FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Kirk W. Kincannon, Director

FROM: David Bowden, Director
Planning and Development Division

DATE: May 7, 2015

Agenda

Planning and Development Committee
Wednesday, May 13, 2015 – 6 p.m.
Boardroom – Herrity Building
Chairman: Ken Quincy
Vice Chair: Michael Thompson, Jr.
Members: Linwood Gorham, Frank S. Vajda, Harold L. Strickland

1. Scope Approval – Historic Huntley Tenant House – Exterior Restoration and Interior Renovation and Related Improvements – Action*
2. Approval – Mason Neck West Park Master Plan – Action*
3. Approval – Old Colchester Park and Preserve Master Plan – Action*
4. Draft Mount Vernon Woods Draft Master Plan Revision for Public Comment – Information*
5. Quarterly Project Status Report – Information*
6. Monthly Contract Activity Report – Information*
7. Closed Session
    - Land Acquisition

*Enclosures

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Board Agenda Item
May 27, 2015

ACTION

Scope Approval – Historic Huntley Tenant House - Exterior Restoration and Interior Renovation and Related Improvements (Lee District)

ISSUE:
Approval of the project scope to restore the exterior and renovate the interior of the tenant house and related improvements at Huntley Historic Site.

RECOMMENDATION:
The Park Authority Director recommends approval of the project scope to restore the exterior and renovate the interior of the tenant house and related improvements at Huntley Historic Site.

TIMING:
Board action is requested on May 27, 2015, to maintain the project schedule.

BACKGROUND:

The Huntley Historic Site is a three-acre park containing the manor and supporting structures (brick privy and root/ice house), along with a later tenant house and cultural landscape features (Attachment 1). The site master plan was approved by the Park Authority Board in February 2002. The Huntley Historic Site is one of thirteen designated Historic Districts in Fairfax County. The Huntley Manor House, built circa 1815, is listed on the National Register of Historic Places and the Virginia Land Marks Register. Restoration of the manor house, supporting structures and cultural landscape was completed in 2011.

Restoration and repurposing of the tenant house is the remaining phase of the master plan to be completed. The master plan envisioned repurposing the tenant house as an area for visitor orientation to the historic site as well as providing operational space for staff and access to the historic site in accordance with the Americans with Disabilities Act of 1990 (ADA). The FY 2015 Planning and Development Division Work Plan includes the project to restore and renovate the tenant house. Funding is available in the 2012 Park Bond program in addition to the residual funding from the first phase of the project to fund this project.

Board Agenda Item
May 27, 2015

A project team with representatives from the Resource Management, Park Services, and Park Operations Divisions was assembled to review the preservation work completed to date and determine an appropriate project scope based on available funding and the need to restore and renovate the tenant house, future utilization of the site, and the need to preserve the historic structures for public use. Based on those criteria the project team recommends the following scope of work for the project for restoration and renovation of the tenant house and related improvements:

- Selective interior and exterior demolition and reconstruction
- Restoration of the building exterior
- Renovation of the building interior to provide for adaptive reuse
- Abatement of hazardous materials to include mold, asbestos and lead
- Addition of a garage for storage of the electric cart used for ADA access to the historic site
- Structural repairs to the ice well
- Related site improvements

The exterior restoration of the tenant house will include selective demolition and reconstruction on the east and south elevations (Attachment 2), replacement of roof, restoration of the masonry, and replacement of the doors and windows. The attached garage is being added at the north side of the building to provide storage for the electric cart that provides ADA access to the Manor House.

The Tenant House interior will be renovated to provide visitor orientation with ADA access to the historic site and space for cultural programming. Renovation work on the first floor will include selective demolition to provide a control desk and two ADA complainant restrooms as well as open/flexible space for conducting classes and educational programs while preserving the building's character defining fireplace. Second floor renovation work will include the addition of a sink and counter area, and structural upgrade of the floor to accommodate staff use and storage requirements (Attachment 3).

Additional interior structural repairs will be made to the ice well that are required for long term stability of the structure. Sitework improvements will consist of re-grading to construct ADA accessible walkways from the existing parking lot to the tenant house.

The cost estimate for preparing the bid documents and completing the recommended scope of work is $1,130,000 (Attachment 4).

Board Agenda Item
May 27, 2015

The proposed timeline for completing the project is as follows:

Phase	Start	Complete
Scope and Design	September 2014	August 2015
Construction	September 2015	July 2016

FISCAL IMPACT:
Based on the scope cost estimate, funding in the amount of $1,130,000 is necessary to fund this project. Funding is currently available in the amount of $50,000 in Project PR 000022-003, Building New Construction – 2004, Historic Huntley, $317,315 in Project PR 000012-017, Stewardship-2008, Historic Huntley Tenant House , $300,000 in Project 000093, Land Acquisition and Stewardship-2012, Historic Huntley Phase II ; all in Fund 30400, Park Authority Bond Construction. Funding is also available in the amount of $463,304 in Project PR 000062, Historic Huntley, Fund 80300 Park Improvement Fund, for a total of $1,130,619 to complete this project.

ENCLOSED DOCUMENTS:
Attachment 1: Historic Huntley Site/Tenant House
Attachment 2: East Elevation
Attachment 3: First and Second Floor Plans
Attachment 4: Scope Cost Estimate

STAFF:
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Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning & Development Division
Cindy Walsh, Director, Resource Management Division
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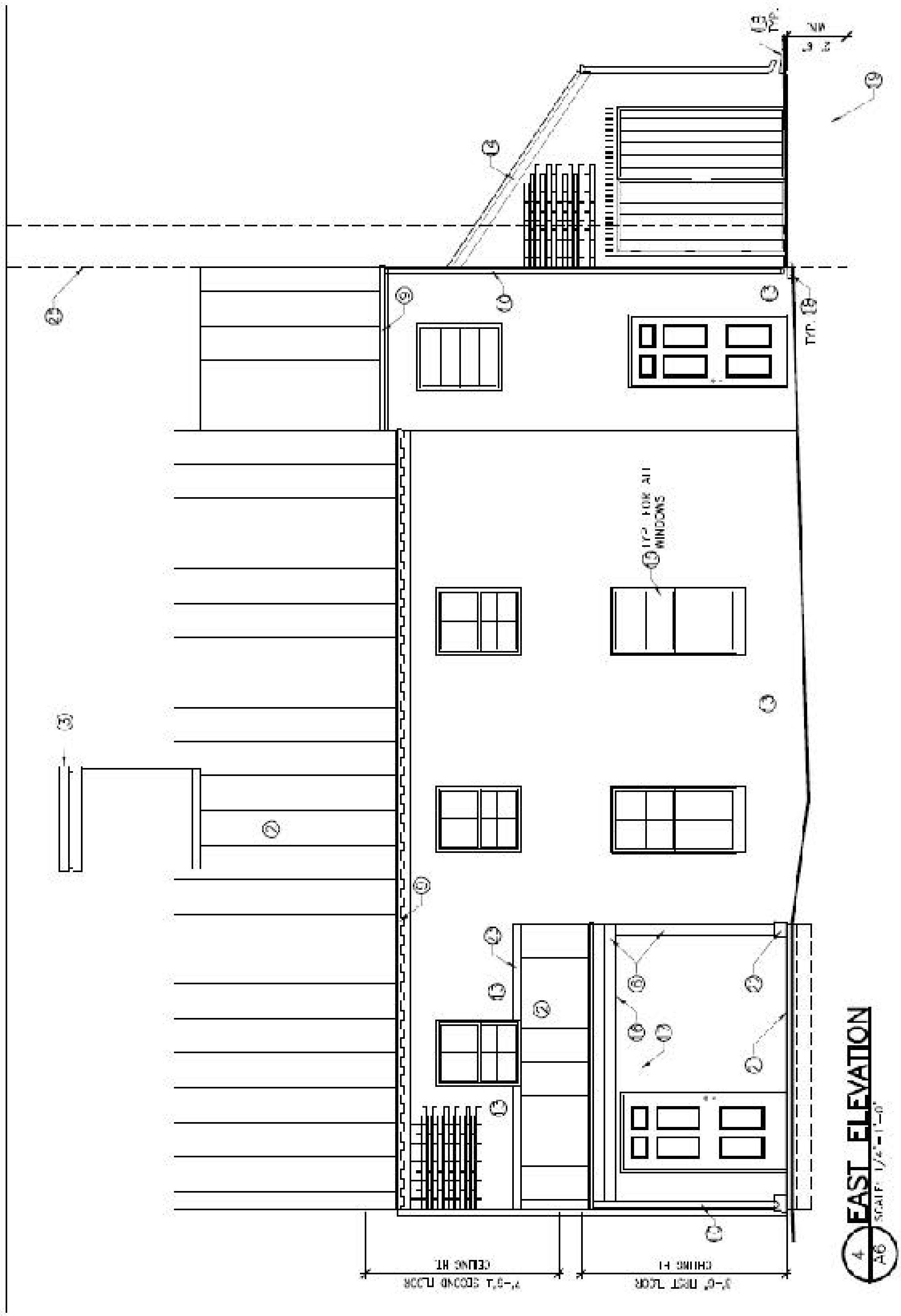
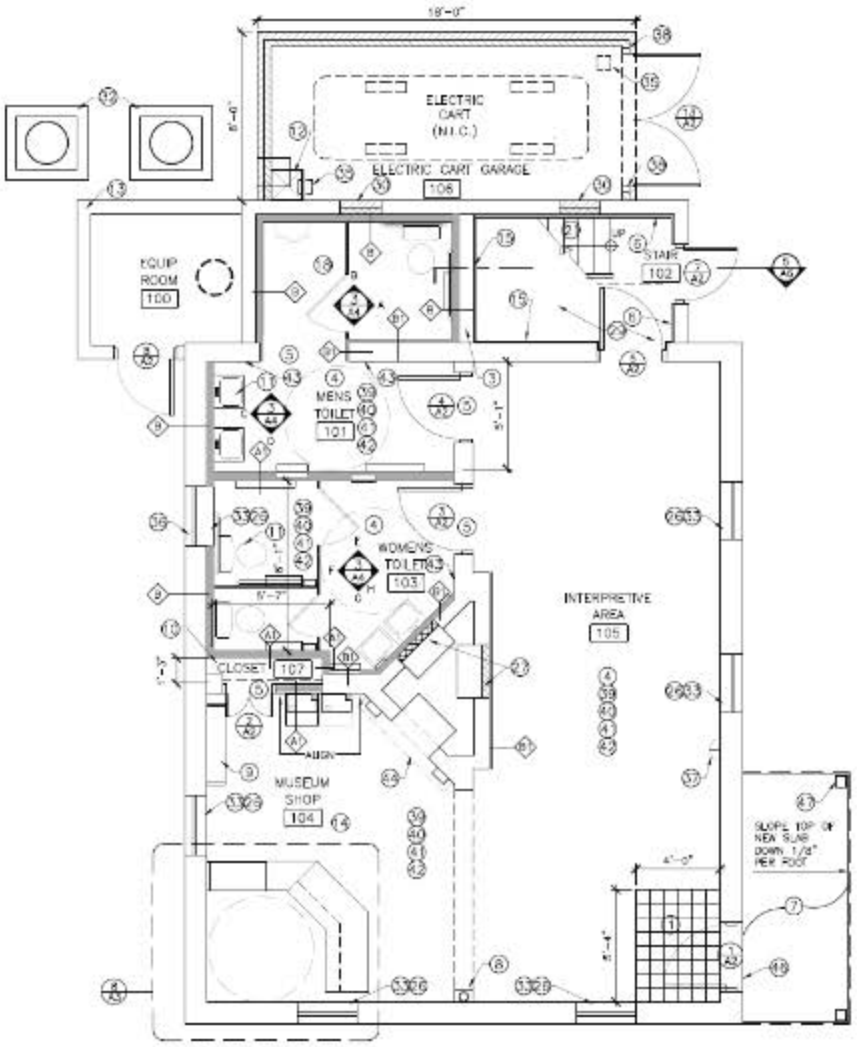
Jim Duncan, Project Manager, Project Management Branch
Gary Logue, ADA Coordinator
Janet Burns, Fiscal Administrator
Michael Baird, Manager, Capital and Fiscal Services

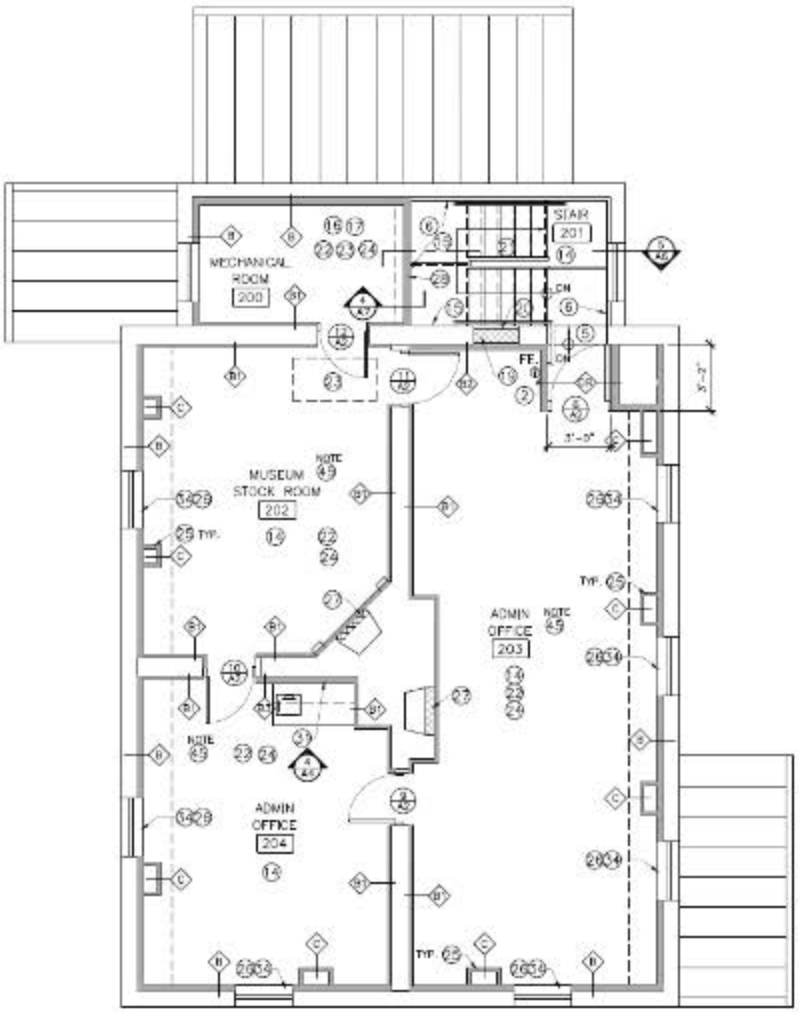

Historic
Huntley
Site
Tenant
House
HISTORIC HUNTLEY

Attachment 2





1 A4 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 A4 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

Attachment 3

Attachment 4

SCOPE COST ESTIMATE

HUNTLEY HISTORIC TENANT HOUSE – EXTERIOR RENOVATION, INTERIOR ADAPTIVE REUSE AND RELATED SITE IMPROVEMENTS

Scope & Design	
• Preparation of Permit and Bid Documents	$ 30,000
• Permits	$ 20,000
Subtotal	$ 50,000
Construction	
• Selective Exterior and Interior Demolition	$ 15,000
• Exterior Restoration and Garage Addition	$ 415,000
• Interior Renovation	$ 295,000
• Hazardous Materials Abatement	$ 20,000
• Structural Repairs to the Ice Well / Office Structure	$ 35,000
• Site Improvements	$ 25,000
Subtotal	$ 805,000
Utilities	$ 20,000
Inspections & Testing	$ 65,000
Construction Contingency (15%)	$ 124,000
Administration (8%)	$ 66,000
Total Project Estimate	**$1,130,000**

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Board Agenda Item
May 27, 2015

ACTION

Approval – Mason Neck West Park Master Plan (Mount Vernon District)

ISSUE:
Approval of the Mason Neck West Park Master Plan.

RECOMMENDATION:
The Park Authority Director recommends that the Park Authority Board approve the Mason Neck West Park Master Plan.

TIMING:
Board action is requested on May 27, 2015.

BACKGROUND:
Mason Neck West Park is a 48.5-acre property located at 10418 Old Colchester Road in Lorton, Virginia (Attachment 1). The site's total acreage is the result of three separate land acquisitions. In 1983, the original 14.58 acres were acquired, establishing the park. Subsequently, a master plan was prepared and approved for this site in 1984. The first master plan envisioned an athletic field with lights, two play areas, tennis, basketball, trails, and parking to serve the features. With the exception of the play features and a trail connection to Route 1, the park was developed per the master plan. In 2007, the opportunity was presented for the Park Authority to acquire two adjacent properties, adding another 27.87 acres to the park. Most recently, in April 2015, the Park Authority acquired 2.4 acres of stream valley on the northern edge of the park. The total acreage of Mason Neck West Park is now at 48.5 acres.

The 2007 acquisition triggered the need for a revision to the original master plan. The purpose of the master plan revision was to consider what uses might best be suited to the two new properties while, at the same time, evaluating the soundness of the original master plan in light of any changes to the community over the last 30 years. The update to the Mason Neck West Park Master Plan was included on the 2012-2013 Work Plan. Due to its proximity to Old Colchester Park and Preserve (acquired in 2007), it was decided to address the master planning of both parks concurrently. Many of the project stakeholders are the same for both parks and the joint plan development will simplify the process. Old Colchester Park and Preserve is a resource-based park with numerous cultural and natural resources which has been the subject of a series of resource studies. The initiation of both master plans began in December 2013.

Board Agenda Item
May 27, 2015

Public input has been a key element in the development of the Mason Neck West Park Master Plan. A public information meeting was held on March 19, 2013, providing an opportunity for park staff to share some background knowledge of the park. The open-house format for the evening proved to be very beneficial for connecting with the community and hearing their vision for Mason Neck West Park. Most seemed to appreciate the active recreation resources at the park and wanted to keep that focus. Several requested that the originally planned play structures be built and that the historic Minnick House on the property be retained.

In order to continue to benefit from public input, the draft master plan revision was published on the Park Authority website, inviting public comment on the plan. Additionally, a public comment meeting was held on October 29, 2014, to present the plan, as well as the plan for Old Colchester Park and Preserve, to the community. Response to the plan from the community was positive.

The master plan revision retains the existing active recreation facilities on the portion of the site west of Old Colchester Road with a few new amenities. To complement the recreation focus, a small pavilion is provided to offer shade and a place to rest as well as a playground for siblings of athletes during games and practices. A Community Adoption Area is included to allow for potential uses such as a dog park or community garden, subject to adoption and development by an approved sponsor group. An extension of natural surface trails offers an additional recreation opportunity for the park. East of Old Colchester Road the planned uses are passive. The historic home is preserved with a significant buffer around it. East of the home, on a high plateau, an area is planned with reservable picnic pavilions, a tot lot, and an open lawn area. Alternately, this area could host concerts, movies in the park, and farmers' markets as ways to foster community building. Below the plateau, adjacent to Giles Run, an area of managed meadow is proposed to enhance the environment and minimize maintenance (Attachment 2).

Subsequent to the close of the public comment period, the Park Authority acquired parcel 113-4 ((1)) 3, adding an additional 2.4 acres of stream valley to the park. This property is almost entirely encumbered by a floodplain and associated Resource Protection Area. While this property provides habitat connectivity and the potential for resource stewardship, it is not suited to the provision of any specific planned park uses. As the master plan seeks to identify appropriate uses, and no uses are planned for this parcel, this property was added to the master plan without further public involvement. Changes made to the draft master plan are highlighted.

With approval of the master plan revision project funding may be allocated from future park bonds, user group partnerships, proffered commitments from area development, or other alternative funding sources. Additionally, if approved, a public use determination

approval by the Planning Commission will be required prior to the installation of new facilities in accordance with Virginia Code Section 15.2-2232.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Vicinity Map
Attachment 2: Mason Neck West Park Master Plan

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FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Parkway, Suite 406
Fairfax, VA 22035-1118

VICINITY MAP

MASON NECK WEST PARK

LORTON, VIRGINIA

N
W E
S

Attachment 2

MASON NECK WEST PARK

MASTER PLAN REVISION

Approved: April 1984

Revised: May 2015

FAIRFAX COUNTY PARK AUTHORITY

Fairfax County Park Authority

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY BOARD

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Gayle Hooper, Project Manager, Park Planning Branch
Phil Hager, Area 3 Manager, Park Operations Division
Andrew Buffington, Recreation Specialist II, Neighborhood and Community Services
Kristen Sinclair, Senior Natural Resource Specialist, Resource Protection Division
Owen Williams, Natural Resource Specialist, Resource Protection Division
Christopher Sperling, Senior Archaeologist, Resource Protection Division

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

MASON NECK WEST PARK

INTRODUCTION

PURPOSE AND PLAN DESCRIPTION

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The county's residents and work force all uniquely benefit from the more than 23,000 acres of parkland and the myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of developing and maintaining the viability and sustainability of this expansive system of parkland and facilities. Through the provision of quality facilities and services as well as the protection of the county's cultural and natural resources, the Park Authority seeks to improve the quality of life for the county's residents today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a process for the planning of park property and facilities, framed to be consistent and equitable. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future park uses and site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the subject property with public input as a

key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. Physical site development ultimately will require additional study and detailed engineering that exceeds the scope of the Park Master Plan; however, it is the framework established through the Park Master Plan process that assures cohesive, efficient and balanced development and usage of Park Authority assets.

PLANNING PROCESS AND PUBLIC INVOLVEMENT

Hearing the voice of the public is a key element in the Park Authority's approach to developing a park master plan. As such, a Public Information Meeting was held for Mason Neck West Park on March 19, 2014. This meeting provided an opportunity for Park Authority staff to share background information about the park and to explain the park master planning process. Additionally, this meeting offered a forum for the community to share its vision for the park, express concerns, and ask questions. Some of the comments expressed that evening reflected a desire to see the historic Minnick House remain while enhancing the site's active recreation features – adding playgrounds, upgrading the existing facilities, and extending trail connections.

Upon completing a draft master plan for this park, it was posted to a project website for public review. To continue to draw on the input of the community, a public meeting was also held on October 29, 2015 to present the draft plan to the community and listen to the community's response. The plan was well received by the community with discussion to move forward the concept of establishing community gardens on this site. Although no trail connections were ultimately recommended to the adjacent property owned by the

Bureau of Land Management due to physical constraints, there was appreciation that there had been coordination to consider the possibilities. Subsequent to the end of the public comment period, a few minor textual changes were made to the plan text.

Prior to the approval of the Mason Neck West Park Master Plan, the Park Authority acquired parcel 113-4 ((1)) 3, adding an additional 2.4 acres of stream valley to the park on the northern side of the park. This property is almost entirely encumbered by a floodplain and Resource Protection Area. The addition of this acreage enhances the overall park, provides habitat connectivity, and the potential for resource stewardship. The site conditions, however, are not conducive to the provision of any specific planned park uses. As the master plan seeks to identify appropriate uses, and no uses are planned for this parcel, this property was added to the master plan without additional public involvement.

The revised plan was presented to the Park Authority Board and approved on _____.

MASON NECK

PARK BACKGROUND

WEST PARK

LOCATION AND GENERAL DESCRIPTION

Figure 1 : Vicinity Map

Mason Neck West Park is located at 10418 Old Colchester Road in Lorton, Virginia. The park offers a variety of active and passive recreational opportunities across its 48.5 acres of land. It is part of the nearly 6,000 acres of parkland within the Mason Neck Peninsula held by regional, state, federal, and local authorities. The majority of the parkland in the Mason Neck Peninsula, however, is held in preservation of the riverfront coastline with wetlands and rare plant communities which provide habitat for a broad range of birds, mammals, reptiles, and amphibians. Not without its own natural and cultural resource value, Mason Neck West Park is distinguished among other parkland within the peninsula through its provision of active recreation resources – a baseball diamond, basketball court, and tennis courts.

Figure 2 : Neighborhood Map

The rural character seen along Old Colchester Road is indicative of the area's agricultural past. The open, rolling hills

and low lying meadows at Mason Neck West Park once hosted cattle, pigs, and chickens and supported fields of corn and wheat. Areas less suited to agricultural pursuits exist as wooded plots today. Lying to the west of Giles Run, what is now parkland once was also home to many families and generations. Homes that remain on the property and a family cemetery attest to this.

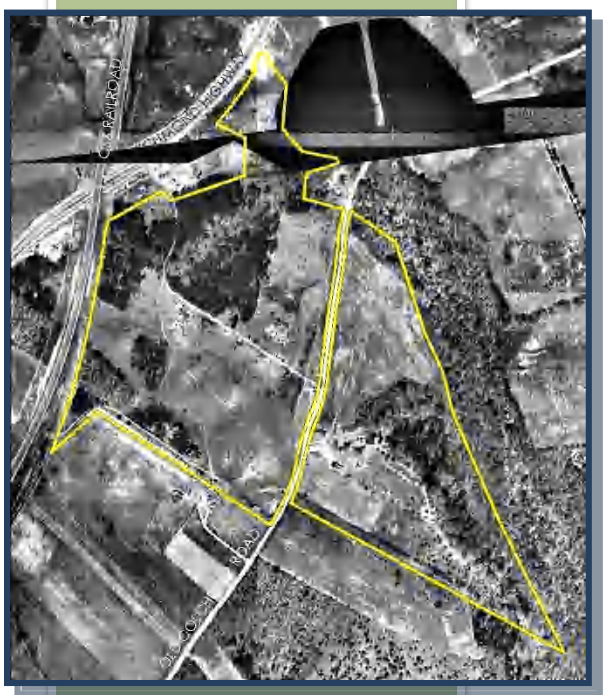


Figure 1 : 1937 Aerial Image

Figure 2 : 1984 Master Plan

ADMINISTRATIVE HISTORY

Mason Neck West Park is an assemblage of four parcels acquired by the Park Authority through three separate transactions. In 1983, the Park Authority acquired parcel 113-4 ((1)) 40A, 14.58 acres in size, from Elsie Minnick. Mrs. Minnick had purchased the property with her husband nearly 60 years prior, in 1926, living in the house located opposite the park at 10419 Old Colchester Road. The home, often referred to as the Minnick House, is believed to have been constructed around 1893. After purchasing the property, the Park Authority established Mason Neck West Park and developed a master plan for the site. Over the years, a baseball diamond, tennis courts, and a basketball court have been developed in the park per the approved plan.

In 2007, the opportunity presented for the Park Authority to acquire two adjacent properties, parcel 113-4 ((1)) 39 and parcel 113-4 ((1)) 40. Parcel 39, at 3.65 acres, was purchased from Mitchell Tolson, the son-in-law of Elsie Minnick. Parcel 40, at 27.87 acres, was purchased from the heirs of Elsie Minnick, bringing the park's acreage to a total of 46.1 acres. Each property contained a residence and several ancillary buildings at the time of purchase. In the study of one of these homes in particular, a more detailed history of the property was prepared as Chapter 2 of the *Minnick House Historic Structures Report* which can be found in Appendix B.

Just prior to the approval of this plan, in April 2015 the Park Authority acquired parcel 113-4 ((1)) 3 through

Figure 3 : Land Acquisition History

donation. Approximately 95% of this 2.43 acre site is covered by a Resource Protection Area covering Giles Run. Perhaps due to the property's limited development potential, property records since 1927 indicate that this parcel has been exchanged and sold numerous times. The 2015 donation via quit-claim deed was provided by joint property owners, Emory Frink and John Sparling.

PARK CLASSIFICATION

The Fairfax County Comprehensive Plan establishes a framework intended to guide long-term planning for the county, with respect to both the built and natural environments. As a component of the Comprehensive Plan, the Policy Plan addresses goals and objectives for various planning elements, including parks and recreation. The Policy Plan establishes the framework for a Park Classification System which is intended to guide the planning of open space and facilities.

Within the Park Classification System, Mason Neck West Park is classified as a District Park. District Parks tend to serve a larger geographic area than the immediate surrounding community. With a service area that ranges from three to six miles, District Parks are typically accessed by a major arterial road as well as the Countywide Trail System to encourage pedestrian and bicycle access. The size of a District Park typically ranges from 50 to 150 acres.

District Parks provide opportunities for a range of user activities, including both passive and active recreation. Active recreation elements are typically well suited to District Parks by nature of the park's size, with deference to site conditions such as topography, resources, and access. Lighted facilities and extended hours of operation are common elements. The typical park user may be an individual or a group. Park visits may last up

to half a day and attract many participants or spectators. Where site conditions indicate, areas of cultural or natural resource value may be managed and protected.

Figure 4 : Park Location with Planning Districts

Figure 5 : Comprehensive Plan Planning Sectors and Land Units

PLANNING CONTEXT

Mason Neck West Park is located within the Lower Potomac Planning District. The portion west of Old Colchester Road is located within the LP2/Lorton-South Route 1 Community Planning Sector, Land Units F-2, H-4 and H-5. The portion of the park on the east side of Old Colchester Road is within the LP3/Mason Neck Community Planning Sector.

Recommendations for Land Unit H-5 note that the site is planned for park uses and emphasizes the value of preserving the Giles Run Environmental Quality Corridor and enhanced trail connects to this resource. Land Unit H-4, though, envisions low density residential development with substantial buffering of the industrial uses just north of the site. Park recommendations for the Lorton-South Route 1 Community Planning Sector suggest seeking acquisition of property to the east of Mason Neck West Park for the development of additional recreational facilities to serve the community with improved public access. The 2007 land acquisition was made in alignment with this Plan recommendation, while development of this master plan will seek to address some of the needs of the community. The land area surrounding Mason Neck West Park within the LP-2 Planning Sector is largely planned for low density residential development and open space with small areas for Alternative Uses to the north of the park (Route 1 Corridor) and adjacent to the CSX rails.

The property acquired in 2015 is located within Land Unit F-2. This land unit interfaces with Richmond Highway (Route 1) and the CSX Railroad and, in general, is identified by the

more industrial character of this portion of Route 1. Plan recommendations are focused on future industrial development, consistent with goals to upgrade the image of the Lorton area. Planned uses include industrial/flex space uses, retail, and other business and employment uses. Transportation recommendations in this area include widening Richmond Highway from four to six lanes plus the addition of bike and pedestrian facilities. Implementation of these improvements would likely require dedication of land area from parcel 113-4 ((1)) 3 for additional right-of-way.

The LP3/Mason Neck Community Planning Sector, which includes the eastern portion of the park, is considerably less developed than the LP2 Planning Sector. Larger property holdings and over 6,000 acres committed to parks and other types of open space create a much more rural character to this planning sector. Significant natural and cultural resources are noted within this district. It follows that, included in the list of major objectives for the planning district, the Comprehensive Plan seeks to:

- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program, and

- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement

There are no specific land use recommendations for the portion of Mason Neck West Park that lies within this planning sector. Generally, though, this area is planned for very low-density residential use with emphasis on the use of minimum impact development techniques. These techniques seek to limit site disturbance, encourage maintenance and management of undisturbed open space, and an emphasis on maintaining wildlife corridors. Related to the high incidence of heritage resources in the area, the Plan also recommends that heritage resource studies be conducted prior to any development or ground disturbance in this planning sector.

From a transportation perspective, access to Mason Neck West Park is via Old Colchester Road, a rural, two-lane road. The Comprehensive Plan reflects improvements to this road for sight distance and additional shoulder width, however, no additional lane widening is proposed.

The property west of Old Colchester Road is zoned R-1 while the portion east of Old Colchester Road is zoned R-E. Public uses, such as parks, are permitted by-right within both of these zoning districts.

PARK AND RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long-range planning efforts. Needs are established through a variety of measures including community outreach, surveys to assess county citizen recreation demand, and benchmarking with peer jurisdictions both locally and nationwide. Demand is then compared to a detailed inventory of available facilities and projected population growth to identify the current and projected need for parkland and facilities.

As part of the Needs Assessment process, the Park Authority Board adopted countywide

service level standards for parkland and park facilities. Facility standards established in 2004 for typical park facilities include:

- Rectangle Fields (1 per 2,700 people),
- Adult Baseball Fields (1 per 24,000 people),
- Adult Softball Fields (1 per 22,000 people),
- Youth Baseball Fields (1 per 7,200 people),
- Youth Softball Fields (1 per 8,800 people),
- Basketball Courts (1 per 2,100 people),
- Playgrounds (1 per 2,800 people),
- Neighborhood Dog Parks (1 per 86,000 people),

- Neighborhood Skate Parks (1 per 106,000 people),
- Reservable Picnic Areas (1 site per 12,000 people),
- Indoor Gyms (2.8 square feet per person)

These countywide standards may change with updates to the Needs Assessment.

The Park Authority conducted a more localized examination of needs around Mason Neck West Park within the Lower Potomac Planning District framed by the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards and the estimated population growth, projections indicate that by 2020 the demand will be greatest within the Lower Potomac Planning District for rectangle fields, adult and youth softball and baseball fields, basketball courts, and playgrounds as well as neighborhood skate parks. A good portion of this demand will be addressed with the build out of Laurel Hill Park, another Fairfax County Park Authority park, located approximately two miles north of Mason Neck West. The master plan for Laurel Hill Park offers a broad range of facilities, some already constructed, that will serve the residents of Fairfax County and particularly those in the Lower Potomac Planning District including an equestrian complex, golf course, extensive trail network, play equipment, picnic areas, a dog park, disc golf course and an active recreation complex hosting a variety of athletic fields and courts.

The same study indicated that parks within the Lower Potomac District include a variety of special uses, historic sites, recreational facilities, and stream valleys. The district is currently also served by two off-leash dog areas, a nature center, and an indoor ice rink. Several nearby district or countywide parks provide sport facilities, fitness, and aquatics as well as indoor and outdoor program areas. Public schools and private facilities also supplement the provision of recreation facilities to Mount Vernon residents. Much of the district parkland is provided by government agencies other than the Park Authority, including the Potomac Shoreline Regional Park owned by the Northern Virginia Regional Park Authority; state-owned Mason Neck State Park; and federally-owned Meadowood Special Recreation Management Area, preserving acres of natural habitat and wetlands.

The Great Parks, Great Communities Plan (GPGC), which functions as the Park Authority's Comprehensive Plan, builds on the Needs Assessment and serves as a long-range planning tool for the entire park system. This plan provides guidance to decision makers on physical aspects of the park system, its land, natural and cultural resources, and facilities. Strategies outlined in the GPGC plan to strengthen the park system within the Mount Vernon Planning District include recommendations to:

- Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy;

- Include Mason Neck West Park as part of a Revolutionary War themed trail;

- Seek opportunities to address rectangle field deficiencies through capital planning, development review and park master planning processes

- Construct appropriate cultural resource signage and facilities at Old Colchester Preserve, Mason Neck West and Accotink Stream Valley Parks;

- For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary.

- Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate.

- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;

- Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory;

- Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans

MASON NECK WEST PARK

EXISTING CONDITIONS

PARK CONTEXT

In addition to assessing area-wide needs, park planning efforts must also evaluate proposed park development within the context of the existing community. An understanding of the surrounding neighborhood helps provide a framework to visualize potential development within the park.

ADJACENT DEVELOPMENT

Mason Neck West Park interfaces with a variety of different land uses. To the west, the park is bound by the CSX Railroad, and a major right-of-way that encompasses Route 1, I-95, and the series of ramps connecting the two. To the south, the park is bordered by low-density residential development. To the east is the Meadowood Special Recreation Management Area. This 800-acre holding of the federal government is managed by the Bureau of Land Management with a focus on recreation, environmental education, and wild horses and burros. Route 1 runs just north of the park. Related to the character of Route 1, the nature of development north of Mason Neck West Park is markedly different, with commercial and industrially zoned property.

Figure 6 : Area Zoning

Figure 8 : Parks in the Vicinity of Mason Neck West Park

Figure 7 : Schools in the Vicinity of Mason Neck West Park

NEARBY PARKS AND SCHOOLS

In addition to Mason Neck West Park, a portion of the local community's open space and recreational needs are served by several other parks in the vicinity. An understanding of nearby currently available or planned park facilities is helpful in evaluating which potential features might best serve the community at Mason Neck West Park. A listing of county parks and facilities within a six-mile radius of Mason Neck West Park are noted in Table 1.

A portion of the area's recreational needs are met through facilities at local public schools. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Middle schools often provide a broader range of active athletic facilities including tennis courts and diamond fields. High schools, with the widest array of fields and facilities, however, are typically reserved solely for the use of the high school and, for planning purposes, are not considered available to the public. Ten public schools are located within a six-mile radius of Mason Neck West Park. Nearby school sites are identified in Table 2.

EXISTING SITE CONDITIONS

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges for development within a park. Data gathered during site analysis helps define which uses might be best suited to the site. Such information is also beneficial in understanding how the desired uses might be most sustainably adapted to the site.

NATURAL RESOURCES

SOILS AND TOPOGRAPHY

Five different soil map units are identified in Mason Neck West Park based on the 2011 Fairfax County Soils Maps. The five soil types include:

PARK NAME	MULTI USE TRAILS	PICNIC SHELTER	OPEN PLAY	PICNIC TABLE	PLAY-GROUND	UNLIT RECTANLGE	GRASSED UNLIT 90' DIAMOND	SKINNED UNLIT 90' DIAMOND	SKINNED UNLIT 60' DIAMOND	TENNIS	BASKETBALL (UNLIT)
ACCOTINK STREAM VALLEY PARK	√										
CHAPEL ACRES PARK	√			√	√						1 (HALF COURT)
LAKE MERCER PARK	√										
LAUREL HILL PARK	√			√	√		1		1		
LEVELLE W. DUPELL PARK	√	√	√	√	√					1 (LIT)	1 (HALF COURT)
LORTON PARK	√		√	√	√						
LOWER POTOMAC PARK	√					1		1	2	2	1
MASON NECK WEST PARK	√		√						1	2	1
MIDDLE RUN STREAM VALLEY PARK	√										
MOUNT AIR HISTORIC SITE			√								
NEWINGTON COMMONS PARK	√										
NEWINGTON HEIGHTS PARK	√		√	√	√	1			1	2	1
OLD COLCHESTER PARK & PRESERVE											
POHICK ESTATES PARK	√		√	√	√				1	3	1
POHICK STREAM VALLEY PARK	√		√	√							1
ROLLING WOOD SCHOOL SITE	√		√	√	√					2	1
SARATOGA PARK	√										
SILVERBROOK PARK											
SOUTH RUN STREAM VALLEY PARK	√										
SOUTHGATE PARK											1

Table 2 : Parks within a Six-Mile Radius and Select Facilities

SCHOOL NAME	SCHOOL TYPE	*FITNESS TRACK*	*OPEN PLAY*	*PICNIC TABLES*	*PLAYGROUND*	*RECTANGLE FIELDS*	*90' DIAMOND FIELDS*	*60'-65' DIAMOND FIELDS*	*TENNIS COURTS*	*BASKETBALL COURTS*
FORT BELVOIR	ELEMENTARY		Y		3					1
GUNSTON	ELEMENTARY				2					2
HALLEY	ELEMENTARY		Y		2	1		2		2
LAUREL HILL	ELEMENTARY		Y		1	1		2		3
LORTON STATION	ELEMENTARY									
NEWINGTON FOREST	ELEMENTARY		Y		1			1		
SARATOGA	ELEMENTARY		Y		2	1				
SILVERBROOK	ELEMENTARY			Y	2			1		
SOUTH COUNTY	MIDDLE SCHOOL									3
SOUTH COUNTY	HIGH SCHOOL	1				5	1	1	6	1

Table 1 : Public Schools within a Six-Mile Radius and Select Facilities

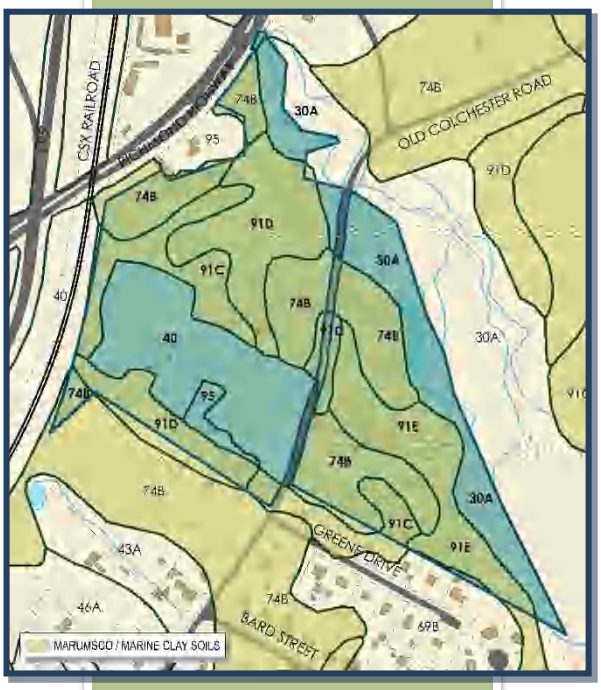


Figure 9 : Soils Map

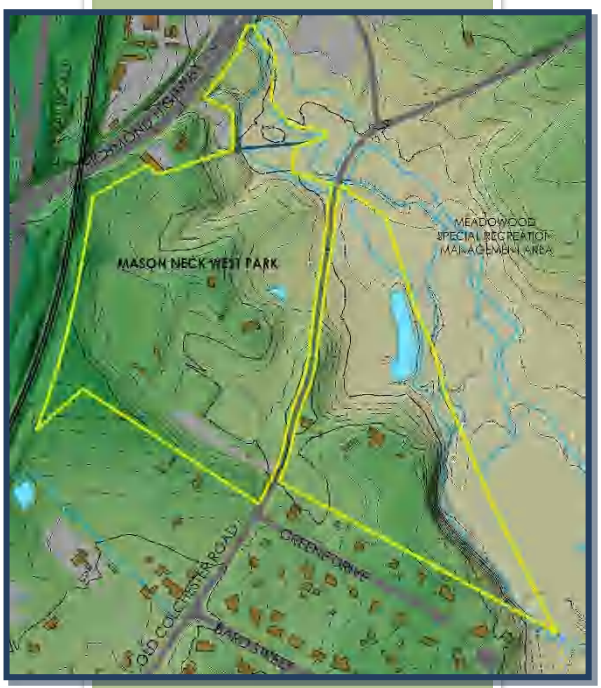


Figure 10 : Topographic Map

- Codorus and Hatboro soils (30)
- Grist Mill sandy loam (40)
- Lunt – Marumsco complex (74)
- Sassafras – Marumsco complex (91)
- Urban Land (95)

Appendix A contains a description of each of the underlying soil map unit as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011. Each soil map unit is further defined by an alphabetic reference to indicate the slope condition in which that soil unit exists. Slope classes are identified as follows:

- A = 0 - 2 percent slope
- B = 2 - 7 percent slope
- C = 7-15 percent slope
- D = 15-25 percent slope
- E = 25+ percent slope

It should be noted that soils of the Sassafras-Marumsco complex are categorized as problem soils. These soils are noted as unstable and susceptible to instability on natural slopes. Slope movement may be accelerated by construction activities. Slope stability analyses must, therefore, be performed using acceptable engineering methods prior to any physical site disturbance.

Topographically, Mason Neck West Park is fairly low in elevation, with terrain ranging from 12 feet in elevation along the eastern edge at Giles Run to 86 feet at the highest point on the park's western edge, adjacent to the CSX Railroad. Although generally the topography is gently rolling, Mason Neck West Park also contains some dramatic topography, particularly at the southeastern corner where a 50 foot

bluff overlooks the Giles Run floodplain and Meadowood Special Recreation Management Area below.

More level areas in the park include a sizeable, unmanaged meadow located northeast from the historic Minnick House, as well as some areas immediately adjacent to the tennis courts.

HYDROLOGY

Mason Neck West Park is located within the Mill Branch Watershed, which is one of eight watersheds that comprise the larger Lower Occoquan Watershed. The Mill Branch Watershed is further subdivided into three Watershed Management Areas (WMA). Mason Neck West Park is situated within the Mill Branch/Giles Run South WMA which contributes 3.64 acres to the 28,301 acres of the total watershed. The Giles Run South WMA contains a wide variety of land uses that range from large areas of publicly held parkland to rural residential to industrial uses. Of the developed land within the WMA, much was constructed 30 to 40 years ago, indicating that little to no stormwater treatment exists in these areas. Most notably, streams in the area have shown high levels of nitrogen and phosphorous, largely from chemical lawn fertilizers, and suspended sediments. Buffers along streams have been reduced due to development and stream banks incised from increasing runoff.

