



ROCK HILL DISTRICT PARK, 2232 APPLICATION



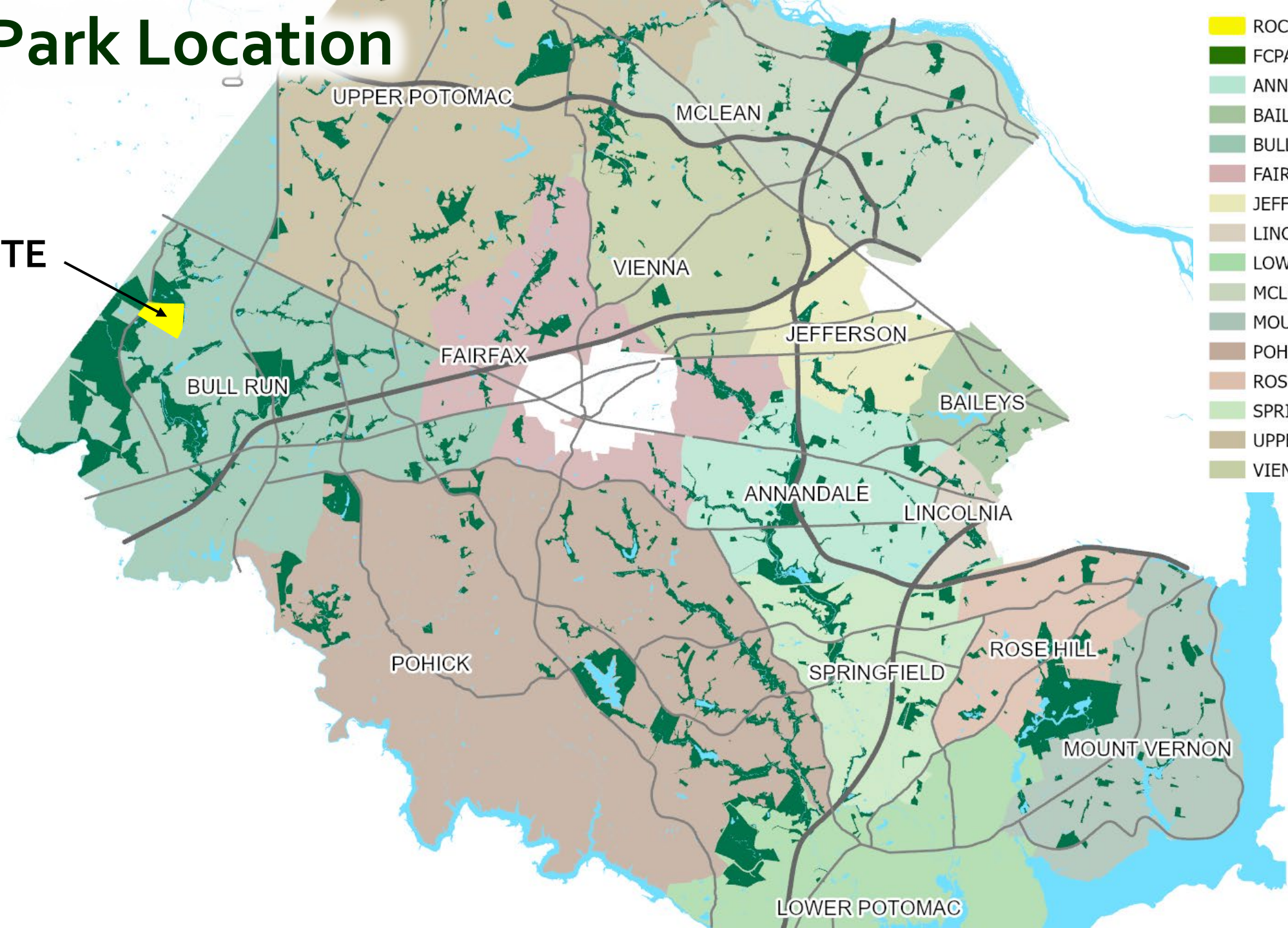
Andy Galusha, Landscape Architect

Sully District Council Land Use Committee Presentation – July 17, 2023



Park Location

SITE

