

Parkfairfax Spruce Island Town Hall

August 8, 2018



PARKFAIRFAX CONDOMINIUM
Spruce Island Town Hall
3360 Gunston Road
Alexandria, Virginia 22302
7:00 pm Wednesday, August 8, 2018
AGENDA

- 7:00 PM Explanation of Agenda - Susan
- 7:03 PM Goals for Spruce Island - Scott
- 7:10 PM Landscape Committee input – Robin Davis
- 7:20 PM Options for Spruce Island - Mark
- 7:30 PM Community input
- 8:10 PM What now? What next? – Scott, Mark

The Goals of Redoing Spruce Island

- 1) Continue to make Spruce Island useful for community activities
- 2) Make Spruce Island useable for community events beyond the tree lighting
- 3) Maintain the community aesthetic
- 4) Stay within budget from Reserves
- 5) Today is not about making a decision

Landscape Committee Input

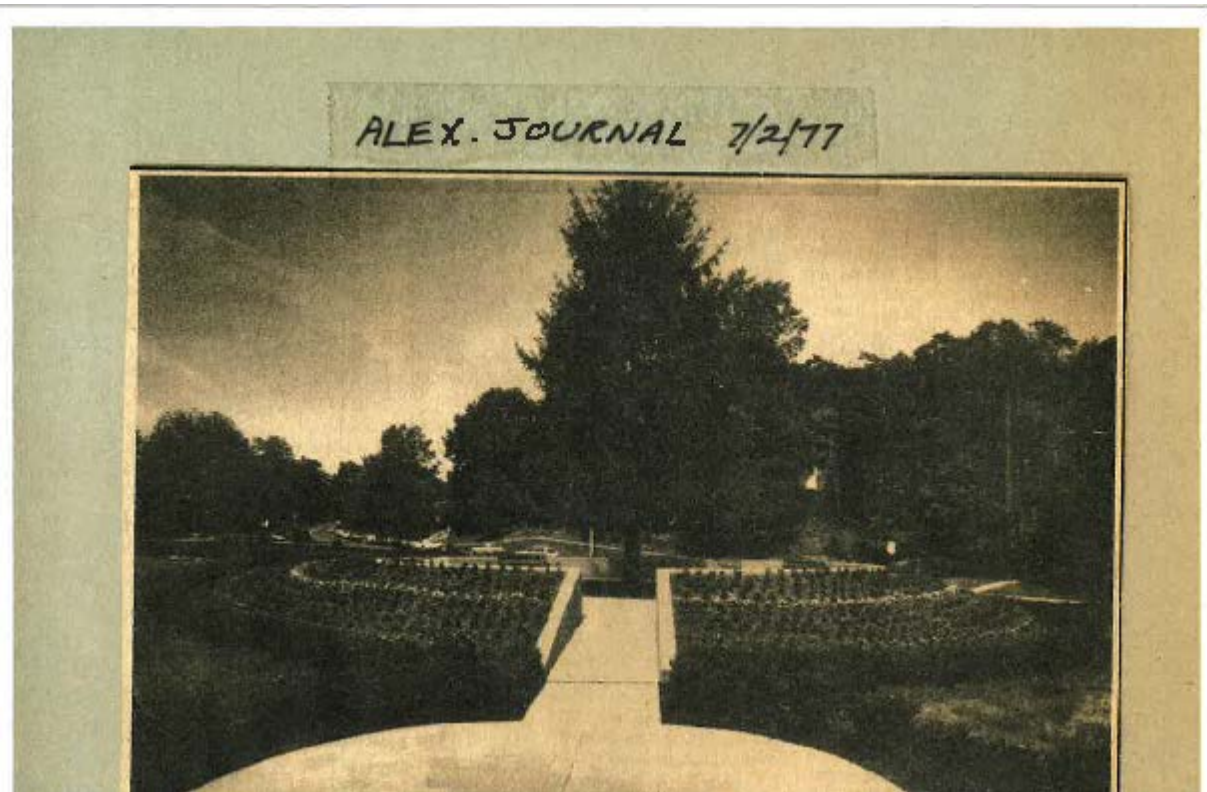


History of Spruce Island

Parkfairfax was constructed between 1941 and 1943 with the first residents moving in around May of 1943. As one can imagine the property with the exception of a few stands of old growth forest that was left was pretty barren. From the beginning until 1977 when the conversion was beginning Spruce Island had a centrally located flagpole with a smaller tree outside the rear of the circle surrounded by walkways and some planting beds. It should be noted that Spruce Island, Charles Barrett Island, the island in front the main office as well as the smaller circles on all the places are city owned. Parkfairfax from the beginning has maintained all these locations.

In 1977 IDI, International Developers, Inc. had envisioned in their planning concept, many upgrades and amenities on the site. Spruce Island was originally show with a possible central tree, open walkways, planting beds and 3 flag poles, one at each corner. Somewhere in 1977 during the conversion this plan was abandoned and the tree (40 foot), walkways and "bunker", planting beds were all installed in the present location.

In 2005 the City began a traffic calming study for all of Parkfairfax and after 2 years, the City in 2007 approved a “traffic calming project for Spruce Island. Those who were here prior will remember that the 3 corners were not “bumped” out at until that time. When this was completed new beds and trees were also planted.



Spruce Island circa 1977

Options and Talking Points for Spruce Island

- Simplistic Design
- Low Impact
- Low Maintenance
- Environmentally friendly
