

RESOLUTION
DEVELOPING A PASSIVE PUBLIC NATURE PARK IN THE SPRING BANK
COMMUNITY TO PROTECT AND CONSERVE QUANDER BROOK
E&R 2008-4

WHEREAS, the land parcel known as the Fairchild property located on nine acres of woodlands contains several headwater branches and springs of the Fairfax County watershed named Quander Brook;

WHEREAS, the Quander Brook headwaters and springs are in the Belle Haven watershed and Fairfax County is establishing a watershed strategy for the Belle Haven Watershed and the best strategy for protecting the water quality of a watershed is to protect it at its headwaters;

WHEREAS, the Fairchild property had previously been shown on Fairfax County planning maps as future parkland;

WHEREAS, the Fairfax County Comprehensive Plan calls for the use of this property to be part of a land consolidation in an effort to join several adjoining properties to create a large Town Center development to be called Kings Crossing which is now dead;

WHEREAS, the demise of the Kings Crossing Town Center development has left the existing shopping center land parcel in the hands of a new developer named JBG Rosenfeld and they have submitted a "by right" development plan that does not include the consolidation of the Fairchild parcel thus negating future consideration for the expressed use of trading development density rights leading to the stream valley preservation as a community nature park;

WHEREAS, Fairfax County has embarked on several environmental initiatives to preserve forest areas to help improve air quality, protect and enhance our water quality and to combat the heat island impacts of paved and concrete surfaces;

WHEREAS, the Needs Assessment Final Report of the Fairfax County Park Authority lists small community parks as the top need for recreational facilities according to its household survey, with natural areas not far behind;

WHEREAS, the ecological services provided by the use of this property as a park in this location far outweigh the economic cost with taxpayer dollars to clean up at a later time;

WHEREAS, the Mount Vernon Planning District has the 2nd lowest percentage of parkland compared to all other Fairfax County Planning Districts and the Mount Vernon Planning District has the highest percentage of low- to moderate-income families and a higher percentage of underperforming schools as compared to other Fairfax County Planning Districts;

WHEREAS, The Mount Vernon Planning District has the 4th highest percentage of population density compared to all other Fairfax County Planning Districts;

WHEREAS, Fairfax County citizens from low- to moderate-income families are as entitled to park and recreation facilities as are any other Fairfax Citizen income groups.

THEREFORE BE IT RESOLVED, that the MVCCA asks that the Fairfax County Planning Commission and Board of Supervisors:

- Preserve this land parcel known as the Fairchild property as a passive Community Natural Resources Park as they begin their next parks planning cycle,
- Actively investigate and apply a creative strategy (land swap, tax incentives, bond proceeds or other measures) for allocating the requisite financial resources to purchase this land parcel,
- Work with County Staff to assess the environmental conditions of the stream and incorporate strategies to mitigate damages as part of the Belle Haven Watershed plan,
- Establish a pilot cooperative project between County Staff that will assist the JBG Rosenfeld Developers in mitigating the storm water runoff from the impervious surface areas to Quander Brook of the by-right shopping center redevelopment adjacent to the stream valley.