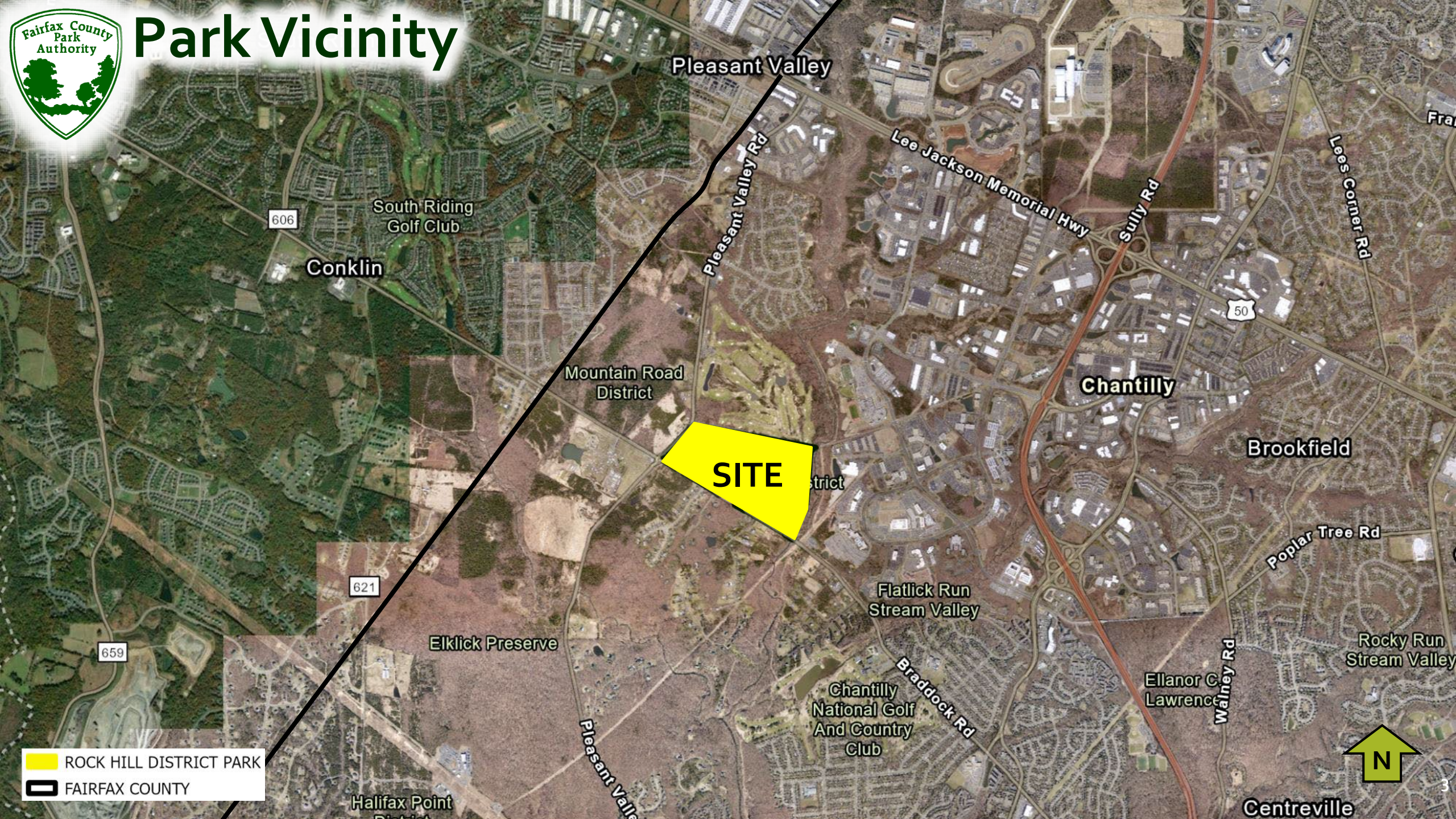


- ROCK HILL DISTRICT PARK
- FCPA PARKS
- ANNANDALE
- BAILEYS
- BULL RUN
- FAIRFAX
- JEFFERSON
- LINCOLNIA
- LOWER POTOMAC
- MCLEAN
- MOUNT VERNON
- POHICK
- ROSE HILL
- SPRINGFIELD
- UPPER POTOMAC
- VIENNA