Figure 11 : Watershed Location Map

The Occoquan Reservoir is also located within the Lower Occoquan Watershed. This facility is one of two primary sources of drinking water for Fairfax County. To aid in the protection of this critical resource, the Board of Supervisors adopted the Water Supply Protection Overlay District in 1982. Implementation of this district down-zoned roughly two-thirds of the entire Lower Occoquan Watershed to the R-C District to reduce the strain on the county's water resources. Although the

majority of the Lower Occoquan Watershed is constrained by the requirements of the overlay district, the land area of Mason Neck West Park is outside the district limits and, therefore, unaffected.

Further water quality protection measures were introduced in 1989 with the adoption of the Chesapeake Bay Preservation Act. The establishment of Resource Protection Areas (RPAs) and water quality controls sought to improve water quality on a statewide level through land use decisions. In a vegetated condition, RPAs protect water quality, filter pollutants out of stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. As a result of the Chesapeake Bay Preservation Act, an RPA – a 200 foot wide stream buffer area - was established along Giles Run which flanks the eastern portion of Mason Neck West Park, providing additional protection of water quality.

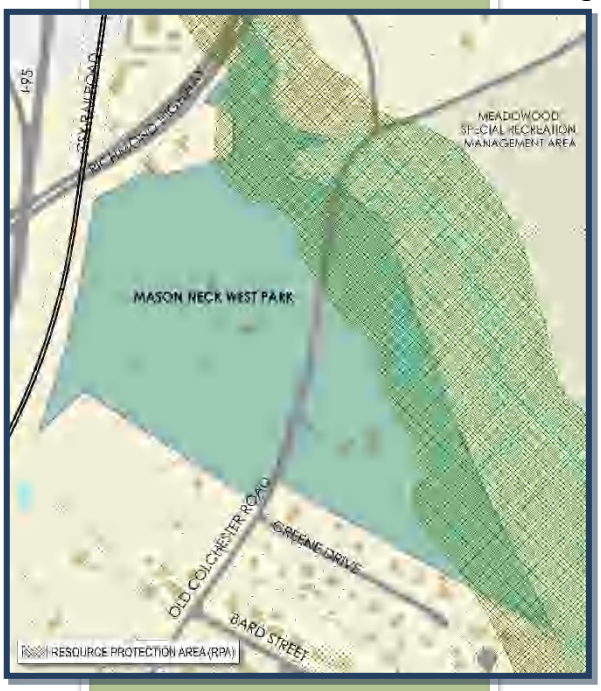


Figure 12 : Giles Run Resource Protection Area

To further countywide goals for stormwater management, The Board of Supervisors approved the Lower Occoquan Watershed Management Plan on January 25, 2011. This plan provides analysis and project recommendations to aid restoration of watershed quality specifically to the eight watersheds that make up the Lower Occoquan Watershed. The plan recommends a retrofit to the existing stormwater management pond located within the original park acreage. The retrofit, constructed in 2014, converted the existing dry pond to an extended detention pond with sediment forebays and a wetland area. This will aid downstream channel protection and enhance particulate control

A little to the west of Giles Run lies an old farm pond. This man-made water feature appears to be connected to the floodplain of Giles Run through an incision in its embankment. The pond is approximately 60 feet in width by 300 feet in length, making it a significant water feature of the property. There is also a notable but

unnamed drainage way following the northern side of the property, where a small tributary flows eastward into Giles Run.

VEGETATION AND NATURAL COMMUNITIES

Of Mason Neck West Park's 48.5 acres, approximately 12 to 17 acres are forested. The forested block on the northwest side of the park contains species typical of a Mesic Mixed Hardwood Forest, including red and white oaks, beech, tulip poplar and red maple. Non-native invasive species present include Japanese honeysuckle, blackberry, and multiflora rose.

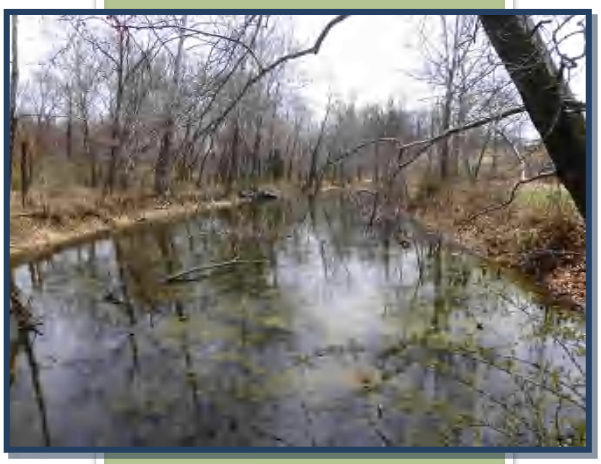


Figure 13 : Farm Pond on Parcel 40

A low-quality Alluvial Forest occurs along the Giles Run Floodplain on the northeastern and eastern edges of the park. The predominant tree is sycamore, with river birch and red maple intermixed. The floodplain natural community has been impacted by erosion and non-native invasive species, including multiflora rose, wineberry, blackberry, Arthraxon grass, Gill-over-the-ground, and Japanese honeysuckle.

There is a large meadow on the southeastern side of the property while the north and east-facing slopes, closer to the historic home and barns, contain some mature trees with an understory of blackberry and wineberry.

There are three oak trees within the park that are notable for their age and size. On top of a ridge west of the ball field are two very old oak trees (most likely a species of red oak), each over 25" DBH. There are other large oaks intermixed within this area, along with Virginia Pine and American Holly. North of the ball field is a majestic white oak tree, also over 25" DBH

Figure 14 : Forested Area and Unnamed Tributary on Parcel 40

Overall, the natural communities of Mason Neck West Park have been impacted by overabundant

white-tailed deer and non-native invasive species. In all the forested areas of the park there is a noticeable absence of mid-story and understory species, particularly small trees of native hardwood species. Greenbrier, a species of tree greatly preferred by deer, was significantly browsed wherever it was seen.

WILDLIFE

A formal wildlife survey has not been conducted for Mason Neck West Park. In addition to deer, numerous bird species have been noted on site including Great Blue Heron, Eastern Bluebird, Eastern Phoebe, Wood Ducks, and Black Vultures. A flock of wild turkeys was observed on the eastern edge of the parks. The Meadowood Recreation Area to the east, along with other parks throughout the Mason Neck peninsula, provide optimal wild turkey habitat, with open meadows interspersed between larger forested blocks

Figure 15 : Low Meadow adjacent to Giles Run

The existing farm pond provides habitat for additional species. Turtles have been observed sunning themselves but a herpetological survey would be needed confirm the presence of other species.

RARE SPECIES

A limited biological inventory has not identified any rare or endangered species within this park.

CULTURAL RESOURCES

Mason Neck West Park has not been the subject of an identification-level cultural survey, to date. Through site reconnaissance, however, several archaeological sites have been noted at Mason Neck West Park. Although site reconnaissance does not replace the need for further systematic investigation, the identified sites begin to tell the history of the property.

MINNICK HOUSE

Probably the most identifiable cultural resource at Mason Neck West Park is the Minnick House. Acquired in 2007 from the heirs of Elsie Minnick, this house was originally constructed around 1893. A simple, two-story farm

house, this home has undergone numerous alterations and repairs through the years. As a result, this one home provides examples of changes in construction materials and methods over more than 120 years. An extensive assessment of the home's features was completed in 2008 by Shaffer, Wilson, Sarver & Gray, PC in development of the *Minnick House Historic Structure Report*.

Figure 16 : The Minnick House

HUGHES FAMILY CEMETERY

As former property owners, the Florence and George Hughes family established this cemetery site as a place to lay three of their children to rest. Sadly, but not uncommon for the era, William H. and Helen L. Hughes did not survive their first year of life in 1880 and 1902, respectively. A third child, John T. Hughes survived longer yet died young at the age of 21. After having sold the property, Florence and George were later laid to rest alongside their children. Further study of the site may reveal additional interments as well.

Figure 17 : Headstone for Florence P. Hughes, 1860-1919

WASHINGTON-ROCHAMBEAU ENCAMPMENTS

In America's battle for independence, France provided aid that was crucial to the outcome – money, munitions, and troops. Sent by King Louis XVI, the Comte de Rochambeau with an accompanying 5,800 troops joined with George Washington and the Continental Army to support the American efforts. Over fifteen months, the troops marched from Newport, Rhode Island to Yorktown, Virginia and a decisive victory for American independence in October 1781. Rochambeau's armies camped along Old Colchester Road both to and from Yorktown. Campsites have been identified adjacent to Mason Neck West Park at Meadowood. Further investigation may yield evidence of this campaign on Park Authority land.

NATIVE AMERICAN SETTLEMENTS OF THE ARCHAIC PERIOD

In early civilizations, the early part of the Archaic Period marks a transition from predominantly nomadic lifestyles towards a more seasonally dictated, hunter-gatherer subsistence strategy. Throughout this period, Native Americans' movements are thought to have become more geographically focused, even tending towards early forms of agriculture. Evidence of this period has been found in the vicinity of Mason Neck West Park and landforms indicate the likelihood that similar activities took place on what is now parkland.

Figure 18 : Existing Utilities

EXISTING INFRASTRUCTURE

UTILITIES

An 8" water main runs parallel to the western edge of Old Colchester Road. This waterline provides service for park uses on the original Parcel 40A. Water service also extends to the homes that remain on Parcels 39 and 40. The Minnick House on Parcel 40 was originally served by well water, the structure of which remains on the property. Electric service also extended to these homes. A storm drainage easement exists on Parcel 40A in the area of the stormwater detention facility.

Figure 19 : Park Entrance Sign along Old Colchester Road

VEHICULAR ACCESS AND CIRCULATION

Mason Neck West Park is currently accessed from Old Colchester Road as was developed per the first master plan. The two properties acquired in 2007 have residential entries into both sites; however, these locations are not necessarily appropriate for additional vehicular entry points into the park. The topography along Old Colchester Road is rolling and may restrict sight distance. Northern portions of the park along Old Colchester Road are low and wet due to proximity to Giles Run which would indicate these areas are not appropriate for additional points of vehicular access into Mason Neck West Park.

The property acquired in 2015 has frontage along Richmond Highway although no established access points. Physical constraints as well as protective requirements of the Chesapeake Bay Ordinance preclude establishing vehicular access from Richmond Highway.

PEDESTRIAN ACCESS AND TRAILS

The current provision of pedestrian facilities that serve the park is nearly non-existent. The Comprehensive Plan Trails Map indicates that a minor paved trail (4' to 7'11" wide, asphalt or concrete construction) with a parallel natural surface or stone dust trail (typically 6' to 8' wide) should be constructed along Old Colchester Road. The stability of the neighborhood has not encouraged redevelopment that would otherwise aid implementation of the trails plan. The limited exception to this is the length of asphalt trail that was constructed across the frontage of parcel 40A with the original development of Mason Neck West Park. There is an extensive and expanding series of trails that traverses much of the state and federally owned parkland within the Mason Neck region, however, there currently is no connection with Mason Neck West Park.

Figure 20 : Existing Site Features

EXISTING USES & OPERATIONS

A variety of uses and conditions exist within Mason Neck West Park and differ distinctly between the acreage of the original land acquisition (Parcel 40A) and the land acquired in 2007 (Parcels 39 and 40) and 2015 (Parcel 3). The original park site (Parcel 40A) has been developed with several active recreational facilities in conformance with the 1984 master plan. An unlit baseball diamond with a 60' infield lies in the western portion of the park, adjacent to the CSX Railroad. The original master plan indicated a diamond/rectangle overlay design. Grading was accomplished to provide the additional square footage for the rectangle field; however, it is primarily utilized as a "warm up"

space for baseball players. A multi-purpose court and two tennis courts are provided east of the baseball diamond, in proximity to a 29-space parking lot. The parking provided is often insufficient for games and practices which has prompted park users to drive beyond the asphalt and park in an area of open lawn. East of the tennis courts is an existing stormwater detention pond with a series of concrete ditches. This pond has been redesigned as an extended detention wetland to enhance the quality of water that drains from the pond. The project will be implemented and maintained by the Department of Public Works and Environmental Services (DPWES). North, east, and south of the baseball diamond, there remains wooded areas with several notable trees along the edge. Supplemental evergreen screening is dotted around the property's perimeter. The 1984 master plan also recommended a couple of play areas and a trail connection to Route 1 that were never implemented.

Figure 21 : Existing Basketball Court

Figure 22 : Wooded Area on Parcel 40

Parcel 39 is partially wooded, integrated with the wooded area north of the baseball diamond, while nearly an equal portion is maintained as lawn. Although slated for demolition, a one-story brick home and two wooden outbuildings remain on the site. The house, which sits up on a knoll, is accessed from Old Colchester Road and was included in the Park Authority's rental program from 2007 through 2012. Also on the property in proximity to the house is the Hughes Family cemetery. A plaque on the cemetery gate indicates five internments – George Hughes and his wife Florence along with three of their children – John, William, and Helen. Burial dates range from 1880 to 1922. This feature is to remain and be protected.

Parcel 40 lies both west and east of Old Colchester Road. West of Old Colchester Road and adjacent to the original park the parcel is mostly forested with some open lawn areas, reflecting previous agricultural patterns. Topography in the wooded portion of the site is steep and rolling and has discouraged significant agricultural use and, thus,

has remained wooded. And unnamed tributary to Giles Run flows from Richmond Highway across the site. Northern portions of the parcel are wet with a variety of wetland species. The same condition exists on the east side of Old Colchester along the property's northern boundary. Minimal change in elevation from Giles Run leaves much of this open meadow with very wet conditions. Towards the south of the meadow, however, the topography rises steeply away from the stream to a plateau that is high and dry. Over the years a variety of ancillary structures have been built on this plateau including a barn, a stable, an in-law suite, and a mixture of structures built to house farm animals. Remnants of some of these structures still exist. The most notable structure on the property is a home constructed around 1893. Located close to Old Colchester Road, this home is commonly referred to as the Minnick House. The house has undergone a series of renovations since its construction. Most recently, the Park Authority has made numerous improvements to the home subsequent to the land acquisition for safety and security. This home is intended to remain as a feature on the property.

Figure 23 : Floodplain along Giles Run

Parcel 3 basically exists as an extension of Giles Run. The site is low and flat with multiple stream channels and wet areas. The entire site is wooded, predominantly with hardwood species. A small ridge of land sits approximately 10 feet above floodplain level adjacent to Richmond Highway, although it is still considered to be within the Resource Protection Area.

MASON NECK

PARK MANAGEMENT

WEST PARK

PARK PURPOSE

Park purpose statements provide a framework for planning and decision-making. The purpose of Mason Neck West Park is to:

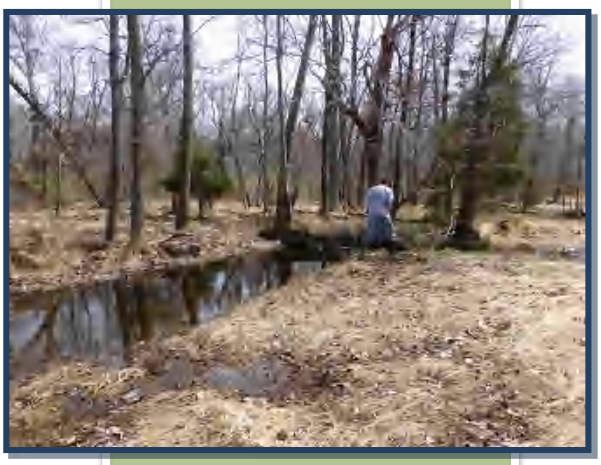
- To address local leisure, social, and recreational needs
- To preserve open space
- To protect on site resources, both natural and cultural
- To preserve the character of the views from Old Colchester Road

DESIRED VISITOR EXPERIENCE

Mason Neck West Park is envisioned as a district park that will serve users from the adjacent neighborhoods and the larger community. The intention is to preserve a sense of the current landscape that has defined the site for decades, to inspire community gatherings while also providing community recreation opportunities that appeal to a variety of users.

Typical user visits would last from thirty minutes to several hours. The park will be unstaffed and will not include any major service facilities. Other visitor amenities may include benches, trashcans, picnic tables and shelters, and interpretative signage.

To facilitate the development of the recommended master plan elements, adequate park infrastructure, including an entrance, parking, storm water management facilities, and ADA access, may be required preceding the implementation of any public use.



MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives should guide the strategies and actions in addressing park management issues:

- Mason Neck West Park should be a space for community building activities.
- Mason Neck West Park should be managed to provide both active and passive public recreational opportunities.
- Universal access should be provided to any future park facilities whenever possible and feasible.
- The provision of recreational opportunities should be established in balance with the protection, preservation, and interpretation of cultural and natural resources.

RESOURCE AND SITE MANAGEMENT

NATURAL RESOURCE MANAGEMENT

At Mason Neck West Park, natural resource management should be directed towards rehabilitation and restoration of natural systems, processes, and natural communities following a long history of human disturbance. Areas of focus should include Giles Run, particularly establishing a healthy riparian buffer, protecting erodible slopes throughout the park, and rehabilitating disturbed soils, including many areas of former pasture. The park presents an excellent opportunity to restore native plant meadows on the southeastern side of the road.

Several potential projects to enhance the natural resources at Mason Neck West Park include:

- Restoration and management of a native plant meadow adjacent to Giles Run, a portion of which could be established as a wet meadow type system;

- Restoration and management of a native plant meadow along the southern boundary line, adjacent to the Chester Park subdivision;
- Restoration of a forested buffer at the top of the steep bluffs;
- Control of non-native invasive species throughout the property, particularly upstream of the lower meadow area near the pond and on the fescue dominated slopes and meadows;
- Provision of a herpetological study in the pond and the stream to identify the species present and count egg masses to obtain breeding population estimates;
- Provision of a breeding bird survey and natural community classification/plant inventory of the lower meadow area near the pond.
- Management of deer population;
- Management of unauthorized usage of the park to include poaching.

CULTURAL RESOURCE MANAGEMENT

Consistent with Fairfax County Park Policy, it is the intent that any cultural resources on site be identified, evaluated, preserved, and interpreted. At the time of master plan preparation, a detailed analysis of the park's cultural resources has not been prepared. In the event that a comprehensive evaluation has not been completed prior to further site development, at a minimum, an archaeological survey should be undertaken within the proposed limits of disturbance before any land disturbing activities begin. Should any cultural resources be identified that hold the potential for national or public significance, whether architectural features or archaeological deposits, further evaluation would be required. If deemed significant, the strong

preference would be to retain those features in place. Minor modifications may be made to the location of proposed site features to accommodate resource protection. Should such resources be located within an area critical to site development, Park Policy 203 requires that, "If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented."

SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic trail maintenance, limbing-up of trees, and tree removal (in coordination with NRMP). Area maintenance crews provide regular site inspections of developed parks facilities including athletic fields, tennis courts, playgrounds and basketball courts. The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff.

The retrofit of the detention basin will be constructed and subsequently maintained by the Fairfax County Department of Public Works and Environmental Services.

MASON NECK
CONCEPTUAL DEVELOPMENT PLAN
WEST PARK

INTRODUCTION

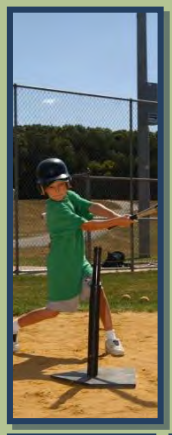
The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended project elements. A CDP for the original Mason Neck West acquisition was approved in 1984. This master plan takes a comprehensive look at the park, its relationship to neighboring uses and how to best incorporate the newly acquired parcels. Emphasis has been placed on enhancing the recreation opportunities to the community while maintaining the rural character of Old Colchester Road.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although reasonable engineering practices have contributed to the basis of the design, final facility location for the recommended elements will be determined through more detailed site analysis and engineering design that will be conducted when funding becomes available for the development of this park. Final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

PLAN ELEMENTS

IMPROVEMENTS TO THE EXISTING ATHLETIC FIELD

Demand for athletic fields remains strong in Fairfax County. One method to help offset the demand is to increase the efficiency and usability of the existing fields, such as the diamond field at Mason Neck West Park. The field, with its 60' base



spacing, is scheduled to its current capacity. The addition of lighting to the athletic field would increase the amount of time and seasonal usage of the field. Play on long summer days can be extended later into the evening. In spring and fall, when daylight is limited, lighting would allow for continued usage of the field during a time of day convenient to many families. The addition of an irrigation system to the field would support field maintenance, enhancing the surface of play.

The 1984 master plan included the possibility of a rectangle field overlay with the diamond field. Initial park development established the necessary site grading for the overlay condition. Current usage of the field area is solely for the diamond field while the extended field, intended as a rectangle overlay, is used for a team warm-up area. No change to the physical development of features on the ground is envisioned based on approval of this master plan. The option is retained, however, that this area may be developed as any type of athletic field that best addresses the community's needs, as demographics may shift in the future.

EXPANSION OF PARKING AREA

The existing parking area at Mason Neck West Park contains approximately 30 parking spaces. This amount is insufficient for the park facilities as evidenced by the frequent use of lawn area as overflow parking. The plan reflects an expansion of the parking to adequately serve the athletic field, existing facilities, and newly proposed features.

Due to the proximity of Old Colchester Park and Preserve, also owned by Fairfax County, the expanded parking at Mason Neck West Park may supplement parking at Old Colchester Park during special events. Any programming at Old Colchester Park that intends to utilize the Mason Neck West Park parking area must be coordinated with the scheduling of the athletic field.

RETENTION OF SPORT COURTS

The existing basketball court and two tennis courts

Figure 24 : Mason Neck West Park Conceptual Development Plan

constructed per the 1984 master plan are retained to help serve the active recreation needs of the community.

COMMUNITY ADOPTION AREA

Adjacent to the athletic courts is an open area that could be adapted to several types of community-building uses. Some examples would be an off-leash dog area or community gardens. Current demand indicates a desire for both of these uses in the area of Mason Neck West Park. The provision of either type of facility will require the commitment of a sponsor group. Ideas for additional uses might be put forward by the community. By establishing this area as a Community Adoption Area, flexibility is maintained to respond to user demand as well as change of interests over time.

PLAYGROUND/TOT LOT

Two play areas reflected on the 1984 master plan have never been constructed at the park. The request to include these features in the current program was heard from the community during public outreach. Both a playground and a tot lot will added on the western side of Old Colchester Road to help to balance the availability of park features to a broader range of age groups. An additional tot lot is planned east of Old Colchester Road.

SHADE PAVILION

With the focus on active recreation uses on the western side of Old Colchester Road, a small pavilion with six to eight tables is provided to allow a break from the sun and a place to rest and snack. The pavilion is sited on the knoll to take advantage of the views and breezes. The visibility of this feature atop the knoll requires this feature to be sensitively designed to complement the views from Old Colchester Road, a Virginia Scenic Byway.

STORMWATER DETENTION FACILITY

The retrofit of the detention basin has been designed by the Department of Public Works and Environmental Services. Revisions to this stormwater feature will

increase storage capacity and enhance the water quality of the discharge. Creation of a central wetland area and the addition of landscaping with native plant material will transform a mowed depression with concrete ditches into a habitat that will host many species.

TRAIL CONNECTIONS

A series of trail connections are included with the plan for a variety of purposes.

An extension of the existing trail adjacent to the parking will serve the new facilities – the pavilion, playground, and Community Adoption Area. The design should accommodate park patrons as well as service vehicles needed to maintain these facilities.

Beyond the pavilion and playground, a series of natural surface trails through the wooded portion of the site offers a more passive recreational opportunity. The final alignment of the trail must be coordinated with both Cultural and Natural Resource and Protection staff. Additional levels of archaeological study may be necessary as well as realignment to protect natural resources. The presence of any notable features may be worth including interpretation along the trail.

A multi-use trail connecting to Route 1 will enhance multi-modal access to Mason Neck West Park. The Comprehensive Plan envisions Route 1 with a major paved trail and on-road bike lanes. Route 1 is also part of a cross-county bicycle route that runs from Maine to Florida and a logical point to welcome cyclists and pedestrians to access Mason Neck West Park, perhaps for a short break or to learn some of the area's history. It is recommended that construction of this trail section be timed to align with the actual construction of bike lanes on Route 1.

Additional trails are shown along the park's

frontage on Old Colchester Road. This is in conformance with the recommendations of the Comprehensive Plan Trails Map which reflect a minor paved trail (less than 8' in width) and a parallel natural surface or stone dust trail. The trail shown on the Conceptual Development Plan does not simply parallel Old Colchester Road but curves away at points to take advantage of the site's topography.

To the east of Mason Neck West Park is Meadowood Special Recreation Area which has a significant series of trails as well as existing and planned connections to other parkland on the Mason Neck Peninsula. A trail connection between these two parks would significantly expand on pedestrian access to natural and cultural resource areas. The hydrology of Giles Run, however, is not conducive to a trail connection along Mason Neck West Park's eastern boundary and the current construction of the bridge across Giles Run on Old Colchester Road does not have sufficient width to accommodate pedestrian or equestrian access. Should the bridge ever be considered for reconstruction, it is recommended that it be designed with sufficient width to accommodate trail access that may ultimately allow linkage between Mason Neck West Park and Meadowood.

RETENTION OF THE HISTORIC MINNICK HOUSE

Since 1893, the Minnick House has overlooked Old Colchester Road. It has gone through many renovations, seen relocations of Old Colchester Road, and been home to numerous families. Its structure chronicles over one hundred years of architecture and construction. The house remains a landmark in the community as several attending the Public Information Meeting stated a desire to see this home remain on the property.

The unique character and historic nature of this home merit its retention, under the direction of the Cultural Resource Protection Division. Any park uses developed in the vicinity of the Minnick House should be designed to minimize impacts to the historic character of the site, providing a substantial buffer to the home.

RESERVABLE PICNIC SHELTERS

Parks serve as places where people can interact and build a sense of community. The athletic field and the Community Adoption Area west of Old Colchester Road provide very active methods of social interaction. On a more passive level, reservable picnic shelters are proposed on the east. Taking advantage of the amazing views from high above Giles Run, a small collection of pavilions could host one large event or several smaller ones. Provision of an overlook point provides an additional opportunity to appreciate the views while interpreting the resources below.

A tot lot and an open lawn area, that provides unprogrammed space for games and recreation, complement the pavilion use. Expanding on the community building aspect of this site, the lawn area could also host small concerts, movie nights on the lawn, or community farmers' markets.

Access to the pavilions would be from Old Colchester Road, aligned directly across from the existing entrance to the original portion of the park. Other than the proximity to the residential property adjacent to the entrance drive, the design should seek to maximize the separation between park features and the adjacent homes. As stated previously, a significant buffer should be provided between the parking area for the pavilions and the Minnick House.

MANAGED MEADOW

East of Old Colchester Road and down slope from the Minnick House is a large, open meadow next to Giles Run and an old farm pond. This area is largely covered by a Resource Protection Area and is low and wet. Although not suited to active park uses, this area provides an opportunity to enhance the natural resources within the park through the establishment of a managed meadow. By utilizing native plant species in a less structured, wildlife-

friendly manner, this area will enhance biodiversity, improve the quality of stormwater runoff, and provide additional habitat for wildlife. The design of this area should be coordinated through the Natural Resource Management and Protection Branch and site management staff. Cultural Resource Management and Protection Branch staff should be consulted prior to any ground disturbance.

Figure 25 : Existing Washington-Rochambeau Interpretive Panel

RESOURCE INTERPRETATION

The Mason Neck area is rich in both natural and cultural resources for preservation and protection. Sharing the knowledge learned through interpretive features is not only of interest to the community but also educates in ways that might elevates awareness in others.

In 2010, the Park Authority dedicated an interpretive panel display commemorating the route traveled by General Washington and General Rochambeau and the allied armies on their way to Yorktown. This alliance led to a striking victory that proved to be a turning point in the Revolutionary War.

Complementary to this panel, staff from Bureau of Land Management have developed a roadside historic marker noting remnants from Washington-Rochambeau encampments found on the Meadowood site. In a cooperative effort, a location for this feature might be provided along the frontage of Mason Neck West Park. Mason Neck West Park offers one of the few locations along Old Colchester Road where a small pull off might be provided, allowing a driver to safely pull off of the road and read the marker.

Additional opportunities exist that would allow for expanded interpretation of the natural and cultural resources at Mason Neck West Park. The development of a detailed interpretive plan for Mason Neck West will be developed separately from this master plan and prepared in coordination with staff from the

Resource Protection Division. Some possible interpretive features include:

MANAGED MEADOW BENEFITS

The perspective provided by the elevated plateau offers a great spot to interpret the area of managed meadow below. With a society that is big into manicured lawns, the managed meadow offers an alternative solution. The managed meadow provides numerous benefits. The biodiversity of plant material provides quality habitat that attracts butterflies, bees, birds, and small mammals. The meadow provides greater soil stabilization, reduces runoff rates, and increases infiltration of runoff which enhances filtration of the water. Maintenance effort is significantly less than an open turf area, reducing time, costs, and emissions.

WATER RESOURCES

Giles Run, its related floodplain, and the man-made farm pond contribute to a varied hydrology across the site, each supporting a mosaic of habitats and wildlife. The interaction with wildlife and the dependence on these features provides an excellent opportunity to display the connectedness of our environment.

NATIVE AMERICAN LIFESTYLE – ARCHAIC PERIOD

The presence of artifacts from the Archaic Period at nearby parks and landforms that were favorable to early settlements indicates the possibility of finding evidence of prehistoric settlements within the area of Mason Neck West Park. Should further investigation prove this to be true, interpretation of the characteristics of early life would be appropriate in the park.

HISTORY OF OLD COLCHESTER ROAD

In 1662, the Virginia Assembly required construction of roads linking churches and courts with the, then, colonial capital at Jamestown. In this region, it is said that colonist utilized an existing, Native American trail that they referred to as the Potomac Pat. This included what is now Old

Colchester Road and was integrated into a larger network, the King's Highway, which England's King Charles II mandated link Boston to Charleston, South Carolina.

FRENCH CAMPSITES OF THE AMERICAN REVOLUTION

Rochambeau's armies camped along Old Colchester Road during the journey both to and return from Yorktown, the decisive battle of the American Revolution. Although the exact location of the individual unit campsites are unknown, given the size of the armies involved, soldiers may have been strewn the entire length of Old Colchester from Pohick Church to just outside the town of Colchester.

Figure 26 : Map of French Encampments near the Town of Old Colchester from *The Cartography of Northern Virginia*

MINNICK HOUSE

Since 1833 when John Reardon built a house along Old Colchester Road, a structure has been situated at or near the current location of the Minnick House. Although the location of original, Reardon, structure is unknown, the Minnick House was constructed about 1893. Originally, the house consisted of a simple, vernacular I-plan farmhouse but underwent significant changes over the next half century. Located along what had been an important overland road, the changes in the Minnick house as it was modernized reflect the broader changes in society occurring during this period.

DESIGN CONCERNS

COORDINATION WITH RESOURCE MANAGEMENT DIVISION

Numerous places throughout this report mention the rich cultural and natural resources this region of the county is known for. To minimize and potential impacts to resources, the advancement of any elements of this master plan must be coordinated with the Resource Management Division. Final location and alignment of facilities may be modified to enhance resource protection.

RESIDENT CURATOR PROGRAM

As the Park Authority continually investigates ways to better manage its land holdings, the establishment of a Resident Curator Program is currently being explored. Typically, Resident Curator Programs first identify publicly-held historic properties with no immediate or practical use. Under this program, a vision for the property is developed, along with the necessary resources, and an outside party (curator) with the necessary skills to accomplish that vision is selected. The curator is permitted use of the property, for little or no rent, in exchange for rehabilitating the property.

Should a Resident Curator Program be put into place, the Minnick House is considered to be a prime candidate for this program. As there is no formal plan in place at this time, it is impossible to predict what impacts the program requirements may have on the implementation of this master plan. Adjustments to the design may become necessary to effectively coordinate with any future Resident Curator Program.

Until the establishment of a Resident Curator Program or should the Minnick House not be selected for inclusion in the program, the home and property may be adaptively reused by the Park Authority in a manner appropriate to the building's architecture.

PROBLEM SOILS

There are two soils types identified within the park that are considered to be problem soils - Lunt-Marumsco Complex (74) and Sassafras-Marumsco Complex (91). These soils are noted for high shrink/swell potential, landslide susceptibility, high compressibility, low bearing strength, and shallow water tables.

As outlined in the Description & Interpretive Guide to Soils in Fairfax County, May 2013,

"a detailed geotechnical investigation and report are required. Geotechnical problems must be addressed with adequate engineering evaluations and designs prior to development. A geotechnical report, prepared according to the geotechnical guidelines of PFM Chapter 4 and the Virginia Uniform Statewide Building Code (USBC) is mandatory for all construction and grading within these problem soil areas. The engineering evaluation and report shall be submitted for approval and the recommendations incorporated into the grading plans as requirements prior to plan approval. Construction inspections and certifications are required from the engineer of record."

FISCAL SUSTAINABILITY

Economic realities require that funding for public parks be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Extended

play on the diamond field due to lighting enhances the opportunity for revenue generation through user fees from additional teams. Inclusion of the pavilions in the rental program would contribute to this parks viability as well. Fiscal sustainability, as outlined in the agency Fiscal Sustainability Plan, is essential to be incorporated into the implementation of the master plan. Successful implementation of the Fiscal Sustainability Plan and master plan will allow the agency to address community needs, as well as critical maintenance, operational and stewardship programs by providing latitude in funding options and decision making. Together these plans will serve the public, park partners and the Park Authority by providing a greater opportunity for fiscal sustainability while managing the inevitable needs for capitalized repairs and replacements.

ABANDONED SEPTIC TANK

After the acquisition of Parcel 39, the septic tank that served the property was crushed and filled with sand. The structure remains in place coincident with the Community Adoption Area.

APPENDIX A

SOIL MAP UNIT DESCRIPTIONS

DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY

APRIL 2008
REVISED AUGUST 2011

Soil Map Unit Descriptions

(30) Codorus and Hatboro - This channel-dissected soil grouping occurs in floodplains and drainageways of the Piedmont and Coastal Plain, and is susceptible to flooding.

Soil material is mainly silty and loamy, but stratified layers of sand and gravels are not uncommon. The seasonal high water table varies between 0 and 2 feet below the surface. Depth to hard bedrock ranges from 6 to 30 feet below the surface. Permeability is variable. Foundation support is poor because of soft soil, seasonal saturation and flooding. Septic drainfields and infiltration trenches are poorly suited because of wetness and flooding potential. Stream bank erosion within these soils may result in undercutting of embankments on adjacent properties. Hydric soils, which may include non-tidal wetlands, occur within this mapping unit.

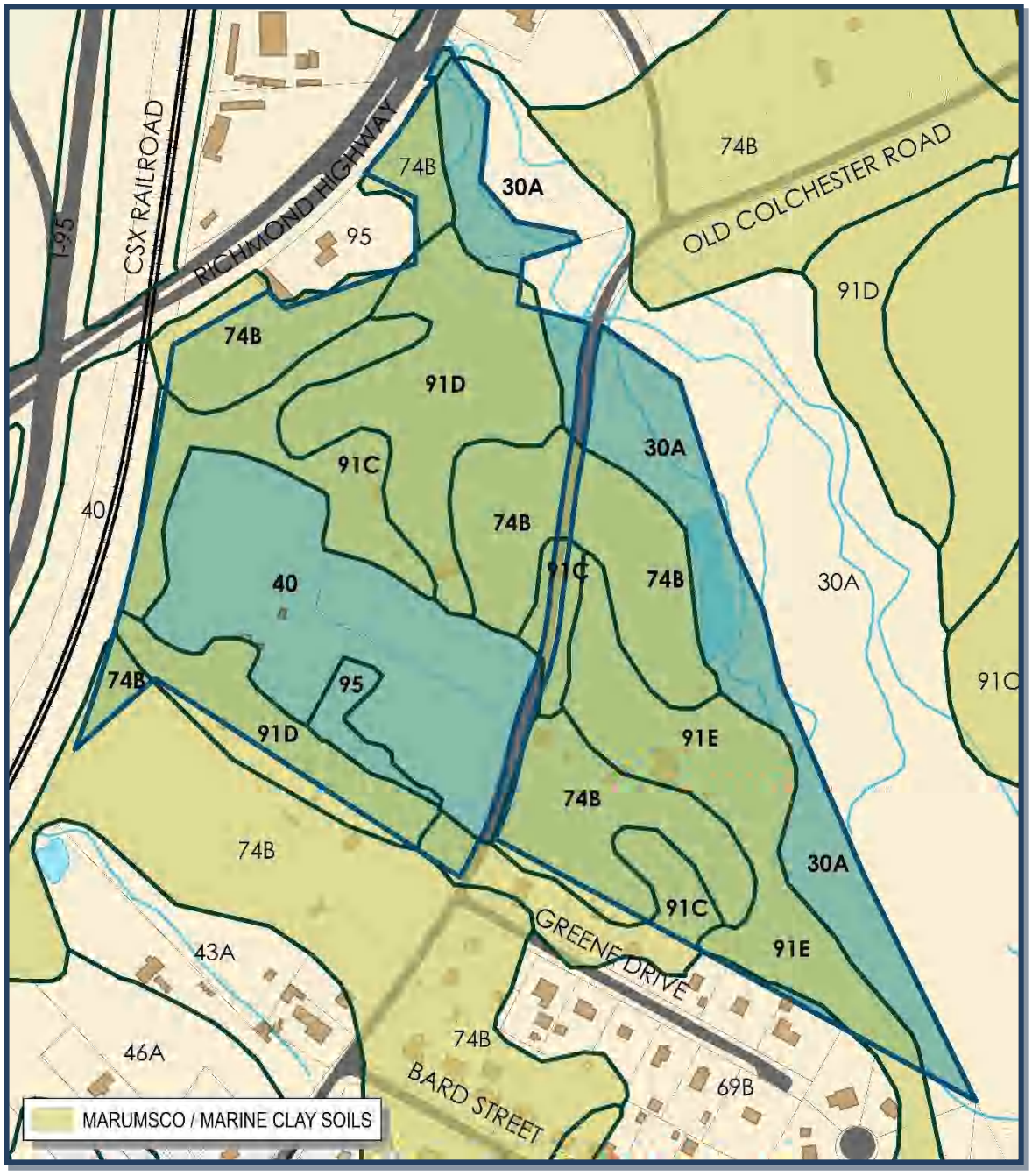
(40) Grist Mill - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam, but can range from sandy loam to clay. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet below the surface. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in low elevation developed areas of the Coastal Plain.

(74) Lunt-Marumsco Complex – This highly stratified clayey and sandy soil complex occurs on hilly areas of the Coastal Plain. A thick layer of highly plastic Marine Clay occurs in the subsoil. Sandy and loamy layers exist at the surface and below the clay layer. In places, a perched water table will form on top of the clay between 1 and 1½ feet below the surface and will sometimes reach the surface as a spring. The plastic clays and high water table can lead to serious slope instability and landslides. Foundation support is poor. Intensive geotechnical investigation is needed before any construction can commence. Suitability for septic drainfields and infiltration trenches is poor because of the perched water table, slow permeability and unstable slopes.

(91) Sassafras-Marumsco Complex – This soil complex occurs along steeper slopes separating the high elevation and low elevation areas of the Coastal Plain and along slopes bordering larger Coastal Plain streams. This complex was formerly referred to as Marine Clay. Dry, sandy and gravelly Sassafras material is stratified with layers of thick, highly plastic marine clays. Water perches on top of the clay layers and springs can form where the clay strata come to the surface. Depth to the perched water table is variable depending on the specific stratification. This soil is highly variable. Unstable slopes can

lead to serious land slippage or landslides. Depth to bedrock is greater than 50 feet. Foundation support is poor because of the potential perched water table, unstable slopes and plastic clays. Intensive geotechnical analysis is needed before construction commences. Suitability for septic drainfields and infiltration trenches is poor because of the high water table, plastic clays and unstable slopes.

(95) Urban Land – This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils. Ratings for this unit are not provided.



APPENDIX B

A HISTORY OF THE PROPERTY
MINNICK HOUSE HISTORIC STRUCTURE REPORT

PREPARED FOR FAIRFAX COUNTY PARK AUTHORITY
PREPARED BY SHAFFER, WILSON, SARVER & GRAY, PC
SEPTEMBER 30, 2008

CHAPTER 2. HISTORY OF THE PROPERTY

SUMMARY OF SIGNIFICANCE

The Minnick House and associated property are locally significant as a representation of the changes that occurred through time in an area that was among the first to be settled in present-day Fairfax County. The site, due to its location on an early and key transportation route, may yield archaeological information important in history.

Known European settlement on the property dates back to about 1741 when tenant William Western lived there. Following creation of the nearby town of Colchester in 1753, the property became closely associated with town residents for the balance of the 18th century. Both James Brown, who leased the property for three years beginning in 1767, and Alexander Henderson, who owned the property from 1772 until his death, lived for some time in Colchester.

During the Revolutionary War, soldiers from both the Continental Army and French Army marched along the road through the property, and encamped nearby. A structure depicted on a map of the encampment may have been situated within the current park property, therefore, there is potential for archaeological information from this significant event.

John Reardon constructed a house on the property c. 1833, and since that time, a house has been situated at or near the present site of the Minnick House along Old Colchester Road.

At various times after the initial construction of the Minnick House c. 1893, the building underwent substantial alterations and repairs as the needs of the families who lived there increased, technology advanced, and styles changed. The house began as a simple vernacular farmhouse with an I-plan layout; two rooms were on the first floor and two bedrooms on the second floor. Perhaps in the late 1920s, a large addition was constructed on the back of the house. It may have been at that time that the first-floor hallway wall was removed to enlarge the living room, thus adapting the space to a more current open floor plan style. The various changes made to the Minnick House are described in detail in the Phases of Construction portion of this report.

The many differences, both in materials and construction methods, between the original house and addition provide knowledge about the application of improvements in local construction. Additional improvements were made over time with the introduction of indoor plumbing, rural electrification, and baseboard radiator heat.

Due to construction of the addition and the many technological improvements made to the house, the period of significance for the Minnick House is 1920s - 1940s.

HISTORICAL ASSOCIATIONS

Colonial Settlement

The land where the Minnick House would later be constructed was first granted by The Right Honorable Catherine Lady Fairfax, who was the sole proprietor of the Northern Neck of Virginia at that time, to William Going and Evan Thomas on November 23, 1714.[1] The parcel comprised 124 acres, and was situated on both sides of Jonathan's Creek, now known as Giles Run. In 1713, Going and Thomas obtained a warrant from Catherine Lady Fairfax to have the land surveyed. Going sold off the land between the two runs in 1724.[2]

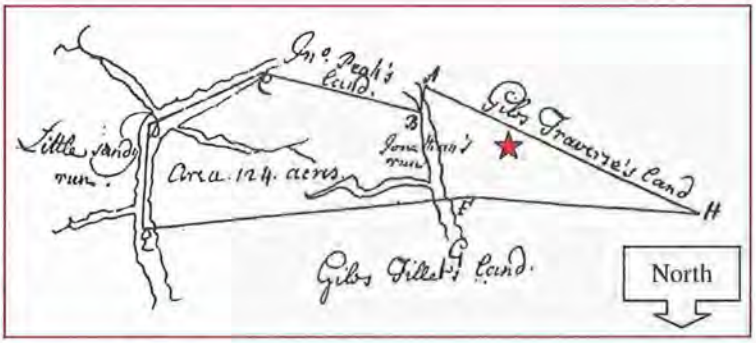


Image 2.1: Thomas Hooper Survey of William Going and Evan Thomas Land Grant, ca. 1713, Image Courtesy Library of Virginia. Star Depicts Future Location of Minnick House

This land is located about one mile north of the Occoquan River, and was separated from the river by a 1,000 acre tract patented by William Bourne (Boren) in 1666.[3] A 1729 survey dividing a portion the Bourne tract in equal halves identifies the location of a ferry crossing and depicts the road leading to it.[4] This road, which passes directly in front of the Minnick House, was the primary north/south overland route through the area, and was known variously as the *Potomac Path*, *Kings Highway*, the *road from Accotinck to Colchester, old stage road,* and currently Old Colchester Road. [5]

Image 2.2: William Godfrey Survey of the Division of the Bourne Patent, 08 August 1729, Star Depicts Approximate Future Location of Minnick House. Image Courtesy Fairfax County Court Archives

Extending eastward was the *road leading to Dogue Island Neck* (now Masons Neck).[6] This old road likely passed through Going's and Thomas's land grant. The beginning point of Hooper's survey, indicated in Image 2.1 as *A*, was noted as being near this road.

