfax County Department of Planning and Zoning, a zoning permit would need to be obtained as specified in the Zoning Ordinance. As this list of regulatory requirements may not be all inclusive, the Association president has been advised to consult with various county agencies to determine all regulatory requirements that must be met and approvals needed.

If the Park Authority Board approves in concept the location of the sign on park property, Park Authority staff will work with the Office of the County Attorney to develop a legal instrument governing the construction of the sign and maintenance of the sign and surrounding property in the future, in order to allow the Park Authority to exercise oversight of the ongoing maintenance and upkeep of the sign and property. Execution of this agreement would be contingent on the Association's demonstrated compliance with all pertinent ordinances and regulations. The Association would be responsible for all costs for construction and maintenance of the sign and the area. Additional compensation for allowing the sign to be located on parkland would not be sought.

FISCAL IMPACT:

Staff time to work with the Association and the County Attorney's office to prepare the agreement, monitor regulatory approvals and construction, and monitor compliance with the conditions in the agreement now and in the future.

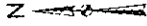
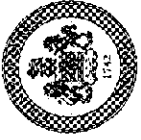
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ENCLOSED DOCUMENTS:

- Attachment 1: Location Map of Parcel 88-4 ((4)) E
- Attachment 2: Picture of Original Sign on Parkland
- Attachment 3: Letter from Winston Knolls Civic Association, dated February 14, 2007
- Attachment 4: Design Plans for New Winston Knolls Civic Association Sign
- Attachment 5: Map Showing Location of Sign in Relation to RPA

STAFF:

- Timothy K. White, Acting Director
- Cindy Messinger, Acting Deputy Director/COO
- Todd Johnson, Director, Park Operations Division
- Cindy Walsh, Acting Director, Resource Management Division
- David Bowden, Director, Planning and Development Division
- Kay H. Rutledge, Branch Manager, Land Acquisition and Management Branch
- Cindy McNeal, Section Manager, Land Acquisition and Management Branch
- Gary Best, Easement Coordinator, Land Acquisition and Management Branch

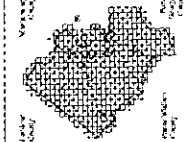


GENERAL NOTES:
1. THE CITY OF HOUSTON HAS THE HONOR OF THE RECORDING OF THIS MAP.
2. THE CITY OF HOUSTON HAS THE HONOR OF THE RECORDING OF THIS MAP.
3. THE CITY OF HOUSTON HAS THE HONOR OF THE RECORDING OF THIS MAP.

GENERAL NOTES:

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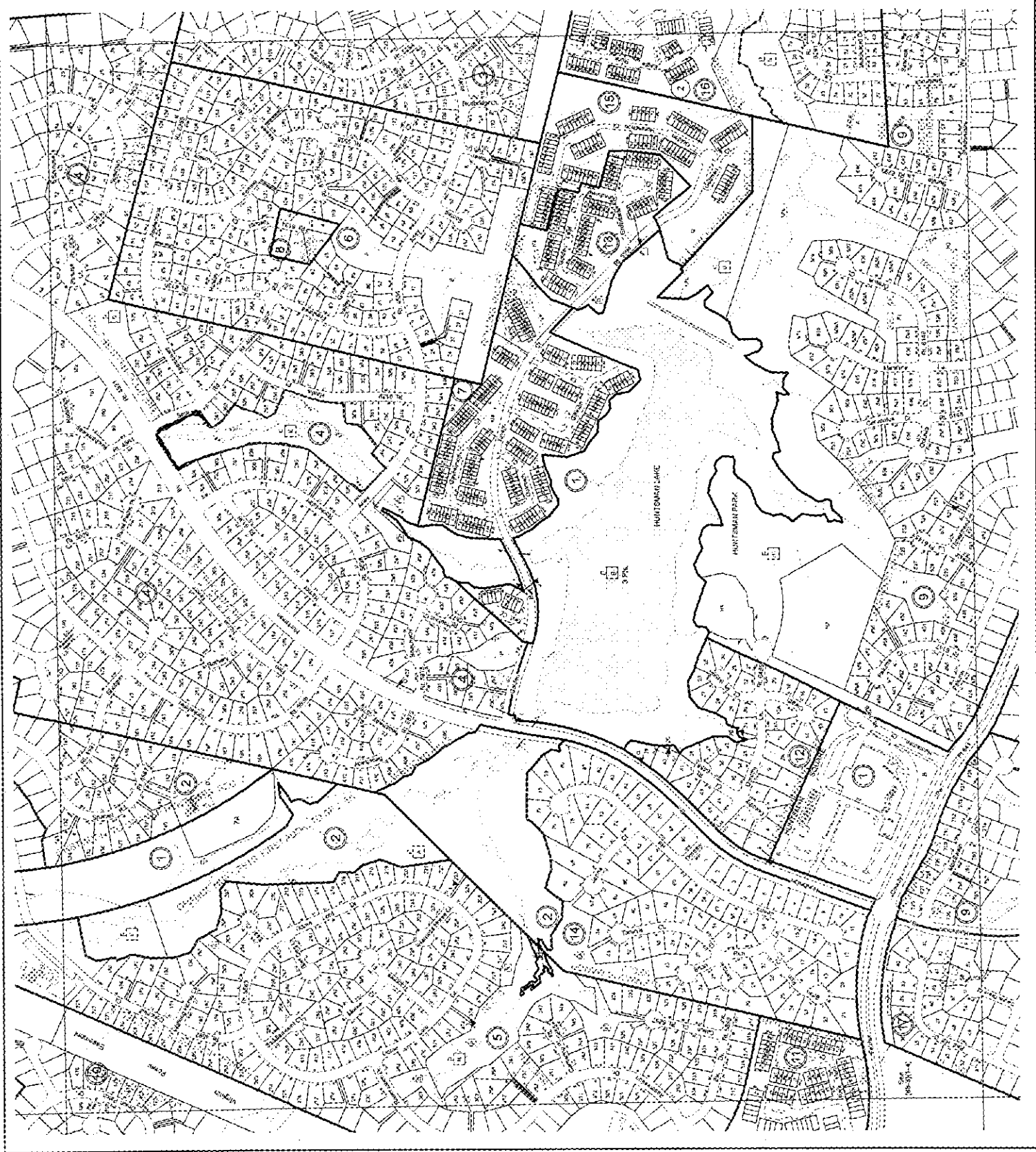
88-1	88-2	89-1
88-3	89-3	
97-1	97-2	98-1