Park Vicinity



606

South Riding Golf Club

Conklin

Pleasant Valley

Pleasant Valley Rd

Lee Jackson Memorial Hwy

Sully Rd

Lees Corner Rd

50

Chantilly

Mountain Road District

Brookfield

SITE

621

Elklick Preserve

Flatlick Run Stream Valley

Poplar Tree Rd

659

Rocky Run Stream Valley

Chantilly National Golf And Country Club

Braddock Rd

Ellanor C Lawrence

Walney Rd

ROCK HILL DISTRICT PARK

FAIRFAX COUNTY

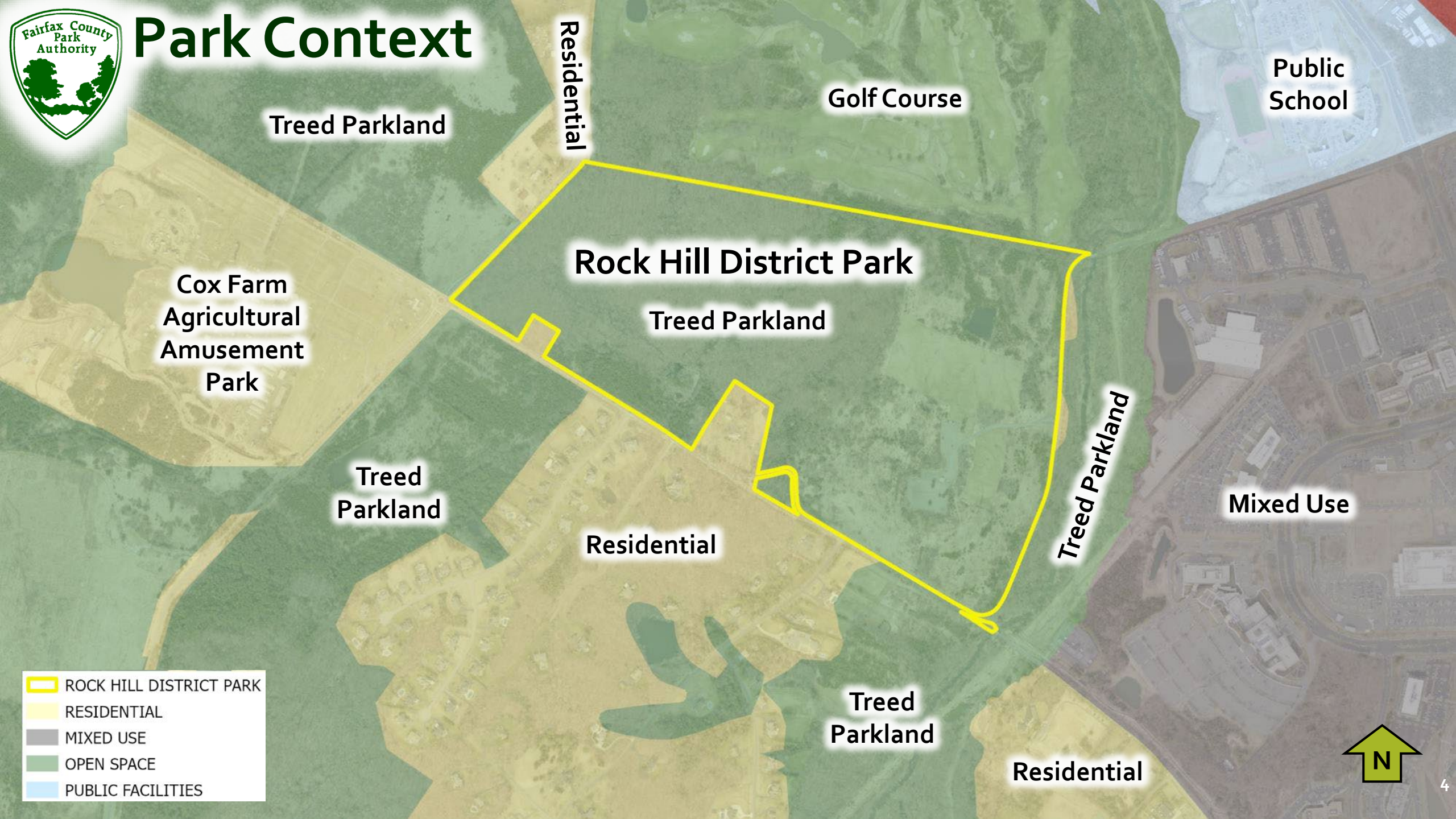


Halifax Point District

Centreville



Park Context



Treed Parkland

Residential

Golf Course

Public School

Cox Farm
Agricultural
Amusement
Park

Rock Hill District Park

Treed Parkland

Treed
Parkland

Residential

Treed Parkland

Mixed Use

Treed
Parkland

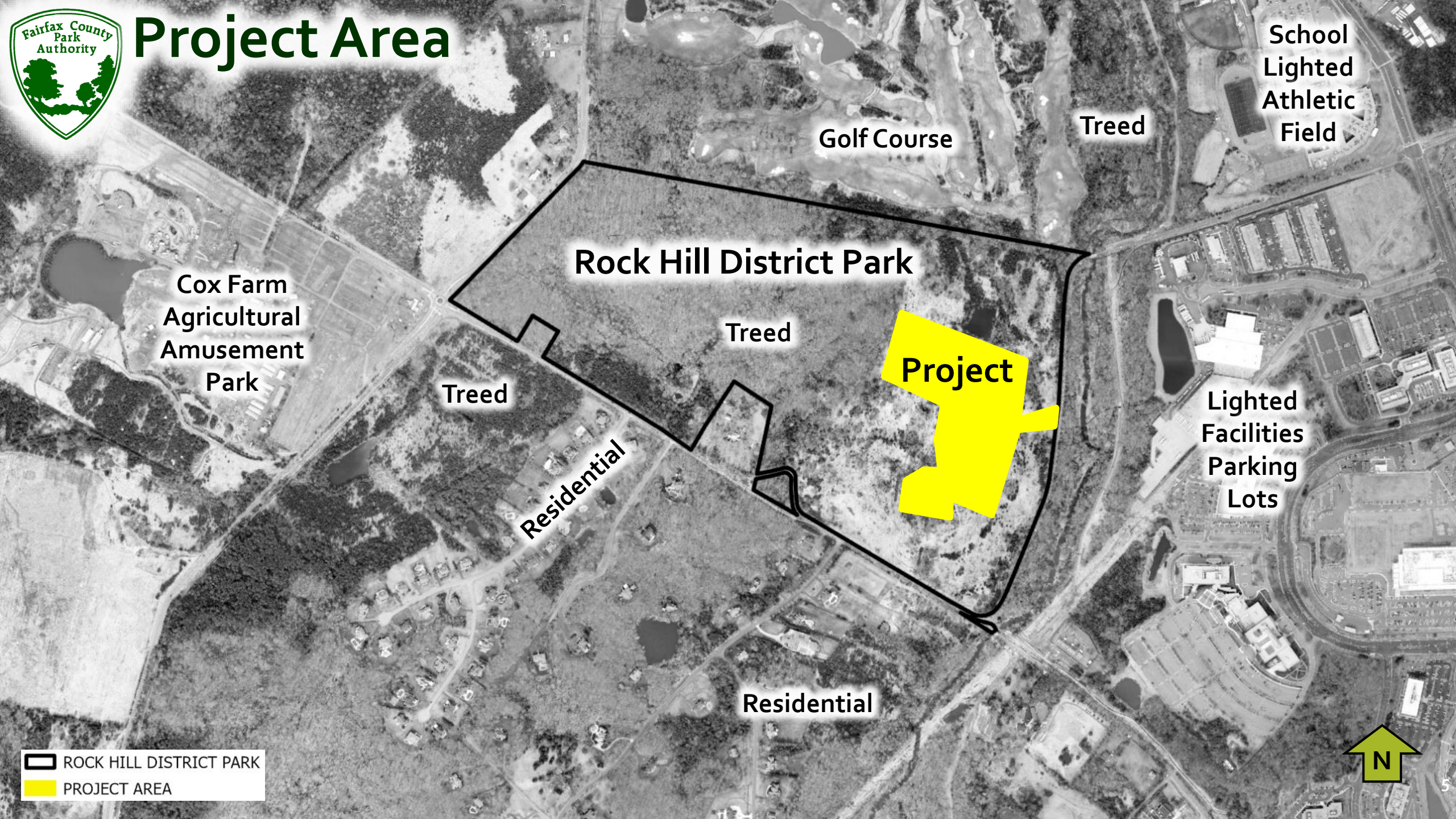
Residential

- ROCK HILL DISTRICT PARK
- RESIDENTIAL
- MIXED USE