Responsibility for the construction and upkeep of roads fell to the landowners and tenant farmers who lived nearby. William Reardon was several times ordered to view and mark the most convenient way for new roads in the area. He is likely listed on the 1749 Fairfax County List of Tithables as *Wm Rairdon*, and owned two slaves at that time.[7] In 1750, William Reardon made a motion to the Fairfax County Court to have a road he cleared viewed and assessed as to whether it was *as good and convenient to the Publick as the former one.*[8] Reardon lived along the *road from Accotinck to Colchester.* In 1789, he was one of many who were ordered to be responsible for the road.[9] He had been living in the area at least since 1739 when he was an overseer for James Baxter, a tenant of Waugh whose land is depicted in Image 2.2.[10]

Image 2.3: Portion of the 1755 Fry and Jefferson Map as Updated by John Dalrymple, Image Courtesy Library of Congress, Geography and Map Division. Arrow Points to Potomac Path

Travelers along many of these roads often passed through the nearby town of Colchester, formed by an Act of the Virginia General Assembly in 1753 at the site of the Occoquan River ferry crossing. In addition to the ferry landing, the town had a public wharf, tavern, stores, a market

place, tanyard, and homes.[11] The prominent Scots firm of Glassford & Henderson had a merchandise store there. Debts to this firm were sometimes secured by Deeds of Mortgage. In 1774, John Reardon secured a debt using slaves as collateral. Several years later, John Reardon and William Reardon (who had possession of some of the slaves) transferred ownership of the slaves to Alexander Henderson.[12]

By 1741, the land on which the Minnick House would be built was owned by Ebeneezer Moss. He leased the land to a tenant, William Western, who lived on the property.[13] The property was later known as Moss's patent, though no record of this patent was found in the patent and land grant records. By 1767, John Gregg owned the property. A deed for the transfer of ownership to Gregg was not found in the deed books; however, a deed was recorded when Gregg leased the +/- 100 acres to James Brown for a term of twenty-one years beginning on January 1, 1767. The land was described as being known by the name of Moss's patent. The lease gave Brown certain rights. Brown had

> *...full Liberty to cut down Take cart & carry away any timber & rails necessary for the use of the said demised Land & premises...also sufficient fire wood for his & their necessary use...it shall & may be lawfull* [sic] *for the said James Brown...to take cut down & carry away to be used at his house in the said Town of Colchester...*[14]

William Lindsay became the owner in 1769 when John Gregg signed a bond for conveyance of the land to Lindsay.[15] Though Lindsay owned the land, there remained a valid lease on the property owned by James Brown. In 1770, Brown signed over the lease to Lindsay giving Lindsay sole possession without encumbrances.[16] Lindsay did not hold the land for long. He sold the property in 1772 to Alexander Henderson.[17] It was Henderson who owned the land during the American Revolutionary War.

Revolutionary-War Era

During the Revolutionary War, soldiers from both the Continental Army and French Army marched along the road through Colchester. Following the battle of Yorktown, the French Army travelled north, and on July 16, 1782 General Rochambeau's forces camped near the future site of the Minnick House, presumably just north of Giles' Run.

Image 2.4: Camp 'a Colchester. Plans des differents camps occupes par L' Armee aux Ordres de Mr le Compte de Rochambeau. Amerique Campagene, 1782. Map Division, Library of Congress. Image Courtesy Fairfax County Park Authority. Star Depicts Possible Future Location of Minnick House

Alexander Henderson Ownership 1772-1817

Alexander Henderson possibly utilized the property by cutting and selling the timber for lumber and firewood. Henderson is known to have done the same nearby. Due to a boundary dispute, Henderson was taken to court for cutting down trees on Samuel Bayly's property during the period of November 1, 1780 to March 1, 1785. Bayly, who owned the Waugh property on the southern boundary of Henderson's tract, accused Henderson of taking 1,000 oak trees, 500 pine trees, and 1,000 hickory trees. In the 1790s, after years of delays by the surveyor, Henderson unsuccessfully argued that he owned the strip of land at the northern boundary known as *Ben's old field.*[18]

Image 2.5: William Payne's Survey of Samual Bayly Tract, 13 August 1792. Star Depicts Approximate Future Location of Minnick House, Arrow Points to Old Schoolhouse that was Occupied in 1792 by Ms. Chambers, Bayly's Tenant. Image Courtesy Fairfax County Court Archives

Though Samuel Bayly (Bailey) won the court case, he ended up losing his land. He used his property to secure a debt he could not pay, which resulted in the sale of the property, less a 10 ½ acre portion he was able to retain near Colchester.

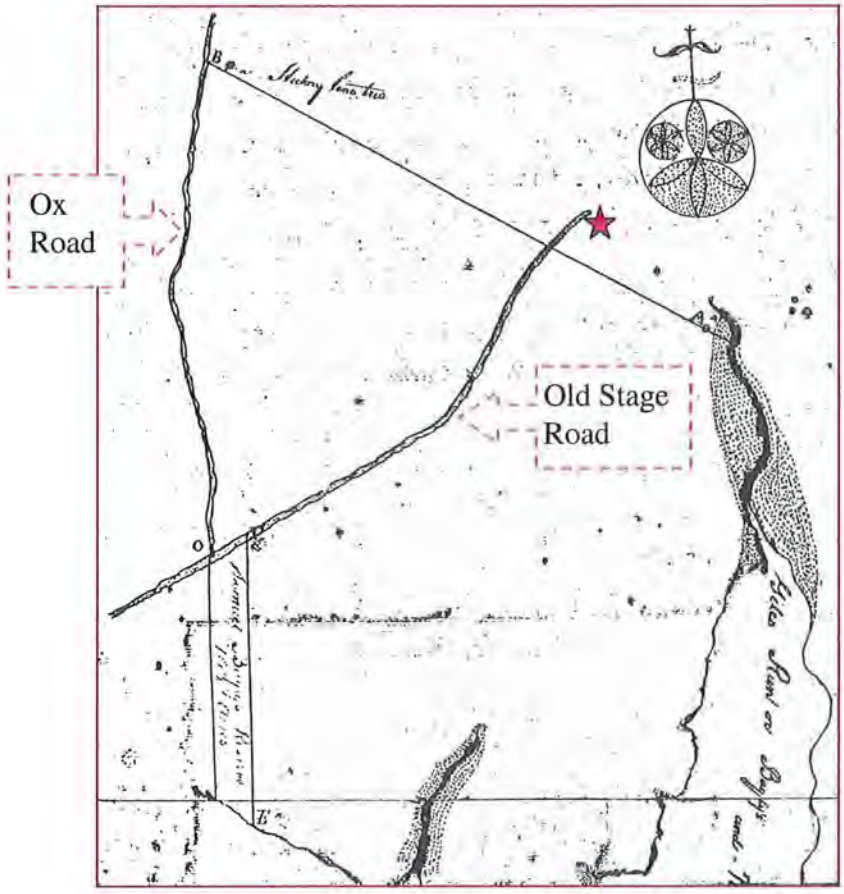


Image 2.6: Robert Ratcliffe Survey of Harrison, Taylor, and Bailey Tract Sold to Samuel Dean in 1810, Image Courtesy Fairfax County Court Archives. Star Depicts Future Location of Minnick House.

Alexander Henderson died about 1815, and two years later his executors sold the parcel, called Roe Hampton, to William T. Reardon.

William T. Reardon Ownership - 1817

In January 1817, William T. Reardon purchased Roe Hampton, and placed it into trust five months later with George Mason to secure a $500 debt he owed Mason.[19] Reardon did not hold onto the property for long. On August 1817, Reardon transferred the property to Mason.[20]

The trust agreement with Mason implies that there was a dwelling house on the property, since the agreement mentions *all that Messuage and Tract of Land.* Messuage is a legal term denoting

a dwelling house, outbuildings, and adjacent land. In addition to the land, Reardon used as collateral

> *...two feather beds and furniture two tables six chairs and the balance of my household and Kitchen furniture now in my possession also one sorrel horse saddle bridle and Martingale...*

In 1820, when the value of buildings was listed separately on the tax ledger, the value of buildings was listed as zero. This does not necessarily indicate that there were no buildings on the property. Assessors were only obligated to assess new buildings with a value greater than $100, though some existing buildings were assessed for less.[21]

The name of the tract, Roe Hampton, is first mentioned in the deed from Henderson's executors to William T. Reardon. The origination of the name is unknown, though there is currently a Roehampton district in London.

Eli Offutt Ownership 1824 - 1830

Eli Offutt, as administrator of the estate of Edward Washington, filed a suit against George Mason and William T. Reardon. Washington's estate account lists amounts executed against Reardon in October 1817, just months after Reardon transferred the property to Mason.[22] Offutt presumably sued to recover the funds. This forced the sale of the Roe Hampton tract, which was advertised in the Alexandria Herald.

> LAND FOR SALE. 1ST DAY OF JULY COURT NEXT. *By virtue of a decree of the county court of Fairfax, made at April term last, in the suit wherein Eli Offutt, admr with the will annexed of Edward Washington, deceased, is complainant, and Wm. T. Reardon, and Geo. Mason are defendants, the undersigned, as commissioner, will sell at public auction, at the front door of the court house of said county, on twelve months credit, a certain Tract or Parcel of Land, situate, lying, and being near the town of Colchester, in the county of Fairfax, containing between fifty and one hundred acres, and is the same tract that was conveyed by Richard H. Henderson to said Wm T Reardon, and by said Reardon was conveyed to said Geo. Mason, ...*[23]

Eli Offutt was the purchaser.[24]

John B. Reardon Family Ownership 1830-1888

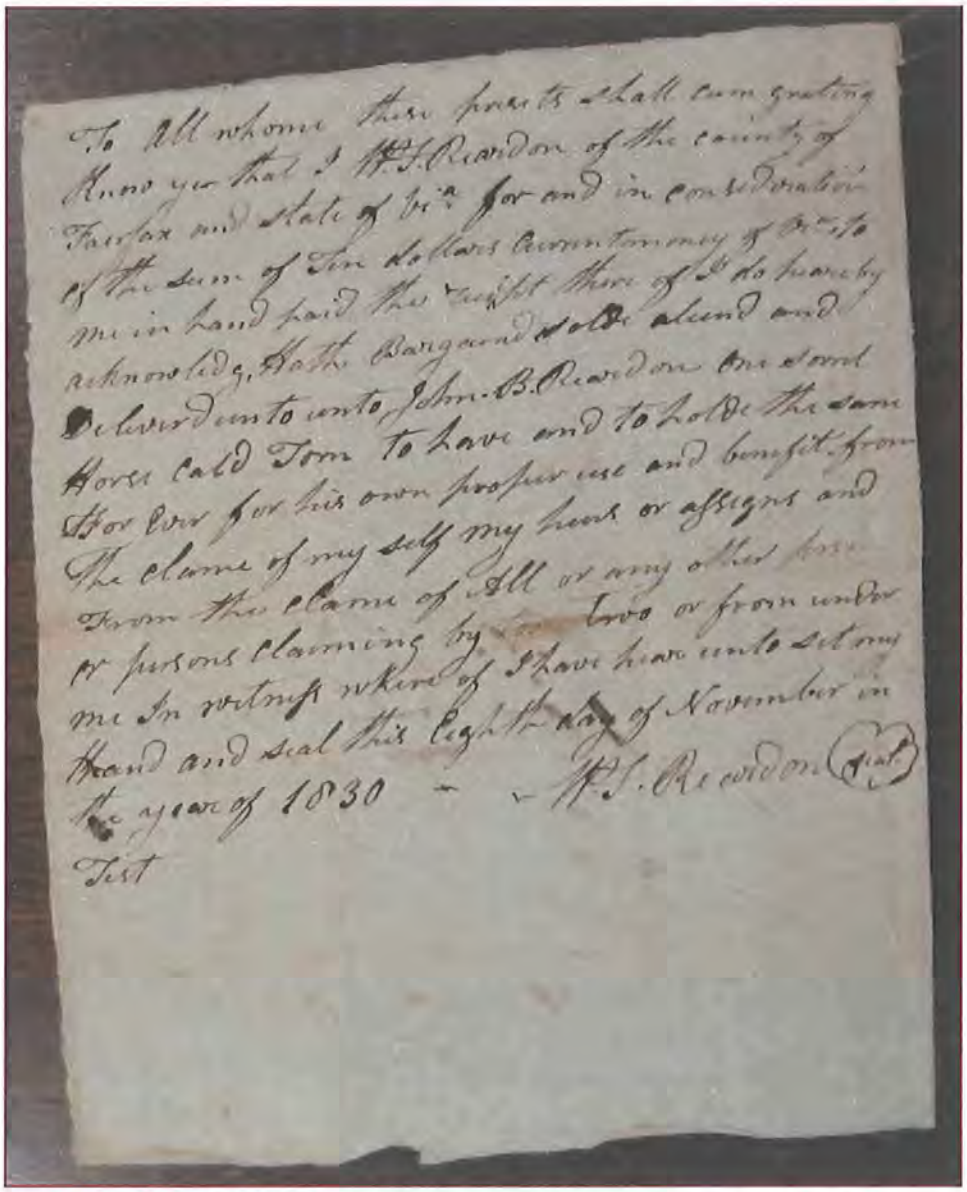
In September 1830, John B. Reardon purchased the 50-acre Roe Hampton tract from Eli Offutt and Margaret Offutt, his wife, for $150. John B. Reardon was about 28 years old when he purchased Roe Hampton.[25] The approximate boundary of Roe Hampton is depicted below, superimposed over a 1937 aerial photograph.

Image 2.7: Approximate Boundary of Roe Hampton Superimposed Over a 1937 USDA Aerial Photograph, Photograph Courtesy Fairfax County Park Authority. Arrow Points to Minnick House.

This is the second time a Reardon has owned the parcel. The familial relationships between all of the Reardons living in the vicinity was not determined for this report; however, the several men with the names William Reardon and John Reardon were likely related. Two months after purchasing Roe Hampton, John B. Reardon purchased a horse for $10 from W. T. Reardon.[26] In 1832 or 1833, he constructed a house valued at $150 on the property.[27]

By 1843, John B. Reardon married Elizabeth Clinkscales Cranford, widow of William Cranford. Elizabeth brought with her to the marriage a life ownership of 84 ¼ acres on Pohick Creek as her dower land.[28] She was described as *a very pious woman and a devoted student of the Bible.*[29] *No*

children resulted from this union, though John B. Reardon did have a child out of wedlock prior to his marriage to Elizabeth.[30] Reardon was ordered to pay the overseers of the poor $30 annually in quarterly payments until the child reached the age of seven years old.[31]



To all whom these presents shall come greeting
Know ye that I W.T. Reardon of the county of
Fairfax and State of Va for and in consideration
of the sum of Ten dollars current money of the
me in hand paid the receipt there of I do hereby
acknowledge, Hath Bargained Sold aliend and
Delivered unto unto John B. Reardon one sorrel
Horse called Tom to have and to holde the same
for her for his own proper use and benefit from
the claime of my self my heirs or assigns and
from the claime of All or any other
or persons claiming by or from under
me In witness where of I have hear unto set my
Hand and seal this Eight day of November in
the year of 1830 W.T. Reardon (Seal)
Test

Image 2.8: Sale of Sorrel Horse by W. T. Reardon to John B. Reardon. Image Courtesy Fairfax County Court Archives.

Reardon prospered and began purchasing additional land to expand his business interests. In 1839, he purchased 100 acres of land on Masons Neck that was part of a larger tract called Belmont. This property likely provided him water access. He owned boats, and had once sold a long boat to John S. Cranford that sunk in Bartle's Dock in Alexandria.[32]

In 1843, Reardon purchased a 49-acre tract of land that adjoined Roe Hampton on the opposite side of the road leading from Alexandria to Colchester (now Old Colchester Road).[33] He may

have farmed this land. The 1850 agricultural census indicated that Reardon had 100 acres of improved farmland and 25 unimproved acres. That year, he was growing 200 bushels of wheat, 250 bushels of Indian corn, 100 bushels of corn, 20 bushels of Irish potatoes, and 3 tons of hay. He also owned farm animals consisting of 5 horses, 23 cattle (other than milch cows or oxen), and 18 swine. Reardon manufactured butter, producing 200 lbs in 1850 using his 9 milch cows (dairy cattle).

Image 2.9: Additional 49-Acre Tract (Depicted in Red) Superimposed Over 1937 USDA Aerial Photograph, Photograph Courtesy Fairfax County Park Authority. Arrow Points to Minnick House

For several years after Reardon purchased the 49-acre parcel, there was no value assessed for any buildings on that tract. In 1851, buildings on the property were assessed a value of $150, suggesting that there may have been a house built at that time.[34] John Hughes, who grew up living with the Reardons and may have been a nephew of John B. Reardon, was a laborer who likely worked on the farm along with four slaves and a free black named Humpary Foster.[35] Hughes married about the time there were buildings assessed on the property, so perhaps he and his family lived there.

Reardon also had business interests in a fishery and in supplying firewood to the Alexandria market. This was achieved though the purchase of a portion of the Lexington estate on Masons Neck in 1848. Reardon bought the land jointly with John Allison, his business partner. Reardon called this the Sandy Point tract. Firewood was cut in the winter and carried by boat to Alexandria during the rest of the year. Reardon and Allison each had a boat for transporting the firewood; Reardon's held 12 cords of firewood and Allison's 16 cords. The first year, 700 cords of firewood were cut, principally oak. Reardon and Allison lived on farms adjacent to one another on the west side of Massey Creek and Giles Run. Sandy Point was 10 miles from their farms by land; by water, about half that distance.[36] This suggests that Reardon may have travelled by boat to Roe Hampton, at least for a good portion of the distance.

Reardon and Allison leased the fishery to others each year. Originally, the fishing shore rented for about $60/year, but then rented for $250/year after valuable improvements were made. Reardon settled all of the accounts of the partnership, since Allison could neither read nor write.[37]

John B. Reardon died in 1852. His land was divided equally between John Hughes and Marshall Manly, though his widow retained a life interest in Roe Hampton. Marshall Manly was a nephew of John B. Reardon. In Reardon's will, the land was called *Rhode Hampton*, rather than Roe Hampton.[38] This change in name was also reflected in the land tax records.[39]

The estate of John B. Reardon was left in considerable debt, thus Elizabeth Reardon had to sell all of the personal property belonging to the estate. This included all of the livestock, farm equipment, boats, wagon and buggy, bee hives, kitchen equipment, and the household furniture.[40] Compounding Elizabeth Reardon's difficulties, both Marshall Manly and John Hughes died soon after John B. Reardon, in 1853 and 1854 respectively.[41] John Hughes was a major purchaser at the estate sale, having purchased $457.80 worth of items. He gave a promissory note to Elizabeth Reardon for that amount, but didn't pay it before he died. Elizabeth Reardon instructed the administrator of Hughes's estate to pay the debt owed to her last, but there were insufficient funds to pay all of the debts, including Reardon's.[42]

Elizabeth Reardon was 42 years old when her husband died. To support herself, she moved to Washington, D. C. and worked as a seamstress.[43] By 1858 she was no longer residing at Roe Hampton.[44]

During the Civil War, troops moved along the Colchester Road passing the Reardon house. In January 1862, fifty Union soldiers under the command of Lieutenant Colonel Burke advanced down the Colchester Road to the houses of Mrs. Lee and

Image 2.10: Portion of Civil War Map Compiled at Headquarters of General Irvin McDowell, 1862. Image Courtesy Library of Congress, Geography and Map Division

Mr. Potter where Confederate Texas Rangers were known to frequent. Both houses were surrounded, and a fight ensued at Mrs. Lee's house. All nine Rangers in the house were killed. James Clark, a young man from the neighborhood who was also in the house, was arrested. Mr. Potter, alone at his house, was also arrested.[45]

It is unknown who was living at Roe Hampton after Elizabeth Reardon moved, though Civil War maps depict the house as being identified with the Reardon family. Perhaps a tenant rented the house and farm, since it was unlikely an heir. John Hughes's widow married Richard P. Trice, who lived immediately north of Roe Hampton.[46] Marshall Manly left no mother, father, brothers, sisters, or children.[47]

On July 23, 1866, Elizabeth Reardon was served notice that the Alexandria and Fredericksburg Railroad was going to condemn a portion of her property. The railroad would extend through her property for 1,465 feet, effectively dividing the property.[48] The deed for the taking of 2.7 acres of land was recorded in 1870.[49]

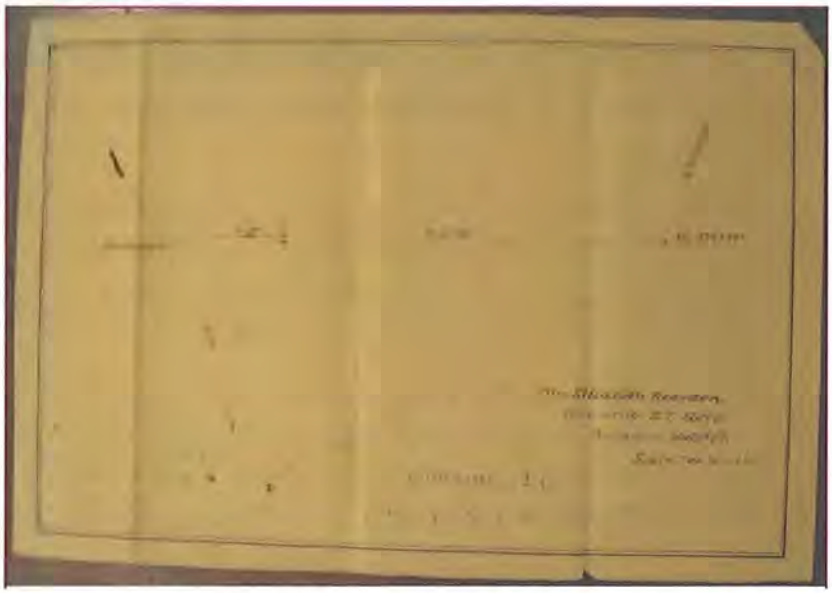


Image 2.11: Alexandria and Fredericksburg Railroad Condemnation Plat, Image Courtesy Fairfax County Court Archives

Image 2.12: Extent of Elizabeth Reardon's Property in 1870, Arrow Points to Railroad, Aerial Photo Courtesy Fairfax County Park Authority

The Hopkins map of 1878 indicates that the house belonged to the heirs of John Reardon. This map also depicts the road that went out to Masons Neck.

Image 2.13: Portion of G. M. Hopkins' Atlas of Fifteen Miles Around Washington, D.C., 1878; Arrow Points to Reardon House and the Road to Masons Neck

Towards the end of her life, Elizabeth Reardon became paralyzed. Elizabeth Cranford, a nurse and relative, lived with her in Washington, DC to care for her.[50] Upon Elizabeth Reardon's death, the land became owned by the heirs listed in John B. Reardon's will.

George Thomas Hughes Ownership 1888-1914

Division of the land among the heirs was resolved in an Alexandria City court case in 1885 between William H. Brown et.al. and John Manly, et.al. The court divided the John B. Reardon land into two parcels. The plat depicting the partition was filed with the lawsuit, though the chancery case cannot now be found; therefore, subsequent land transactions were used to approximate the partition. Land taxes in 1885 indicate that the value of buildings decreased from $400 to $200, though no explanation was given for the reduction.

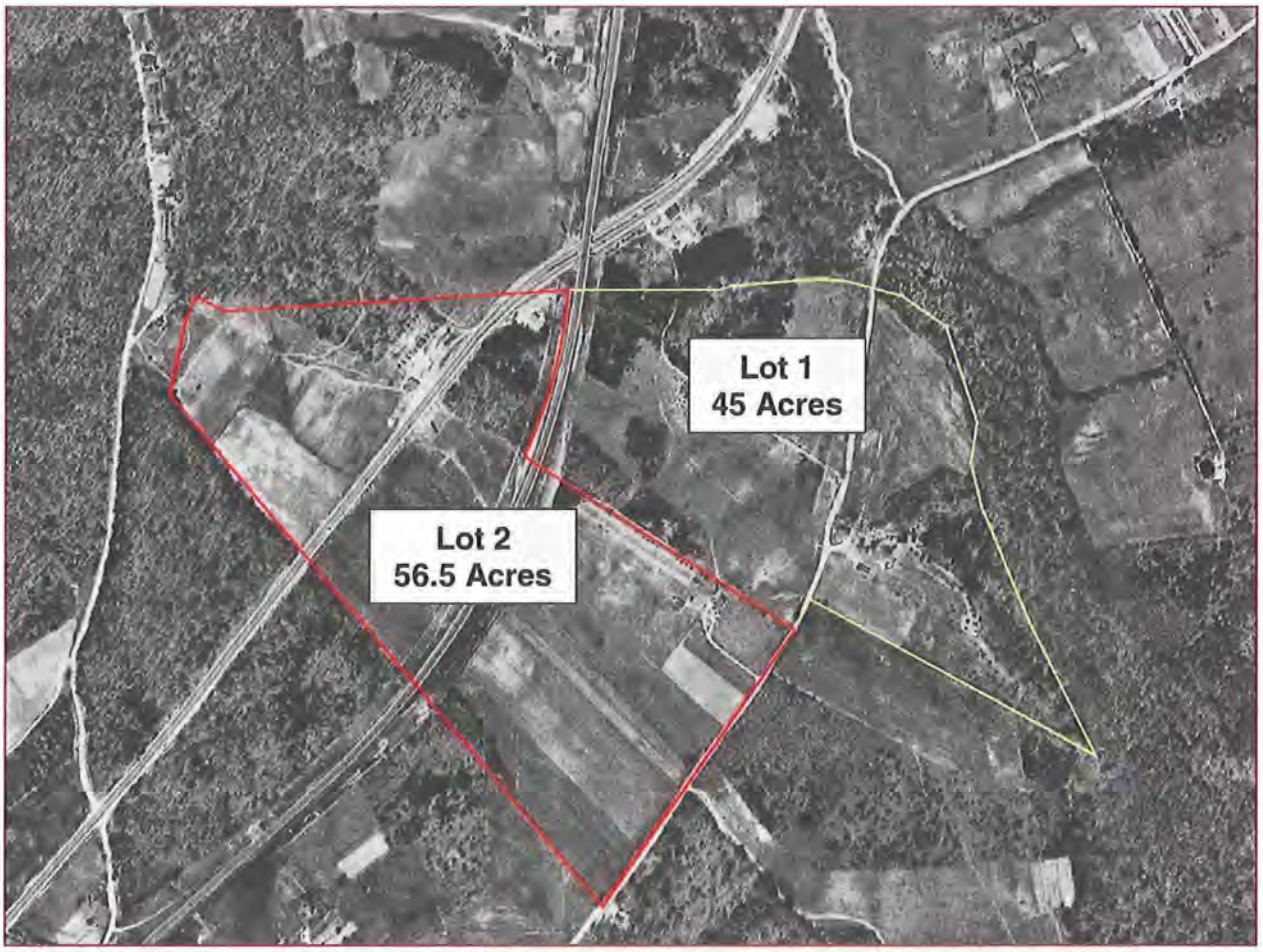


Image 2.14: Approximate Division of John B. Reardon Land in 1885 Superimposed Over a 1937 USDS Aerial Photograph, Photograph Courtesy Fairfax County Park Authority

In 1886 George Thomas Hughes, as the sole heir of John Hughes, was assigned Lot 2 from the court commissioner. Two years later he purchased Lot 1 from the court. At the time of purchase, Lot 1 included buildings with a value of $200. Lot 2 did not have any buildings assessed a value for tax purposes.[51]

George Thomas Hughes was the son and heir of John Hughes, who grew up at Roe Hampton. His father died around the time of George Thomas Hughes's birth. When his mother remarried,

he went to live with his stepfather, Richard P. Trice on an adjacent farm. Hughes married a woman named Florence, and in 1880 they had two young children, Mary and John (possibly named after Hughes's mother and father).

In 1892/93, Hughes likely built a new house. The building value on Lot 1 increased from $200 to $400, with the notation in the tax record that improvements were added.[52] The house he had constructed was likely the front portion of the existing Minnick House.

Hughes sold 12 acres on the west side of the railroad to Joseph Brown in 1909, and the balance of the land (86.5 acres) to John Coy Fields in 1914.

John Coy Fields Family Ownership 1914-1924

At age 30 years old, John Coy Fields moved from Colorado to live on the 86.5 acre farm with his wife, Agnes, and four children: Helen, Ira, Arthur, and Velma. Another daughter, Eliza, was likely born in Fairfax, VA.[53] Fields, who was of medium height and build with blue eyes and brown hair, was a self-employed farmer.[54]

In 1915, Fields petitioned the Fairfax County Board of Supervisors to relocate Colchester Road through a different part of his property. The beginning point of the new road was where Colchester Road crossed Giles Run, and the ending point met up with where Colchester Road crossed his southeastern property boundary. His petition was approved, resulting in Fields conveying land for a 30'-wide road to the County of Fairfax. The yellow line depicted in the following image may represent the centerline of the road described in the deed. Perhaps this was the old road, since it follows a tree line and footpath.

Image 2.15: Possible Location of Colchester Road Prior to 1915, Depicted on 1937 USDA Aerial Photograph, Courtesy of the Fairfax County Park Authority

Fields sold 20.8 acres located on the west side of the railroad track to Joseph Brown in 1918.[55] Thus, because of Brown's earlier purchase of land from George Thomas Hughes in 1909, Brown owned all of the land west of the railroad track that had belonged to the Reardons.

The farm was separated into fields using fences. The fence lines, surveyed in 1920, are shown in a USGS topography map.

Near the house, the fence line takes a jog, perhaps to allow access to a well.

In 1921, John Coy Fields died, leaving all of his property to his wife Agnes.[56] That year she sold 22 acres on the east side of Colchester Road to Cleveland English.[57] In 1926, she sold the balance of the property, including the house, to Daniel B. Minnick and Elsie M. Minnick, his wife.[58]

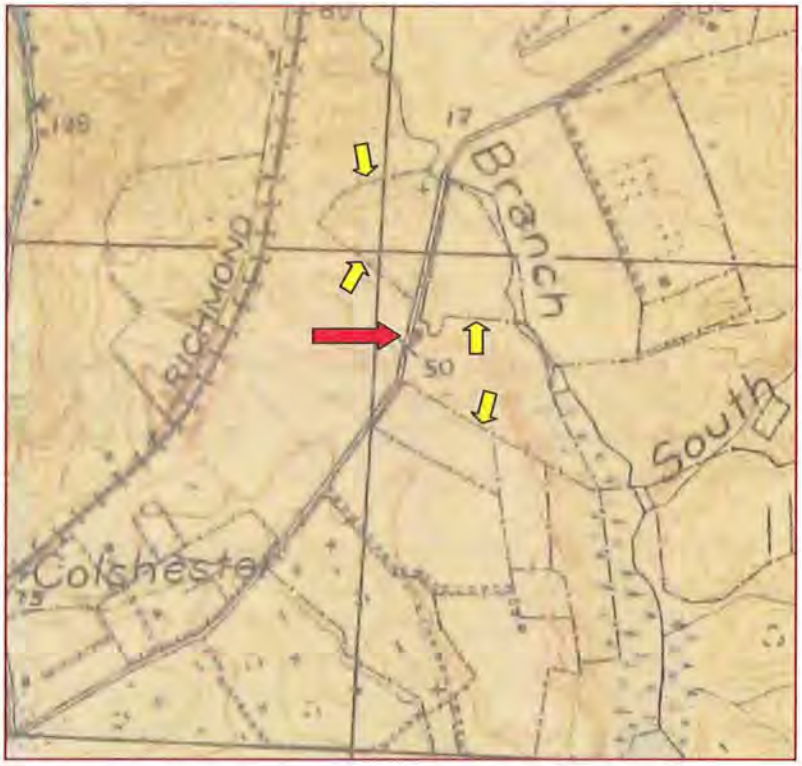


Image 2.16: Portion of USGS Topography Map of 1920, Yellow Arrows Point to the Fences, Red Arrow Points to House, Courtesy Fairfax County Public Library

Daniel B. Minnick Family Ownership 1926-2007

One day, oral family history asserts, Elmer Metzger was returning from Richmond when he picked up a hitchhiker, Daniel Minnick, who liked the area so much he decided to stay.[59] In 1924 Minnick married a local girl, Elsie Clark.[60] After having been married for 2 years, the Minnicks purchased about 43 acres from Agnes Fields; this land was the same approximate boundaries at Lot 1 depicted in Image 2.14.

Daniel Minnick operated the property as a working farm with hogs, dairy cows, chickens, and calves. In his cultivated field, directly across Old Colchester Road from the house, he alternated corn, wheat, and straw. The lower field, north of the house, was used for grazing. Minnick, with the assistance of his son-in-law Manley Garber, constructed a pond in this field along Giles Run.[61] Water was diverted into the pond, created with earthen embankments. The pond would freeze over in winter, and the neighborhood children would ice skate on it. A concrete spillway, now partially demolished, was in use at one time. Minnick constructed the existing barn for dairy cows, which a later tenant converted to a stable. Several smaller buildings were constructed near

the barn, including a pig pen. A well, purported to be very deep with cool water, is situated behind the house.[62]

In addition to being a farmer, Minnick worked primarily as a guard at the Occoquan Workhouse.[63] He took prisoners fishing to provide food for all of the inmates.[64]

The Minnicks had two children living in the house, so when Elsie Minnick's parents moved in with them, Dan Minnick constructed a cottage in the rear yard.[65] Elsie's mother, Mary "Edda" Clark, died shortly before Frank Clark, so for a time it was solely the home of Elsie's father, Frank Clark.[66] The building became known as "Grandpa's Cottage." After Frank Clark died in 1951, Dan Minnick used the cottage as a brood house for baby chicks.[67] After 8-10 weeks, the chickens were moved to the hen house (constructed of concrete masonry units) located near the barn. On the back of the cottage, Dan Minnick constructed a wood shed for firewood and tools.[68]

Image 2.17: Grandpa's Cottage

In 1956, the Minnicks conveyed 3.651 acres of land to their daughter and son-in-law, Louise M. Tolson and Mitchell C. Tolson. The land had a relatively new brick dwelling on the property.[69]

After Dan Minnick died in 1969, Elsie Minnick moved in with her daughter and son-in-law, Genette and Manley Garber. After she moved in with the Garbers, Elsie Minnick rented the Minnick House to tenants.[70] Many years later she moved into the brick rambler across the street from the Minnick House owned by her older daughter Louise Tolson.

Image 2.18: Miniature Pony Near Minnick's Pond, Supposed to be old Kings Highway Roadbed, 1967, Edith Sprouse Photographer, Image Courtesy Fairfax County Public Library

The first tenants, Dr. and Mrs. Massey, had a stable (possibly with miniature ponies), and gave riding lessons. Oral history asserts that Dr. Massey was a physician at Lorton Prison.[71] The next tenants were two men associated with Featherstone Antique Mall. Giles Run Stables was the last tenant, though they did not occupy the house. They constructed a

large indoor riding barn at the top of the knoll which was later dismantled. The owners of Giles Run Stables altered the topography with the addition of soil, and they added a frame building located near the hen house.[72]

After Elsie Minnick died, her heirs sold the land and the Minnick House to the Fairfax County Park Authority in 2007.[73]

Endnotes

[1] Northern Neck Grant No. 5, 1713-1719, p. 8, 23 November 1714.
[2] Stafford County Deed Book J:121, 06 May 1724, William Going sold 90 acres to William Godfrey.
[3] Northern Neck Patents No. 5 1661-1666 (v.1 &2 p. 1-369), 5 June 1666, p. 644.
[4] Fairfax County Proceedings in Land Causes, Justice Book I, by John Savage, 07 August 1729, p. 22.
[5] For *Potomac Path* and *Kings Highway* see Fairfax Harrison, *Landmarks of Old Prince William,* Volumes I and II, 2nd Reprint ed., Gateway Press, Baltimore, 1987, p. 445; for *road from Accotinck to Colchester* see Fairfax County Court Order book 1789-91, 22 September 1789, pt. 1, p.31; for *old stage road* see Fairfax County Deed Book L2(38):155, 27 October 1810.
[6] Northern Neck Grant No. 5, 1713-1719, p. 8, 23 November 1714.
[7] 1749 Fairfax Census, Fairfax County Chapter NSDAR, http://www.marshallhall.org/dar/fx_census.html , viewed 09 July 2008.
[8] Fairfax County Court Order Book (FXCO) 21749-1754, O.S, 27 March 1750, p. 54.
[9] FX CO 1789-91, pt 1, 22 September 1789, p. 31.
[10] Fairfax County Proceedings in Land Causes Justice County Court, Book 1, p. 19. Deposition of William Reardon on 13 and 14 June 1791, when Reardon was 77 years old, in conjunction with Samuel Bayly vs. Alexander Henderson.
[11] Edith Moore Sprouse, *COLCHESTER: Colonial Port on the Potomac,* Third Printing, Published by the Fairfax County Office of Comprehensive Planning in cooperation with the Fairfax County History Commission, 1992, p. 21.
[12] FX DB M1(13):274, 13 November 1776; FXDB M1(13):273, Feb 1777.
[13] Fairfax County Proceedings in Land Causes Justice County Court, Book 1, pp. 6-22.
[14] FX DB G1(7):243, 04 February 1767.
[15] Per FX DB K1(11):171, 24 January 1769.
[16] Per FX DB K1(11):171, deed states that James Brown transferred his lease to William Lindsay on 15 January 1770 by endorsing the back of the lease. The land was known as Moss's patent.
[17] FX DB K1(11):171, 05 September 1772
[18] Fairfax County Proceedings in Land Causes Justice County Court, Book 1, pp. 6-22.
[19] FX DB O2(41):382, 20 January 1817, sale by Richard H. Henderson, executor of Alexander Henderson to William T. Reardon; FXDB O2(41);169, 172, 01 June 1817, William T. Reardon trust with George Mason.
[20] FX Land Tax of 1818; Land tax records for George Mason indicate that he purchased the 50 acre Roe Hampton tract from William T. Reardon. Tax records note the change was *by deed from Wm T Reardon.*
[21] Debbie Robison, *Land and Building Assessments in 1820,* January 8, 2008, http://www.novahistory.org/1820_Tax.htm, viewed 22 July 2008.
[22] Fairfax County Will Book (FXWB) L1(661):275, Estate account of Edward Washington, who was an uncle to John H. Manley.
[23] "LAND FOR SALE. 1ST DAY OF JULY COURT NEXT," *Alexandria Herald,* 16 June 1824, p. 3.
[24] FX DB V2(48):280, about 21 September 1824.
[25] United States Census 1850, John Reardon age given as 48.
[26] Deed of Sale from W. T. Reardon to John B. Reardon, Fairfax County Court Archives, Drawer X.
[27] Fairfax County Land Tax 1833, comment notes that improvements were added.
[28] Fairfax County Will Book (FXWB) S1(668):91, Will of William Cranford; FX Land Tax of 1843, John B. Reardon is assessed tax on land that was owned by Cranford. Tax record notes *by marriage.*
[29] Susan Annie Plaskett, *Memories of a Plain Family, 1836-1936,* privately published, p. 21.
[30] Fairfax County Chancery File (FX cff) 98ii (1858-046). Deposition states that John Reardon didn't have children in Blackburn vs. Heirs of John B. Reardon.

[31] FX CO August Court 1836, p. 66.
[32] Fairfax County Chancery File (FX cff) 4i (1843-003). Deposition of John B. Reardon in Beach vs. Garrett.
[33] FX DB S4(97):378 Deed from John Allison to John B. Reardon, recorded posthumously on 01 July 1870 to Elizabeth Reardon.
[34] Fairfax County Land Tax 1851.
[35] United States Census of 1850.
[36] FX cff Susp1A (1883-032). Deposition of William Talbott in John Allison heirs vs. John Reardon heirs.
[37] Ibid.
[38] FX WB W1(672):292. Elizabeth Reardon is bequeathed as her dower the *farm "Rhode Hampton."*
[39] FX Land Taxes of 1853.
[40] FX cff 79a (1859-038), Elizabeth Reardon vs. James Dawson (admr of John Hughes); Also, FXWB Y9(674):234 and 236, Sale of property of John B. Reardon.
[41] FX cff 79a (1859-038), Elizabeth Reardon vs. James Dawson (admr of John Hughes); also FX cff Susp1A (1883-032).
[42] FX WB Y1(674):150, 21 July 1856. Estate Account of John Hughes.
[43] United States Census of 1860.
[44] FX cff 98ii(1858-046); Elijah Blackburn vs. J. B. Reardon heirs, Elizabeth Reardon stated as being a non-resident of Virginia.
[45] "The Fight Near Colchester, Va," *The Local News,* 31 January 1862, p. 1.
[46] FX cff 79a (1859-038), Elizabeth Reardon vs. James Dawson (admr of John Hughes).
[47] FX cff Susp1A (1883-032), John Allison heirs vs. John Reardon heirs.
[48] Alexandria and Fredericksburg Railroad File, Fairfax County Court Archives.
[49] FX DB O4(93):111, Alexandria and Fredericksburg Railroad Condemnation.
[50] United States Census for 1880.
[51] FX Land Tax 1887, 1889.
[52] FX Land Tax 1893.
[53] United States Census for 1920; Also FX DB U8(203):551, List of heirs of John C. Fields, 28 July 1921.
[54] World War I Draft Registration, John Coy Fields, www.Ancestry.com.
[55] FX DB K8(193):576, 08 November 1918.
[56] FX WB 9:344, 28 July 1921, Will of John Coy Fields.
[57] FX DB V8(204):596, 22 November 1921, Deed from Agnes Fields to Cleveland English.
[58] FX DB W9(231):310, 06 October 1926, Deed from Agnes Fields to Daniel B. Minnick and Elsie M. Minnick.
[59] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[60] *Fairfax Herald,* 25 July 1924, p. 3.
[61] Debbie Robison, "Minnick House Oral History Interview with Manley Garber, Danny Garber, and Sallie Lyons," 07 September 2008, unpublished.
[62] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[63] United States Census for 1930.
[64] Debbie Robison, "Minnick House Oral History Interview with Manley Garber, Danny Garber, and Sallie Lyons," 07 September 2008, unpublished.
[65] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[66] *Fairfax Herald,* 21 July 1939, p. 1.
[67] *Fairfax Herald,* 06 July 1951, p. 1; Also Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[68] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[69] FX DB 1455:294, 01 June 1956.
[70] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript; Also, Debbie Robison, "Minnick House Oral History Interview with Manley Garber, Danny Garber, and Sallie Lyons," 07 September 2008, unpublished.
[71] Debbie Robison, "Minnick House Oral History Interview with Manley Garber, Danny Garber, and Sallie Lyons," 07 September 2008, unpublished.
[72] Debbie Robison, "Conversation with Bill and Diana Peyton," 18 July 2008, unpublished manuscript.
[73] FX DB 19304:2179, 30 April 2007.

Board Agenda Item
May 27, 2015

ACTION

Approval - Old Colchester Park and Preserve Master Plan (Mount Vernon District)

ISSUE:
Approval of the Old Colchester Park and Preserve Master Plan.

RECOMMENDATION:
The Park Authority Director recommends that the Park Authority Board approve the Old Colchester Park and Preserve Master Plan.

TIMING:
Board action is requested on May 27, 2015.

BACKGROUND:
Old Colchester Park and Preserve is a 141-acre property located at 10646 Old Colchester Road in Lorton, Virginia (Attachment 1). The site's total acreage is the result of several land acquisitions. Most notably, the initial 135-acre McCue property which was acquired in 2007 with the intent of transferring the National Park Service's (NPS) conditions associated with the Park Authority's acquisition of a portion of the former Lorton Correctional Complex (Lorton Prison) through the Federal Lands to Parks Program. The Park Authority acquired two parcels of the former Lorton Prison from NPS through the Federal Lands to Parks program in 2002 as part of the Lorton Prison closure. These parcels had housed Vulcan Material Company's quarry operations through an agreement with the prison. The quarry continued to be operated by the Vulcan Materials Company through a lease with the Park Authority until sale of the property to Vulcan was completed in 2009. NPS agreed to transfer the Federal Lands to Parks conditions associated with the Lorton Prison property to Old Colchester Park and Preserve in 2009 as part of the Park Authority's sale of the quarry to Vulcan. Five adjacent properties have been acquired through fee simple acquisition in the ensuing years and added to the park.