ADMINISTRATIVE INDEX

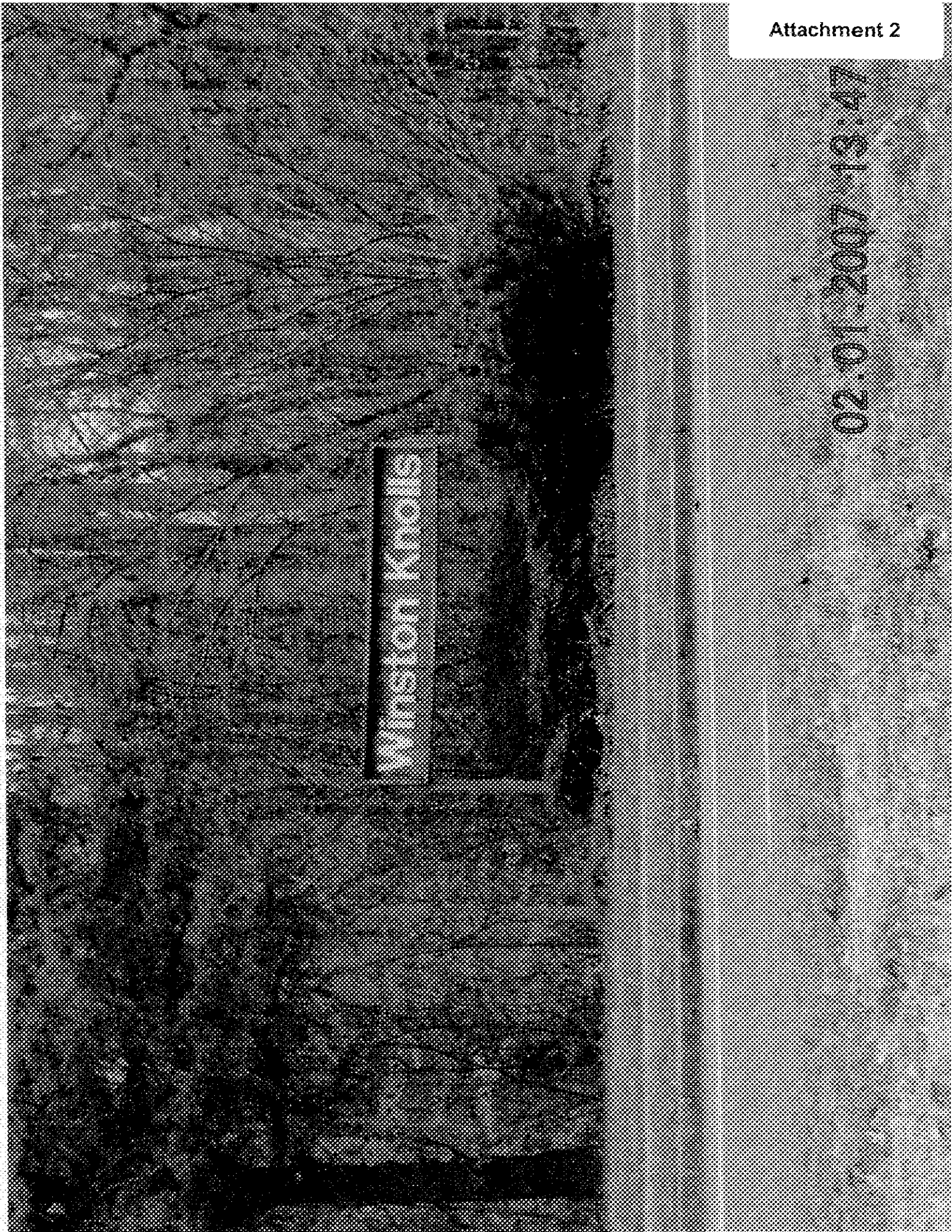
88-4

Revised to 04 - 11 - 2007

ADMINISTRATIVE INDEX



02.01.2007 18:47



Winston Knolls Civic Association

P.O. Box 2893
Springfield, VA 22152

February 14, 2007

Mr. Gary Best
Planning and Development
12055 Government Center Parkway Ste#406
Fairfax, VA 22035

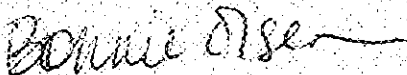
Dear Mr. Best:

Our Civic Association would like to replace our current neighborhood sign. Our intentions are to upgrade the sign without changing the general footprint of the current one. In effect, we would not replace it with a monument style sign, rather a residential subdivision sign similar but more updated than the current design.

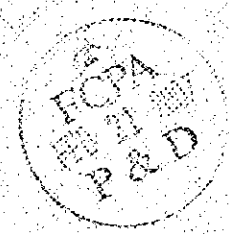
In the original deed from the developer, this small portion of land was conveyed to the Park Authority. It is my understanding from our residents, that originally a verbal agreement was given to place the sign in that area. Apparently, our garden club has lovingly maintained this area for over 30 years! The current sign is located on Huntsman Blvd between Rockefeller and Spur Road. This is designated section "E" on the land plat.

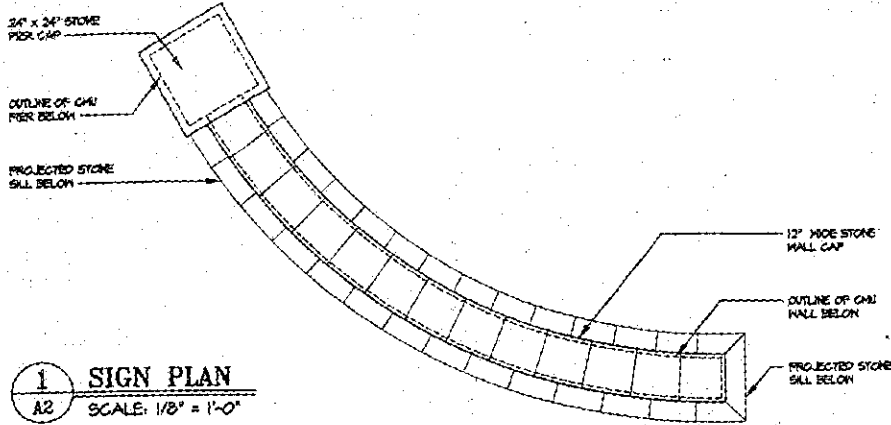
I ask your consideration to upgrade this sign on Park Authority land, on behalf of the Winston Knolls neighborhood. I look forward to your response, please do not hesitate to contact me.