- OPEN SPACE
- PUBLIC FACILITIES





Project Area



Cox Farm
Agricultural
Amusement
Park

Rock Hill District Park

Project

Residential

Residential

Golf Course

School
Lighted
Athletic
Field

Lighted
Facilities
Parking
Lots

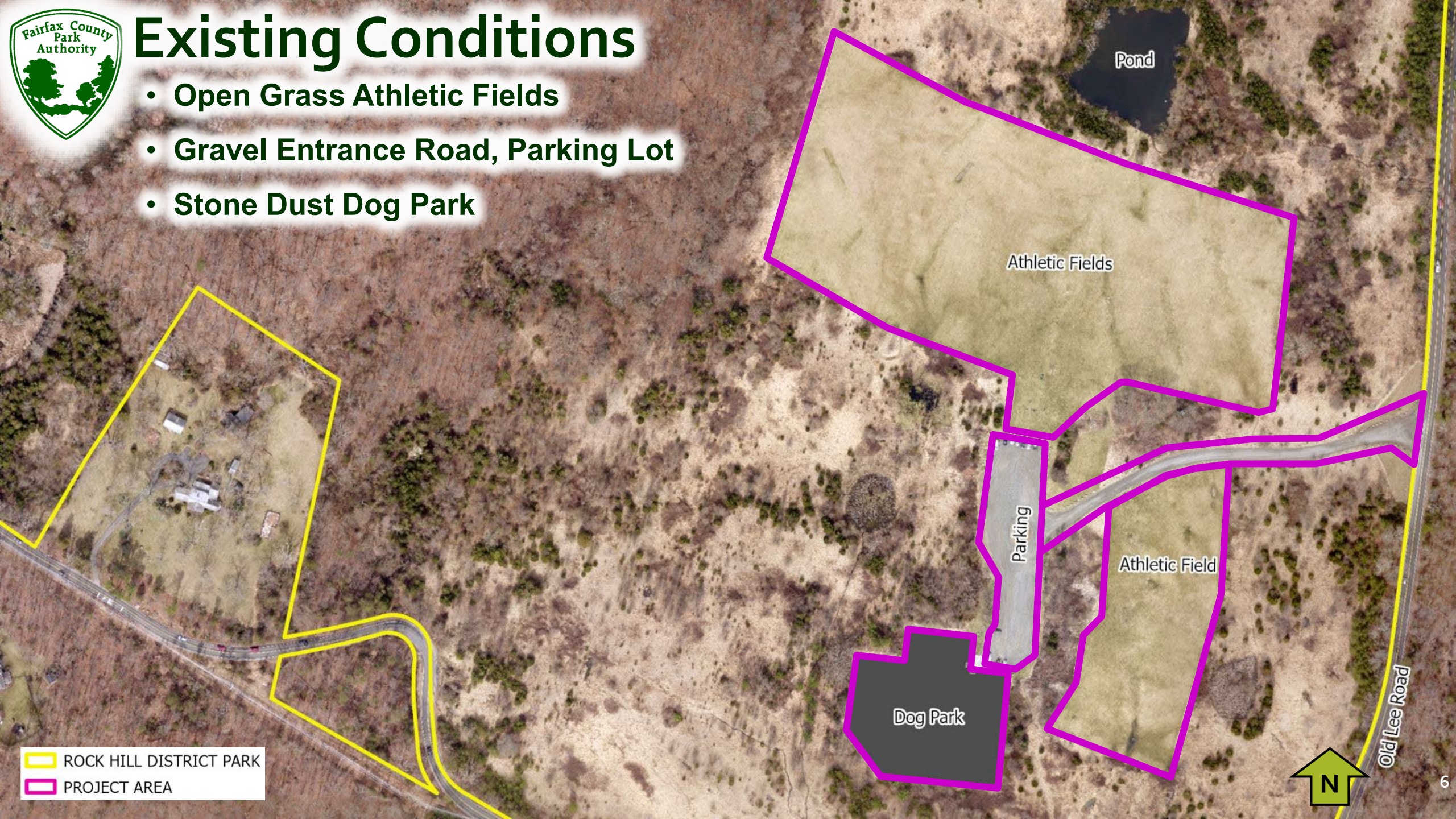
ROCK HILL DISTRICT PARK
PROJECT AREA





Existing Conditions

- Open Grass Athletic Fields
- Gravel Entrance Road, Parking Lot
- Stone Dust Dog Park