Between 2002 and 2009 Vulcan paid rents and royalties for its quarry operations to the Park Authority via the lease with the Park Authority. The funds received from the rents and royalties from Vulcan were deposited in the Park Capital Improvement Fund and in December 2008 the Park Authority Board approved use of these funds to satisfy the development conditions under NPS' Federal Lands to Parks requirements at Old Colchester Park and Preserve. To date funding has been used to conduct detailed

archaeological and natural resource studies of the site as part of the master plan development. Staff benefited tremendously in its understanding of the park property by having this level of information available during development of the park master plan.

The property is largely undeveloped but rich in both natural and cultural resources. The site is unique as it is home to one of the last remaining large forested tracts in Fairfax County, a freshwater marsh and extensive archeological findings. Developed features on the property include two residential properties – The Roysdon House constructed in 1957 and the Hannah P. Clark House initially constructed in 1876.

The Old Colchester Park Master Plan is being developed concurrently with the Mason Neck West Park Master Plan as these two parks are less than one quarter mile apart and shares many of the same stakeholders.

Public engagement has been a key element in the development of the Old Colchester Park and Preserve Master Plan. A public information meeting was held on March 19, 2013. The community expressed a general interest in the archaeological work that has been done in the park and a desire to have that interpreted for the community. Several expressed concern about potential impacts to the surrounding properties. A few noted a desire to utilize the park's Occoquan River frontage for boat access.

The draft master plan was prepared and published on the Park Authority website, inviting public comment on the plan in order to continue to benefit from public input. The master plan focuses on protection, preservation, and interpretation of the natural and cultural resources on site. A modest parking area with an information kiosk provides a location to welcome visitors and orient them to the site. A small outdoor classroom will provide a location where park staff can initiate staff-led programs. Beyond these elements, the intent of development is to provide access that will lead park visitors to key points of interest within the park while protecting the many resources. The general layout of trails and interpretive sites has been closely coordinated with park resource specialists who will continue to be consulted during plan implementation (Attachment 2).

A public comment meeting was held to present the plan to the community on October 29, 2014. The public meeting was followed by a 30-day open comment period. Comments received reflected overall support for the plan's emphasis on resource protection. Some residents of the adjacent Harbor View community, however, expressed concern regarding the pedestrian connection to their neighborhood from the park that was reflected in the plan. A petition from the community requested that this access be removed. To better assess the opinion of the overall community, a letter from Park Board member Linwood Gorham was sent to each home in Harbor View to better explain the intent of the trail. The letter included a postage-paid postcard that each residence could indicate their preference regarding the trail connection. More than

fifty percent of the postcards were returned with a 2:1 preference that the trail connection be removed from the plan. The plan was modified to reflect the community's stated preference along with a few other minor textual changes. Plan changes are highlighted. With approval of the master plan, project funding may be allocated from future park bonds, user group partnerships, proffered commitments from area development, residual Vulcan funding, telecommunication funding or other alternative sources. Additionally, a public use determination approval by the Planning Commission will be required prior to the installation of new facilities in accordance with Virginia Code Section 15.2-2232.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Vicinity Map
Attachment 2: Old Colchester Park and Preserve Master Plan

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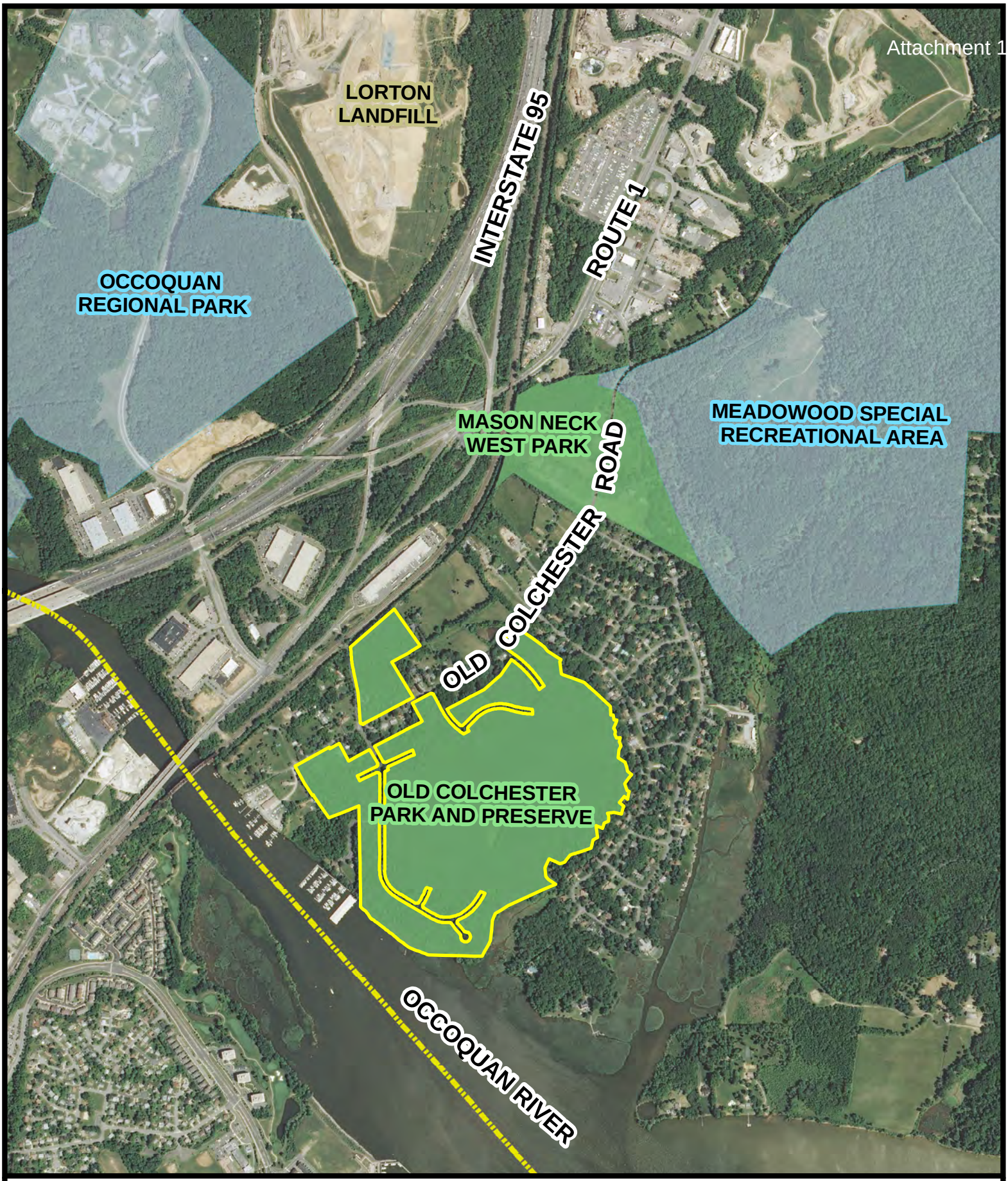

FAIRFAX COUNTY
PARK AUTHORITY
12055 Government
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VICINITY MAP

OLD COLCHESTER PARK & PRESERVE

LORTON, VIRGINIA

N
W E
S

Attachment 2

Old Colchester Park and Preserve

PARK MASTER PLAN

MAY 2015

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY BOARD

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Owen Williams, Natural Resource Specialist, Resource Management Division
Christopher Sperling, Senior Archaeologist, Resource Management Division
Andrew Buffington, Recreation Specialist, Neighborhood and Community Services

TABLE OF CONTENTS

LIST OF FIGURES

LIST OF TABLES

INTRODUCTION

PURPOSE AND PLAN DESCRIPTION

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The county's residents and work force all uniquely benefit from the more than 23,000 acres of parkland and the myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of developing and maintaining the viability and sustainability of this expansive system of parkland and facilities. Through the provision of quality facilities and services as well as the protection of the county's cultural and natural resources, the Park Authority seeks to improve the quality of life for the county's residents today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a process for the planning of park property and facilities, framed to be consistent and equitable. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future park uses and site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the subject property with public input as a key component in the decision-making process. When

completed, the individual Park Master Plan will serve as a long-term, decision making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. Physical site development ultimately will require additional study and detailed engineering that exceeds the scope of the Park Master Plan; however, it is the framework established through the Park Master Plan process that assures cohesive, efficient and balanced development and usage of Park Authority assets.

PLANNING PROCESS AND PUBLIC INVOLVEMENT

Hearing the voice of the public is a key element in the Park Authority's approach to developing a park master plan. As such, a Public Information Meeting was held for Old Colchester Park and Preserve on March 19, 2014. This meeting provided an opportunity for Park Authority staff to share background information about the park and to explain the park master planning process. Additionally, this meeting offered a forum for the community to share its vision for the park, express concerns and ask questions. There was a general interest in the archaeological work that has been done in the park and a desire to have that interpreted for the community. Several expressed concern about potential impacts to the

Figure 1 : Countywide Vicinity Map

surrounding properties, whether due to traffic or trails that might be located close to their homes. A few noted a desire to continue to use the property for deer hunting and fishing while a couple inquired about utilizing the park's shore for boat access.

Once a draft master plan had been prepared for this park, it was posted to a project website for public review. To continue to draw on the input of the community, a public meeting was also held on October 29, 2014 to present the draft plan to the community and listen to the response. There was an overall appreciation of the plan's focus on resource preservation and interpretation. Several spoke of a desire to advance the removal of a derelict barge from Belmont Bay although this feature is not on Park Authority property. There was also a level of dissention from the residents of the adjacent Harbor View community related to the proposed enhancement of a trail connection to the community.

The Harbor View trail connection was discussed further by the community and a petition forwarded to the Park Authority requesting that the connection be eliminated from the master plan. To help resolve the level of debate about this trail, Mount Vernon District Park Authority Board member Linwood Gorham prepared a letter, sent to each home in the Harbor View neighborhood, clarifying some of the issues about the trail which was intended solely for the benefit of the Harbor View residents. The mailing included a postage-paid postcard where each household could respond in favor of the trail connection, request the removal of the trail connection, or state that they would require further information to decide. Approximately fifty percent of those who received the mailing sent in a response. The requests to remove the trail connection from the plan were nearly double the requests to retain the connection. Very few indicated that they had insufficient information to decide. Ultimately, in response to community preference, the trail connection was removed from the Conceptual Development Plan and the community's preference clearly stated in the plan text.

The revised plan was presented to the Park Authority Board and approved on _____.

PARK BACKGROUND

LOCATION AND GENERAL DESCRIPTION

Old Colchester Park and Preserve is located at 10646 Old Colchester Road in Lorton, Virginia. The park is located just one-quarter mile from Mason Neck West Park, also owned by Fairfax County Park Authority.

Old Colchester Park and Preserve, a 141-acre site, is rich in natural and cultural resources, with multiple resource protection issues and needs. The site is unique as it is home to one of the last remaining large forested tracts in Fairfax County, a freshwater marsh and extensive archeological findings. Its location along the waters of the Occoquan River has attracted human inhabitants throughout history, many of whom have manipulated and changed the landscape to serve their needs. Today, the park is one of only two parks owned and managed by the Fairfax County Park Authority that reflects a tidal river habitat.

Figure 2 : C.A.R.T Volunteers Assist With Excavations of the town of Colchester

ADMINISTRATIVE HISTORY

The property known today as the Old Colchester Park and Preserve was acquired by the Fairfax County Park Authority through a series of interrelated land transactions.

The process that led to the acquisition of Old Colchester Park and Preserve began in 2002 through the Federal Lands to Parks Program. This program seeks to create new parks and recreation areas by transferring surplus federal land to state and

local governments. The program helps to ensure public access to properties and stewardship of the land's natural, cultural and recreational resources.

The surplus land in question consisted of two parcels located to the west of Route 123 (See Figure 3). This 115-acre property [identified in Fairfax County tax records as 106 -3 ((1)) parcel 9 and 112-2 ((1)) parcel 14] was previously owned by the District of Columbia as part of the Lorton Correctional Complex. As this property was not critical to the operation of the correctional facility, the District of Columbia leased the property to Vulcan Materials Company in 1979 for its quarrying operation. When the prison officially closed in 2001, the quarry property was assigned to be divested by the National Park Service through the Federal Lands to Parks Program. The National Park Service ultimately conveyed the quarry property to Fairfax County Park Authority for use as a public park. The conveyance to the Park Authority carried a series of deed restrictions to ensure the protection of natural and cultural resources on the site (See Appendix A – Federal Lands to Parks Agreement).

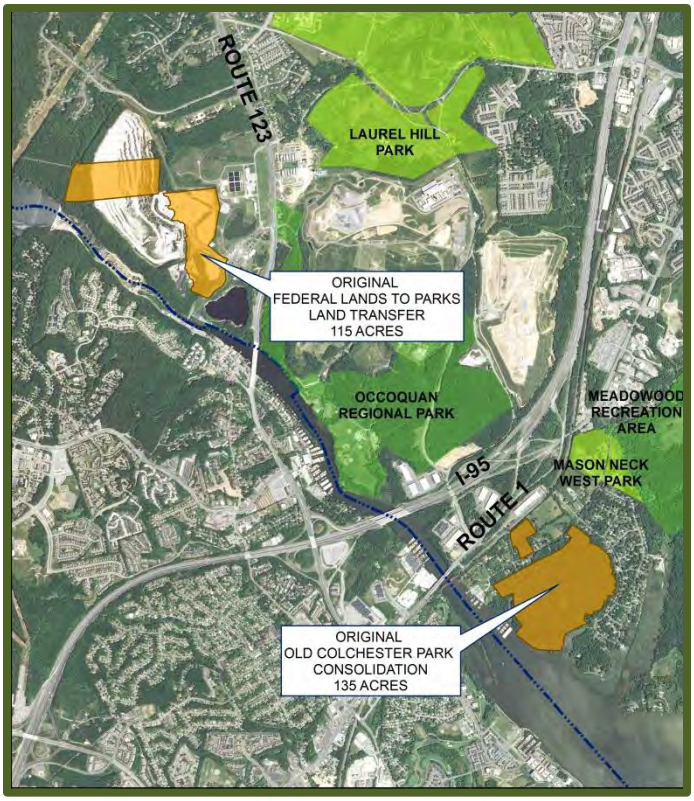


Figure 3 : Properties Involved in the Federal Lands to Parks Land Transfer

Years of quarrying operations, however, had significantly impacted these two parcels, leaving little in the way of natural or cultural resources as well as challenging topography that made public access nearly impossible. However, the Vulcan Materials Company valued the property for continued quarry operations and proposed to purchase other property, more suitable for a public park, and affect a land exchange with the Park Authority. This type of exchange was contemplated with the original deed agreement and required that the protective provisions of the deed be transferred to any property given to the Park Authority in exchange.

The Park Authority identified a 135-acre parcel consolidation, frequently referred to as the McCue Property, as a suitable replacement property, with an expectation of protecting its significant cultural and natural resources. Additionally, the close proximity of the two sites (the quarry and the McCue site) insured that the same area would be served by the new parkland. Vulcan Materials proceeded to purchase and transfer the 135-acre McCue Property to the Park Authority in 2007 in exchange for the quarry property. The McCue Property was named Old Colchester Park and Preserve and consisted of the following properties, as identified on Fairfax County Tax Maps:

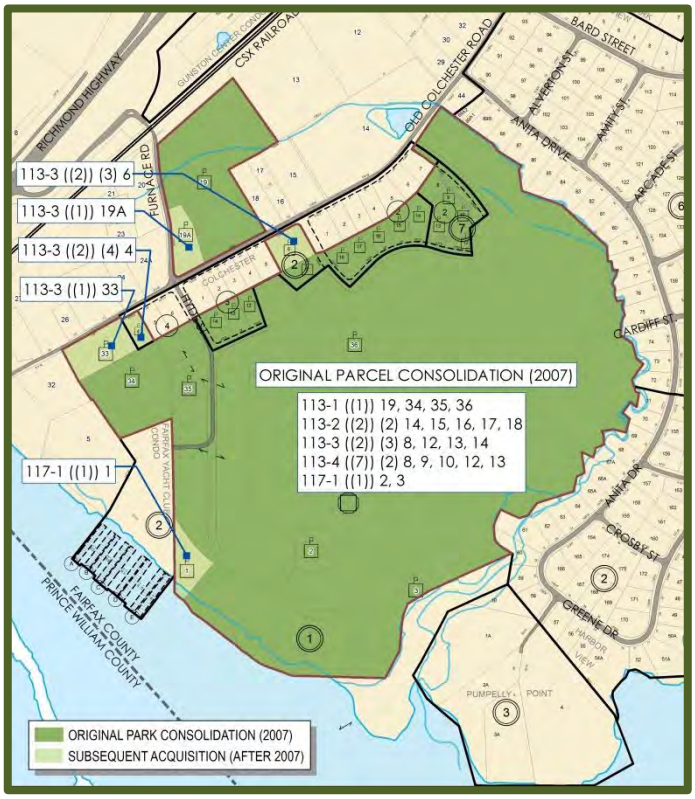


Figure 4 : Acquisition History

113-1 ((1)) parcels 19, 34, 35 and 36;
113-3 ((2)) (2) parcels 14, 15, 16, 17 and 18;
113-3 ((2)) (3) parcels 8, 12, 13 and 14;
113-4 ((7)) (2) parcels 8, 9, 10, 12 and 13; and
117-1 ((1)) parcels 2 and 3.

Although additional property has been added to Old Colchester Park and Preserve, only these parcels associated with the original consolidation are subject to the restrictions defined in Exhibits A and C of the deed restrictions (See Appendix A).

Subsequent to the original acquisition of the McCue Property, five additional properties have been added to the park. With the addition of these parcels, the total area of the park is 141.75 acres.

113-3 ((2)) (3) parcel 6 - (2008)
113-3 ((1)) parcel 33 - (2008)
113-3 ((2)) (4) parcel 4 - (2009)
113-3 ((1)) parcel 19A - (2011)
117-1 ((1)) parcel 1 - (2013)

PARK CLASSIFICATION

The Fairfax County Comprehensive Plan establishes a framework intended to guide long-term planning for the county, with respect to both the built and natural environments. As a component of the Comprehensive Plan, the Policy Plan addresses goals and objectives for various planning elements, including parks and recreation. The Policy Plan includes the framework for a Park Classification System which is intended to guide the planning of open space and facilities.

Within the Park Classification System, Old Colchester Park and Preserve is classified as a Resource-Based Park. Resource-Based Parks are intended primarily to preserve, protect, and interpret natural and/or cultural resources, although portions may be designated for recreation purposes. Location and size is determined by the specific resources and may vary greatly between individual Resource-Based Parks.

Figure 5 : Freshwater Tidal Marsh along the Occoquan River

Locations for resource-based parks within the county are determined by the location of specific resources. Size and access can take many forms depending on the setting and type of resources. Management plans should consider the resources and allow public use only as it is compatible with resource protection.

Figure 6 : Excavation of Foundation Structure

Resource-based parks are selected for inclusion in the park system because of their exemplary natural and/or cultural features. Such parks are identified, acquired, and preserved for stewardship of these resources, which provide a variety of public benefits. These parks

provide interpretive opportunities relative to environmental and cultural resources. The lands may offer opportunities to restore degraded areas to protect, increase, and restore biodiversity of species that may inhabit these areas. In addition, recreation opportunities and facilities may also be appropriate at these parks. Development which does not adversely affect resources and which enhances awareness of the resource values or serves community leisure needs is appropriate. Development should include opportunities to support education as well as outdoor enjoyment, and may include features such as interpretive (educational) facilities, visitor centers, nature centers, orientation kiosks, nature watching stations, demonstration areas, preserved specialty or historic structures, or gardens. Trails and connections are significant features at these parks, especially along stream valleys, which should be designated for hiking, biking, and equestrian uses. To the extent that they do not adversely impact the resources themselves, support amenities may also be developed such as picnic areas, restrooms, signs, benches, waterfront access areas, and parking.

PLANNING CONTEXT

Within the framework of the Fairfax County Comprehensive Plan, Old Colchester Park and Preserve is located within the Lower Potomac Planning District. The smaller portion of the park, situated at the northeast corner of the Furnace Road/Old Colchester Road intersection, is located within the LP2/Lorton-South Route 1 Community Planning Sector, Land Sub-unit H-6. The majority of the park's acreage, southeast of Old Colchester Road, is within the LP3/Mason Neck Community Planning Sector.

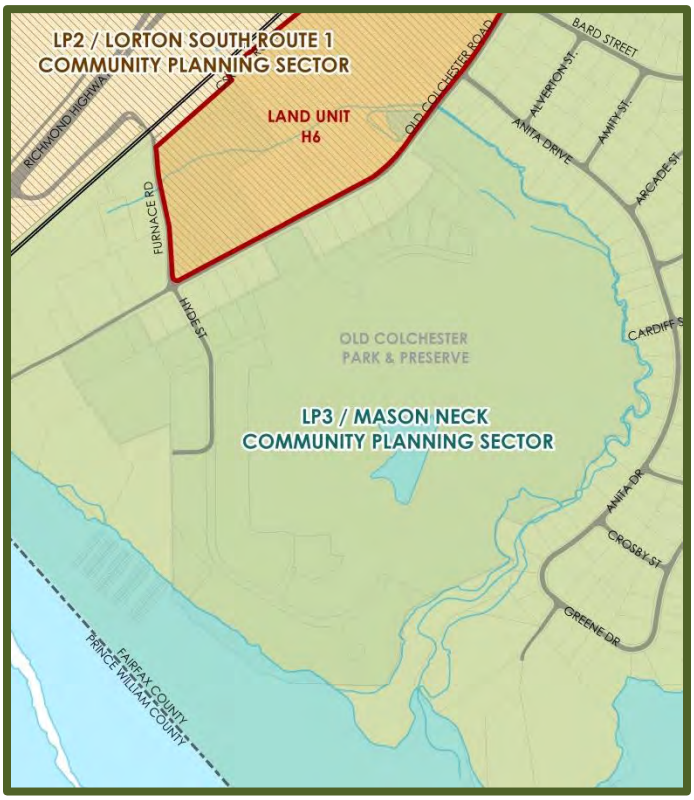


Figure 7 : Comprehensive Plan Planning Sectors

The recommendation for Land Sub-unit H-6 is for residential use at .2-.5 dwelling units per acre. The Comprehensive Plan

recommendation notes the likely presence of significant cultural resources due to proximity to the historic town of Colchester and envisions the acquisition of this land unit as a Historic Resource Park. Of the 19 parcels in this land unit, two have been acquired and added to the Old Colchester Park and Preserve assemblage.

The LP3/Mason Neck Community Planning Sector, which includes the preponderance of Old Colchester Park and Preserve, is considerably less developed than the LP2 Planning Sector. Larger property holdings and over 6,000 acres committed to parks and other types of open space create a much more rural character to this planning sector. Significant natural and cultural resources are noted within this district. It follows that, included in the list of major objectives for the planning district, the Comprehensive Plan seeks to:

- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program, and
- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement.

Land use recommendations for the portion of Old Colchester Park and Preserve southeast of Old Colchester Road are for very low-density single-family development up to .1 dwelling units per acre and up to .2 dwelling units per acre with clustered development. This low-density level of development is to be accompanied by the use of minimum impact development techniques. These techniques seek to limit site disturbance, encourage maintenance and management of undisturbed open space, and emphasize

Figure 8 : Aerial Image

maintenance of wildlife corridors. Related to the high incidence of heritage resources in the area, the Plan also recommends that heritage resource studies be conducted prior to any development or ground disturbance in this planning sector. No specific reference is made of the land area of Old Colchester Park and Preserve; however, the Comprehensive Plan Map does reflect a park designation across the collective site.

From a transportation perspective, access to Old Colchester Park and Preserve is via Old Colchester Road, a rural, two-lane road, Furnace Road, and Hyde Street. The Comprehensive Plan reflects improvements to Old Colchester Road for sight distance and shoulder improvements but no additional widening is proposed. At the northwest corner of parcel 113-3 ((1)) 19, Furnace Road exists as a single-lane underpass below the CSX railroad line, requiring an alternating flow of traffic in a limited sight distance situation. This underpass is intended to be upgraded to a double-lane configuration which could, conceivably, require some right-of-way acquisition and/or construction easements from park property.

The Old Colchester Park and Preserve property is zoned R-1 and R-E. Public uses, such as parks, are permitted by-right within both of these zoning districts.

PARK AND RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long-range planning efforts. Needs are established through a variety of measures including community outreach, surveys to assess county citizen recreation demand, and benchmarking with peer jurisdictions both locally and nationwide. Demand is then compared to a detailed inventory of available facilities and projected population growth to identify the current and projected need for parkland and facilities.

As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and park facilities. Facility standards established in 2004 for typical park facilities include:

- Rectangle Fields (1 per 2,700 people),
- Adult Baseball Fields (1 per 24,000 people),
- Adult Softball Fields (1 per 22,000 people),
- Youth Baseball Fields (1 per 7,200 people),

- Youth Softball Fields (1 per 8,800 people),
- Basketball Courts (1 per 2,100 people),
- Playgrounds (1 per 2,800 people),
- Neighborhood Dog Parks (1 per 86,000 people),
- Neighborhood Skate Parks (1 per 106,000 people),
- Reservable Picnic Areas (1 site per 12,000 people),
- Indoor Gyms (2.8 square feet per person)

These countywide standards may change with updates to the Needs Assessment.

The Park Authority conducted a more localized examination of needs around Old Colchester Park and Preserve within the Lower Potomac Planning District framed by the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards and the estimated population growth, projections indicate that by 2020 the greatest demand within the Lower Potomac Planning District will be for rectangle fields, adult and youth softball and baseball fields, basketball courts, playgrounds as well as neighborhood skate parks.

The same study indicated that parks within the Lower Potomac District include a variety of special uses, historic sites, recreational facilities, and stream valleys. The district is currently served by two off-leash dog areas, a nature center, and an indoor ice rink. Several nearby district or countywide parks provide sport facilities, fitness, and aquatics as well as indoor and outdoor program areas. Public schools and private facilities also supplement the provision of recreation facilities to Mount Vernon residents. Much of the district parkland is provided by government agencies other than the Park Authority, including the Potomac Shoreline Regional Park owned by the Northern Virginia Regional Park Authority; state-owned Mason Neck

State Park; and federally-owned Meadowood Special Recreation Management Area, preserving acres of natural habitat and wetlands.

The Great Parks, Great Communities Plan (GPGC), which functions as the Park Authority's Comprehensive Plan, builds on the Needs Assessment and serves as a long-range planning tool for the entire park system. This plan provides guidance to decision makers on physical aspects of the park system, its land, natural and cultural resources, and facilities. Strategies outlined in the GPGC plan to strengthen the park system within the Lower Potomac Planning District include recommendations to:

- Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy;
- Include Old Colchester Park and Preserve as part of a Revolutionary War themed trail;
- Seek opportunities to address rectangle field deficiencies through capital planning, development review and park master planning processes;
- Construct appropriate cultural resource signage and facilities at Old Colchester Preserve, Mason Neck West and Accotink Stream Valley Parks;
- For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary;
- Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate;
- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;

- Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory; and

- Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans.

EXISTING CONDITIONS

PARK CONTEXT

In addition to assessing area-wide needs, park planning efforts must also evaluate proposed park development within the context of the existing community. An understanding of the surrounding neighborhood helps provide a framework to visualize potential development within the park.

ADJACENT DEVELOPMENT

Old Colchester Park and Preserve is located on the Mason Neck peninsula which is largely rural with approximately 6,000 acres held in public ownership including regional, state, and federal park and land management agencies. The Mason Neck peninsula possesses a variety of water resources including streams, floodplains, and tidal wetlands that all drain to the Potomac River and, ultimately, to the Chesapeake Bay. The various habitats and large areas of protected lands provide refuge for bald

Figure 9 : Parkland in the Vicinity of Old Colchester Park

eagles as well as a multitude of other species of fauna and flora, some of which are quite rare. Over 200 species of birds have been observed in the area as well as at least one globally-rare plant community.

To the northwest of the park, the CSX Railroad abuts parcel 113-3 ((1)) 19, creating a very definitive separation from the industrially zoned land to the northwest. Along Furnace Road and Old Colchester Road, single-family homes abut the park. Those homes on the south side of Old Colchester Road, constructed in the 1950s, are typically sited on half-acre lots in the Colchester subdivision. The properties on the northwest side of Old Colchester Road and along Furnace Road are much more variable in size as well as date of home construction. The residence located at 10712 Old Colchester Road was constructed in the late 1750s and is listed on the National Register of Historic Places. It was once used as a tavern or eating house, called the Fairfax Arms, and is the only remaining above ground structure from the old town of Colchester.

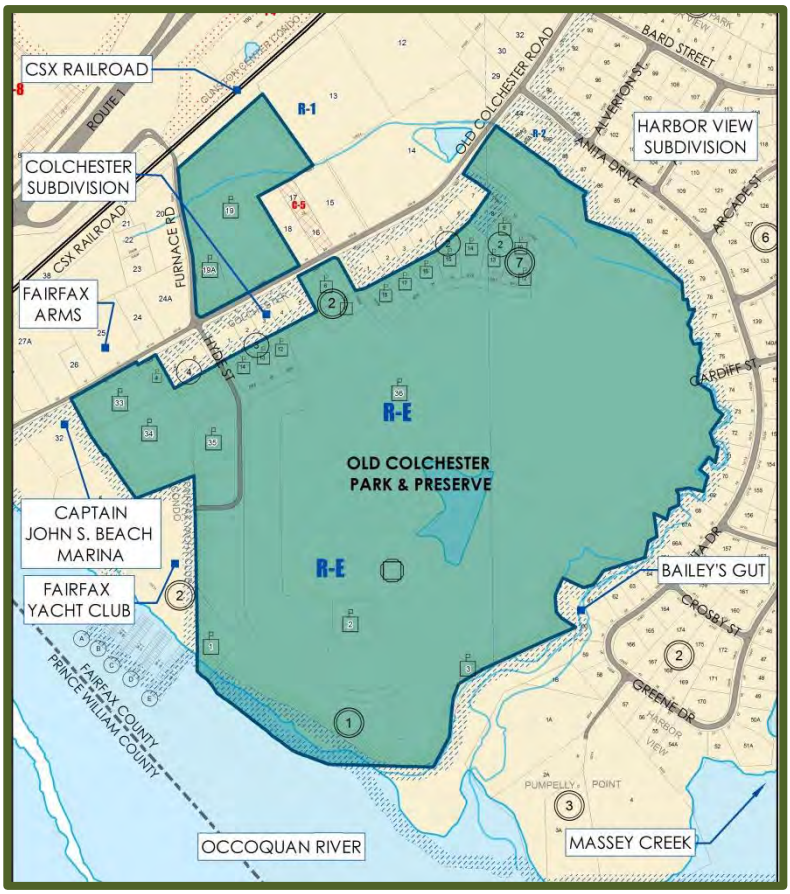


Figure 10 : Adjacent Development

North and east of the main body of the park are additional single-family homes on half-acre lots in the Harbor View subdivision. These homes were built in the 1960s and 1970s. Harbor View is bound on its eastern side by Massey Creek, a navigable stream with dock facilities and the neighborhood's private marina. A small tributary to the Occoquan River, referred to as Bailey's Gut, runs between the residential properties and the parkland, generally identifying the property line.

To the southwest, Old Colchester Park and Preserve fronts on the Occoquan River for approximately 300 feet of tidal marshland. The Fairfax Yacht Club is located just north of this frontage. Access to the yacht club, which offers condominium boat slips, is via an access easement across Old Colchester Park and Preserve based on a long-standing agreement made prior to the Park Authority's acquisition of the property. Just north of the yacht club, parcel 117-1 ((1)) 5 is also accessed via an ingress-egress easement across park property. Parcel 113-3 ((1)) 31 is operated as the Captain John S. Beach Marina. The marina is located on Old Colchester Road where it terminates at the Occoquan River.

NEARBY PARKS AND SCHOOLS

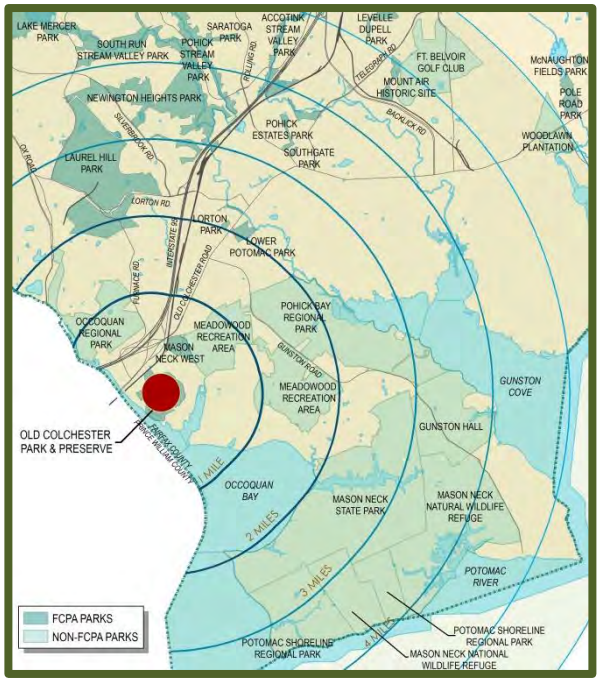


Figure 11 : Parkland in the Vicinity of Old Colchester Park

In addition to facilities at local parks, a portion of the area's recreational needs are met through facilities at local schools. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Middle schools often provide a broader range of active athletic facilities including tennis courts and diamond fields. High school fields and facilities, while being the most expansive, are

In addition to Old Colchester Park and Preserve, a portion of the local community's open space and recreational needs are served by several other parks in the vicinity. An understanding of nearby park facilities is helpful in evaluating which potential facilities might best serve the community at Old Colchester Park and Preserve. County parks and facilities within a six-mile radius of Old Colchester Park and Preserve are noted in Table 1.

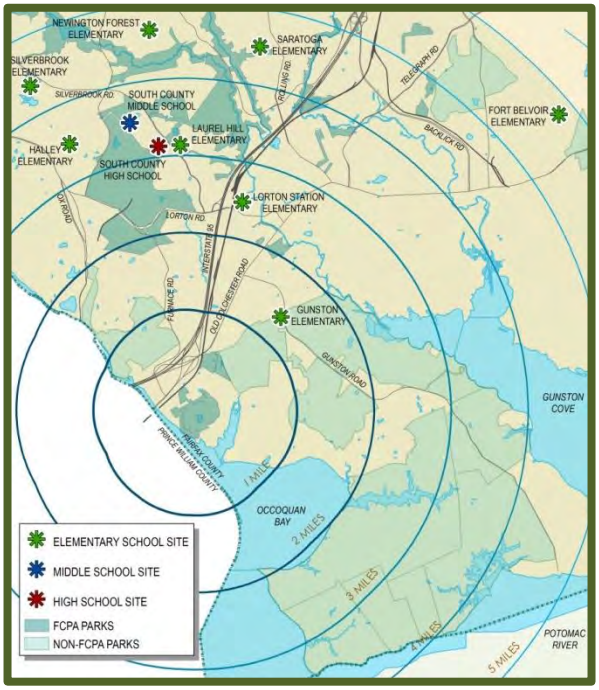


Figure 12 : Schools in the Vicinity of Old Colchester Park

typically reserved solely for the use of the high school and, for planning purposes, are not considered available to the public. Ten public schools are located within a six-mile radius of Old Colchester Park and Preserve. Nearby school sites are identified in Table 2.

Table 1: Parks and Facilities within the Vicinity of Old Colchester Park

PARK NAME	MULTI USE TRAILS	PICNIC SHELTER	OPEN PLAY	PICNIC TABLE	PLAY-GROUND	UNLIT RECTANLGE	GRASSED UNLIT 90' DIAMOND	SKINNED UNLIT 90' DIAMOND	SKINNED UNLIT 60' DIAMOND	TENNIS	BASKETBALL (UNLIT)
ACCOTINK STREAM VALLEY PARK	√										
CHAPEL ACRES PARK	√			√	√						1 (HALF COURT)
LAKE MERCER PARK	√										
LAUREL HILL PARK	√			√	√		1		1		
LEVELLE W. DUPELL PARK	√	√	√	√	√					1 (LIT)	1 (HALF COURT)
LORTON PARK	√		√	√	√						
LOWER POTOMAC PARK	√					1		1	2	2	1
MASON NECK WEST PARK	√		√						1	2	1
MIDDLE RUN STREAM VALLEY PARK	√										
MOUNT AIR HISTORIC SITE			√								
NEWINGTON COMMONS PARK	√										
NEWINGTON HEIGHTS PARK	√		√	√	√	1			1	2	1
OLD COLCHESTER PARK & PRESERVE											
POHICK ESTATES PARK	√		√	√	√				1	3	1
POHICK STREAM VALLEY PARK	√		√	√							1
ROLLING WOOD SCHOOL SITE	√		√	√	√					2	1
SARATOGA PARK	√										
SILVERBROOK PARK											
SOUTH RUN STREAM VALLEY PARK	√										
SOUTHGATE PARK											1

Table 2 : Schools and Facilities in the Vicinity of Old Colchester Park

SCHOOL NAME	SCHOOL TYPE	FITNESS TRACK	OPEN PLAY	PICNIC TABLES	PLAYGROUND	RECTANGLE FIELDS	90' DIAMOND FIELDS	60'-65' DIAMOND FIELDS	TENNIS COURTS	BASKETBALL COURTS
FORT BELVOIR	ELEMENTARY		Y		3					1
GUNSTON	ELEMENTARY				2					2
HALLEY	ELEMENTARY		Y		2	1		2		2
LAUREL HILL	ELEMENTARY		Y		1	1		2		3
LORTON STATION	ELEMENTARY									
NEWINGTON FOREST	ELEMENTARY		Y		1			1		
SARATOGA	ELEMENTARY		Y		2	1				
SILVERBROOK	ELEMENTARY			Y	2			1		
SOUTH COUNTY	MIDDLE SCHOOL									3
SOUTH COUNTY	HIGH SCHOOL	1				5	1	1	6	1

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges for development within a park. Data gathered during site analysis helps define which uses might be best suited to the site. Such information is also beneficial in understanding how the desired uses might be most sustainably adapted to the site.

NATURAL RESOURCES

SOILS AND TOPOGRAPHY

Twelve different soil map units are identified in Old Colchester Park and Preserve based on the 2011 Fairfax County Soils Maps. These soil map units represented in the park include:

(7) Beltsville
(36) Elkton
(47) Grist Mill-Woodstown Complex
(48) Gunston
(60) Honga
(69) Kingstowne-Elsinboro Complex
(71) Kingstowne-Sassafras-Marumsco Complex
(77) Mattapex
(88) Rhodhiss-Rock Outcrop Complex
(90) Sassafras
(91) Sassafras-Marumsco Complex
(109) Woodstown

Each soil map unit is further defined by an alphabetic reference to indicate the slope condition in which that soil unit exists. Slope classes are identified as follows:

A = 0 - 2 percent slope
B = 2 - 7 percent slope
C = 7 - 15 percent slope
D = 15 - 25 percent slope
E = 25+ percent slope

A description of each of the underlying soil map units is provided in Appendix B, as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011.

Several pockets of Marumsco soils are noted within the boundary of Old Colchester Park and Preserve. These soil types are considered to be problem soils, noted for ground slippage and instability. Others soil types are noted for the presence of a seasonally high water table or flooding, plastic soils, and shallow depth of bedrock. These characteristics should inform appropriate location of any proposed site features. Preparation of a geotechnical report in conformance with the Virginia Uniform Statewide Building Code is required for all construction or site grading where these soils exist.

HYDROLOGY

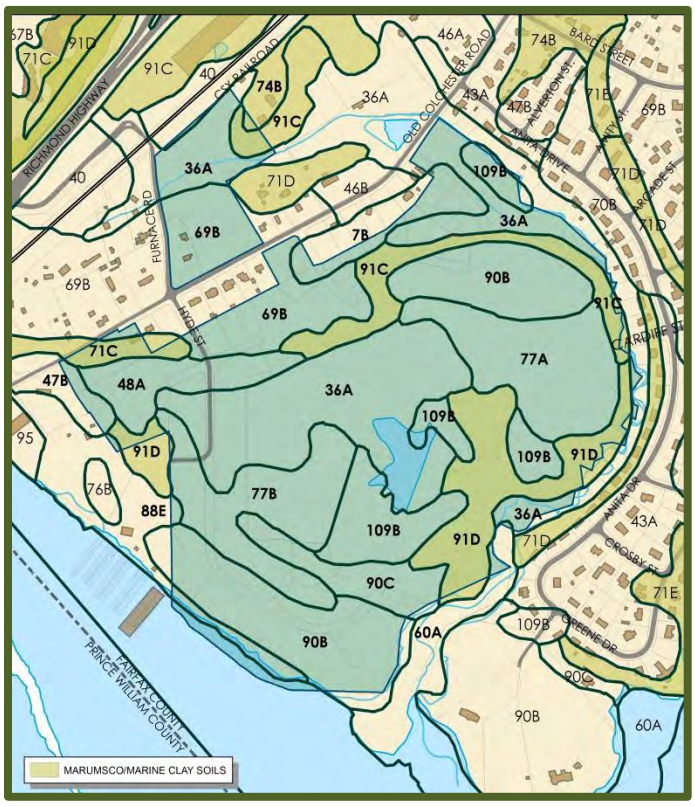


Figure 13: Soil Map Units

Figure 14 : Watershed Map

Old Colchester Park and Preserve is located within the Mill Branch Watershed, which is one of eight watersheds that comprise the Lower Occoquan Watershed. The Mill Branch Watershed is further subdivided into three Watershed Management Areas (WMA). Old Colchester Park and Preserve is situated within the Mill Branch/Giles Run South WMA which contributes 2,328 acres (approximately 8%) to the 28,301 acres of the total watershed. The Giles Run South WMA contains a wide variety of land uses that range from large areas of publicly held parkland to rural residential to industrial uses. Of the developed land within the WMA, much was constructed 30 to 40 years ago, indicating little to no stormwater treatment exists in these areas. Most notably, streams in the area have tested to show high levels of nitrogen and phosphorous, largely from chemical lawn fertilizers, and suspended sediments. Buffers along streams have been reduced due to development and stream banks incised from increasing runoff.

The Occoquan Reservoir is located within Lower Occoquan Watershed. This facility is one of two primary sources of drinking water for Fairfax County. To aid in the protection of this critical resource, the Board of Supervisors adopted the Water Supply Protection Overlay District in 1982. Implementation of this district down-zoned roughly two-thirds of the entire Lower Occoquan Watershed to the R-C District to reduce the strain on the county's water resources. Although the majority of the Lower Occoquan Watershed is constrained by the requirements of the overlay district, the land area of Old Colchester Park and Preserve is outside the district limits and, therefore, unaffected.

Further water quality protection was provided in 1989 with the adoption of the Chesapeake Bay Preservation Act. The establishment of Resource Protection Areas (RPAs) and water quality controls sought to improve water quality on a statewide level through land use decisions. As a result, an RPA, or stream buffer area, was established along Bailey's Gut on the northern and eastern boundary and along the park's interface with the Occoquan River to the south. The Chesapeake Bay Ordinance establishes development limitations within the RPA for the protection of stream quality and integrity.

Figure 15 : Resource Protection Area Map

On a more localized level, The Board of Supervisors approved the Lower Occoquan Watershed Management Plan on January 25, 2011. This plan provides analysis and project recommendations to aid restoration of watershed quality specifically to the eight watersheds that make up the Lower Occoquan Watershed. The plan recommends restoration of a large portion of the stream

that runs along the eastern park boundary. The project would reduce sediment loads reaching the Occoquan River while enhancing stream stabilization.