Sincerely,

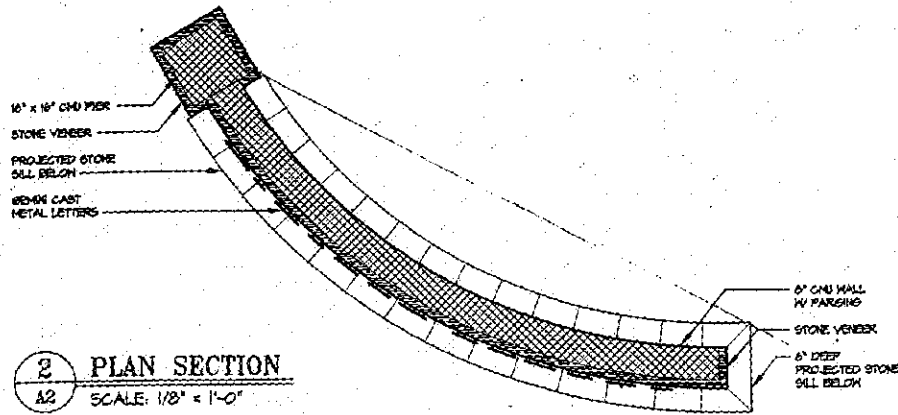


Bonnie Olsen
President
(703) 568-4437





1 SIGN PLAN
A2 SCALE: 1/8" = 1'-0"



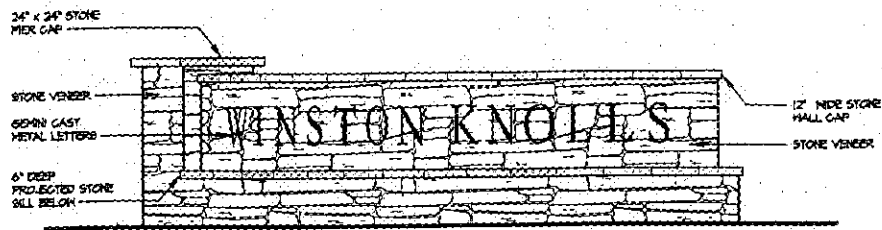
2 PLAN SECTION
A2 SCALE: 1/8" = 1'-0"

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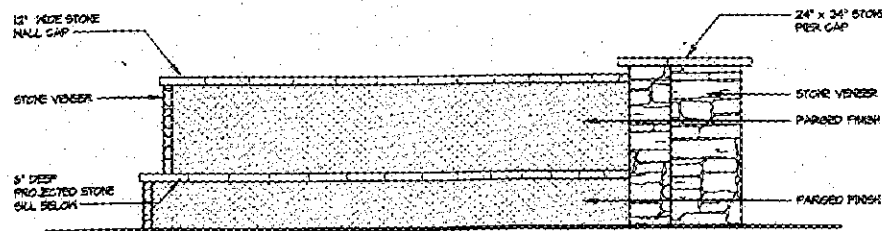
ASSIGNED TO: MR. TERRY HARTZ, ARCHITECT FIRM, 1000 WEST 10TH AVENUE, SUITE 100, DENVER, CO 80202

PROJECT NUMBER	
0705	
SITE	
6/4/21	
SCALE	
A5 NOTED	
18	26
18	26
SHEET NUMBER	
A2	

WINSTON KNOLLS - ENTRANCE SIGN (CONCEPT A)
 PROPOSED PLANS



1 FRONT ELEVATION
A3 SCALE: 1/2" = 1'-0"



2 REAR ELEVATION
A3 SCALE: 1/2" = 1'-0"

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0705	
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A3	

WINSTON KNOLLS - ENTRANCE SIGN (CONCEPT A)
 PROPOSED ELEVATIONS