ROCK HILL DISTRICT PARK
PROJECT AREA

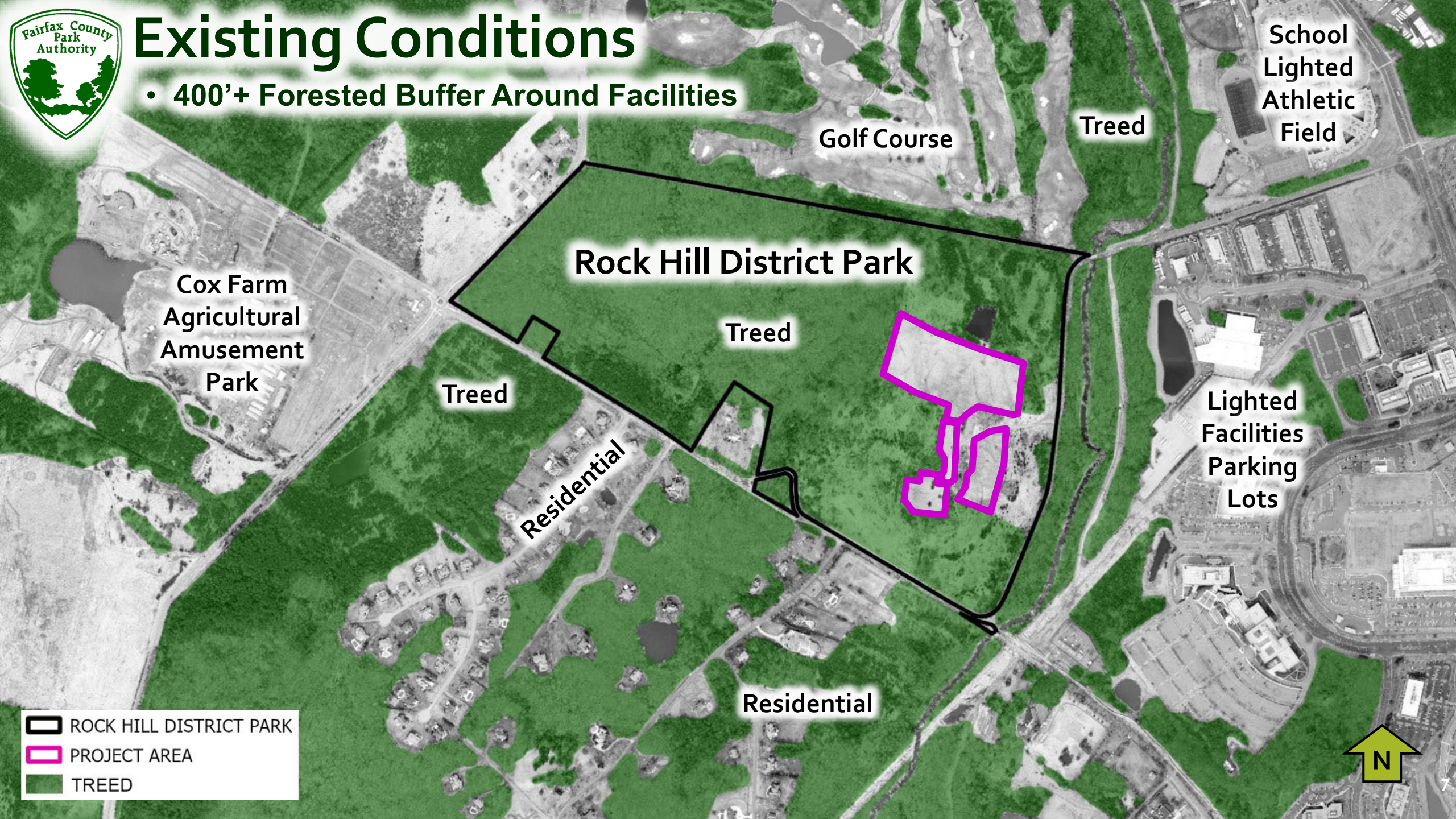
Old Lee Road








Existing Conditions

- 400'+ Forested Buffer Around Facilities



 ROCK HILL DISTRICT PARK
 PROJECT AREA
 TREED





Existing Conditions

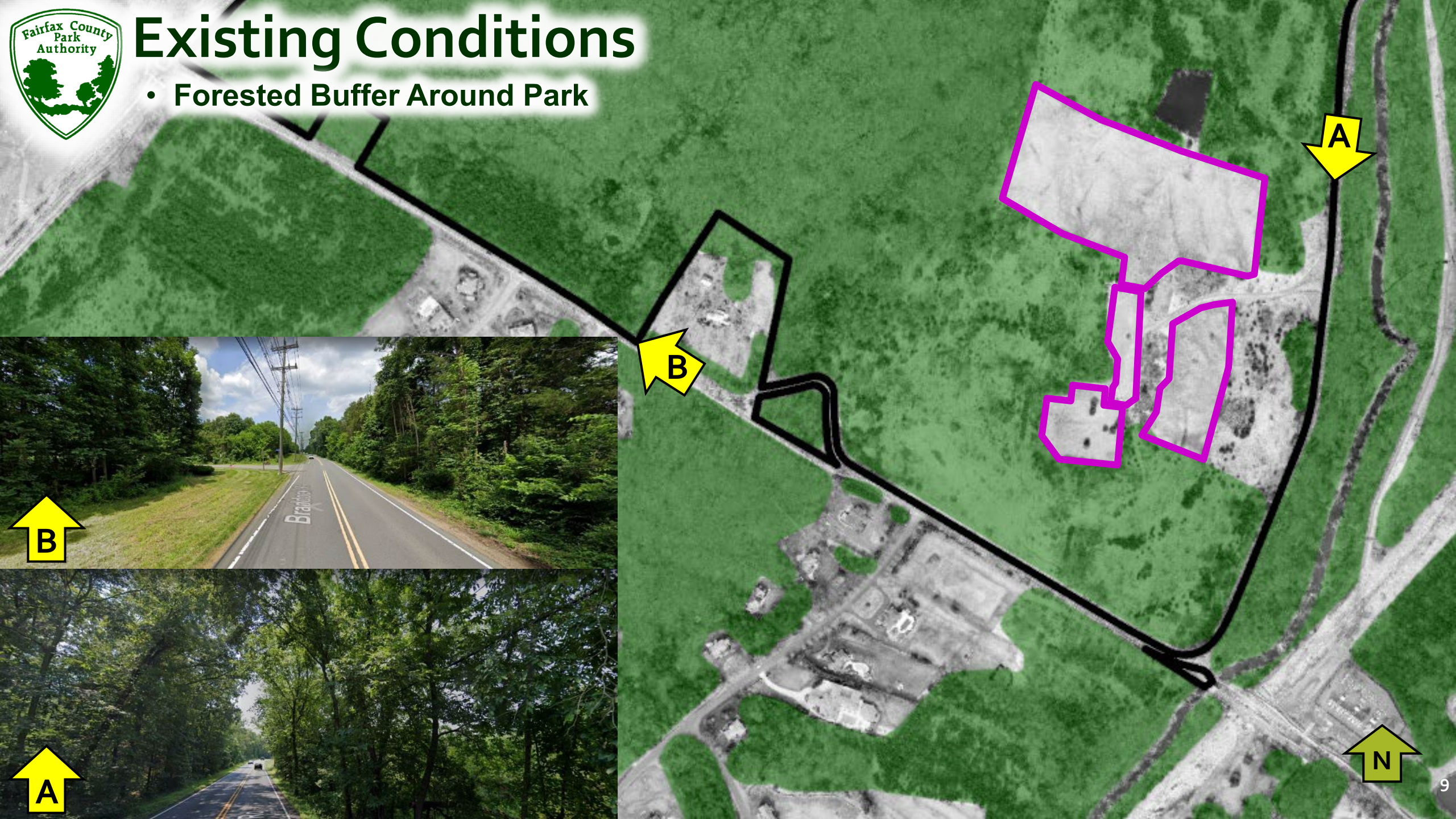
- 400'+ Forested Buffer Around Facilities





Existing Conditions

- Forested Buffer Around Park





Master Plan & 2232s

- **2003 Conceptual Development Plan & Mater Plan Report**
 - Light All Fields
 - Extend Spring/Fall Usage
 - Improve Overall Park Safety
- **Previous 2232s**
 - 2001 Athletic Fields, Parking