WATER RESOURCES

A Water Resources Assessment was conducted for Old Colchester Park and Preserve by Versar, Inc. in 2011. The park contains formally-delineated tidal and non-tidal wetlands, including forested wetlands. Due to the presence of poorly draining hydric soils and soils of the Sassafras – Marumsco Complex (91), there is a significant amount of ponded water across the surface of the park, supporting both wetland vegetation and breeding reptiles and amphibians. Many of the herbaceous wetlands in the northeastern part of the park appear to be partially fed by groundwater. The vernal pools within the park have been mapped periodically by different consulting firms and park staff and exist in a natural state of flux. Vernal pools appear seasonally, based on rainfall and other site conditions.

Figure 16 : Vernal Pool within the Park

A stream runs along the eastern edge of the park, behind Anita Drive, and is heavily influenced by its close proximity to a residential area. In some cases, the stream forms the property boundary between the park and private lots. The stream empties into the Occoquan River at the southeastern edge of the park and changes in character along its reach. The uppermost portion of the reach consists of a deeply incised stream channel that has cut its way down to hard clay pan. The stream banks are very unstable; bank erosion is often severe; and the stream is not only downcutting but also widening. In many places, adjacent residents have undertaken measures to redirect the erosion from their properties, sometimes in unadvisable ways and without required permits. Approximately 500 meters downstream, the stream becomes a meandering channel with a flatter slope and a wide, accessible floodplain. This form is more typical of streams of the Coastal Plain ecoregion.

NATURAL COMMUNITIES

The natural communities of Old Colchester Park and Preserve are well-documented, having been surveyed and mapped comprehensively by ESA, Inc. in 2011. The two most unusual natural communities in the park, the Coastal Plain Depression Swamp Forest and Coastal Plain Acidic Seepage Swamp, were further characterized by the Virginia Natural Heritage Program in July 2011. For each natural community type in the park there is a full description and species list of the plots surveyed, along with Global/State Ranking and United States National Vegetation Classification (USNVC) crosswalk (see Appendix C).

Figure 17 : Coastal Plain Depression Swamp

The Coastal Plain Depression Swamp Forest in the central portion of the park is classified as G3 (Globally Vulnerable)/S2 (Imperiled in Virginia) by the Virginia Natural Heritage Program. Protection and buffering of this rare and sensitive natural community should be one of the highest priorities for planning the park.

Uncommon plants documented to occur within the park include river bulrush (*Bolboschoenus fluviatilis*), pumpkin ash (*Fraxinus profunda*), Turk's Cap lily (*Lilium superbum*) and pink lady's slipper (*Cyprepedium acaule*). The river bulrush has not been confirmed largely due to the persistent lack of flower or fruit over many growing seasons, but the plant is believed by botanists to be

Figure 18 : Pink Lady Slippers (Cyprepedium acaule)

present. River bulrush is ranked by the Virginia Natural Heritage Program as G5 (Globally Secure)/S2 (Imperiled in Virginia); it is the only federally- or state- listed species known to occur at the park.

A non-native invasive species assessment was also conducted for the park by ESA, Inc. The consultant followed the Park Authority's "Non-Native Invasive Assessment and Prioritization" (NNIAP) protocol to come up with relative rankings of invasive species infestation along with difficulty of control and other factors. Higher scores indicate less-impacted habitat and locations where treatment dollars are best spent to retain high-quality conditions. To date, invasive species management has been addressed across the entirety of the park to maintain the high resource value of the park's habitats.

Lastly, a carrying capacity analysis was conducted for each vegetation type within the park. The intent of this analysis was to ensure that the quality of the park's natural resources is not impacted by development. The carrying capacity was rated on the resource rarity, sensitivity, and quality. Taken together, these factors dictate how sensitive each community is to human use and thus provide a method for ranking each community in terms of protection priority.

WILDLIFE

Comprehensive assessments of wildlife have been underway at Old Colchester Park and Preserve since it was first acquired by the Park Authority. These include the following inventories:

Figure 19 : Park Inhabitants
Spotted Turtle (Clemmys guttata); Needham's Skimmer (Libellula needhami); Green Tree Frog (Hyla cinerea); Marbled Salamander (Ambystoma opacum)

- Vernal Pool Assessment, including reptile and amphibian identification and egg mass counts
    - Dr. Michael Hayslett, Sweet Briar College (2013)
- White-tailed Deer Assessments
    - Camera surveys (2011 and 2013)
    - Forward-looking Infrared (FLIR) Inventory (2014)
- Dragonfly field surveys (2010 and 2012)
- Breeding bird surveys (2010-present)
- Reptile and amphibian surveys (2012-present)
- Salamander population counts and assessments (2013-present)
- Vernal pool monitoring (2013-present)

Vernal pools are a characteristic feature of Old Colchester Park and Preserve due to the abundance of hydric and marine clay soils. These ephemeral pools provide habitat for several species of reptiles and amphibians, including breeding populations of spotted turtles (*Clemmys guttata*), spotted salamander (*Ambystoma maculatum*), marbled salamanders (*Ambystoma opaca*), and wood frogs (*Rana sylvatica*). Vernal pools lack established fish populations, typically as a result of seasonal drying, and therefore support a predator-free environment for breeding reptiles and amphibians. Currently, the most important of these pools is the man-made dewatering pond in the center of the park, which is planned to be rehabilitated by the Park Authority to provide a more sustainable amphibian habitat. Hundreds of spotted salamander and wood frog egg masses were counted in this pond in early spring 2014 confirming its importance as a central breeding area within the park.

Over 20 species of dragonflies have been identified at the park by staff and volunteers. A 2012 inventory discovered the presence of the

Figure 20 : Arrow clubtail (Stylurus spiniceps)

uncommon Arrow clubtail (*Stylurus spiniceps*). This species requires clean piedmont rivers and creeks as its habitat and is ranked S3 (Vulnerable) in Virginia by the Virginia Natural Heritage Program.

White-tailed deer are present at Old Colchester Park and Preserve and several population estimates have been undertaken using on-the-ground and aerial survey methods. September 2013 estimates ranged from 9 to 23 deer in the park depending on the method used. Browse impact data was collected at ten points within the park in 2010, showing moderate to severe impacts by deer. Four 2 x 6 meter deer exclosures were installed at the park in 2013 to obtain additional comparative data on the park's vegetation over time. The vegetation within the exclosures and adjacent forests will be sampled annually for several years.

Figure 21 : Osprey Nest

Breeding bird surveys have not identified any rare or endangered species, but there is the potential for Bald Eagle and Osprey to nest within the park along the shoreline of the Potomac River. Rusty Blackbirds have been documented each winter in the park's Coastal Plain Depression Swamp Forest by staff. Rusty Blackbirds are one of North America's most rapidly declining species. The population has plunged an estimated 85 to 99 percent over the past forty years with no known cause for the decline. They are relatively uncommon denizens of wooded swamps, breeding in the boreal forest and wintering in the eastern U.S. In winter, they travel in small, loud flocks and are identified by their distinctive rusty feather edges and pallid yellow eyes.

CULTURAL RESOURCES

The Fairfax County Comprehensive Plan states that "the general low density development in this planning sector [LP2 Lorton-South Route 1 Community Planning Sector] and the presence of significant heritage resources, particularly between Old Colchester Road and Richmond Highway, and in the Pohick Creek drainage shed, indicate a high potential for additional unidentified heritage resources. These resources can be expected to date from the earliest known

human habitation of the region, some 11,000 years ago, through the 17th century "Frontier" period, to the early 20th century." (*Comprehensive Plan, Lower Potomac Planning District,* page 60*)* The expectation of a wealth of archaeological resources is, in part, what spurred the desire for the acquisition of Old Colchester Park and Preserve.

To provide a level of investigation commensurate to anticipated resources, the Park Authority established the Colchester Archaeological Research Team (CART) in 2010. CART consists of a team of archaeologists, historians, GIS and lithic specialists, numerous volunteers and interns as well as committed resources tasked with understanding and managing the cultural resources within Old Colchester Park and Preserve. Currently, approximately 22 sites have been identified, including Native American sites that date from approximately 10,000 years ago through the arrival of Europeans in the seventeenth century. Likewise several historic sites dating from the mid-eighteenth through early twentieth century have been documented, including aspects of the historic port town of Colchester. Continued research will build on the base of knowledge that the park has already yielded.

NATIVE AMERICAN SITES

Evidence of Native American activity has been identified throughout the park spanning the majority of time that people have lived in the area of what is now Fairfax County. Numerous Native American artifacts have been found, dating from approximately 10,000 years ago. Other artifacts indicate occupation dating from approximately 2500 to 1250 BCE. Simple stone tools and pottery indicate human presence in the range of 2500 to 500 BCE as Native Americans

Figure 22 : C.A.R.T. investigation of a Native American site

began a cultural shift from a hunter-gatherer lifestyle to the beginnings of intentional agriculture. Distinctive artifacts indicate continued land use by Native American hunter-gatherers and later agriculturalists until the time of European settlement. Other finds reflect life around 900 to 1600 CE when Native American agriculturalists settled in large villages along the region's waterways.

TOWN OF COLCHESTER, VIRGINIA

The Town of Colchester was established in 1753 by the Virginia Assembly to serve as an inspection station for tobacco grown in plantations across the region. The town attracted commerce. As goods and people entered the port, visitors depended on the range of services expected in a town setting. Colchester would have been a place where every character in Virginia colonial society could be found - from the wealthiest planters and merchants to European indentured servants and African slaves. As erosion resulted in the silting of the harbor at Colchester, the town began to wane in the early 1800s. Slowly residents purchased increasing numbers of what had been smaller town lots, coalescing them into larger land holdings until the mid-1800s when what had been a bustling port town reverted to agricultural fields. A broad range of artifacts attest to daily life during this part of Fairfax County's early history including a variety of ceramics and pottery, clothing features such as buckles and buttons, smoking pipes, and bottle fragments. The distribution of these artifacts across the landscape tells the story of how a colonial port town organized along socio-economic and racial boundaries. The discovery of long covered building foundations is beginning to reveal how the town may have looked. Further archaeological research will continue to provide a better understanding of the town of Colchester

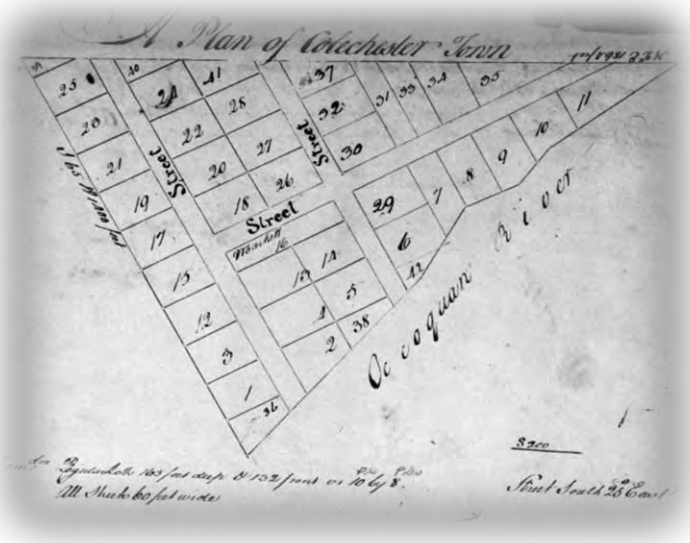


Figure 23 : Plat of the Town of Colchester, 1754

CEMETERY SITE

A long since abandoned cemetery also contributes to the knowledge gained from Old Colchester Park and Preserve. The cemetery site was recorded on the Virginia Works Progress Administration Historical Inventory in 1937 as "The Occoquan Church." The site contains one headstone and a scatter of brick, suggesting that there had once been a structure as well. Local lore identifies this as the location of the predecessor of Pohick Church where George Mason and George Washington would later serve as vestrymen. Excavations revealed the presence of two structures, a brick house and frame detached kitchen that most likely doubled as a slave quarters, dating to the mid-1700s. This collection of features is not consistent with what would be expected for a church site dating to a similar period. Further research is required to better understand what this site may yet reveal.

Figure 24 : Utilization of Ground Penetrating Radar to Investigate the Cemetery Site

HANNAH P. CLARK HOUSE

Figure 25 : Hannah P. Clark and Billy Clark

Hannah P. Clark was the daughter of James Potter who assembled Colchester Farm, of which the majority of the acreage from Old Colchester Park and Preserve was once a part. Married to James Clark in 1866, Hannah was a strong-willed and independent woman who managed all the business and finances for the Clark family. Years later, she successfully sued her abusive husband for divorce, the first woman in the area to do so.

Construction of the Hannah P. Clark house began in approximately 1876, although it was originally located closer to where the railroad tracks cross over Furnace Road. The house was moved to its current location around 1915 when the railroad expanded, threatening to demolish the house. Not one to be put off by a challenge, Hannah had the house lifted onto logs, tied to a team of horses,

and moved to its current location. The move took two days. After the first day, the team had pulled the house down Furnace Road, where work stopped for the day. That night, Hannah placed lights in the road to warn travelers of the hazard. Then, accompanied by her grandchildren, Hannah slept in the house in the middle of Furnace Road. The next day, the house was settled into its current location at the corner of Old Colchester Road and Furnace Road. Archaeological investigations found several toys dating to the late-nineteenth through mid-twentieth century, evidence of Hannah's later generations.

Figure 26 : Hannah P. Clark House

Many years later, in 1986, the Hannah P. Clark House became the home of Janos and Diana Enyedi. Janos was an industrial artist in Washington, D.C. He was a sculptor, photographer and mixed media artist who focused on America's twentieth-century industrial landscape. Enyedi grew from a regional to international artist with work exhibited in museums, embassies, and corporate collections around the world. Almost immediately after purchasing the property in Colchester, the Enyedi's began construction on a new studio on the property. When work was completed in 1987, Janos named the red steel structure opposite the house "Furnace Road Studio" and used the space as a workshop and for additional storage.

EXISTING INFRASTRUCTURE

UTILITIES

A 12" water main runs along Furnace Road and Old Colchester Road, serving the residences in the area. This waterline is available to serve the property at the northeast corner of Furnace Road and Old Colchester as it previously served the home on that site. No immediate water service is provided to the bulk of the park property, south of Old Colchester Road.

An 8" sanitary sewer that serves the Harbor View neighborhood cuts across the lower portion of the park. No sewer service is currently provided to the park site.

ACCESS AND CIRCULATION

Old Colchester Park and Preserve has frontage on Furnace Road, Old Colchester Road, and Hyde Street although no formal vehicular access currently exists beyond a residential driveway to 113-3 ((1)) parcel 19A. A public street connection was provided with the development of the Harbor View subdivision on the eastern edge of the park which has not been extended beyond the park boundary.

In the 1950s, the land area of Old Colchester Park and Preserve was envisioned to be developed with single family homes. As part of this visioning, several rights-of-way were dedicated for public street purposes – first in 1952 with the Colchester subdivision and second in 1958 on the McCue tract. The only street construction actually to occur, however, is a portion of Hyde Street, running south of Old Colchester Road for approximately 1,000 feet. These rights-of-way are owned by the Board of Supervisors and, other than the existing portion of Hyde Street, are not planned to be constructed.

In 1982, when the property was still owned by the McCue and McCue Limited Partnership, and easement was granted to William L. Glover for the provision of access to the 117-1 ((2)) parcel 4. This easement agreement remains in effect and continues to provide ingress and egress from the property, currently operated as the Fairfax Yacht Club.

A series of trails exist within the site as a result of past and current users. Some trail segments have arisen from adjacent properties or cross sensitive resource areas. These existing trails may not reflect the best ultimate alignment for pedestrian access.

Figure 27 : Existing Utilities and Access Points

PARK ASPIRATIONS

PARK PURPOSE

Park purpose statements provide a framework for planning and decision-making. Like other Resource-Based Parks in the Park Authority's system, Old Colchester Park and Preserve seeks to protect unique and fragile natural and cultural resources while providing for education, research, and enjoyment of the outdoors in a manner compatible with the preservation goals.

DESIRED VISITOR EXPERIENCE

Old Colchester Park and Preserve, with its variety of resources, offers a rare opportunity to its visitors to experience a unique association of both cultural and natural resources. As county archaeologists continue to add to the understanding of the park's history, archaeological findings and the natural resources provide possibilities to interpret the effect of the environment on man's early development and, conversely, the effect of man on the environment. Gaining this understanding through a variety of interpretive elements in a beautiful, natural setting will be the primary user experience. Whether through a staff-led program or interpretive features, park visitors will be enlightened to Old Colchester Park and Preserve's distinctive features.

For some, a more casual enjoyment of Old Colchester Park and Preserve will be part of the user experience. Simply enjoying being out in nature or getting a glimpse of the Occoquan River provides a healthy way to reduce stress and recharge.

Typical user visits will last one to three hours. This will be an unstaffed park with limited development other than trails and interpretive elements.

MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives should guide the strategies and actions in addressing park management issues:

- Manage the park to protect the biological communities and cultural resources.
- Seek to foster attitudes that support conservation of natural and cultural resources.
- Encourage responsible stewardship practices
- Identify, record, manage, and preserve the park's natural and cultural resources.
- Provide a natural space for public education, research, and passive outdoor recreation.
- Provide a broad range of educational programs and exhibits promoting an appreciation of nature as well as history.
- Establish universal access to any future park facilities when such access is possible and feasible.
- Ensure park uses are compatible with preservation goals.

Figure 28 : Shoreline along the Occoquan River

RESOURCE AND SITE MANAGEMENT

NATURAL RESOURCE MANAGEMENT

Setting aside spaces to protect and enhance the environment for the benefit of future generations is one of the key tenets of the Park Authority's mission. The Natural Resources policy within the Park Authority's Policy Plan provides the foundation to achieve the natural resource preservation mission of the Fairfax

County Park Authority and requires the incorporation of resources management and protection measures into all Park Authority functions.

> *In accordance with its mission and values, the Fairfax County Park Authority works to ensure protection and stewardship of natural resources. Natural resources can also be addressed as natural capital: living organisms, non-living components to include air, water and soil, the ecosystems they make up and the services they provide. The framework for park natural resource protection and management is found in the Parks and Recreation section of the Fairfax County Comprehensive Plan.* (FCPA 2013:200.2)

Due to the unique quality and characteristics of the natural resources at Old Colchester Park and Preserve, a coordinated plan was developed for natural resource management of this park. This guidance was developed and published as of December 2011 as the *Old Colchester Park and Preserve Natural Resource Management Plan*. (NRMP) The overarching goal of the document is to "preserve and protect the natural resources at Old Colchester Park and Preserve". The management plan addresses six major objectives.

- **Protect and manage sensitive natural resources in the park**
  - Protect and enhance wetlands, tidal marsh, potential bog community and unnamed stream
  - Protect and manage vernal pools and dependent species
  - Protect the shoreline
  - Protect and enhance terrestrial vegetation communities
  - Work with adjacent properties, collaborate with other public and nonprofit agencies and coordinate with other researchers

- **Reduce and eliminate human activities that adversely affect sensitive resources in the park**
  - Eliminate unauthorized site use

- Designate clear access points and eliminate unsanctioned access points

- **Reduce the deer population in the park**
  - Reduce the deer population to ecologically healthy levels

- **Reduce non-native invasives (NNIs) plant species in the park**
  - Continue to control NNI plants throughout the park
  - Monitor management actions related to non-native invasive plants throughout the park

- **Integrate passive recreation development and interpretive activities while preserving and protecting the sensitive natural resources in the park**
  - Enforce and conform with NRMP recommendations related to resource protection zones and opportunity areas
  - Minimize impacts from development and archeology activities
  - Develop an interpretation plan for the site that combines interpretation of natural and cultural resources

- **Practice Adaptive Management approach and process**
  - Continually reassess and revise management approach based upon site findings and monitoring results

On-going site management should be in keeping with the recommendations included in the *Old Colchester Park and Preserve Natural Resource Management Plan* and in coordination with Resource Protection Division staff.

CULTURAL RESOURCE MANAGEMENT

The protection of cultural resources is another key aspect of the Park Authority's core mission and a fundamental component of planning for Old Colchester Park and Preserve. Fairfax County Park Authority Policy 203 adopts the standard for cultural resource management established in the federal National Historic Preservation Act. Specifically, the policy states:

> *"In order to carry out its role as the primary steward of Fairfax County's cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland…, according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans."* (FCPA 2013:200.6)

Compliance with all required state and federal guidance regarding historic resources is the standard for Old Colchester Park and Preserve as well as all Park Authority owned property. Additionally, the original 135 acres of Old Colchester Park and Preserve are provided an additional level of protection through specific deed restrictions. These restrictions, identified in the deed as Exhibit "C", were agreed upon by the National Park Service and the Park Authority as a condition of the Federal Land to Parks land exchange. The entirety of Exhibit "C" is included as Appendix A. The primary aspects of the restrictions include:

- Establishment of a 100' buffer, or Environmentally Sensitive Zone (ESZ), around a series of previously identified archaeological sites.
- Establishment of reasonable protection of the ESZs from looting, vandalism, and the like;
- Definition of acceptable methods for archaeological research conducted within an ESZ;
- Exclusion of structures or disturbance within an ESZ unless accompanied by appropriate archaeological surveys and data recovery/protection as indicated;
- Protection of the viewshed from Old Colchester Road as well as any adjacent homes that are more than 50 years old.

All of the land area in Old Colchester Park and Preserve has been the subject of an identification-level cultural resources survey. To date, several of the

archaeological sites in the park have been subjected to evaluation level investigation. As a result, the town of Colchester, as it exists on parkland, and the eighteenth century archaeological site and cemetery have both been evaluated as significant and eligible for listing on the National Register of Historic Places. The Park Authority will continue to build on the body of knowledge that will further inform its treatment, protection, and interpretation of park resources.

Any development within the park will require additional archaeological investigation. The Park Authority generally discourages any development within known archaeological sites; yet, nearly all the developable land within Old Colchester Park and Preserve contains known archaeological sites. Accordingly, any proposed park development must consider impacts to archaeological resources. If a site has been evaluated as significant, any proposed development within site boundaries will require appropriate treatment as determined in consultation with Park Authority resource specialists.

SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic trail maintenance, limbing-up of trees, and tree removal (in coordination with the Resource Management Division). The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff.

GENERAL MANAGEMENT PLAN

The General Management Plan (GMP) is based on the research, site analysis, and data presented in this document. Due to the significant and often overlapping nature of the natural and cultural resources at Old Colchester Park and Preserve, a series of Resource Protection Zones (RPZ) have been defined, using this information. These zones organize the site and provide a framework for site management and decision making. The following description of each zone identifies the resources within that area, providing guidance for determining a range of acceptable uses and carrying capacity within each zone. Further management of these zones will be as directed by the Old Colchester Park and Preserve Natural Resource Management Plan and Cultural Resource Management Plan, which are administered by park staff.

RESOURCE PROTECTION ZONES

CENTRAL WETLANDS RESOURCE PROTECTION ZONE

NATURAL RESOURCES

The Central Wetlands RPZ encompasses some of the most ecologically sensitive features of the park, including an extensive, high-quality Coastal Plain Depression Swamp and numerous vernal pools connected to a man-made central freshwater pond that dries out seasonally. The Coastal Plain Depression Swamp is a significantly rare natural community in Virginia, with a ranking of "imperiled" due to only 6 to 20 occurrences statewide of limited acreage. This forest is saturated and/or inundated in the winter and spring, and supports many plant species dependent on wet surface conditions that are susceptible to disturbance.

Figure 29 : Central Wetlands

The resource protection zone has been drawn to include the naturally-occurring rare plant communities and vernal pools, as well as a hydrologic buffer that protects the upslope areas to the north and west. Any alterations to the contributing hydrology of the wetlands may adversely affect the health of the natural communities and wildlife present. The depression swamp is highly sensitive to trampling and soil compaction. Non-native species are currently uncommon in this area further indicating its high quality and low historic disturbance.

CULTURAL RESOURCES

Areas of standing water or repeated inundation are generally considered poor locations for human habitation. Historic occupants undoubtedly utilized this area for the floral and faunal communities they support; however, their impact on the archaeological record is considered likely to be minimal.

PROTECTION

Publicly designated trails should be maintained closely within their existing footprints after implementing ADA improvements and no new trails should be constructed in the Central Wetlands RPZ, especially north and west of the depression swamp. Trails may be rerouted for resource management purposes if they are found to impact significant natural resources. Due to the high sensitivity to soil compaction, off-trail access should be limited only to resource management activities.

The freshwater pond has recently been restored to include a water control structure, and is less sensitive to human access than the depression swamp and vernal pools. However, because it supports the most significant breeding populations of salamanders and frogs in the park, it should be considered part of this resource protection zone. Visitors to the park should be educated about the sensitive species that seasonally breed in the freshwater pond.

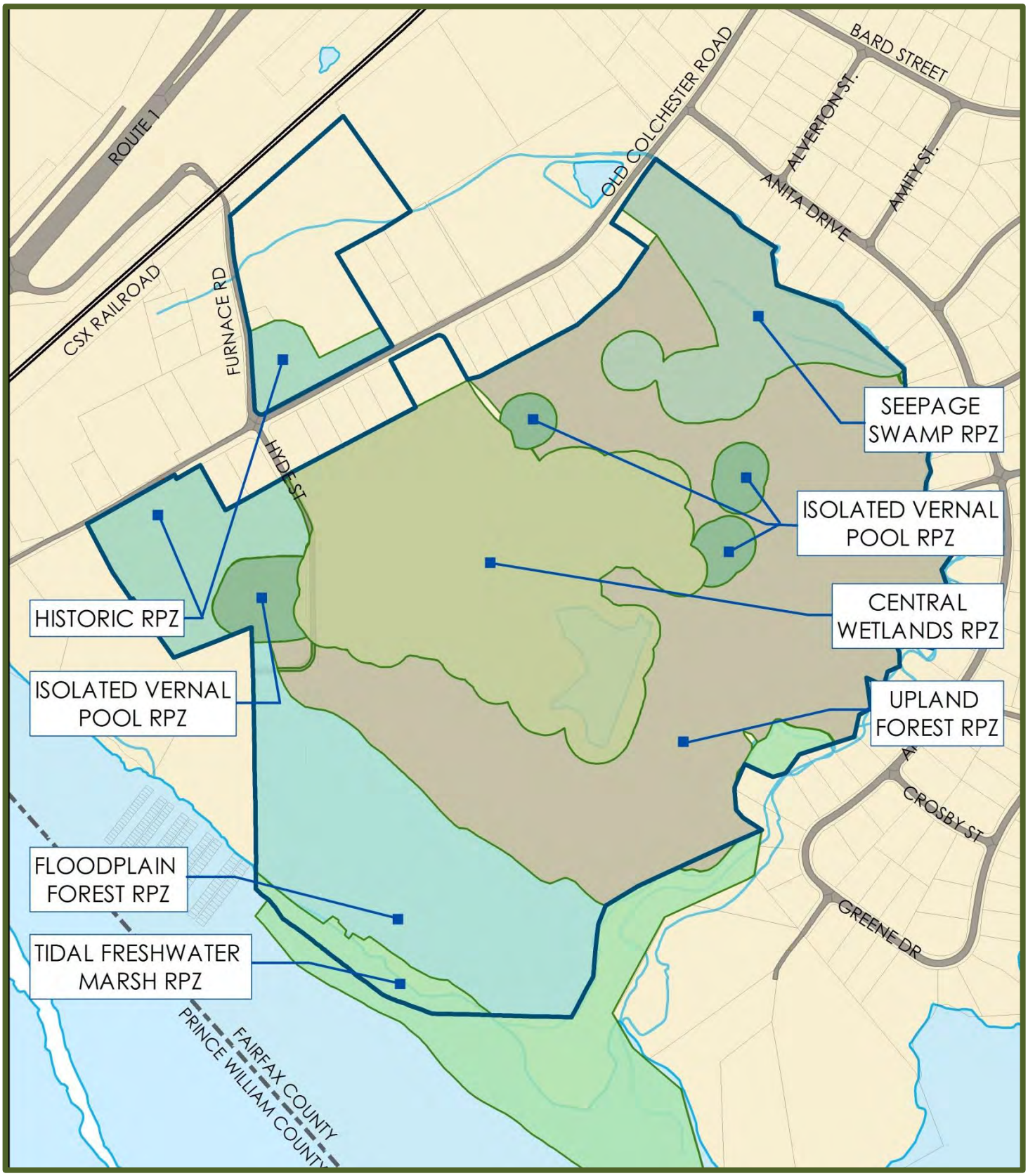


Figure 30 : General Management Plan / Resource Protection Zones

Although the hydrological conditions of this RPZ indicate the low likelihood of any persistent archaeological resources, limited archaeological investigation would be warranted should any site disturbance be necessary.

ISOLATED VERNAL POOL RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This zone includes all known seasonal vernal pools that fall outside of the Central Wetland Resource Protection Zone. This RPZ includes the footprints of the pools along with 100 foot buffers to protect the most important upland areas surrounding the pools. Several of these pools are man-made but contain breeding populations of amphibians, including pools that formed in topographic depressions in the compacted road bed throughout the park. Recently created vernal pools west of Hyde Street are expected to harbor breeding amphibians by 2015.

Figure 31 : Vernal Pool

CULTURAL RESOURCES

Similar to the Central Wetlands RPZ, vernal pools are areas generally considered poor locations for past human habitation. The archaeological record is considered to be limited in the areas of the vernal pools.

PROTECTION

In the short-term, these pools should be protected in-place until suitable wetland habitat can be created in more sustainable locations within the park. Any planned improvements to the existing road network or necessary trail connections should be timed to avoid the destruction of viable egg masses. Although the hydrological conditions of this RPZ indicate the low likelihood of any persistent archaeological resources, limited archaeological investigation would be warranted should any disturbance be warranted.

SEEPAGE SWAMP RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This forested wetland is hydrologically-driven by groundwater seeps and drains to the tributary along the eastern boundary of the park near Anita Drive. The natural community is currently defined as a Coastal Plain Acidic Seepage Swamp, and while not rare in Virginia, it is sensitive to trampling and soil compaction. This resource protection zone also includes several naturally-occurring vernal pools that harbor breeding populations of amphibians.

CULTURAL RESOURCES

Areas of persistent inundation are areas generally considered poor locations for human habitation. The archaeological record is considered to be limited within this RPZ.

PROTECTION

Access within this RPZ should be limited to resource management activities only. Non-native species are currently uncommon in this area further indicating its high quality and low historic disturbance. No trails should be constructed within this resource protection zone, based on its susceptibility to soil compaction, the potential for invasive species and water pollution. Ideally, the stream forming the eastern edge of this natural community would be restored. Limited archaeological investigation would be warranted should any disturbance be necessary within this RPZ.

TIDAL FRESHWATER MARSH RESOURCE PROTECTION ZONE

NATURAL RESOURCES

Figure 32 : Tidal Freshwater Marsh

One of the most unique and overt natural resource elements of Old Colchester Park and Preserve is that it is situated on the Occoquan River waterfront at Belmont Bay, near the mouth of the Potomac River. Tidal freshwater high marsh and low marsh occur in the southeastern region of the park, and represent one of only two occurrences that are managed by the Park Authority. Portions of the low marsh contain exposed mud flats

at low tide and these marshes transition slowly upstream into more typical riparian habitats.

The high marsh habitat includes unconfirmed aggregates of the Virginia state rare river bulrush (*Bolboschoenus fluviatilis*), an obligate wetland species that is considered 'imperiled' (S2) in Virginia by the Virginia Natural Heritage Program and at high risk of extirpation in Virginia with fewer than 20 populations. This species is considered to be common elsewhere in other parts of its range. Old Colchester Park and Preserve falls at the southernmost extent of its range.

The tidal marsh forbs (i.e. narrow-leaved cattail, spatterdock, sweetflag and pickerelweed) are highly susceptible to trampling. Additionally, this natural community may contain a rare plant, river bulrush, which may be threatened by the spread of invasive species from hikers or from the soil being compacted or disturbed. Soil characteristics do not support foot traffic.

CULTURAL RESOURCES

The hydrology of the Tidal Freshwater Marsh would not be conducive to human habitation or the longevity on any archaeological record. The archaeological record is considered to be limited within this RPZ.

PROTECTION

The Old Colchester Natural Resource Management Plan recommends that marine recreation and boat access be prohibited from the park's shoreline in order to protect steep slopes from erosion and protect the marsh communities from tramping and misuse. Fishing should also be prohibited from the shoreline for similar reasons. Oil spills from the neighboring marinas pose a threat to this community. Limited archaeological investigation would be warranted should any disturbance be necessary within this RPZ.

UPLAND FOREST RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This Resource Protection Zone contains typical examples of Mesic Mixed Hardwood Forest. Some portions of this forest were logged in the 1980s, and other areas supported past grazing and agriculture. The quality of this habitat has also been impacted by fire suppression, deer herbivory, and overcrowding and shading by now-dominant American beech. While not of ideal quality, these upland forests are a critical component of the life cycle of the amphibians breeding in vernal pools throughout the park and provide upland habitat for

breeding birds. They also provide significant water quality benefits to wetlands and the Occoquan River.

CULTURAL RESOURCES

The upland areas within Old Colchester Park and Preserve have supported people for approximately 10,000 years. While past agricultural practices, deer, and invasive species have impacted the natural resources within this RPZ, the cultural record remains largely intact. Site evidence demonstrates the presence of some of the earliest Native American hunter-gatherer societies to have inhabited Fairfax County. Other findings display the development of agriculture and the arrival of European colonists. Archaeological investigations have located the remains of a house occupied from approximately 1750 until approximately 1775 with strong indications of the presence of enslaved African Americans. The integrity of the archaeological record in this RPZ, over a tremendous expanse of time, indicates that this site will continue to help define the county's past.

Figure 33 : Stone Foundation

PROTECTION

As one of the drier RPZs within the park, the Upland Forest RPZ is the best suited for the limited amount of site development proposed with this plan. Sensitive siting of parking and trail connections will make the park accessible to visitors while protecting valuable resources. Any planned site disturbance should be preceded by a thorough archaeological investigation, which should help inform the final design of any facility to be implemented.

After initial development, public use within the Upland Forest Resource Protection Zone should be restricted to foot traffic on designated, park-maintained trails and their associated interpretive areas. Designated trails will ideally be maintained within their existing footprints to limit disturbance to natural and cultural resources. Trails may be rerouted for resource management purposes if they are found to be impacting significant resources.

Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by the Park Authority that are compatible with resource management goals as described in the site Natural Resource Management Plan and Cultural Resource Management Plan.

FLOODPLAIN FOREST RESOURCE PROTECTION ZONE

NATURAL RESOURCES

This resource protection zone includes the relatively young forested floodplain and bottomland adjacent to the Occoquan River. This forest appears to be rarely flooded and much of it falls outside of the 100-year floodplain, however portions are included within the officially-designated Resource Protection Areas (RPA) along the Occoquan River.

Figure 34 : Potomac Creek Pottery Fragment

CULTURAL RESOURCES

Archaeological excavations within this RPZ have revealed land use by Native Americans of all cultural periods – the Early Woodland cultural period being the most intensely represented. This dynamic period represents the introduction of early forms of agriculture among Native American societies and the transition away from the hunter-gatherer lifestyle.

PROTECTION

Forested areas within the Floodplain Forest Resource Protection Zone should remain vegetated to comply with the Chesapeake Bay Act and protect water quality into the river.

Public use within the Floodplain Forest Resource Protection Zone should be restricted to foot traffic on designated, park-maintained trails and their associated interpretive areas. Designated trails will ideally be maintained within their existing footprints to limit disturbance to natural and cultural resources. New trail construction is discouraged within this zone, although trails may be rerouted for resource management purposes if they are found to impact significant resources. Any planned site disturbance should be preceded by a

thorough archaeological investigation, which should help inform the location of any necessary site disturbance.

Limited off-trail activity will be permitted for resource management activities along with programs scheduled and supervised by the Park Authority that are compatible with resource management goals as described in the site Natural Resource Management Plan and Cultural Resource Management Plan.

Figure 35 : Staff-led Programming

HISTORIC RESOURCE PROTECTION ZONE

NATURAL RESOURCES

The Historic Resource Protection Zone is typified by land that has experienced significant disturbance from human activities. While this area offers significant cultural resources, the remaining natural resources are considered to be highly disturbed.

CULTURAL RESOURCES

This Resource Protection Zone includes portions of what was "downtown" Colchester. Old Colchester Road served as the main thoroughfare to and from the port at Colchester; and, properties along this route would have been highly desirable. Historic records show that wealthy merchants favored such locations. The Historic RPZ includes property once owned by Morris Pound, a vintner who was spoken well of by George Washington. Archaeological excavations have identified the foundations of several buildings in this zone that date to the period of the colonial port town. The town of Colchester is considered eligible for listing in the National Register of Historic Places.

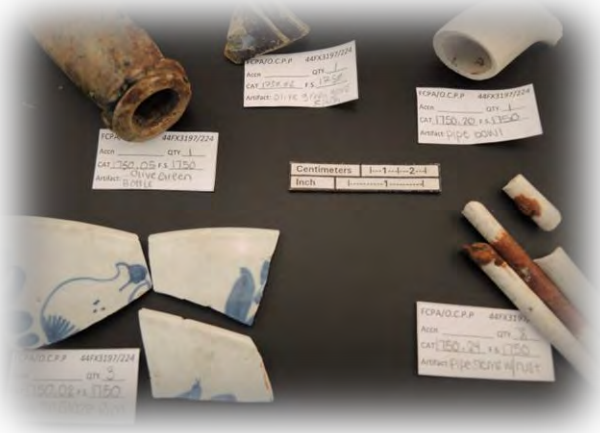


Figure 36 : Collection of Colonial Era Artifacts

PROTECTION

Further development in this area is strongly discouraged so as to avoid impacts to this highly significant archaeological area. Any necessary disturbance required for site management should be preceded by a thorough archaeological investigation that should inform the planned work. The findings within the Historic Resource Protection Zone should also be interpreted for public enjoyment and could easily support ongoing archaeological and historic research.

CONCEPTUAL DEVELOPMENT PLAN

INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended project elements. Large portions of Old Colchester Park and Preserve will remain undeveloped for the protection of the unique resources that exist within the park.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although sound site analysis has contributed to the basis of the design, final facility location for the recommended elements will be determined through more refined site analysis and engineering that will be conducted when funding becomes available for the development of this park. Final design will be influenced greatly by concern for protecting both the distinctive cultural and natural resources, as well as to satisfy all pertinent federal, state, and county codes and permitting requirements.

PLAN ELEMENTS

SITE ACCESS

Defining clear and welcoming points of entry into the park, both vehicular and pedestrian, is a key beginning step in the design process. Surrounding roads and adjacent development provide several points of access to Old Colchester Park and Preserve.

VEHICULAR ACCESS

The character of the resources at Old Colchester Park and Preserve has generated significant interest, attracting people from well beyond the immediate neighborhood. For those traveling to the park by car, access is provided via Hyde Street. While it appears that vehicular access could be provided from the park's frontage on Old Colchester Road or by Cardiff Street through the adjacent Harbor View Subdivision, construction is inhibited by unfavorable topography or impacts to sensitive resource areas. As an existing road directly onto park property, Hyde Street provides the most efficient means of access with no additional disturbance to site resources.

Figure 37 : View along Hyde Street

Hyde Street also provides the sole source of access to the Fairfax Yacht Club. To clarify a driver's route, the existing 90 degree bend in Hyde Street should be converted to a standard "T" intersection to connect with the proposed parking. This allows a clear point of decision for the driver to determine which route to take and minimize misguided traffic.

PEDESTRIAN ACCESS

Separate from the primary park access from Hyde Street, pedestrian access is provided from Old Colchester Road. A route currently exists into the park from this location, a remnant from previous logging and dredging activities on the site. There are few homes along this section of Old Colchester Road and the addition of a roadside trail is not likely in the foreseeable future. However, maintaining the route as a natural surface trail connection for the existing homes causes no further disruption to the resources in the area so the trail connection remains to the benefit of these adjacent homeowners.

Alternately, no pedestrian access is provided from Cardiff Street on the eastern side of the park. As noted previously the desirability of this pedestrian connection was specifically considered by residents of the Harbor View community. The majority of respondents stated a preference that there would be no pedestrian connection between the park and Cardiff Street. No improvements should be made that would enhance access or encourage pedestrians to enter the park in this location.

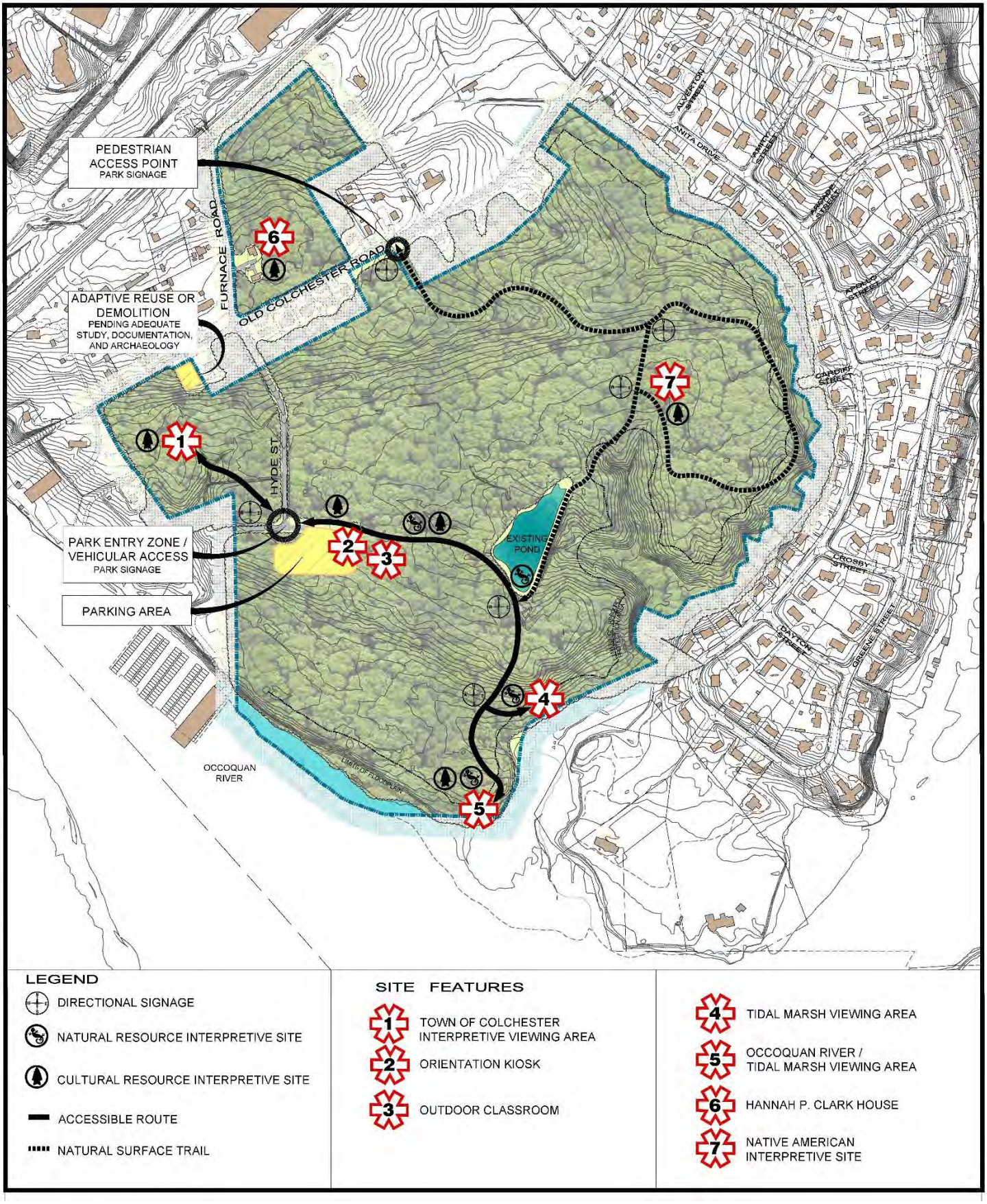


Figure 38 : Old Colchester Park and Preserve Conceptual Development Plan

PARKING AREA

The provision of a parking area is an important component of welcoming people to the park. On a day to day basis, a few people may come to the park to walk the trails and learn from the interpretive features. Periodically, larger groups may be led by Park Authority staff for site-specific programs. The ability to accommodate up to 30 parking spaces is intended. This may include a mix of permanent and temporary parking spaces. Geometrically, parking should be designed to accommodate the turning movements of school buses, allowing for the opportunity to accommodate school field trips. Bus parking might be accommodated across the permanent parking spaces or at nearby Mason Neck West Park.