- Improved sight lines
- More usable space
- New Tree, size and location TBD
- Gazebo - Bandstand (constructed with composite materials)
- Possible addition of Solar powered Colonial style lamp posts
- Fountain
- Less Concrete
- City approval (Parkfairfax will still maintain)

Cost Factors

- Gazebo: 20' octagon double roof composite with deck
- Site prep: demolition of the concrete walls and all surrounding walkways, removal of all current plantings, stump grinding, leveling of all sloped beds.
- Site reconstruction: add gravel bed or concrete pad for gazebo, pour new concrete walkways just to the 3 open sides of the gazebo.
- Upgrade existing electrical and water services.
- Rework irrigation system.
- Replant new beds around rear of gazebo and plant new tree (species TBD)
- Replant 3 corners

Spruce Island Renovation Project



COMMUNITY LANDSCAPING SCOPE

1. Irrigation Upgrade
2. Landscape Installation
 - (12) 3 gal. Red Double Knockout Roses
 - (18) 1 gal. Happy Returns Daylily
 - (16) 1 gal. Walkers Low Nepta
 - (1) 7-8' Red Crape Myrtle
 - (1) 12-14' Norway Spruce
3. Bed Renovation -Island Corner Beds
 - (3) 2-2.5" cal Armstrong Maple
 - (33) 18-24" Green Velvet Boxwood
 - Seasonal Flowers (Spring/Summer) *included in current annual rotations

Scope of Work

Provide and install the following material for the Spruce Island enhancement design dated 7-26-18:

(65) 3 gal. Ilex Crenata 'Green Luster' hollies

(42) 1 gal. perennials

(1) 10-12' Norway Spruce

(100) yd. sod

(228) 4.5" Violas

(280) Sq. ft. of Techo Bloc 'Mista" pavers Champlain Gray

Mulch

Topsoil to amend the beds.

Pricing does not include Gazebo construction or demolition of existing landscape features. Site to be within 2% of finish grade for installation.

Spruce Island Enhancement Project



Community Input: Q/A and Comments

- ▶ Please limit comments to four minutes each so all attendees can be heard
- ▶ Feedback on designs and plantings will be most helpful at this stage
- ▶ Further opportunities to share feedback at the next 2 Board meetings and the upcoming Landscape Committee meeting

What now?

- ▶ Weds, Aug 15: Bring this feedback to the board for discussion during board meeting
- ▶ Thurs, Aug 16: Landscape Committee meets, discusses final input, recommendations
- ▶ Fri, Aug 31: Landscape Committee provides feedback through liaison by Fri, Aug 31
- ▶ Weds, Sept 19: Board votes on final plan at board meeting