 - 2003 Dog Park, Parking
- **Current 2232**
 - 2023 Add Facility Lighting





LED Lighting Technology

- Downward Aiming Directionally Focused Light.
- Shielded Fixtures Limit Obtrusive Light & Glare.
- County Lighting Ordinance Compliant.
- International Dark Skies Compliant.
- Illumination Plan Review by Land Development Services.





Park Context Lighted

- Multi floor Buildings
- Lighted Streets & Parking Lots
- Lighted Athletic Facilities
- High Tension Lines



Rock Hill District Park



School
Lighted
Athletic
Field

Golf Course

Treed

Treed

Lighted
Streets
& Parking
Lots

Residential

N



Public Engagement Summary

- 30-Day Public Comment Period (launched on 4/3/2023)
 - Park Authority News press release.
 - Planning Webpage & Social Media release.
 - 119 post cards to adjacent residents.
 - Informational sign posted at Rock Hill Park.
- Feedback provided either by survey or email by 5/3/2023.
 - Majority of surveyed not opposed.





Project Road Map

- 5/3/2023 – Survey Completed
- 6/6/2023 – Submitted 2232 Application
- 7/17/2023 – Presentation to Sully Land Use Committee
- TBD – Planning Commission Meeting
- TBD – Site Illumination Plan



Any Questions?