Sensitivity of the areas resources indicate that all efforts should be made to reduce the impact of establishing impervious surfaces here. Narrowing pavement widths for one-way circulation, using permeable pavers in parking spaces, and orienting drainage to a central bioretention area are among possible mitigation measures.

OUTDOOR CLASSROOM

In proximity to the parking area is the outdoor classroom. This simple seating area provides a space for Park Authority staff to stage site tours and programs. It defines a meeting space and place where park staff can orient visitors to the park and its resources.

ORIENTATION KIOSK

For those visitors that come to the park on their own, an orientation kiosk near the parking lot provides another opportunity to familiarize visitors to the park and begin telling the park's story.

TRAILS

The primary development within Old Colchester Park and Preserve is a sanctioned trail network. Trails are located to lead visitors through the site's special features without damage to the resources. Often threaded between protected cultural and natural resource areas, the trails provide the conduit for interpretation and passive recreation.




There is a hierarchy to the trail system at Old Colchester Park and Preserve. The principal route originates from the parking area and is intended to be constructed as an accessible route. Specific construction materials may vary in different locations, depending on the particular site conditions along the route, but the surface should constructed to address accessibility goals. This principal route connects to the vast majority of the interpretive areas, town viewing point, and views of the Occoquan River.

A secondary series of natural surface trails allows for further exploration of the park through more sensitive resource areas. This route follows an existing series of foot trails and requires little or no additional site disturbance.

INTERPRETIVE ELEMENTS

Old Colchester Park and Preserve is rich in both natural and cultural resources for preservation and protection. Sharing the knowledge learned

through interpretive features will benefit the casual user, students of all ages, scientists, historians, and the broader community, in alignment with the Park Authority's stewardship education goal. The specific interpretive features and their locations will be further developed and refined. Some key locations for interpretation are generally identified on the Conceptual Development Plan. As research continues and the body of knowledge evolves, these locations and themes may evolve as well. Interpretive themes may include:

NATIVE AMERICAN ARCHAEOLOGICAL SITES

Information gained from the archaeological investigations of Native American sites offers opportunities to interpret ancient lifestyles, the influence of the surrounding landscape on man, and the effects of man on the environment.

OLD COLCHESTER ROAD

In 1662, the Virginia Assembly required construction of roads linking churches and courts with the, then, colonial capital at Jamestown. In this region, it is said that colonists utilized an existing, Native American trail that they referred to as the Potomac Path. This included what is now Old Colchester Road and was integrated into a larger network, the King's Highway, which England's King Charles II mandated link Boston to Charleston, South Carolina.

Figure 39 : View along Old Colchester Road where It Terminates at the Occoquan River

HANNAH P. CLARK HOUSE

Constructed around 1876, the Hannah P. Clark House demonstrates changing trends in construction materials and methods over more than 100 years. In 2014, a Park Authority architectural historian revealed that the original core of the house utilized vertical log construction. The bark had been stripped or "peeled" from the logs. Later additions used traditional milled lumber frame construction. Beyond the architectural features of the site, the Hannah P. Clark House provides chance to recall the story of one of the area's most memorable residents.

COLONIAL CEMETERY

The features found in the Colonial Cemetery site provide a chance to interpret the features themselves, but also to point out that even with the best research, sometimes we're still left with questions.

TOWN OF COLCHESTER

As the park's namesake, the town of Colchester offers a wide variety of interpretive elements. The development of the town, competition with Alexandria, daily life, societal structure, connections to George Washington are all possible components of town interpretation along with the town structures themselves. Much of the town area on park property is low and wet – a problem for the original town dwellers as well. An elevated walkway could lead to a central town point and orient much of the interpretation from there.

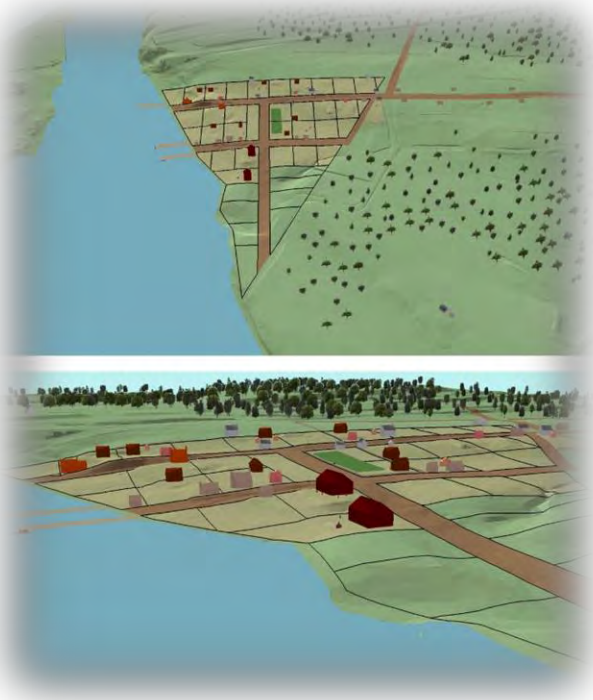


Figure 40 : Virtual Representation of the Town of Colchester

FORESTED WETLANDS

Old Colchester Park and Preserve possesses a rare ecosystem called a "Coastal Plain Depression Swamp Forest" which covers about forty acres of the park. There are no creeks or waterways nearby, yet the forest holds pools of water which allow frogs and salamanders to breed in the springtime. Ancient marine clays are present in the soil that create a physical barrier and hold water at the surface for a long time. Many water-loving plants occur here. Often, farmers were able to drain these types of areas to make way for agriculture, but this particular forest has been present for a long time.

Figure 41 : Sampling for Amphibian Larvae in a Vernal Pool

Figure 44 : Tidal Marsh with Occoquan River Beyond

Figure 44 : Freshwater Marsh

Figure 44 : Mixed Hardwood Forest

POND AND VERNAL POOLS

The pond, located centrally within the park, functions as a man-made vernal pool. A vernal pool dries out regularly, most often in the hot summer months, while holding water during the winter and spring. The drying prevents fish from living in the pool, allowing amphibians to breed safely without predators. This particular pool supports thousands of breeding frogs and salamanders. The pond is being rehabilitated so that park naturalists can create ideal water depths for breeding amphibians at different times of the year. Many species of dragonflies are also found within this habitat.

OCCOQUAN RIVER OVERLOOK/ TIDAL FRESHWATER MARSH

One of the most unique natural resources of Old Colchester Park and Preserve is the tidal freshwater marsh along the Occoquan River at Belmont Bay. Exposed tidal mud flats appear at low tide, and submerged aquatic vegetation is a nursery and breeding ground for fish. Osprey and bald eagle are a common sight flying along the Occoquan River.

FRESHWATER MARSH

Further up the marsh, the effects of the tide become less pronounced. Some common plants in this sunny, open area include spatterdock, narrow-leaved cattail, pickerelweed and arrow arum.

Within this habitat, many species of birds can be seen including herons, egrets, sandpipers, ducks, and red-winged blackbirds.

MIXED HARDWOOD FOREST

Old Colchester's upland forests have been impacted by deer overabundance, selective logging, and reduced fire frequency. The most common species of tree in these areas is American Beech, which was resistant to many of these pressures. Park naturalists have undertaken experiments to girdle mature beech trees to allow in more light and help native oaks and hickories regenerate. Eastern box turtles and American toads are commonly observed in this forest type.

POTENTIAL AREA OF ADAPTIVE REUSE OR DEMOLITION

The acquisition of parcel 113-3 ((1)) (4) 4, sometimes referred to as the Roysdon Property, includes a residential structure constructed in 1957. This structure may be utilized to support ongoing resource management activities at Old Colchester Park and Preserve. Due to the age of the home and structural conditions, it may be determined that continuing building maintenance costs exceed the value of its use. Should this structure be deemed unsuitable for park purposes, demolition may be considered.

DESIGN CONCERNS

COORDINATION WITH RESOURCE MANAGEMENT STAFF

As a theme repeated throughout this document, Old Colchester Park and Preserve possesses a broad range of resources, often with overlapping areas of interest between cultural and natural resources. What may appear as simple site adaptations could have far reaching implications on resource protection. It is critical that decisions regarding Old Colchester Park and Preserve be made through a coordinated effort with resource management staff.

PROTECTION OF SITE HYDROLOGY

Many of the natural resources within this park are highly dependent on a delicate balance of site hydrology. Although this is a factor throughout the park, it is particularly true of the wetland areas. Areas north of the large central wetland have been left undisturbed as a conscious decision of this master plan for the benefit of the wetland health and dependent species.

WATER ACCESS TO OCCOQUAN RIVER

During the planning process, requests were made by some in the community to consider establishing public water access along the shoreline of Old Colchester Park and Preserve. The limited amount of shoreline within the park is very marshy and not conducive to successful boating access. This area is ecologically fragile and rich archaeologically. Although a destination area is provided to allow views of the river, the element of public water access is intentionally not included with this master plan.

LINKS TO THEMATIC TRAILS

The Potomac Heritage National Scenic Trail is comprised of an extensive linking of trails following the routes explored by George Washington. Spanning from the Potomac River to the upper Ohio River basins, the trail links numerous sites that were key in the formation of the United States. The archaeology at Old Colchester Park and Preserve, particularly the research related to the town of Colchester, would be well suited for inclusion with this thematic trail.

The Washington-Rochambeau Trail commemorates a strategic military alliance between American and French forces during the Revolutionary War. In America's battle for independence, France provided aid that was crucial to the outcome – money, munitions, and troops. Sent by King Louis XVI, the Comte de Rochambeau with an accompanying 5,800 troops joined with George Washington and the Continental Army to support the American efforts. Over fifteen months, the combined troops marched from Newport, Rhode Island to Yorktown, Virginia and a decisive victory for American independence in October 1781. Rochambeau's armies camped along Old Colchester Road both on the

way to and from Yorktown. Campsites have been identified in the vicinity of Old Colchester Park and Preserve. The park's location along the primary route of this military campaign makes Old Colchester Park and Preserve a logical inclusion in this thematic trail.

The Virginia Birding and Wildlife Trail highlights locations across the state noted for the range of species or unique habitats that support specialized bird populations. The variety of habitats within the park and the range of species seen in the area, make Old Colchester Park and Preserve a worthy inclusion for this thematic route. The accessibility of parking and accessible route may open the opportunity for bird watching to a broader population.

OPPORTUNITIES FOR INTERPRETATION

While the overall interpretive plan for this site will be developed separately, it is recommended that a variety of interpretive features be included to address a society that is increasingly tech savvy. Mobile device links to extended site information vastly expands on the level of information that can be shared as well as offering a range of age-appropriate information that can be communicated to different age groups. Interactive site features, such as those with hand-generated power, directly engage the viewer and add the possibility of an audio component that is beneficial to those with limited vision.

FISCAL SUSTAINABILITY

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability within the park system and at Old Colchester Park and Preserve is essential to be incorporated into the master plan implementation. The demand for programming Old Colchester Park and Preserve should be viewed as an opportunity to support the park within the framework of its mission. The master plan envisions facilities that will permit group programming while maintaining the significant resources that define this special park. Enhanced fiscal sustainability will allow Old Colchester Park and Preserve to address inevitable

maintenance needs as well as stewardship needs by providing latitude in funding options and decisions.

PROBLEM SOILS

There are two soils types identified within the park that are considered to be problem soils – Kingstown-Sassafras-Marumsco Complex (71) and Sassafras-Marumsco Complex (91). These soils are noted for high shrink/swell potential, landslide susceptibility, high compressibility, low bearing strength, and shallow water tables.

As outlined in the Description & Interpretive Guide to Soils in Fairfax County, May 2013,

> "a detailed geotechnical investigation and report are required. Geotechnical problems must be addressed with adequate engineering evaluations and designs prior to development. A geotechnical report, prepared according to the geotechnical guidelines of PFM Chapter 4 and the Virginia Uniform Statewide Building Code (USBC) is mandatory for all construction and grading within these problem soil areas. The engineering evaluation and report shall be submitted for approval and the recommendations incorporated into the grading plans as requirements prior to plan approval. Construction inspections and certifications are required from the engineer of record."

RESIDENT CURATOR PROGRAM

As the Park Authority continually investigates ways to better manage its land holdings, the establishment of a Resident Curator Program is currently being explored. Typically, Resident Curator Programs first identify publicly-held historic properties with no immediate or practical use. Under this program, a vision for the property is developed, along with the necessary resources, and an outside party (curator) with the necessary skills to accomplish that vision is selected. The curator is permitted use of the property, for little or no rent, in exchange for rehabilitating the property.

Should a Resident Curator Program be put into place, the Hannah P. Clark House is considered to be a prime candidate for this program. As there is no formal plan in place at this time, it is impossible to predict what impacts the program requirements may have on the implementation of this master plan. Adjustments to the design may become necessary to effectively coordinate with any future Resident Curator Program.

Until the establishment of a Resident Curator Program or should the Hannah P. Clark House not be selected for inclusion in the program, the home and property may be adaptively reused by the Park Authority in a manner appropriate to the building's architecture.

POTENTIAL DEMOLITION OF THE ROYSDON HOUSE

As addressed under the heading of Potential Adaptive Reuse, structural repair and maintenance costs for the Roysdon House may render continued usage of the Roysdon House as fiscally unadvisable. Should the option of demolition be determined most prudent, plans for demolition should be carefully coordinated with the Resource Management Division as the presence of cultural resources may indicate the need for special demolition methods.

RIGHT-OF-WAY ABANDONMENT

Prior to acquisition by the Park Authority, previous subdivision plans in 1952 and 1958 included areas of right-of-way to be dedicated for public street purposes. Planned streets were subdivided but never accepted into the state street system. Only a portion of Hyde Street was actually constructed. Formal ownership of the right-of-ways is retained by the Fairfax County Board of Supervisors. No physical construction of these platted, "paper" streets is planned and the area is generally considered as part of Old Colchester Park and Preserve. To clarify ownership and maintenance responsibilities within the park, vacation of these right-of-ways should be pursued with the land area dedicated to the Park Authority.

APPENDIX A - Federal Lands to Parks Agreement

Prepared by: WALKER TITLE
11781 LEE JACKSON MEMORIAL HWY
SUITE 300
FAIRFAX, VIRGINIA 22033
A0900896

Box 230

RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS

THIS RELEASE AND TRANSFER OF TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS is made this 24th day of September, 2009, by and between the FAIRFAX COUNTY PARK AUTHORITY, FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (hereinafter referred to as "PARK AUTHORITY" and to be indexed as both Grantor and Grantee) and the UNITED STATES OF AMERICA, acting by and through the National Park Service, an agency of the United States Department of the Interior (hereinafter referred to as the "UNITED STATES" and to be indexed as both Grantor and Grantee).

The purpose of this instrument is to release the terms, conditions, covenants and restrictions imposed by the UNITED STATES OF AMERICA upon two parcels of land identified below (the Vulcan Property), and to impose those certain terms, conditions, covenants and restrictions on different parcels of land, also identified below (the Old Colchester Property) and to impose additional terms, conditions, covenants and restrictions on the Old Colchester Property.

WITNESSETH:

WHEREAS, the UNITED STATES, acting by and through the Regional Director, Southeast Region, National Park Service, United States Department of the Interior, under and pursuant to the power and authority contained in the provision of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 91-485 (84 Stat. 1084) (the "Act"), and the regulations and orders promulgated thereunder, conveyed approximately 115 acres, more or less, composed of two parcels known as the Portion of Lorton Correctional Complex, Lorton, Virginia (the "Vulcan Property"), as more particularly described in Exhibit A, attached hereto and made a part hereof, to the PARK AUTHORITY by Quitclaim Deed dated April 11, 2002, and recorded on April 23, 2002, in the Land Records of Fairfax County, Virginia in Deed Book 12874 Page 1772 (the "Conveyance"); and

WHEREAS, the Conveyance required the Vulcan Property to be used and maintained for public park or recreational purposes and impressed the Vulcan Property with certain other terms, conditions, covenants and restrictions, more specifically described in Exhibit A, that limit the Park Authority's use of the Property; and

WHEREAS, twenty (20) parcels of land containing 140 acres, more or less (the "Old Colchester Property"), were conveyed to the PARK AUTHORITY by McCue and McCue Limited Partnership by Court Order dated March 23, 2007, and recorded in the Land Records of Fairfax County, Virginia in Deed Book 19206 Page 2018, more particularly described in Exhibit B attached hereto and made a part hereof; and

WHEREAS, PARK AUTHORITY proposes to remove the terms, conditions, covenants and restriction enumerated in Exhibit A from the Vulcan Property (except those numbered 10, 11 and 12), and to transfer these same terms, conditions, covenants and restrictions, including the requirement to use and maintain the Vulcan Property in perpetuity for public park or public recreational purposes, to the Old Colchester Property; and

WHEREAS, 40 U.S.C. 550 (b)(1) (2003) authorizes the Secretary of the Interior to release lands from the terms, conditions, covenants and restrictions contained in quitclaim deeds conveyed pursuant to the Act and this authority has been re-delegated to the Director of the National Park Service (the "Service") and the Regional Directors of the Service; and

WHEREAS, on June 23, 2009, the Service requested concurrence from the General Services Administration (GSA) to release the Vulcan Property from those terms, conditions, covenants and restrictions in the Conveyance, and to impose the terms, conditions, covenants and restrictions described in Exhibit A to the Old Colchester Property; and

WHEREAS, on May 20, 2009 the PARK AUTHORITY wrote to the Office of Review and Compliance, Department of Historic Resources of the Commonwealth of Virginia (the DHR") and requested its review and determination that "the exchange will not result in an adverse impact on the historic resources located on the properties involved in the exchange"; and

WHEREAS, on July 31, 2009 the DHR responded to the PARK AUTHORITY and advised that it "fully support[ed] the proposed property exchange" but recommended that certain conditions/restrictions, as described in Exhibit C attached hereto and made a part hereof, be imposed on the Old Colchester Property; and

WHEREAS, on September 1, 2009, GSA concurred with the proposed release and transfer of terms, conditions, covenants and restrictions from the Vulcan Property to the Old Colchester Property;

NOW, THEREFORE in consideration of and pursuant to all the foregoing:

The UNITED STATES, in exchange for (1) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions set forth in Exhibit A (except those numbered 10, 11 and 12) to the Old Colchester Property, and (2) the PARK AUTHORITY'S agreement to impose the terms, conditions, covenants and restrictions as set forth in Exhibit C to the Old Colchester Property, does hereby release the Vulcan Property from the terms, conditions, covenants and restrictions set forth in the Exhibit A (except those numbered 10, 11 and 12).

The UNITED STATES does hereby impose the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C upon the Old Colchester Property.

The PARK AUTHORITY, in exchange for the release of the Vulcan Property from the terms, conditions, covenants and restrictions imposed in Exhibit A, and as otherwise noted above, does by executing this document, hereby accept and agree that the terms, conditions, covenants and restrictions set forth in Exhibits A (except those numbered 10, 11 and 12) and C are imposed upon the Old Colchester Property.

IN TESTIMONY WHEREOF, PARK AUTHORITY and the UNITED STATES have caused this release and transfer to be executed for them and on their behalf and have caused to be affixed hereunder their seals, by their duly authorized officers or agents, the day and year first above written.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES.]

Executed and approved on behalf of the Fairfax County Park Authority, by the authority granted by the said Park Authority.

FAIRFAX COUNTY PARK AUTHORITY

By: _____
John W. Dargle, Jr., Director

WITNESS:

By: Julie B Cline

Printed Name: Julie B. Cline

Title: Acting Branch Manager

STATE OF VIRGINIA

COUNTY OF FAIRFAX

On this 21st day of SEPTEMBER, 2009, before me, the subscriber, personally appeared John W. Dargle, Jr., Director of the Fairfax County Park Authority, and known to me to be the same person described in and who executed the foregoing instrument, and that he executed the foregoing instrument for and on behalf of the Fairfax County Park Authority for the purposes and uses therein described.

Michael P Lambert
Notary Public

My Commission Expires:
March 31, 2010

Notary Registration Number:
7031604

Michael P. Lambert
Commonwealth of Virginia
Notary Public
Commission No. 7031604
My Commission Expires 03/31/2010

UNITED STATES OF AMERICA:

Acting by and through the
Secretary of the Interior

Through:

Regional Director
Southeast Region
National Park Service

By: _____
Chris Abbett
Assistant Regional Director For
Partnerships

WITNESS:

By: Linda L. York

Printed Name: Linda L. York

Title: SE Regional Coastal Geomorphologist

STATE OF GEORGIA

COUNTY OF FULTON

On this 17 day of SEPTEMBER, 2009, before me, the subscriber, personally appeared Chris Abbett, Assistant Regional Director For Partnerships, Southeast Region, National Park Service of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges

that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

William Lamar Hire
Notary Public

My Commission Expires:
APRIL 19, 2010

Notary Registration Number:

Federal Lands to Parks Agreement
Exhibit "A"

QUITCLAIM DEED

The UNITED STATES OF AMERICA, acting by and through the Secretary of the Interior, acting by and through the Regional Director, Southeast Region, National Park Service, under and pursuant to the power and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and particularly as amended by Public Law 485, 91st Congress, and regulations and orders promulgated thereunder (hereinafter designated "Grantor"), for and in consideration of the perpetual use of the hereinafter described premises for public park and public recreation area purposes by the Fairfax County Park Authority, Fairfax County, Virginia, (hereinafter designated "Grantee"), does hereby release and quitclaim to Grantee, and to its successors and assigns, subject to the reservations, exceptions, restrictions, conditions and covenants hereinafter expressed and set forth, all Grantor's right, title and interest in and to the following described property, consisting of 115.1856 acres in fee, also known as the Portion of the Lorton Correctional Complex, Lorton, Virginia, and being situate in Fairfax County, Virginia, and being more particularly described as follows:

METES AND BOUNDS DESCRIPTION
PARCEL 1
TM 106-4-001-54
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Return to: Office of the County Attorney
12000 Government Center Parkway, Suite 549
Fairfax, Virginia 22035-0064
ATTN: Alan M. Weiss
Consideration: $0

Beginning at an iron pipe found at the southwesternmost corner of the 57.384189 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56, said iron pipe found also being S 84° 21' 39" W 123.65 feet from the northwesternmost corner of Parcel 2, another parcel to be conveyed, and described separately; said iron pipe found also lying on the northern line of the lands of Newton Asphalt Company Incorporated of Va. ~ TM 112-2-001-12 ~ Deed Book 5431 Page 1105;

Thence departing the lands of Fairfax County Water Authority and with said northern line of the lands of Newton Asphalt Company Incorporated of Va., and then continuing with a northern line of another parcel owned by Fairfax County Water Authority ~ TM 112-2-001-8 ~ Deed Book 2955 Page 1, S 84° 21' 39" W 2,046.17 feet (passing through an iron pipe found at 1,969.42 feet) to a concrete monument found at the northeasternmost corner of the 2.241765 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56;

1

Thence departing said lands of Fairfax County Water Authority ~ TM 112-2-001-8, and with said northern line of said 2.241785 Hectares parcel, N 89° 28' 25" W 468.45 feet to an iron pipe found at the southeasternmost corner of the lands of Occoquan Overlook Limited Partnership ~ TM 106-3-001-4A ~ Deed Book 9267 Page 102;

Thence departing said lands of Fairfax County Water Authority, and with said lands of Occoquan Overlook Limited Partnership, and then continuing with a line of the lands of Vulcan Lands, Inc. ~ TM 106-3-001-4B ~ Deed Book 7659 Page 208, N 13° 42' 47" E 842.82 feet to a concrete monument set;

Thence with the lands of Vulcan Lands, Inc. the following three (3) courses and distances:

N 32° 37' 47" E 325.10 feet to a concrete monument found;

S 05° 15' 03" E 110.85 feet to a stone found;

N 85° 52' 35" E 2,164.09 feet to an iron pipe found at the northwesternmost corner of the aforesaid 57.384189 Hectares Fairfax County Water Authority parcel;

Thence departing said lands of Vulcan Lands, Inc. and with the western line of said 57.384189 Hectares parcel, S 02° 22' 30" W 941.85 feet to the **Point of Beginning** and containing 2,326,873 Square Feet ~ 53.4177 Acres.

METES AND BOUNDS DESCRIPTION
PARCEL 2
TM 106-4-001-54
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

Commencing at an iron pipe found at the southeasternmost corner of Parcel 1, another parcel to be conveyed, and described separately and the southwesternmost corner of the 57.384189 Hectares parcel quitclaimed by the United States of America unto Fairfax County Water Authority in Deed Book 10373 Page 1122 ~ TM 106-4-001-56, said iron pipe found also lying on the northern line of the lands of Newton Asphalt Company Incorporated of Va. ~ TM 112-2-001-12 ~ Deed Book 5431 Page 1105;

Thence departing said Parcel 1, and with the common line of said lands of Fairfax County Water Authority and Newton Asphalt Company Incorporated of Va., N 84° 21' 39" E 123.65 feet to an iron pipe set at the northwesternmost

corner of said lands of Newton Asphalt Company Incorporated of Va., and also being the **Point of Beginning** of the Parcel described herein;

Thence departing the lands of Newton Asphalt Company Incorporated of Va. And with the lands of Fairfax County Water Authority the following seven (7) courses and distances:

N 84° 21' 39" E 1,400.62 feet to an iron pipe found;

S 12° 18' 44" E 521.04 feet to an iron pipe found;

S 10° 05' 37" W 817.10 feet to an iron pipe found;

S 39° 36' 51" W 270.34 feet to an iron pipe found;

S 50° 58' 48" E 395.31 feet to an iron pipe found;

S 58° 43' 06" E 152.04 feet to an iron pipe found;

S 66° 33' 59" E 95.07 feet (passing through an iron pipe found at 94.75 feet) to a point, said point being the southernmost corner of said 57.384189 Hectares parcel of the lands of Fairfax County Water Authority, and also lying on a western line of another parcel of the lands of Fairfax County Water Authority ~ TM 112-2-001-8 ~ Deed Book 2955 Page 1;

Thence departing said 57.384189 Hectares parcel of the lands of Fairfax County Water Authority, and with the other lands of Fairfax County Water Authority ~ TM 112-2-001-8 the following eight (8) courses and distances:

S 34°10' 46" W 62.70 feet to an iron pipe found;

S 10° 02' 48" W 201.72 feet to an iron pipe set;

S 03° 41' 36" E 302.52 feet to a concrete monument found;

S 29° 14' 09" W 174.50 feet to a bent rebar found, said bent rebar found to be replaced by an iron pipe set;

S 56° 15' 22" W 265.89 feet to an iron pipe set;

S 37° 29' 36" W 204.10 feet to an iron pipe set;

S 73° 48' 26" W 67.00 feet to an iron pipe set;

N 66° 12' 43" W 474.25 feet to an iron pipe set, said iron pipe set also being on an eastern line of aforesaid lands of Newton Asphalt Company Incorporated of Va. and also being at a point in the center of Little Occoquan Run as it existed prior to being diverted for quarry purposes;

Thence departing the lands of Fairfax County Water Authority and along said center of Little Occoquan Run as it existed prior to being diverted for quarry purposes (and also along the lands of said Newton Asphalt Company Incorporated of Va.) the following forty-two (42) courses and distances:

N 10° 22' 09" E 98.87 feet to a point;

N 53° 14' 19" E 64.50 feet to a point;

N 03° 31' 21" W 131.24 feet to a point;

N 40° 21' 31" W 45.49 feet to a point;

N 66° 41' 31" W 61.40 feet to a point;

N 28° 10' 41" W 66.48 feet to a point;

N 05° 37' 11" W 41.01 feet to a point;

N 36° 34' 41" W 77.03 feet to a point;

N 08° 11' 11" W 49.01 feet to a point;

N 28° 35' 21" W 46.24 feet to a point;

N 67° 32' 31" W 26.42 feet to a point;

N 10° 42' 31" W 31.06 feet to a point;

N 34° 02' 19" E 41.11 feet to a point;

N 01° 40' 09" E 72.84 feet to a point;

N 21° 38' 29" E 98.01 feet to a point;

N 28° 37' 51" W 57.01 feet to a point;

N 28° 31' 19" E 25.81 feet to a point;

N 09° 20' 21" W 74.06 feet to a point;

N 08° 00' 29" E 196.73 feet to a point;

N 07° 51' 31" W 136.01 feet to a point;

N 22° 21' 31' W 117.18 feet to a point;

N 48° 17' 19" E 94.87 feet to a point;

N 32° 26' 41" W 67.54 feet to a point;

N 10° 12' 41" W 215.33 feet to a point;

N 65° 44' 29" E 30.36 feet to a point;

N 46° 02' 31" W 122.29 feet to a point;

S 67° 43' 39" W 45.61 feet to a point;

N 42° 16' 21" W 71.03 feet to a point;

N 87° 31' 43" W 194.02 feet to a point;

N 24° 49' 47" E 85.98 feet to a point;

N 43° 20' 19" E 45.45 feet to a point;

N 17° 25' 39" E 72.50 feet to a point;

N 03° 46' 41" W 53.08 feet to a point;

N 42° 20' 51" W 96.83 feet to a point;

S 86° 18' 39" W 86.15 feet to a point;

N 23° 19' 51" W 85.44 feet to a point;

N 70° 53' 19" E 71.59 feet to a point;

N 00° 27' 49" E 99.85 feet to a point;

N 34° 32' 31" W 80.06 feet to a point;

N 05° 56' 11" W 53.01 feet to a point;

N 68° 58' 21" W 121.24 feet to a point;

N 23° 18' 41" W 61.81 feet to the **Point of Beginning** and containing 2,690,796 Square Feet – 61.7719 Acres.

THIS CONVEYANCE is made subject to any and all existing rights-of-way, easements, covenants and agreements affecting the above-described premises, whether or not the same now appear of record, such to specifically include easements granted by the National Park Service to the Fairfax County Water Authority and the Board of Supervisors of Fairfax County.

To Have and to Hold the hereinbefore described property, subject to the reservations, exceptions, restrictions, conditions and covenants herein expressed and set forth unto the Grantee, its successors and assigns, forever.

Pursuant to authority contained in the Federal Property and Administrative Services Act of 1949, as amended, and applicable rules, regulations and orders promulgated thereunder, and specifically in accordance with Public Law 105-33, the Balance Budget Act of 1997, the General Services Administration determined the subject property to be surplus to the needs of the United States of America and assigned the property to the Department of the Interior for further conveyance to the Fairfax County Park Authority.

It is agreed and understood by and between the Grantor and Grantee, and the Grantee, by its acceptance of this deed, does acknowledge its understanding of the agreement, and does covenant and agree to itself, and its successors and assigns, forever, as follows:

1. This property shall be used and maintained for the public park and recreation purposes for which it was conveyed in perpetuity as set forth in the program of utilization and plan contained in the application, submitted by the Grantee on November 11, 1998, which program and plan may be amended from time to time at the request of either the Grantor or Grantee, with the written concurrence of the other party, and such amendments shall be added to and become a part of the original application.

2. The Grantee shall, within six (6) months of the date of the deed of conveyance, erect and maintain a permanent sign or marker near the point of principal access to the conveyed area which says:

> This park land was acquired through the FEDERAL LANDS TO PARKS PROGRAM of the United States Department of the Interior, National Park Service, for use by the general public.

3. The United States hereby grants the Fairfax County Park Authority the right to transact a property exchange with Vulcan Materials Company which currently leases a section of this property and which has proposed the transfer of similarly valued tracts in exchange for this tract. Otherwise, this property shall not be sold, leased, assigned, or otherwise disposed of except to another eligible governmental agency that the Secretary of the Interior agrees in writing can assure the continued use and maintenance of the property for public park or public recreational purposes subject to the same terms and conditions in the original instrument of conveyance. However, nothing in this provision shall preclude the Grantee from providing related recreational facilities and services compatible with the approved application, through concession agreements entered into with third parties, provided prior concurrence to such agreements is obtained in writing from the Secretary of the Interior.

4. From the date of this conveyance, the Grantee, its successors and assigns, shall submit biennial reports to the Secretary of the Interior, setting forth the use made of the property during the preceding 2-year period, and other pertinent data establishing its continuous use for the purposes set forth above, for ten consecutive reports and as further determined by the Secretary of the Interior.

5. Funds generated on this property may not be expended for nonrecreation purposes. Until this property has been fully developed in accordance with the Program of Utilization, all revenues generated on this property must be used for the development, operation and maintenance of this property. After this property has been fully developed in accordance with the Program of Utilization, revenue generated on this property may be expended on other recreation properties operated by the Grantee.

6. As part of the consideration for the Deed, the Grantee covenants and agrees for itself, its successors and assigns, that (1) the program for or in connection with which this Deed is made will be conducted in compliance with, and the Grantee, its successors and assigns, will comply with all requirements imposed by or pursuant to the regulations of the Department of the Interior in effect on the date of this Deed (43 C.F.R. Part 17) issued under the provisions of Title VI of the Civil Rights Act of 1964; (2) this covenant shall be subject in all respects to the provisions of said regulations; (3) the Grantee, its successors and assigns, will promptly take and continue to take such action as may be necessary to effectuate this covenant; (4) the United States shall have the right to seek judicial enforcement of this covenant, and (5) the Grantee, its successors and assigns, will (a) obtain from each other person (any legal entity) who, through contractual or other arrangements with the Grantee, its successors and assigns, is authorized to provide services or benefits under said program, a written agreement pursuant to which such other person shall, with respect to the services or benefits which he is authorized to provide, undertake for himself the same obligations as those imposed upon the Grantee, its successors and assigns, by this covenant, and (b) furnish a copy of such agreement to the Secretary of the Interior, or his successor; and that this covenant shall run with the land hereby conveyed, and shall in any event, without regard to technical classification or

designation, legal or otherwise, be binding to the fullest extent permitted by law and equity for the benefit of, and in favor of the Grantor and enforceable by the Grantor against the Grantee, its successors and assigns.

7. The Grantee agrees to comply with the requirements of Public Law 90-480 (82 Stat. 718) , the Architectural Barriers Act of 1968, as amended by Public Law 91-205 of 1970 (84 Stat. 49), to assure that development of facilities on conveyed surplus properties for public park and recreation purposes are accessible to the physically handicapped; and, further assure in accordance with Public Law 93-112, the Rehabilitation Act of 1973 (87 Stat. 394), that no otherwise qualified handicapped individual shall solely by reasons of his handicap be excluded from the participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

8. Grantee shall be on the lookout for archeological artifacts during its construction activities and shall take appropriate action should any artifacts be discovered. Grantee shall comply with the provisions of 36 C.F.R. Part 800, regarding protection of historic and cultural properties. Grantee's development plans shall avoid sites identified by a Cultural Resources Assessment of the property, and, prior to any alteration or construction on the property, Grantee shall consult with the Commonwealth of Virginia Historic Preservation Office.

9. The Grantee further covenants and agrees to comply with the National Environmental Policy Act of 1969, as amended, the 1977 Amendments to the Federal Water Pollution Control Act (Clean Water Act of 1977), and Executive Order 11990 (May 24, 1977), for Protection of Wetlands and Executive Order 11988 (May 24, 1977) for Floodplain Management, where and to the extent said amendments and Orders are applicable to the property herein conveyed, and Grantee shall be subject to any use restrictions issued under said Amendments and Orders.

10. As of the date of conveyance, all remedial action necessary to protect human health and the environment, with the respect to any known hazardous substance activity on the subject property, has been taken and no further remedial action is required at this time. However, any remedial action necessary after the date of conveyance, which is due to contamination occurring prior to the date of conveyance, will be conducted by the United States.

In the event any environmental contamination is discovered or additional remedial action is deemed necessary after conveyance, the Federal sponsoring agency should be notified immediately. Additionally, expenditures for environmental restoration projects that are not imminent threats to public health and safety will not be considered an off-set for purposes of abrogation unless these expenditures are to remediate contamination and unless prior concurrence is obtained from the Federal sponsoring agency.

8

11. In accordance with CERCLA Section 120(h)(3)(A)(iii), the United States, its officers, agents, employees, contractors and subcontractors shall have the right to enter upon the transferred property in any case in which remedial or corrective action is found to be necessary after the date of transfer. The right to enter shall include the right to conduct tests, investigations, 5 year reviews and surveys, including, where necessary, drilling, test pitting, boring and other similar activities. Such right shall also include the right to construct, operate, maintain or undertake any other response or remedial action as required or necessary including, but not limited to; monitoring wells, pumping wells and treatment facilities. These access rights are in addition to those granted to federal, state and local authorities under appropriate and applicable environmental laws and regulations.

12. The federal government shall hold harmless, defend and indemnify Fairfax County Park Authority and any future successor, assignee, transferee, lender, or lessee of the subject property from any suit, demand, cost or liability arising out of any claim for personal injury or property damage that may result from, or be predicated upon, the release or threatened release of any hazardous substance, pollutant or contaminant resulting from United States Government activities on the property subject to the conditions specified in, and to the extent authorized by, Section 330 of Public Law 102-484.

13. In the event there is a breach of any of the conditions and covenants herein contained by the Grantee, its successors and assigns, and such breach shall continue for sixty (60) days after written notification by Grantor to Grantee of such breach, whether caused by the legal or other inability of the Grantee, its successors and assigns, to perform said conditions and covenants, or otherwise, all right, title and interest in and to said premises shall revert to and become the property of the Grantor at its option, which in addition to all other remedies for such breach shall have the right of entry upon said premises, and the Grantee, its successors and assigns, shall forfeit all right, title and interest in said premises and in any and all of the appurtenances thereunto belonging; provided, however, that the failure of the Secretary of the Department of the Interior to require in any one or more instances complete performance of any of the conditions or covenants shall not be construed as a waiver or relinquishment of such future performance, but the obligation of the Grantee, its successors and assigns, with respect to such future performance shall continue in full force and effect. If a reversion of the said premises should occur, the grantee agrees to provide an acceptable level of protection and maintenance of the property until title has formally returned to the Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this the 11th day of April, 2002.

UNITED STATES OF AMERICA
Acting by and through the
Secretary of the Interior
Through:
Regional Director
Southeast Region
National Park Service

By: Wallace C. Brittain
Wallace C. Brittain
Chief, Recreation and
Conservation Division

WITNESSES:

STATE OF GEORGIA
COUNTY OF FULTON

On this 11th of April 2002, before me, the subscriber, personally appeared Wallace C. Brittain, Chief, Recreation and Conservation Division, Southeast Region, National Park Service, of the United States Department of the Interior, a governmental agency of the United States of America, and known to me to be the same person described in and who executed the foregoing instrument, as the act and deed of the United States of America, for and on behalf of the Secretary of the Interior, duly designated, empowered and authorized so to do by said Secretary and he acknowledges that he executed the foregoing instrument for and on behalf of the United States of America for the purposes and uses therein described.

NOTARY PUBLIC

My commission expires:

Notary Public, Rockdale County, Georgia
My Commission Expires July 23, 2003

The foregoing conveyance is hereby accepted and the undersigned agrees, by this acceptance, to assume and be bound by all the obligations, conditions, covenants and agreements therein contained.

FAIRFAX COUNTY PARK AUTHORITY

By: _____
Paul L. Baldino
Director

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

On this 12th day of April, 2002, before me, the undersigned officer, personally appeared Paul L. Baldino, to me known and known to me to be the same person whose name is subscribed to the foregoing acceptance, who being by me duly sworn, did depose and say that he is the Director of the Fairfax County Park Authority, that he is duly designated, empowered and authorized by a Resolution, dated November 10, 1999, to execute the foregoing acceptance and sign his name thereto; and that he signed his name, thereto and acknowledges that he executed the foregoing for and on behalf of the Fairfax County Park Authority , for the purposes and uses therein described.

_____
NOTARY PUBLIC

My commission expires:

11/30/05

Federal Lands to Parks Agreement
Exhibit "C"

1. In consultation with the Fairfax County Cultural Resource Management and Protection Section (CRMPS). the boundaries of Sites 44FX0704 (also designated by architectural inventory number 029-0044), 44FX 1670, 44FX2409, 44FX3194, 44FX3196, 44FX3197, 44FX3200, 44FX3204 shall be permanently protected by placing a one hundred (100) foot, or more, buffer around each site. The sites and the buffer zones shall be designated Environmentally Sensitive Zones (ESZ).

2. The County shall take all reasonable precautions to protect all designated ESZ on the property from excavation, looting, vandalism, erosion, mutilation, or destruction from any cause.

3. Any archaeological investigation, research, or recovery operations on the ESZ shall be carried out in accordance with the following:

a. No archaeological field investigations or recovery of data shall be conducted on the property without the prior written approval of the Fairfax County Cultural Resource Management and Protection Section (CRMPS) . Any such field investigations or recovery conducted pursuant to such approval shall be carried out in consultation with the CRMPS in a manner to ensure that the maximum amount of historic, scientific, archaeological, and educational information may be preserved in addition to the physical recovery of artifacts. Such field investigations or recovery efforts shall only be conducted pursuant to a research design approved by the CRMPS after a formal review process outlining the scope, purpose, and exact goals of the investigation or recovery project, reviewed and commented upon by the CRMPS prior to implementation. Any such field investigations, or recovery efforts pursuant to such approval shall be conducted by or under the supervision of a professionally qualified archaeologist meeting the *Secretary of Interior's Professional Qualification Standards* (48 FR 44738-44739) and provided the research design for such archaeological activity has been submitted prior to and approved by the CRMPS prior to any ground-disturbing activities.

b. All archaeological materials and appropriate field and research notes, maps, drawing and photographic records collected as part of archaeological field investigations or recovery (with the exception of any human skeletal remains and associated funerary objects) shall be deposited for permanent curation with the CRMPS at the James Lee Center; a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archeological Collections.* All such items shall be made available to educational institutions, individual scholars and Indian tribes for appropriate exhibit and/or research under the operating policies of the Fairfax County Park Authority.

4. No buildings, structures, roads, trails, utilities, playing fields, boat ramps, or other improvements shall be constructed, nor any disturbance of the ground, shall take place within an ESZ, without completion of an evaluation (Phase IT) archaeological survey consistent with the CRMPS 's archaeological guidelines and the Commonwealth of Virginia's *Guidelines for Conducting Cultural Resource Survey in Virginia: Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation: Secretary of the Interior's Standards and* Guidelines (48 FR 44742, September 29, 1983) 1999, rev. 2003), or subsequent revisions or replacements of these documents. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does not meet the National Register criteria at 36 CFR Part 63, or the CRMPS finds that the proposed actions will not have an adverse impact on the qualities that make the

site significant, the work may proceed upon the written approval of the CRMPS. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that the archaeological site does meet the National Register criteria at 356 CFR Part 61, a treatment plan to avoid, minimize or mitigate the adverse impacts of the proposed action shall be developed and approved in writing by the CRMPS prior to implementation. Once the measures addressed in the treatment plan are completed, work may proceed following approval in writing from the CRMPS.

No buildings, structures, roads, or other improvements shall be constructed within the portion of the Old Colchester Road (architectural inventory number 029-0953) located in the northeast comer of the property or within the viewshed of the Old Colchester Road without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement and taking into account both direct and indirect effects. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening. Direct effects shall b e addressed in a manner consistent with the procedure in condition 3.b above.

No buildings, structures, roads, or other improvements shall be constructed within the viewshed of any dwellings 50 years of age or older adjacent to the property boundaries without approval in writing from the Architectural Review Board (ARB) and the CRMPS after a formal review process outlining the size, height, siting and purpose of the of the proposed building, structure, road, or other improvement. Approval shall take into consideration the impact of the size, height and siting of the proposed construction on the historic and scenic values of the property. At the recommendation of the ARB and CRMPS, indirect effects shall be addressed through protective measures including but not limited to relocation, redesign or appropriate vegetative screening.

APPENDIX B – Soil Map Unit Descriptions

Soil Map Unit Descriptions for the soil typed identified at
Old Colchester Park and Preserve

Descriptions taken from the
Description & Interpretive Guide to Soils in Fairfax County

Prepared by the
Fairfax County Department of Public Works
and Environmental Services

Dated April 2008, as revised through May 2013

(7) Beltsville - This gravelly and silty soil occurs on hilltops in the Coastal Plain and on old Coastal Plain terraces. A naturally occurring dense layer is encountered at depths of 2 to 2½ feet. The depth to hard bedrock is typically greater than 50 feet. Permeability of the dense layer is very slow, resulting in a perched seasonal high water table 1½ to 2½ feet below the surface. Foundation support is typically good with proper drainage. Foundation drains and waterproofing are necessary to prevent wet basements. Grading and subsurface drainage is usually required to eliminate wet yards. Septic drainfields are poorly suited and infiltration trenches are marginally suited because of slow permeability and the perched water table.

(36) Elkton - This wet soil occurs on nearly level landscapes in low elevation area of the Coastal Plain. The lowest areas of this soil, near larger streams, are within the floodplain. Silty and clayey layers overlie stratified sandy material deep in the subsoil. Organic strata (peat and muck) may be encountered in some areas. The clays typically have a moderate shrink-swell potential that has resulted in foundation damage on some existing residential dwellings. The seasonal high water table is between 0 and 1 foot below the surface; long duration puddles are common. Depth to bedrock is greater than 200 feet. Permeability is slow to very slow. Foundation support may be poor because of soft soils, plastic clay and seasonal saturation. Basements below existing grade are not recommended because of potential severe wetness problems. Engineered drainage designs are often required to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of wetness and slow permeability. Elkton is predominantly hydric and may contain potential non tidal wetlands.

(47) Grist Mill-Woodstown Complex - This complex is a mixture of the development disturbed Grist Mill soil and the natural Woodstown soil. The complex occurs in low elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Grist Mill soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Woodstown soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (40) Grist Mill and (109) Woodstown.

> **(40) Grist Mill -** This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam, but can range from sandy loam to clay. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet below the surface. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow

permeability. This soil is found in low elevation developed areas of the Coastal Plain.

(109) Woodstown – See below

(48) Gunston – This silty and clayey soil occurs on flat portions of the Coastal Plain in Mason Neck. The topsoil is typically grey silt loam while the subsoil consists of deep moderately plastic clays. Bedrock is greater than 20 feet below the surface. The seasonal high water table ranges from 10 inches to 2½ feet below the surface. Foundation support is poor because of the high water table, soft soil and plastic clays. Extensive foundation drains (both exterior and interior), waterproofing and surface grading are necessary to prevent wet basements. Suitability for septic tanks and infiltration trenches is poor because of the high water table and slow permeability. Surface grading and subsurface drainage are needed to prevent wet yards.

(60) Honga – This soil occurs in tidal wetlands along the mouths of large streams and the shoreline of the Potomac. It consists of 1 to 2 feet of peaty organic material atop stratified silts and clays. Honga is frequently flooded and the water table is at the surface. Suitability for all uses is poor because of saturation, flooding and soft soil.

(69) Kingstowne-Elsinboro Complex - This complex is a mixture of the development disturbed Kingstowne soil and the natural Elsinboro soil. The complex occurs in higher elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Elsinboro soil will be found near drainageways in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (66) Kingstowne and (37) Elsinboro.

(37) Elsinboro – This loamy and clayey soil occurs on old stream terraces of the Piedmont and consists of old alluvium. It is subject to rare, but brief, flooding. It is well drained and the depth to bedrock is greater than 6 feet. Suitability for foundation support is fair because of the flooding. Flooding makes the soil poorly suited for septic drainfields and infiltration trenches. Surface grading and subsurface drainage are needed to prevent wet yards.

(66) Kingstowne - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam but can range from sandy loam to clay. Water-worn pebbles may be found throughout the soil. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and it is marginally suitability for infiltration trenches. Grading and subsurface drains may be needed to eliminate wet yards

caused by the slow permeability. This soil is found in higher elevation developed areas of the Coastal Plain.

(71) Kingstowne-Sassafras-Marumsco Complex - This complex is a mixture of the development-disturbed Kingstowne soil and the natural Sassafras and Marumsco soils. The complex occurs along the slopes between high and low elevation areas of the Coastal Plain that have been developed, but retain a good portion of undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Sassafras and Marumsco soils will be found on un-graded, sloping back and front yards and common areas. Sassafras-Marumsco complex contains Marine Clay and is highly problematic. For a description of the soils that make up this map unit, please see (66) Kingstowne and (91) Sassafras-Marumsco Complex.

(66) Kingstowne – See above under heading for (69) Kingstowne-Elsinboro Complex

(91) Sassafras-Marumsco Complex – See below

(77) Mattapex - This soil occurs on uplands in sand, silt, and clay sediments of the lower Coastal Plain. Loams and clay loams overlie very sandy layers. The seasonal high water table is between 2 and 3 feet below the surface. Depth to hard bedrock is typically greater than 200 feet. Foundation support may be marginal because of occasional soft soil and seasonal saturation. Foundation drains and waterproofing are needed to prevent wet basements. Grading and subsurface drainage are often necessary to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the high water table.

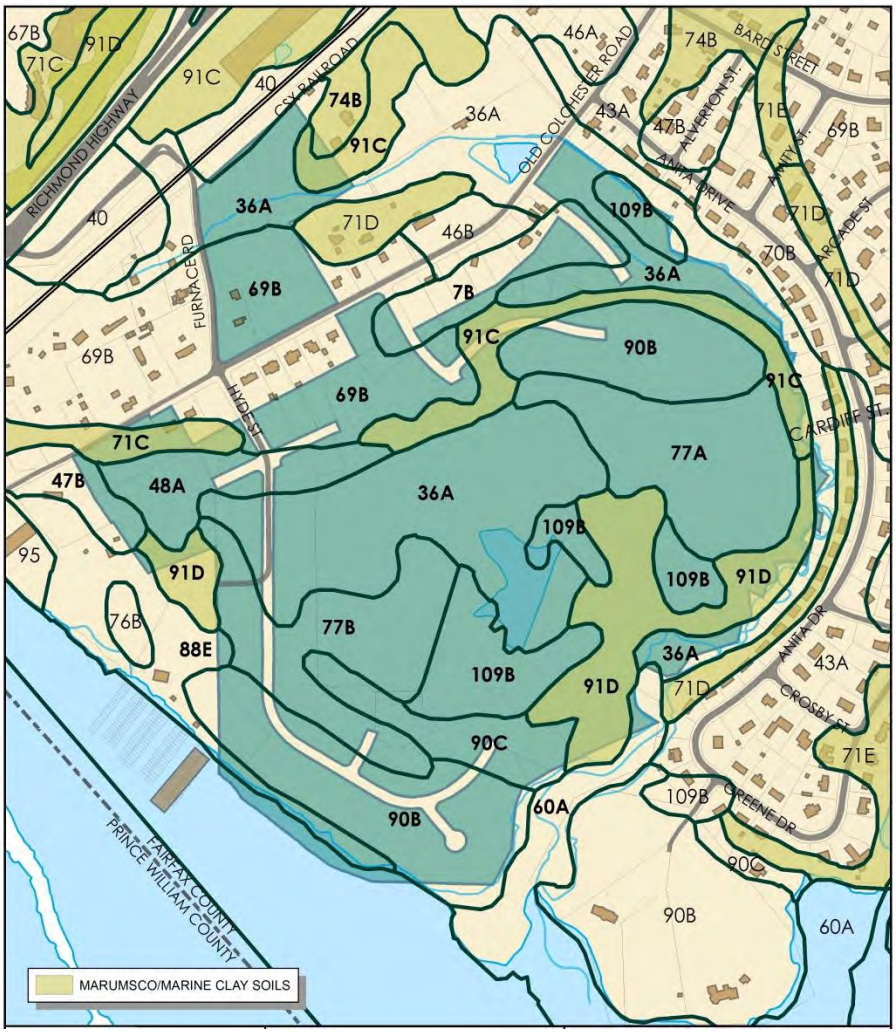
(88) Rhodhiss-Rock Outcrop Complex - This soil consists of sandy and clayey Rhodhiss soil mixed in with outcrops of granite bedrock. It occurs in the Piedmont mainly on steep side slopes. Outcrops and boulders occupy 15 to 40 percent of the soil surface. Bedrock can be found from the surface to more than 6 feet deep. Foundation support is good, but excavation can be very difficult due to the rock outcrops and slope. Blasting is often necessary. Septic drainfields and infiltration trenches are poorly suited due to the rockiness and shallow depth to bedrock.

(90) Sassafras - This soil occurs on hilltops and sideslopes in sandy, clayey and gravelly Coastal Plain sediments. The upper 5 feet consists of predominantly sandy and sandy clay loam materials. Water-worn pebbles are common. Depth to hard bedrock is greater than 50 feet. The soil typically provides adequate support for small buildings (i.e., 3 stories or less). Suitability for septic drainfields and infiltration trenches is good.

(91) Sassafras-Marumsco Complex – This soil complex occurs along steeper slopes separating the high elevation and low elevation areas of the Coastal Plain and along slopes bordering larger Coastal Plain streams. This complex was formerly referred to as Marine Clay. Dry, sandy and gravelly Sassafras material is stratified with layers of thick, highly plastic marine clays. Water perches on top of the clay layers and springs can form

where the clay strata come to the surface. Depth to the perched water table is variable depending on the specific stratification. This soil is highly variable. Unstable slopes can lead to serious land slippage or landslides. Depth to bedrock is greater than 50 feet. Foundation support is poor because of the potential perched water table, unstable slopes and plastic clays. Intensive geotechnical analysis is needed before construction commences. Suitability for septic drainfields and infiltration trenches is poor because of the high water table, plastic clays and unstable slopes.

(109) Woodstown - This soil occurs in sandy sediments on nearly level landscapes in the lower Coastal Plain. Soil materials are primarily sandy loams to sandy clay loams. The seasonal high water table is between 1½ and 3½ feet below the surface. Depth to hard bedrock ranges from 50 to more than 300 feet. Permeability is moderately rapid in the surface and moderately slow in the subsurface. Foundation support may be marginal because of soft soil and seasonal saturation. Foundation drains and waterproofing are necessary to prevent wet basements and crawl spaces. Grading and subsurface drainage may be needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the seasonal water table.



APPENDIX C – Natural Communities Descriptions

Vegetative Community Assessment of Old Colchester Park and Preserve
Performed and Prepared by Lardner/Klein Landscape Architects, P.C.
For Fairfax County Park Authority
December 15, 2011

Vegetation Community Assessment

RARE, THREATENED AND ENDANGERED SPECIES

From April through September 2011, ESA conducted an analysis of the park's vegetation using the Virginia Department of Conservation and Recreation/Virginia Natural Heritage Program (DCR/VANHP) Vegetation Classification Protocol and the Park Authority's Non-Native Invasive Assessment and Prioritization (NNIAP) Protocol at Old Colchester Park and Preserve. The results of ESA's fieldwork and analysis are compiled in the report titled *Old Colchester Park and Preserve Vegetation Assessment*, dated November 4, 2011. This report provides data and results of the field work, as well as the GIS mapping of distinct habitats, vegetation communities and NNI plant units. Additionally, ESA provides recommendations for the management of on-site vegetation through the use of a carrying capacity analysis that focused on the degree of soil compaction and vulnerability of vegetation communities to various threats.

DCR/VANHP provided ESA with the GIS files of rare, threatened and endangered (RTE) species occurrence in the area around Old Colchester Park and Preserve. No known RTE species or their habitat buffers occur within the park. However, bald eagles are known to nest nearby. DCR/VANHP does track S2 species in their GIS meta-data, although river bulrush (a S2 species) is not listed in the data layer received from DCR/VANHP. This may be because river bulrush is suspected of being on the site, but it has not been confirmed.

Due to the characteristics of the site, there are other rare or uncommon species that could potentially occur on site. As such, a habitat evaluation and search was conducted on this site in 2006 (WSSI, 2006), specifically looking for a small whorled pogonia (*Isotria medeoloides*), a Federally Listed Threatened and State Listed Endangered. No related habitat or plants were found in 2006 and ESA does not believe further studies are warranted.

VEGETATION CLASSIFICATION

ESA classified vegetation into natural communities that differ from each other in species composition and in relationships between species. Dominant factors in controlling distribution of woody species throughout the park include underlying geology, topography, soil type and disturbance history. Vegetation data plots were located within each non-aquatic habitat zone. Plots in the forest were 20m x 20m and plots in herbaceous communities were 10m x 10m. There was at least one plot in every vegetation community.

Using the field findings from site visits in April and June 2011, ESA classified each data plot as a natural community as described in the *Natural Communities of Virginia Classification of Ecological Community Groups*, Second Approximation, Version 2.4, DCR Natural Heritage Program, April 2010, a comprehensive classification of natural communities in Virginia. The report, overseen by the Virginia Department of Conservation and Recreation's Division of Natural Heritage (DCR-DNH), provides a comprehensive classification of natural communities in Virginia, with a purpose of constructing a broad framework for understanding and defining such communities at

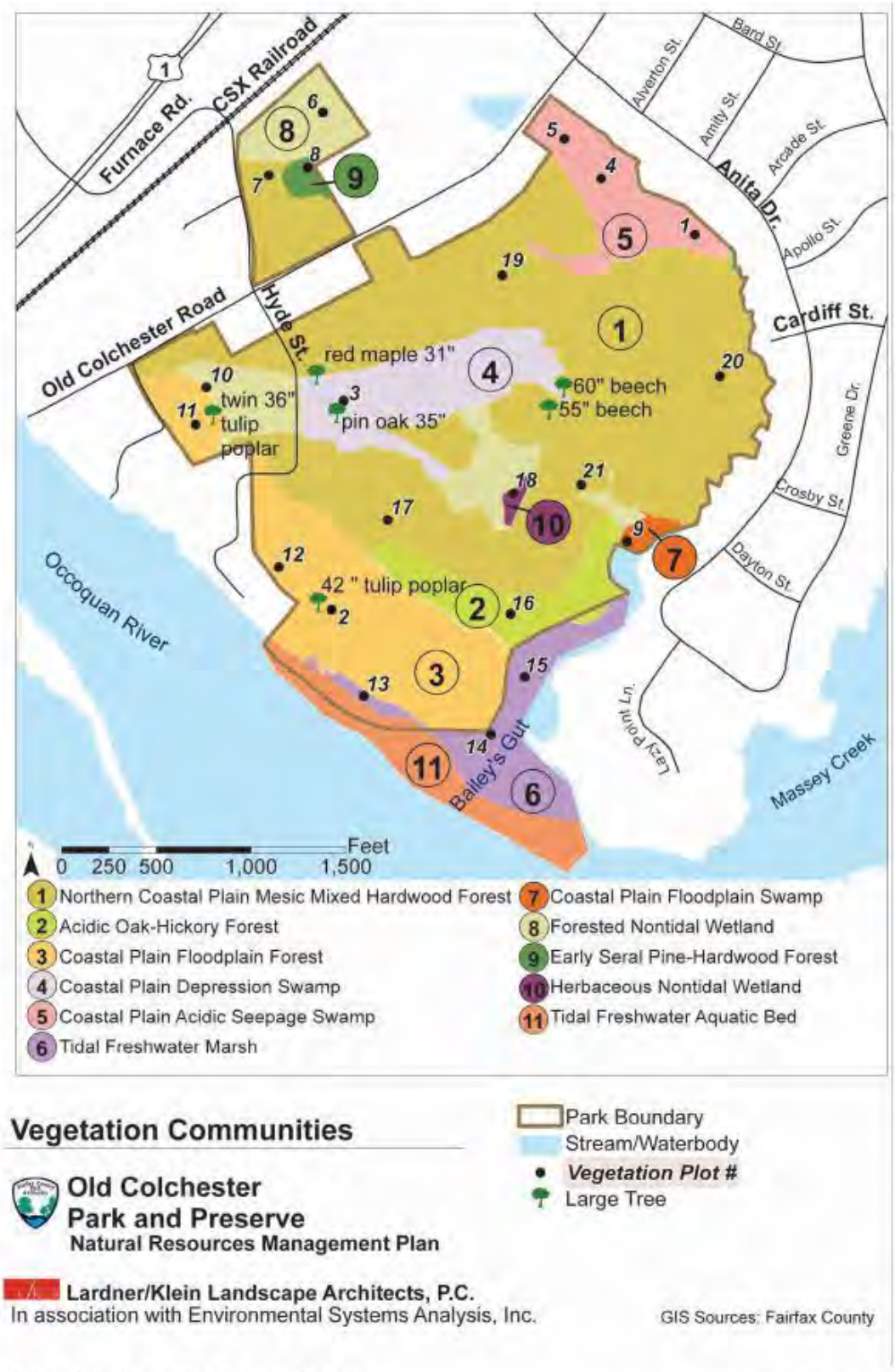


Figure 12: Vegetation Communities map

several hierarchical levels. Because the site contains tidal and nontidal wetlands, as well as forest, there are multiple vegetation communities as described by the *Natural Communities of Virginia,* with at least one State-Rare community and a few communities that are too immature to meet the definitions of the State's natural communities. Where on-site communities did not align with the Commonwealth of Virginia's classification system, ESA developed appropriate descriptions of vegetative associations such as a description for young and disturbed vegetation communities. The initial natural community boundaries were refined based on data collected by ESA and an earlier wetland delineation (WSSI, 2006). The revised boundaries are reflected in the Vegetation Communities Map. (see Figure 12)

ESA developed a comprehensive species list based on data collected while walking transects, during orientation field walks and while collecting data within each vegetation community. Additional species were added during the NNIAP exercise. These species were added to the list started by the Park Authority with additions provided by WSSI during their 2006 field studies to identify wetlands and rare, threatened and endangered (RTE) species for the prior property owner. The list is included in Appendix B.

Besides river bulrush and pink lady's slipper (*Cypripedium acaule*), both unconfirmed but believed to be on the site, other uncommon plants including pumpkin ash (*Fraxinus profunda*) and lilies and orchids, such as Turk's cap lily (*Lilium superbum*) are found on-site. Trees greater than 30 inches in diameter were also noted during the field work and are shown in Figure 12. These citing's do not reflect a comprehensive inventory of large trees within Old Colchester Park and Preserve.

VEGETATION COMMUNITIES DESCRIPTION

Vegetation communities identified and mapped on-site include:

- Northern Coastal Plain Mesic Mixed Hardwood Forest
- Acidic Oak-Hickory Forest
- Coastal Plain Floodplain Forest
- Coastal Plain Depression Swamp
- Coastal Plain Acidic Seepage Swamp
- Tidal Freshwater Marsh
- Coastal Plain Floodplain Swamp
- Forested Nontidal Wetland
- Early Seral Pine-Hardwood Forest
- Herbaceous Nontidal Wetland
- Tidal Freshwater Aquatic Bed

The following is a summary of the natural communities found in the park, as compiled by ESA. It is expected that the communities may become more heterogeneous with edges "blending" through time. Definitions for the classification and ranking codes for each vegetation community can be found in Appendix I.

Figure 13: Northern Coastal Plain Mesic Mixed Hardwood Forest

1 Northern Coastal Plain Mesic Mixed Hardwood Forest

This forest is common throughout the uplands in the park on both sides of Old Colchester Road and Hyde Street. American beech (*Fagus grandifolia*) dominate the canopy of this natural community and some beech are more than 30 inches in diameter. Some areas of this community have a strong canopy component of oak (*Quercus falcata, Q. phellos, Q. rubra, Q. velutina*), hickory (*Carya glabra* and *C. tomentosa),* and tulip poplar (*Liriodendron tulipifera*). Indicator species within this forest include American strawberry-bush (*Euonymus americana)*, Christmas fern (*Polystichum acrostichoides*), partridgeberry (*Mitchella repens)*, and flowering dogwood (*Cornus florida*). Some of this forest was logged at least once in the 1980s and other parts were released from grazing and agriculture. Based on a review of historical (1937 and 1953) aerial photographs, parts of this community were previously developed as agricultural fields and other areas were conifer dominated forest, most likely pine. Plots 7, 17, 19, 20, and 21 match the description for Northern Coastal Plain Mesic Mixed Hardwood Forest, provided in the *Natural Communities of Virginia Classification of Ecological Community Groups*. Deer browse is particularly apparent on strawberry-bush and the entire shrub stratum is sparse. Seeds, seedlings and saplings are being removed by deer and regeneration of shrubs will continue to be hindered if the deer population remains unchanged.

American beech dominates the side slopes and dry forest at Old Colchester. It is a native component of the forest and provides food and shelter for wildlife. However, beech is highly allelopathic and retards other vegetative species, especially as it matures. Other environmental factors favor beech and include the following list.

- Beech's shade tolerance allows it to out-compete oaks and hickories in aging forest stands and those with dense shade.
- Past fire suppression has favored beech, maple and tulip poplar as fire usually kills thin-barked trees more often than the thicker barked species such as oaks and hickories.
- Deer browse has likely been present at elevated levels for at least 20 years and has likely influenced which trees make it through to the canopy. Deer browse also limits the number of acorns and hickories that actually germinate, and may significantly impact understory or lack thereof.

- Past logging operations that may have favored taking mature oaks and hickories and left behind beech. Beech does not have a high economic value and is difficult to convert into lumber. Because of these characteristics, beech trees are often left untouched in selective harvest operations.

DCR Classification: *Fagus grandifolia - Quercus (alba, rubra) - Liriodendron tulipifera / (Ilex opaca var. opaca) / Polystichum acrostichoides*

USNVC: CEGL006075

Global/State Ranks: G5/S5

Mark Turchick

Figure 14: Acidic-Oak Hickory Forest

2 Acidic Oak-Hickory Forest

Although this forest is usually only found in the Piedmont region, portions of forest along a side slope and Plot 16 match the description for Acidic Oak-Hickory Forest, as defined by the *Virginia Classification of Ecological Community Groups*. This forest community is also found in nearby Mason Neck National Wildlife Refuge. The Northern Coastal Plain Mesic Mixed Hardwood Forest, previously described on page II:18, may mature into this type of vegetation community if the site experiences only limited and endemic disturbance. The Acidic Oak Hickory Forest is dominated by oaks and pignut hickory (*Carya glabra*) or mockernut hickory (*Carya tomentosa*) in the canopy and also contains deerberry (*Vaccinium stamineum*), lowbush blueberry (*Vaccinium pallidum*), flowering dogwood and lion's foot (*Prenanthes serpentaria*). Based on historical aerial photography, this area was conifer-dominated forest in 1953 and cleared fields in 1937. (see Figure 6)

DCR Classification: *Quercus alba - Quercus rubra - Carya alba / Cornus florida / Vaccinium stamineum / Desmodium nudiflorum*

USNVC: CEGL008475

Global/State Ranks: G4G5/S4S5

Figure 15: Coastal Plain Floodplain Forest

3 Coastal Plain Floodplain Forest

The bottomland adjacent to the Occoquan River contains a forest that is relatively young. It appears to be rarely flooded and much of it is outside of the 100-year floodplain. It also has a south-facing aspect that provides greater sun exposure than other natural communities receive. Boxelder (*Acer negundo*) dominates the sub-canopy, which is not addressed in the DCR description of this vegetation community type. Boxelder can be "weedy" and may lose dominance over time. Although not a community type as defined in the *Natural Communities of Virginia Classification of Ecological Community Groups*, this community better fits the US National Vegetation Classification's (USNVC) *Acer negundo* Forest (Box-elder Floodplain Forest, Unique Identifier: CEGL005033). The USNVC code serves as the basis for Virginia's classification system. (For more information on either the USNVC or Virginia system, see Appendix I.) Other indicator species (referring 'indicator' as being common within this forest but less common in other forest communities based on 'expert' knowledge of vegetation communities) include tulip poplar, green ash (*Fraxinus pennsylvanica)* and black walnut (*Juglans nigra*) in the canopy, ironwood (*Carpinus caroliniana)* in the sub-canopy; a thick shrub layer dominated by spicebush (*Lindera benzoin)* and wineberry (*Rubus phoenicolasius*); and a strong component of grape (*Vitis* sp.), as well as other vines including Japanese honeysuckle, Virginia creeper (*Parthenocissus quinquefolia*), and Asiatic bittersweet (*Celastrus orbiculatus*). The shrub layer is dense in this community, possibly because of its southern exposure, the invasive nature of wineberry and because wineberry and spicebush are not preferred food for deer. Pumpkin ash, a secure but uncommon species is found within this community. This tree can be found in fresh tidal swamps and is associated with swamp black gum (*Nyssa aquatica*). The pumpkin ash is slow growing and larger specimens occurring in seasonal high-groundwater can develop buttressed, swollen or pumpkin-shaped butts (base of tree). Based on historical aerial photography, this area was cleared and may have been in agricultural production in 1937 (see Figure 6) and 1953. Plots 2, 11 and 12 match the description for this forest.

DCR Classification: see text

USNVC: CEGL005033

Global/State Ranks: G4G5/no state rank

Figure 16: Coastal Plain Depression Swamp

4 Coastal Plain Depression Swamp

This potentially rare natural community will be officially defined by DCR after they analyze their data collected during a field visit on July 8, 2011. DCR will name the community and determine if it is rare after analyzing the collected data. DCR's initial determination is that the community is Coastal Plain Depression Swamp. ESA's survey results found the canopy to be dominated by red maple (*Acer rubrum*), sweetgum (*Liquidambar styraciflua*), willow oak (*Quercus phellos*) and black gum (*Nyssa sylvatica*). Indicator species include mosses (*Polytrichum sp.*), slender spikerush (*Eleocharis tenuis*), helmet skullcap (*Scutellaria integrifolia*), blue sedge (*Carex glaucodea*), black highbush blueberry (*Vaccinium fuscatum*) and southern blueberry (*Vaccinium formosum*). The forest is saturated and/or inundated in the winter and spring and supports sphagnum moss (*Sphagnum sp.)* with a high groundwater table being the driving source of hydrology. Plot 3 matches the description of this natural community type. More disturbed wetlands surround this natural community and are hydrologically connected to it but were defined as Forested Nontidal Wetland because these areas do not have the indicators species or saturation levels of a Coastal Plain Depression Swamp.

This community has a state ranking of "imperiled" (S2) because of rarity or other factors making it vulnerable to extirpation. A community is considered "imperiled" in Virginia if there are 6 to 20 occurrences of the community and/or these cover less than 618-acres in aggregate; or cover a larger area but are highly threatened with destruction or modification.

In 1937, this area was partially cleared. (see Figure 6) One portion appeared to be an agricultural field or meadow and had a wet signature on the aerial photograph with a few lines that may have been ditches. The other portion appeared to be a Pine-Hardwood Forest.

DCR Classification: *Quercus phellos - Acer rubrum - Liquidambar styraciflua / Vaccinium (formosum, fuscatum)* Forest

USNVC: CEGL006110

Global/State Ranks: G3/S2

Figure 17: Coastal Plain Acidic Seepage Swamp

5 Coastal Plain Acidic Seepage Swamp

This forested wetland is hydrologically driven by groundwater seeps and drains to the tributary along the eastern boundary of the park, near Anita Drive. Indicator species include skunk cabbage (*Symplocarpus foetidus*), red maple, sweetgum, swamp white oak (*Quercus bicolor),* round seed panic grass (*Dichanthelium polyanthes sphaerocarpon),* fowl mannagrass (*Glyceria striata),* lady fern (*Athyrium filix-femina),* leafy bulrush (*Scirpus polyphyllus),* smooth carrionflower (*Smilax herbacea)* and star sedge (*Carex radiata).* Turk's cap lily and an unknown orchid also grow in this community. Plots 1, 4 and 5 are located within this natural community. Plot 5 is the driest of these plots and is located in a transition area between the Coastal Plain Acidic Seepage Swamp as defined by the *Natural Communities of Virginia Classification of Ecological Community Groups* and the Northern Coastal Plain Mesic Mixed Hardwood Forest. This forest appears to be an even-aged stand and, based on historical aerial photographs, was released from agriculture in the late 1930s. (see Figure 6)

DCR Classification: *Acer rubrum - Nyssa sylvatica - Magnolia virginiana / Viburnum nudum / Osmunda cinnamomea - Woodwardia areolata* Forest

USNVC: CEGL006238

Global/State Ranks: G3?/S3

6 Tidal Freshwater Marsh

One of the most unique and overt natural resource elements of Old Colchester Park and Preserve is that it is situated on the Occoquan River waterfront at Belmont Bay, near the mouth of the Potomac River. Fresh-tidal high and low marsh occur in the southwest portion of the tract. Portions of the low marsh are exposed tidal mud flats at low tide. River bulrush (not confirmed) grows among the wild rice (*Zizania aquatica)* and narrow-leaved cattail (*Typha angustifolia*). Marsh dewflower, a NNI, is found throughout the marsh and it is a prostrate plant that grows under many of the native grasses, sedges and forbs.

The Natural Communities of Virginia identifies four sub-classifications that are applicable per ESA's findings. The high marsh includes components of Tidal Freshwater Marsh (Mixed High Marsh Type) because of the predominance

Figure 18: Tidal Freshwater Marsh

of narrow-leaved cattail observed on-site. The other high marsh component is the Tidal Freshwater Marsh (Wild Rice Mixed Forbs Type) due to observed wild rice and mixed forbs (around but not in plot 14). The low marsh consists of Tidal Freshwater Marsh (Spatterdock Mudflat Type) because of extensive areas of spatterdock (*Nuphar advena*) along the ill-defined, tidal stream channel and exposed mudflats at low tide. The second low marsh type is Tidal Freshwater Marsh (Arrow Arum-Pickerelweed) due to the many aggregates of observed pickerelweed (*Pontederia cordata*) in flower and arrow arum (*Peltandra virginica*) intermixed within the stands. Plots 13, 14 and 15 meet the description for Tidal Freshwater Marsh, as defined by the *Natural Communities of Virginia Classification of Ecological Community Groups*. The tidal marsh appears to have expanded slightly since 1937 with the incision of the upstream perennial stream. (see Figure 6)

DCR Classification: *Zizania aquatica - Pontederia cordata - Peltandra virginica - Polygonum punctatum* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Wild Rice - Mixed Forbs Type)

USNVC: CEGL004202

Global/State Ranks: G4?/S4?

DCR Classification*: *Impatiens capensis - Polygonum arifolium - Peltandra virginica - (Typha angustifolia)* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Mixed High Marsh Type)

**Note: This community contains the plant that has been initially identified as river bulrush that has a ranking of S2.*

USNVC: CEGL006325

Global/State Ranks: GNR/S4?

DCR Classification: *Peltandra virginica - (Pontederia cordata)* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Arrow-Arum - Pickerelweed Type)

USNVC: CEGL004706 (in part)

Global/State Ranks: G3G4/S3S4

DCR Classification: *Nuphar advena* Tidal Herbaceous Vegetation
Tidal Freshwater Marsh (Spatterdock Mudflat Type)

USNVC: CEGL004472

Global/State Ranks: G4G5/S3

Mark Burdick

Figure 19: Coastal Plain Floodplain Swamp

7 Coastal Plain Floodplain Swamp

The Natural Communities of Virginia describes one of the four Coastal Plain/Piedmont Swamp Forest Types as the Red Maple - Green Ash/Lizard's Tail Forest. Plot 9 was dominated by red maple in the overstory with green ash as an associate. The forb layer was a thick stand of near monotypic lizard's tail (*Saururus cernuus)*. This natural community is at the uppermost extent of fresh tidal influence, at the confluence of a riverine intermittent stream channel and the delta of a perennial stream. Much of the basin is saturated for most of the growing season but would appear as braided stream channels and exposed ground in the leaf-off season. Deer may be entering this community when the ground is not saturated. Based on historical aerial photographs, this very wet forest does not appear to have been logged or cleared since before the 1930s. (see Figure 6)

DCR Classification: *Acer rubrum - Fraxinus pennsylvanica / Saururus cernuus* Forest
Coastal Plain / Piedmont Floodplain Swamp (Green Ash - Red Maple Type)

USNVC: CEGL006606

Global/State Ranks: GNR/S3S4

Figure 20: Forested Nontidal Wetland

8 Forested Nontidal Wetland

This forested wetland is located west of Hyde Street around a ditched channel, northwest of Old Colchester Road around an intermittent stream, and between the Herbaceous Nontidal Wetland and the Coastal Plain Depression Swamp. This is a recently disturbed, younger forest that does not match the natural community descriptions provided by DCR in the DCR *Natural Communities of Virginia Classification of Ecological Community Groups*. Instead, ESA developed an appropriate description of vegetative associations such as young and disturbed vegetation communities. The dominant canopy species are red maple, tulip poplar and hickory, though pin oak (*Quercus palustris*), sweetgum and green ash are also present. Arrowwood viburnum (*Viburnum dentatum*) is dominant in the shrub layer. An orchid, thought to be pink lady's slipper, grows on the edge of this community near the railroad tracks.

The forested wetland to the west of Hyde Street has been ditched, (ditch lines can be seen in the 1937 aerial photograph—see Figure 6) which limits the extent of the wetlands and has dried out this area. Most of these ditches are in straight lines and some still have side-cast material adjacent to the channel, which is overt evidence of man-made manipulation. Some of the extant wetland species such as sweetbay magnolia suggest that the site was historically wetter and that ditching has performed the function reducing wetland hydrology. These wetlands may mature into a Coastal Plain Depression Swamp or a Non-Riverine Wet Hardwood Forest if disturbance is minimized and hydrology restored.

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Mark Burchick

Figure 21: Early Seral Pine-Hardwood Forest

9 Early Seral Pine-Hardwood Forest

An approximate two-acre area in the northern parcel of the park includes a Virginia pine grove, where the pine dominates in the overstory. Much of the pine is in decline, dying, dead and/or as woody debris on the ground. The pine occurs on depauperate dry, sandy slopes and is beginning to allow suppressed hardwoods to become sub-canopy, associate species include black locust, eastern red cedar (*Juniperus virginiana)*, five oak species (including shingle oak, *Quercus imbricaria*), black cherry (*Prunus serotina)* and sweetgum. Plot 8 is within this community. This community is too young to match any descriptions within *Natural Communities of Virginia*. (ESA developed appropriate descriptions of vegetative associations such as young and disturbed vegetative communities that did not match the communities described in the DCR *Natural Communities of Virginia* document.) Given time, this community may become an Acidic Oak-Hickory Forest. This community has educational interpretive value to help explain natural succession. In aerial photographs from 1937 and 1953, it is evident that this area was not forest at either period and may have been in use as agriculture fields. (see Figure 6)

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Figure 22: Herbaceous Nontidal Wetland

10 Herbaceous Nontidal Wetland

A temporary stormwater management pond and associated haul road was built within the central portion of the property in the 1990s. The basin was built in-line, within mapped wetlands/waters, and contains a low-hazard dam, emergency spillway and galvanized barrel riser through the dam. The riser opening is flush with the ground but the impoundment holds/ponds spring waters and acts to provide vernal pool habitat. The basin footprint is highly disturbed and is classified as palustrine emergent wetlands (wet meadow) with a palustrine forested fringe (PEM/PFO). The hydrology of the basin is saturated/inundated in the early part of the growing season and then pulses saturated wet and dry for the summer months. An aspect dominant plant is the NNI marsh dewflower. Native, but less dominant, forbs included fox sedge (*Carex vulpinoides)*, soft rush (*Juncus effusus)*, rice cutgrass (*Leersia oryzoides)*, beaked spikerush (*Eliocarus* sp.) and smartweeds (*Polyogonum hydropiperoides*). Annual ragweed (*Ambrosia artemisiifolia* L.) and mile-a-minute occupy the outer perimeter and banks, along with a band of black willow (*Salix nigra*) and red maple. Plot 18 is within this community. It is also too young and too disturbed to match any descriptions within *Natural Communities of Virginia.* (ESA developed appropriate descriptions of vegetative associations such as young and disturbed vegetative communities that did not match the communities described in the DCR *Natural Communities of Virginia* document.)

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Mark Burchick

Figure 23: Tidal Freshwater Aquatic Bed

11 Tidal Freshwater Aquatic Bed

Submerged aquatic vegetation (SAV) beds are quite apparent in the late spring through summer months and matting grasses appear thick at low tide along the Occoquan River shoreline. Functionally, the SAV bed minimizes the erosive effect on the Occoquan River' shoreline. SAV also discourages boating and fishing activities.

Likely species include wild celery (*Vallisneria americana),* hydrilla (*Hydrilla verticillata*), common waterweed (*Elodea canadensis*), coontail (*Ceratophyllym demersum*) and water stargrass (*Heteranthera dubia*). *Natural Communities of Virginia* makes provisions for Tidal Freshwater Aquatic Bed designations, though none are dominated by hydrilla.

DCR Classification: N/A

USNVC: N/A

Global/State Ranks: N/A

Board Agenda Item
May 27, 2015

INFORMATION

Draft Mount Vernon Woods Park Master Plan Revision for Public Comment (Lee District)

Mount Vernon Woods Park is a seven-acre, Local-classified park in the Lee Supervisory District, located at 4014 Fielding Street in the Hybla Valley Section of Alexandria (Attachment 1). Mount Vernon Woods Park is bordered to the east by the WPIK radio transmission tower and the Sequoyah Condominium community, Mount Vernon Woods Elementary School to the south, single-family residential neighborhoods to the west, and Huntley Meadows Park to the north. The Park Authority acquired the seven acre parcel through fee simple purchase in 1961. A Park Master Plan was approved in 1965 and the park was subsequently developed with recreational facilities including a playground, picnic pavilion, baseball diamond, tennis courts, and trails. The baseball diamond and tennis courts have since been removed.

The Park Authority began the public planning process to revise the Mount Vernon Woods Park Master Plan on February 3, 2015, with a public information meeting that was attended by about a dozen community members. Following the February 3 meeting, the public was invited to provide additional comments via the project web site, email, U.S. mail, and telephone. In all, about 35 individual public comments were received. Comments centered on upgrading existing facilities, adding new facilities including a neighborhood skate park, preserving the wooded area, and adding parking.

Staff reviewed the public comment, conducted further site and facility analysis, and began developing the master plan document and revised conceptual graphic. The draft Mount Vernon Woods Park Revised Master Plan strives to meet community and neighborhood-serving recreation and leisure needs; create a safe and fun community gathering place for the local area; and preserve the wooded area adjacent to Huntley Meadows Park. Key elements found in the plan include:

- Removal of outdated and unbuilt park features, including tennis courts, a youth baseball diamond, council ring, and parking lot at the back of the property with access from Augustine Street;
- Relocation of the playground and picnic pavilion closer to the front of the park near Fielding Street;
- Addition of new local-serving facilities including a neighborhood skate park, outdoor fitness equipment, and a half-size sport court;
- Addition of a 25-50 space parking lot accessible from Fielding Street, across from the elementary school entrance drive;

- Inclusion of an open play field that is approximately the size of a U13 soccer field for unscheduled practice and play;
- Designation of Resource Protection Zones to preserve the wooded area of the park and an open meadow area on a Park Authority easement on the adjacent radio tower property;
- Recognition of the opportunity to restore the existing onsite stream, plant new trees and other vegetation, and add interpretive/educational signs; and
- Revision of the onsite trail network.

The draft Master Plan Revision will be published on the Park Authority website in order to collect public input. A public comment meeting will be held in the summer of 2015, followed by a 30-day open comment period. Consideration for approval by the Park Authority Board is expected during the fall of 2015 after all public comments are reviewed and the plan is adjusted accordingly.

FISCAL IMPACT:
None

ENCLOSED DOCUMENTS:
Attachment 1: Park Vicinity Map
Attachment 2: Draft Mount Vernon Woods Park Master Plan Revision

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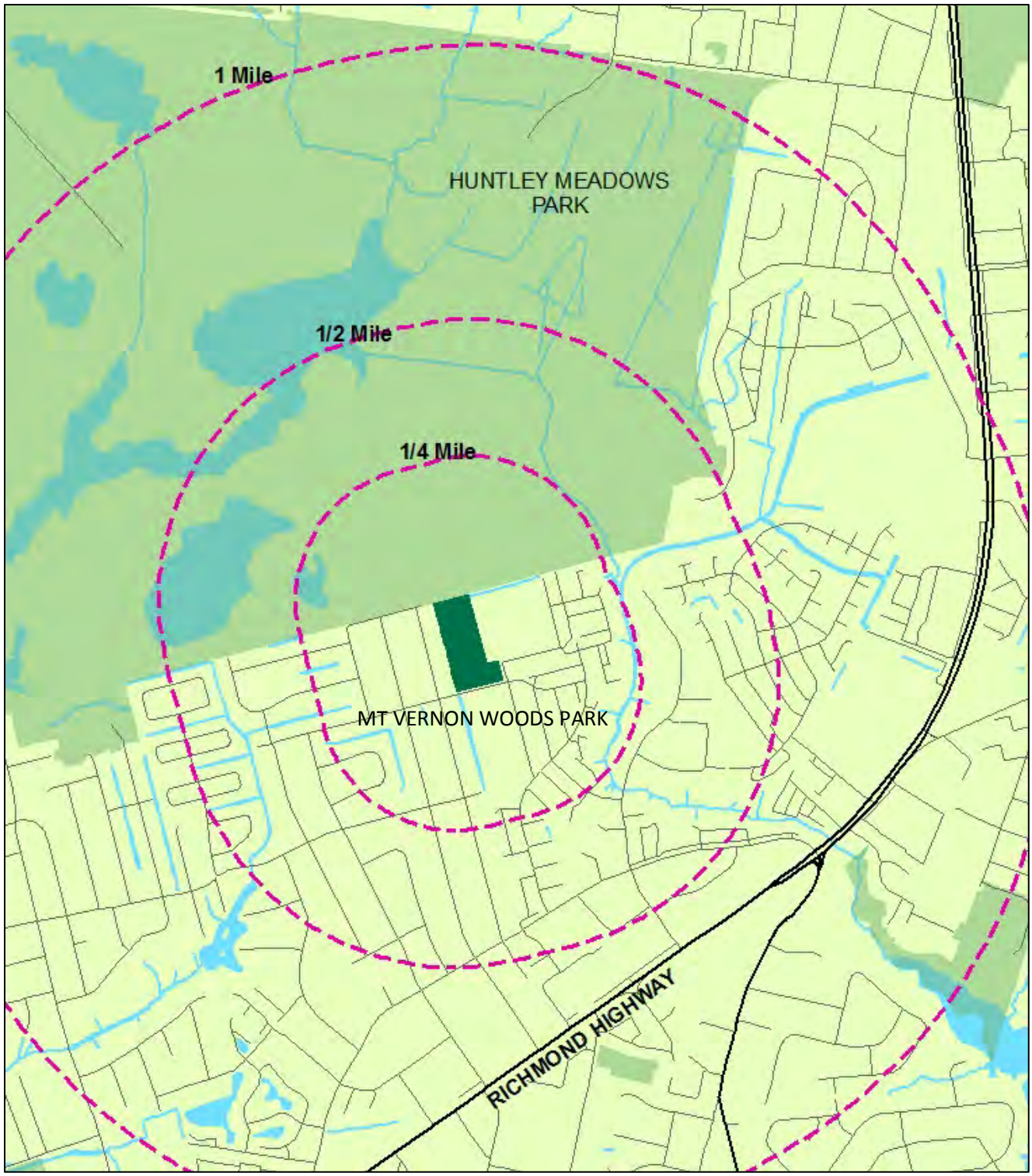
LOCATION OF MOUNT VERNON WOODS PARK



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MOUNT VERNON WOODS PARK

Master Plan Revision

DRAFT

APRIL 2015

Fairfax County Park Authority

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

FIGURES AND TABLES

INTRODUCTION

I. PURPOSE AND PLAN DESCRIPTION

The purpose of a Master Plan is to create a long-range vision for the identified park by determining the appropriate uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority (Park Authority) system. The approved master plan serves as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park.

II. PARK MASTER PLANS

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The County's residents, work force, and visitors all greatly benefit from the more than 23,000 acres of parkland and a myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of maintaining the viability and sustainability of this expansive system of parks and facilities. In providing quality facilities and services while protecting the county's cultural and natural resources, the Park Authority seeks to improve the county's quality of life today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a consistent and equitable approach in the planning of park property and facilities. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision guiding future site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhoods as well as within the framework of the entire Fairfax County park system. Potential and desired land uses are considered with regard to the ability to establish them sensitively and sustainably with public input as a key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision-making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. The approved Park Master Plan is presented at a conceptual level of detail and future site design and engineering may result in a shift of use location within the park.

III. PLANNING PROCESS & PUBLIC INVOLVEMENT

The public planning process to revise the Mount Vernon Woods Park Master Plan began in early 2015. The Park Authority held a public information meeting on February 3, 2015, that was attended by about a dozen community members. The majority of the comments centered on the need for new, active facilities to be located in the park closer to Fielding Street to help create a more active and family-

friendly park. There was interest in adding a skate park, improved playground, and upgraded picnic facilities. There was also concern for better park maintenance and protection of the wooded area of the park. Prior to the public information meeting, students at Mount Vernon Woods Elementary School were invited to participate in a park planning exercise. Some of the student's ideas and drawings were displayed at the meeting. The students expressed enthusiasm for improving the park with skating facilities, a new playground, sport courts, picnic facilities and a soccer field.

Following the public information meeting, the Park Authority conducted further site analysis, collected additional public comments, reviewed the public comments, and developed a draft revised Master Plan.

Figure 1: Location of Mount Vernon Woods Park

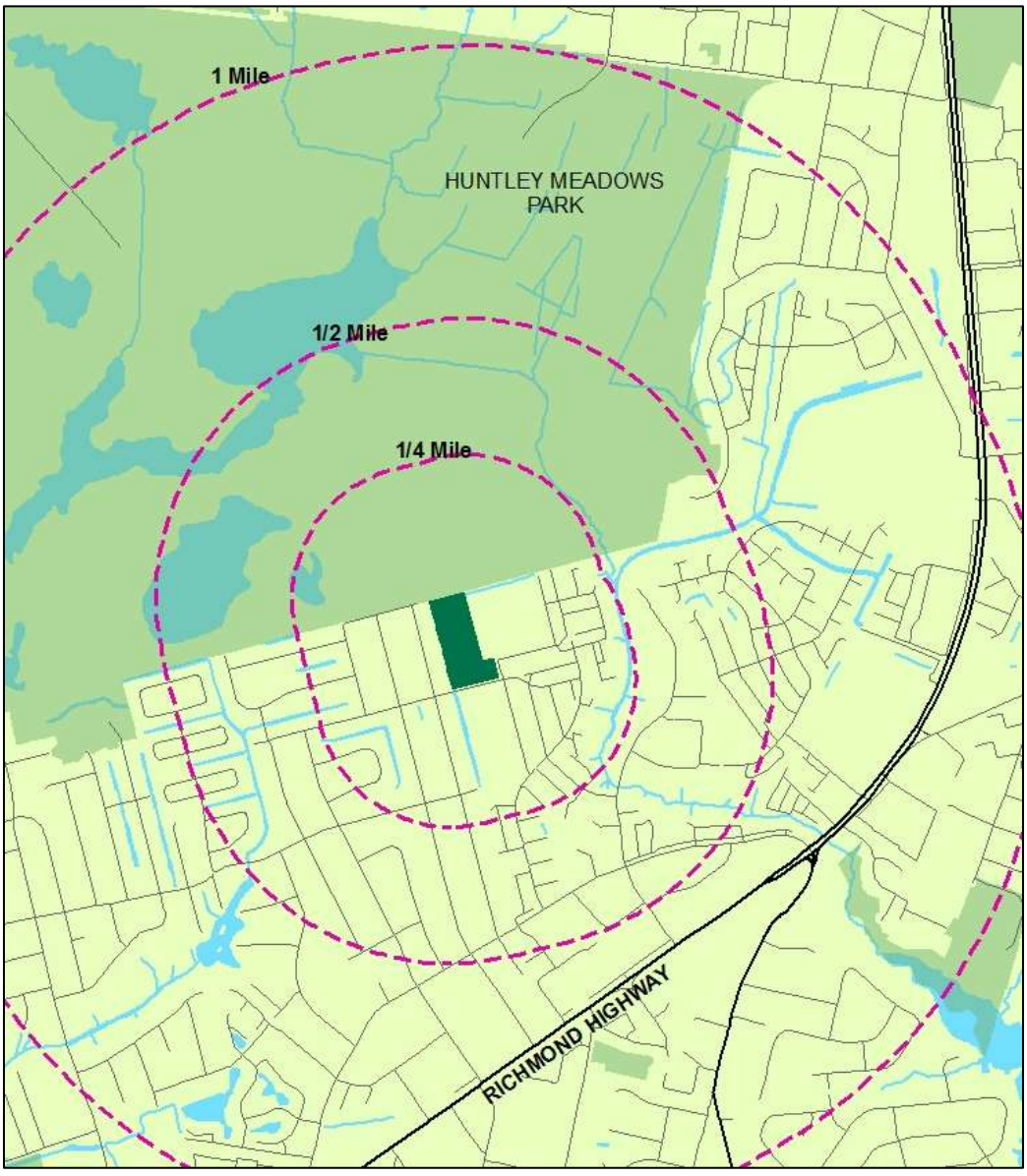
PART 1: BACKGROUND & EXISTING CONDITIONS

I. PARK DESCRIPTION & SIGNIFICANCE

A. GENERAL DESCRIPTION

Mount Vernon Woods Park is a seven-acre, Local-classified park in the Lee Supervisory District, located at 4014 Fielding Street in the Hybla Valley Section of Alexandria (Figure 2). Currently, about half the park is wooded and the other half consists of an open, grassy area. Built facilities in the park include a picnic pavilion, children's play area, trails, and benches. Park visitors arrive on foot or park their cars along Fielding Street and the adjacent school property.

Figure 2: Mount Vernon Woods Park Vicinity



B. AREA CONTEXT

Mount Vernon Woods Park is bordered to the east by the WPIK radio transmission tower and the Sequoyah Condominium community, Mount Vernon Woods Elementary School to the south, single-family residential neighborhoods to the west, and Huntley Meadows Park to the north. Huntley Meadows is a significant natural and cultural resource preserve of over 1,500 acres with forests, meadows and vast wetlands. Huntley Meadows has a popular nature center and ½ mile boardwalk and is well known as a prime bird watching spot, with over 200 species identified in the park.

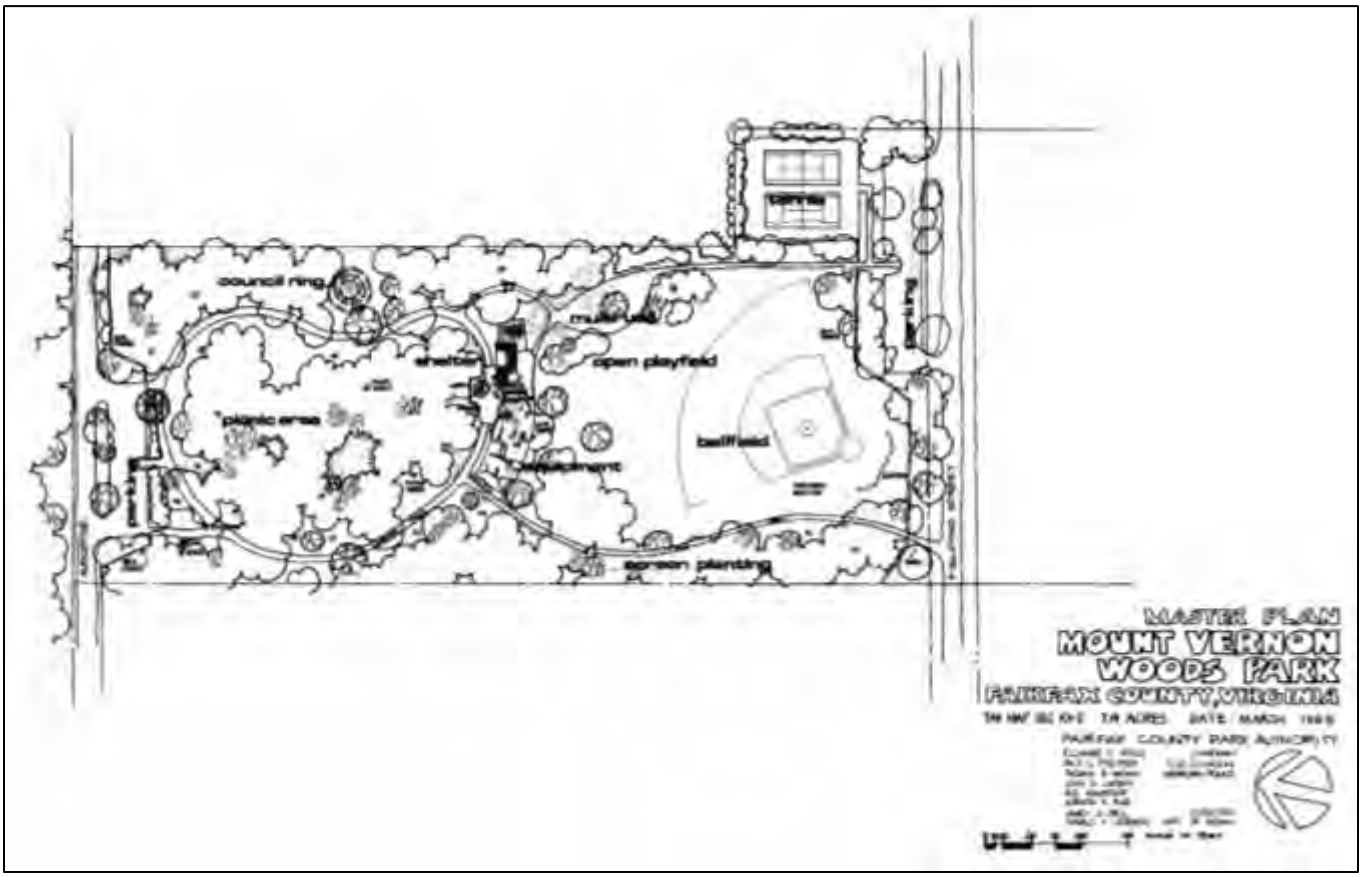
Figure 3: Surrounding Land Uses of Mount Vernon Woods Park

Using the planning geography designated in the Fairfax County Comprehensive Plan, Mount Vernon Woods Park is located in Area IV, Mount Vernon Planning District, Woodlawn Community Planning Sector. The Mount Vernon Planning District is generally bounded by the Potomac River to the south and east, the Capital Beltway and the City of Alexandria to the north, and Huntley Meadows and Fort Belvoir to the west.

C. ADMINISTRATIVE AND MASTER PLAN HISTORY

The Park Authority acquired the approximately seven acre parcel that is now Mount Vernon Woods Park through fee simple purchase in 1961. A Park Master Plan (Figure 4) was approved in 1965 and the park was subsequently developed with recreational facilities including a playground, picnic pavilion, baseball diamond, tennis courts, and trails. The baseball diamond and tennis courts have since been removed.

Figure 4: Mount Vernon Woods Park Master Plan approved in 1965



In 1965, the Park Authority obtained an easement on a portion of the adjacent radio tower property "to use and maintain as a park." The easement was renewed in 1980 when the radio tower property changed ownership. The easement grants the Park Authority "…the right to construct and use facilities or structures not to exceed fifteen feet in height." The easement also states that "No plant material

shall be placed in said area without the written consent" of the property owner. The area seems to have been used in the past as an auxiliary open play field and the Park Authority continues to mow the area periodically. Figure 5 shows the easement area.

Figure 5: Mount Vernon Woods Park Easement Areas

D. PARK CLASSIFICATION SYSTEM

The Park Classification System is a general framework intended to guide open space and public facilities planning, and also to assist in the development of public and private land management plans, by grouping parks according to certain common typical characteristics. The Park Classification System specifically supports Countywide Policy Plan Objective 1, Policy a. by outlining the primary purpose, location and access, character and extent of development for the following park classifications. The four park classifications include: Local, District, Countywide, and Resource-Based.

Mount Vernon Woods Park is designated as a Local Park. Local Parks primarily provide facilities for active or passive recreation, or both; areas for scheduled and unscheduled recreation activities and social gathering places; and serve residential, employment and mixed-use centers. In suburban settings, park size will typically be at least 2.5 acres and less than 50 acres, but some local parks may range up to 75 acres. In urban areas, park size is typically less than 5 acres and often less than ½ acre. Visits to local parks will typically be less than two hours.

The character of Local Parks may vary depending on their location within the county. In residential settings, these parks will generally be larger than in urban parts of the county. Local Parks offer open space to those with little or no yards as well as places to informally gather and socialize. Various facility types are appropriate and may include, but are not limited to, open play areas, playgrounds, dog parks, skating features, courts, athletic fields, game areas, trails, trail connections, natural areas, and picnic facilities. Facilities may be lit or unlit. In a suburban setting and depending on the park size, accessibility, and facilities, the service area may be up to 3 miles. In an urban setting, the service area is generally ¼ to ½ mile, or generally within a 5-10 minute walking distance from nearby offices, retail and residences.

The user experience at Local Parks may be casual and informal geared toward social interaction, play and outdoor enjoyment, or may be more structured to support organized sports and park programs. Collocation of a mix of park uses and facilities that support both informal and structured activities is increasingly necessary to meet the county's diverse and varied recreation and leisure needs in an environment where available land is diminishing. To the extent possible, facilities will be planned so that areas that address different needs are compatible.

E. PARK AND RECREATION NEEDS

The need for park and recreation facilities in Fairfax County is determined through long-range planning efforts. Planning district-level park plans are provided in the Park Authority's *Great Parks, Great Communities Comprehensive Park System Plan*. Mount Vernon Woods Park is located in the Mount Vernon Planning District. Recreation needs are generally met through the provision of park facilities. The Parks and Recreation Needs Assessment provides guidance for parkland and facility needs, and includes a process that considers industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopts countywide population-based service level standards for parkland and park facilities. Table 1 reflects projected park facility needs in the Mount Vernon Planning District.

Table 1: Mount Vernon Planning District 2020 Facility Needs Analysis

95,120	2010 population				
101,298	2020 projected population				
Facility	**Service Level Standard**	**2010 Existing Facilities**	**2020 Needed Facilities**	**2020 Projected (Deficit)/ Surplus**	**2020 Projected Service Level**
Rectangle Fields	1 / 2,700 people	26.0	37.5	**(11.5)**	69%
Adult Baseball Fields	1 / 24,000 people	5.0	4.2	**0.8**	118%
Adult Softball Fields+	1 / 22,000 people	0.0	4.6	**(4.6)**	0%
Youth Baseball Fields+	1 / 7,200 people	15.5	14.1	**1.4**	110%
Youth Softball Fields+	1 / 8,800 people	12.0	11.5	**0.5**	104%
Multi-use Sport Courts	1 / 2,100 people	15.0	48.2	**(33.2)**	31%
Playgrounds	1 / 2,800 people	28.5	36.2	**(7.7)**	79%
Neighborhood Dog Parks	1 / 86,000 people	1.0	1.2	**(0.2)**	85%
Neighborhood Skate Parks	1 / 106,000 people	0.0	1.0	**(1.0)**	0%

+ 60 ft. and 65 ft. diamond fields are assigned to the sport where primarily allocated.

As reflected in the *Great Parks, Great Communities Comprehensive Park System Plan*, the Park Authority also conducted a more localized examination of needs within the Mount Vernon Planning District. Based on the above adopted service level standards and projected population growth, the Mount Vernon Planning District will be deficient in the provision of rectangle fields, adult softball fields, multi-use sport courts, playgrounds, neighborhood dog parks, and neighborhood skate parks in the year 2020. Needs are reassessed every decade and may shift over time.

Great Parks, Great Communities also serves as a long-range plan for the place-based, physical aspects of the park system, its land, its natural and cultural resources, and its facilities. In this respect, the plan offers recommendations and strategies to improve or enhance the overall park system and specifically Mount Vernon Woods Park. Some of the major recommendations and strategies applicable to the Mount Vernon Woods Park master plan revision include:

- Improve trail access from adjacent residential communities into Huntley Meadows Park.
- Consider additional appropriate locations for dog parks within the district.
- Add recreational facilities and amenities, where appropriate, to parks in the district that are collocated with other civic uses.
- Explore the possibility of adding a neighborhood skate park facility to one of the parks in the district.
- Co-locate play equipment for the full age-range of children wherever possible to increase use of playgrounds by the community.
- Develop all local parks in a way that encourages non-motorized access to the surrounding residential areas.

- Promote shared access and parking agreements when parks are adjacent to other civic uses, such as libraries or schools.
- Designate permanent resource protection zones in park master plans that define appropriate uses and development.
- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible.
- Identify, preserve, protect and enhance wetlands within Dogue Creek, Little Hunting Creek and Cameron Run stream corridors.
- Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy.

View of Mount Vernon Woods Park from Fielding Street

Picnic and Play Area

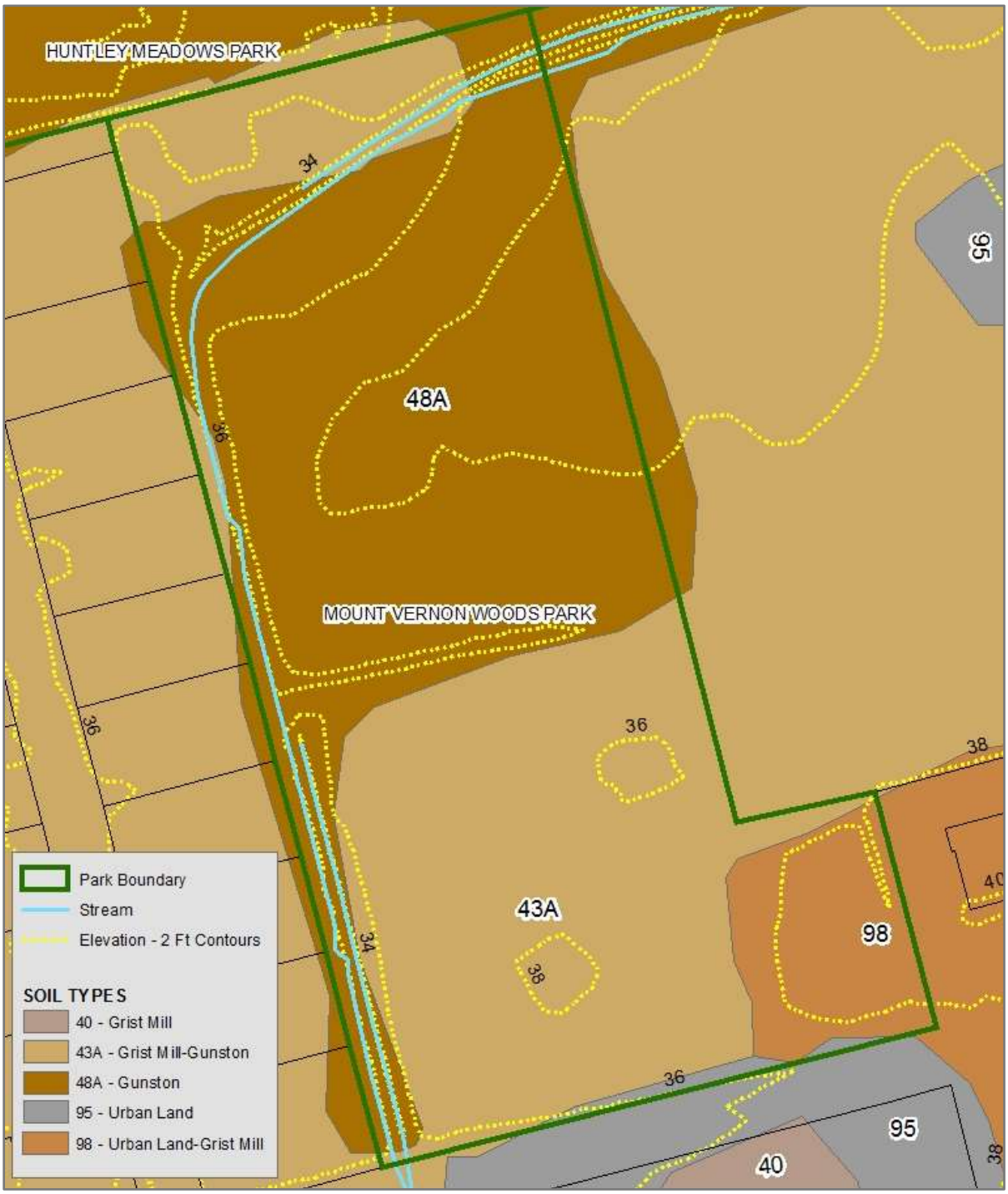
II. EXISTING CONDITIONS

A. NATURAL RESOURCES

1. Topography and Soils

The topography of Mount Vernon Woods Park (Figure 6) is relatively flat throughout.

Figure 6: Topography and Soils of Mount Vernon Woods Park



There are three soil types found in Mount Vernon Woods Park. The northern half of the park remains wooded and contains Gunston Soils (48). The developed portions of the park closer to the school contain soils of the Grist Mill-Gunston Complex (43) and the Urban Land-Grist Mill Complex (98), which have experienced disturbance.

(48) Gunston – This silty and clayey soil occurs on flat portions of the Coastal Plain in Mason Neck. The topsoil is typically grey silt loam while the subsoil consists of deep moderately plastic clays. Bedrock is greater than 20 feet below the surface. The seasonal high water table ranges from 10 inches to 2½ feet below the surface. Foundation support is poor because of the high water table, soft soil and plastic clays. Extensive foundation drains (both exterior and interior), waterproofing and surface grading are necessary to prevent wet basements. Suitability for septic tanks and infiltration trenches is poor because of the high water table and slow permeability. Surface grading and subsurface drainage are needed to prevent wet yards.

(43) Grist Mill-Gunston Complex – This complex is a mixture of the development disturbed Grist Mill soil and the natural Gunston soil. The complex occurs in areas of Mason Neck that have been developed but retain a good portion of undisturbed soil. Grist Mill soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Gunston soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (40) Grist Mill and (48) Gunston.

(98) Urban Land-Grist Mill Complex – This complex is a mixture of impervious manmade materials that comprise Urban Land and the development-disturbed Grist Mill soil. It occurs in very densely developed, low elevation areas of the Coastal Plain. Most of the surface area is covered by impervious paving and rooftop, but significant areas of graded and compacted soils exist. The permeability of this complex is highly reduced by the impervious surfaces and the densely compacted Grist Mill soil. Most of the precipitation that falls on this complex will be converted to runoff. For a description of the soils that make up this map unit, please see (40) Grist Mill and (95) Urban Land.

(40) Grist Mill – This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam, but can range from sandy loam to clay. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet below the surface. In most cases, foundation support is suitable assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be

needed to eliminate wet yards caused by the slow permeability. This soil is found in low elevation developed areas of the Coastal Plain.

(95) Urban Land – This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils.

2. Land Cover and Forest Stand

The distribution of land cover is a meaningful indicator of past and current uses within a park. The Park Authority classifies land cover for each park using five categories: Developed, Forested, Managed, Open Field, and Tree Cover.

- "Developed" indicates an area contains constructed features that typically involve significant grading and require frequent maintenance such as playing fields, courts, parking, drives, buildings, dry storm water management ponds, and water features.
- "Forested" indicates a treed area greater than 10 acres in size or smaller if directly contiguous to a functional forested block.
- "Managed" indicates an area has little or no built features, but requires routine maintenance such as lawns, gardens, agricultural fields, and orchards.
- "Open Field" indicates a non-treed area in a mostly natural state including meadows, old growth fields, and certain utility corridors.
- "Treed" indicates a treed area less than 10 acres in size and/or having a significantly impaired vegetative integrity due to human activity, invasive plant species and/or damage due to deer browsing; scattered trees in open areas, buffers along edges of parks or use zones adjacent to development.

About half the land area at Mount Vernon Woods Park is a wooded area classified as Forested due to adjacency to Huntley Meadows Park. The remaining acreage at Mount Vernon Woods is a Managed open lawn area. Only a small portion of the park is Developed, with a picnic pavilion and children's playground. (Figure 7)

The Forested area, totaling about 3.5 acres, borders two other natural areas: Huntley Meadows Park to the north and the American Towers, Inc. parcel to the east. The bordering sections of these parcels contain utility easements maintained as open space, with numerous wet depressions and predominantly native vegetation. This association provides an opportunity for greater habitat and wildlife connectivity at Mt. Vernon Woods Park than would normally be afforded to a small park within a neighborhood.

Figure 7: Park Land Cover at Mount Vernon Woods Park

The woods at Mt. Vernon Woods Park are heavily impacted, but show signs of maturity and quality with little soil disturbance. Notably, there are many large and majestic trees present in a fairly open setting. The dominant canopy tree species are willow oak, white oak, red oak, sweetgum, southern red oak, and red maple. Many of the trees exhibit buttressing, which is a broadening and reinforcing of each trunk at the base.

Buttressed roots of a willow oak

Typical healthy forests are structured, with groundcover, understory, and canopy layers. In the forested area of Mount Vernon Woods Park, there is a notable lack of forest structure, with few to no small trees or shrubs present under the mature canopy. This is likely due to two factors: human disturbance and deer overabundance.

Mature forest canopy in park

There are a handful of blueberry shrubs as well as small cedar seedlings, holly, pine and magnolia. These are species not typically consumed by deer. There is, however, a diverse ground layer that is nearly free from non-native invasive species. Plants growing here include wood reed grass, slender wood oats, greenbrier, wintergreen, velvet panic grass, broomsedge, wood aster and goldenrod. There are also areas of haircap moss with standing water.

The only non-native species present in abundance is bamboo at the northwest corner of the park, spreading into the park from a neighbor's backyard. Bamboo is notoriously difficult to control and would require the cooperation of both landowners with funds and dedication to eradicate it from this area permanently. The lack of common non-native invasive species (such as *Microstegium*) across the park indicates that the soils have remained undisturbed and intact for a long period of time.

3. Hydrology and Watershed

Buttressing of trees in the park is a flood-resistant adaptation, indicating that portions of these woods are, or were, wet at various times during the year. The tree species found in the park tolerate seasonally-saturated soils. The American Towers parcel to the east sits only slightly lower than Mount Vernon Woods Park and contains emergent wetlands with standing water. Species present there include sugarcane plume grass, wool grass, rushes, small oaks, and other native plants also occurring in the wet meadows of Huntley Meadows Park nearby.

Mount Vernon Woods Park is situated in the Dogue Creek watershed and the Barnyard Run and North Fork sub watersheds. The park is located right near the boundary between the Dogue Creek Watershed and the Little Hunting Creek Watershed. The Fairfax County Department of Public Works and Environmental Services prepared a Watershed Management Plan for Dogue Creek in 2011. The Dogue Creek watershed is part of the Potomac River Basin and contains about 32 miles of stream divided among five Watershed Management Areas (WMAs): Barnyard Run, Mainstem, North Fork, Piney Run and Potomac. Approximately 70 percent of the watershed is developed, primarily in the headwaters of Dogue Creek, Barnyard Run and Piney Run, as well as most of the North Fork sub watershed. The large areas of undeveloped land on Fort Belvoir Military Reservation and Huntley Meadows Park help to protect the overall quality of the mainstem of Dogue Creek. This is in contrast to neighboring watersheds with much higher levels of impervious cover.

In 2002, habitat was assessed on approximately 17 of the 32 miles of stream within the Dogue Creek watershed. Of the assessed reaches, three miles (nine percent) of stream were rated as good, nine miles (28 percent) as fair and five miles (16 percent) as poor for habitat conditions. There were no reaches rated as excellent. In comparison with the rest of the County, the Dogue Creek watershed is in the lower range of quality.

The Dogue Creek Watershed Management Plan lists only one stormwater project in the vicinity of Mount Vernon Woods Park. The project is a planned reconstruction of the culvert at Ashboro and Fielding Street, to the west of the park, to allow 100-year event flows along this unnamed tributary of Dogue Creek.

4. Wildlife

The Park Authority has not conducted a formal wildlife survey for Mount Vernon Woods Park, but staff observations revealed a variety of commonplace, non-rare species, such as deer, squirrels, and birds. This park could potentially support breeding amphibians if pools of water formed and persisted over the winter and spring. There are also several dead trees, or snags, in the park that provide habitat for insects, woodpeckers and other birds.

B. CULTURAL RESOURCES

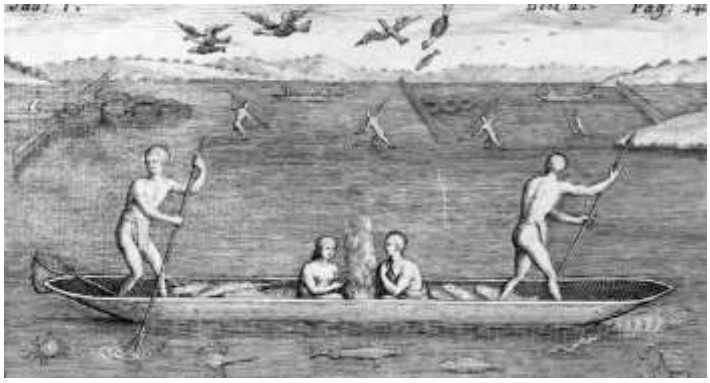
1. History

Although early exploration of modern-day Fairfax County began with Captain John Smith's trip up the Potomac River in 1607-1609, the roots of the county's history lie in the land transactions that occurred thoughout the seventeenth and eighteenth centuries. These transactions form modern day boundaries

and define the land development that extends from the earliest expansion period to contemporary times.

As in other areas of Fairfax County, Paleo-Indians arrived between 20,000 and 10,000 years ago. They hunted for deer, elk and other small animals, foraged for food and fished and collected shellfish from the Potomac River. When Europeans arrived in this section of Fairfax County it was inhabited by the Dogue Indians, agriculturists who competed and traded with other Native American groups. However, tribal warfare along with European pressure and disease reduced the Native American population; by 1675 the Dogue were no longer a presence in the Fairfax County.

Tauxenent Village

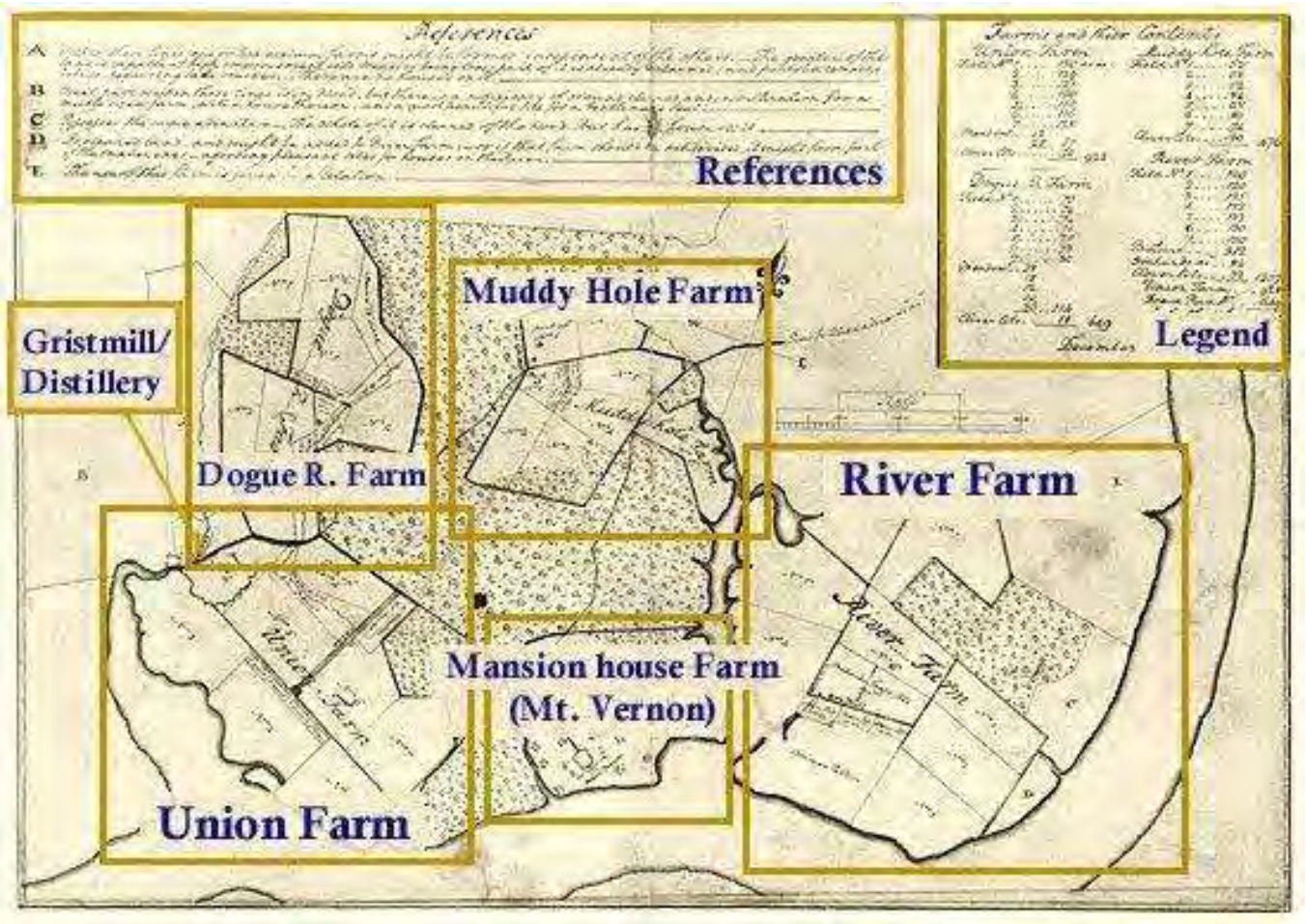


Dogue Indians

Mt. Vernon Woods Park is part of the original Culpeper land grant given to Nicolas Spencer and John Washington, the great-great grandfather of George Washington and land purchased by George Washington from Sampson Darrell, the first Fairfax County sheriff. The land was one of five farms surrounding Mt. Vernon and was named Muddy Hole Farm. At Washington's death in 1799, Muddy Hole Farm was worked by 42 enslaved people with a black overseer. The land was meticulously cared for with the then, best known agricultural practices. Washington's diary noted that he and his neighbors fox hunted through the open fields.

At George Washington's death, Muddy Hole was inherited by Bushrod Washington, a Supreme Court Justice who mainly spent his time in Philadelphia. His ownership saw the deterioration of the fields and forests, although he did emancipate most of the enslaved. His son, Bushrod, Jr., showed no interest in the farm and Muddy Hole was sold in 1840 to repay his extensive debts. The new owner was a successful farmer, but died with no heirs. The land was divided into farmettes and sold.

During the Civil War, this area was a "no man's land" between the Union and Confederate armies, with each army ransacking farms for provisions. Following the Civil War, the land that had been Muddy Hole Farm had a series of absentee owners. The remains of Muddy Hole were bought by a local Circuit Court judge. On his death in 1938, his widow sold property to a developer.



Land Surveyed by George Washington in 1799

George Washington at Muddy Hole Farm

Agricultural use, once prevalent in the area and characteristic of most farmlands, has disappeared today. During the Washingtons' ownership the property was kept largely in cultivation and pasture. Farm managers, tenants, laborers and the enslaved resided on the property. Fields were still described as fenced in the 1860s; they were defined by fencing and hedgerows in 1937.

2. Cultural Landscape

Early 20th century aerial photography identifies a purposely planted row of trees along a fence line. At the time, this was probably a windbreak between the two fields. The fence and trees bisect the park in a roughly east to west direction and run on the edge of the present wooded area north of the open field.

3. Archaeology

Although present research has found no evidence of any structures or objects in the park, that does not preclude the possibility they once did exist. Historic documentation of George Washington's Muddy Hole Farm indicates that unlike the other four outlying farms, Muddy Hole's dwellings and supporting structures were located throughout the property, not centralized in one location. Additional archaeological studies could add further information about the park's history.

C. EXISTING FACILITIES AND INFRASTRUCTURE

When the park was first developed in the late 1960s, most of the planned facilities were built, including a baseball diamond, two tennis courts, playground, and picnic pavilion. The two planned off-street parking lots were never built. Since that time, the baseball field and tennis courts were removed due to misuse and vandalism. The areas where the tennis courts and baseball field were located are now open grassy play areas.

1. Playground

The existing playground, set back from Fielding Street by several hundred feet, consists of a platform climbing structure with slides and a set of four swings, two of which are equipped with infant/toddler seats. The existing equipment was installed in 2002 and shows some wear and tear, including graffiti. The playground is scheduled for replacement in 2017 as part of the Park Authority's maintenance and lifecycle replacement plan.

2. Picnic Pavilion

Located near the playground and at the edge of the wooded area, the picnic pavilion is a 25' x 45' rectangle and has a concrete pad. It was built in 1980. There are currently no picnic tables in the pavilion, but there are several low benches around the perimeter. When members of the community use the pavilion for picnics and family celebrations, they bring their own tables and chairs. The stone fireplace is boarded up and there are no grills for barbequing. The metal posts are showing signs of corrosion.

3. Open Play Areas

About half the park (approximately 3.5 acres) consists of open, grassy play areas. In the past, these areas were developed with a youth baseball diamond and tennis courts.

4. Pedestrian Access and Parking

There is a 4-foot wide concrete sidewalk along the park's Fielding Street frontage and a similar sidewalk that extends from the street to the playground area. There is no off-street parking for vehicles at the park, but there is on-street parallel parking along Fielding Street. Park users arriving by vehicle park on the street and in the school parking lot across the street.

PART 2: PARK ASPIRATIONS & MANAGEMENT

I. PARK PURPOSE

Park Purpose statements provide high-level guidance for planning and development. The purpose of Mount Vernon Woods Park is to:

- Meet community and neighborhood-serving recreation and leisure needs;
- Create a safe and fun community gathering place for the local area; and
- Preserve the wooded area adjacent to Huntley Meadows Park.

II. DESIRED VISITOR EXPERIENCE

Mount Vernon Woods Park has functioned as a local-serving park since it was first developed with facilities in the 1960s. Mount Vernon Woods Park offers active and passive recreation experiences that typically involve an individual or group for a time period of up to two hours. The visitor experience should accommodate the broad needs of a wide range of ages of users and be enhanced by the addition or upgrading of amenities, along with off-street parking to support active uses of the park.

III. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives have been developed to guide specific actions and strategies for dealing with management issues. Mount Vernon Woods Park should:

- Provide local-serving recreation elements to address the leisure needs of the surrounding community;
- Co-locate complementary uses and amenities;
- Provide facilities that that promote community building and that support programs and activities of the adjacent Mount Vernon Woods Elementary School;
- Incorporate the principles of Crime Prevention Through Environmental Design (CPTED);
- Provide adequate accessibility and off-street parking to support use of the park;
- Seek sustainable site design and optimize facility capacity to the extent feasible; and
- Establish a natural resource protection zone to protect and manage the wooded habitat adjacent to Huntley Meadows Park.

PART 3: CONCEPTUAL DEVELOPMENT PLAN

I. INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended park elements. The CDP is shown as Figure 8.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions as described in Section EXISTING CONDITIONS of this master plan. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although planning site analysis forms the basis of the design, final facility locations for the planned elements will be determined through more detailed site analysis and engineering design that will be conducted when funding becomes available for park development. Final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

Figure 8: Conceptual Development Plan for Mount Vernon Woods Park

II. CHANGES TO PREVIOUSLY APPROVED PLAN ELEMENTS

A. UNBUILT FACILITIES

Some of the facilities included on the 1965 Master Plan have never been built. A parking lot, adjacent to Fielding Street, was planned but never built. This lot is relocated on the new Conceptual Development Plan. Another parking lot was planned for the back of the property, with access to Augustine Street. The location of this parking lot is in the wooded area, along with a loop trail, council ring, and picnic area with tables. The parking lot and council ring should be removed from the Conceptual Development Plan as the wooded area is now designated a Resource Protection Zone. The picnic area is relocated closer to Fielding Street and other active uses in the park. The opportunity remains to provide a trail through the woods.

MOUNT VERNON WOODS PARK PLAN ELEMENTS

Removed

Rear Parking Lot
Council Ring
Baseball Diamond
Tennis Courts

Relocated

Playground
Picnic Area & Pavilion
Front Parking Lot
Trails

New Plan Elements

Skate Park
Sport Court
Fitness Cluster
Open Play Field
Interpretive Signs
Supplemental Plantings
Resource Protection Zones

B. REMOVED FACILITIES

When the park was first built in the 1960s, it included a youth baseball diamond and a pair of tennis courts. While these facilities may have been heavily used in the early years, their use declined over time. Eventually, due to misuse and vandalism the baseball diamond and tennis courts were removed. Current recreation trends and community interests indicate these two facility types should not be rebuilt in Mount Vernon Woods Park.

C. RELOCATED FACILITIES

1. Playground

The existing playground, built in 2002, is due for replacement in 2017. It should be relocated to be closer to, and clearly visible from, Fielding Street and be co-located with other complementary park facilities, such as a new picnic area and pavilion, sport court, and neighborhood skate park. In addition, the playground should be expanded to meet the needs of a wide range of ages and abilities and should provide activities and elements that complement and supplement the playground at the nearby school.

2. Picnic Area and Pavilion

The existing pavilion, built in the early 1980s, is in poor condition and should be removed. A new picnic area with grills and tables should be located near other active uses in the park to enhance the user experience of a local-serving park. A new pavilion could also be located in the picnic area and should be sized to accommodate small- to medium-sized groups. The pavilion should be available for rental by permit to support sports events, family gatherings, and other activities in the park.

3. Parking

While the planned parking lots were never built, there is a need for off-street parking to serve the park, especially as additional recreational facilities are added to the park. The Conceptual Development plan shows a parking lot with up to 50 spaces at the southeast corner of the park, opposite the school entrance drive. Construction of the parking lot could be phased, with 25 spaces initially and then an additional 25 spaces to be built later, as needed, as new recreational facilities are built.

4. Trails

The existing paved trails in the park are 4' wide concrete. These may need to be relocated to accommodate new facilities that are planned for the area of the park near Fielding Street. Trail access from the parking lot to the recreation area should be provided and new paved trails should be 8' wide for wheelchair accessibility. Additionally, a new trail loop should be provided that connects the recreation area of the park with the open meadow and wooded area to allow park patrons to enjoy these natural settings.

II. NEW PLAN ELEMENTS

A. NEIGHBORHOOD SKATE PARK

A new neighborhood-scale skate park, with features for both experienced and less-experienced users should be provided at the southeast corner of the park, where the tennis courts were once located. This location close to Fielding Street will allow for easy access and visibility. Skate park ramps and other features could be modular or of the concrete type. Prior to construction, the Park Authority will work closely with the community to determine the types of features desired in the skate park.

Skate Park Examples

B. SPORT COURT

A half size sport court should be co-located with other complementary park facilities, such as the playground and skate park to increase the diversity of recreational opportunities in the park. The half court could be used for basketball practice, one-on-one games, four square, hopscotch, or as an area for young children to practice riding a scooter or bike, for example.

C. FITNESS CLUSTER

A cluster of outdoor fitness stations, located in proximity to other active uses in the park would provide teens and adults an opportunity to get exercise in the fresh air and sunshine. A fitness cluster including strength, balance, core, and cardio elements would round out the complement of facilities so that all members of the family could enjoy and benefit from their time in the park.

Outdoor Fitness Examples

D. OPEN PLAY FIELD

A rectangular open grass play field, approximately 180' x 300' in size is planned to allow for youth and adult sports practices and games, as well as more casual use such as throwing a disc or flying a kite. The existing open area in the park should be re-graded and seeded to improve the usability of the field. A portion of the field may overlap the park boundary onto the radio tower property, where the Park Authority has an easement for recreational use. The east-west orientation of the field is not ideal, especially for games played in the evening, due to the position of the sun in the sky. This orientation, however, allows more room and flexibility for other desired recreational facilities to be included in the park.

E. INTERPRETIVE SIGNAGE

Interpretive signage may be appropriate within the park along the trails and near the open meadow and wooded area. Interpretive signs should be designed within the framework of the Park Authority's guidelines for interpretive signs. Sign content might focus on the local history or thematically link Mount Vernon Woods Park to other area parks. Additionally, signs could provide educational information about the natural resources in the park and Huntley Meadows Park to the north.

F. SUPPLEMENTAL PLANTINGS

Mount Vernon Woods Park provides an opportunity for the addition of rain gardens and other Low Impact Development (LID) techniques to reduce stormwater runoff into Huntley Meadows. There is also an opportunity to plant new trees to increase tree canopy and buffer neighboring residences from active park uses. Tree planting could be done by a community adopt-a-park group in cooperation with Fairfax ReLeaf, Mount Vernon Woods Elementary School and other civic organizations as an educational community service project.

G. RESOURCE PROTECTION ZONES

The Park Authority designates Resource Protection Zones (RPZ) to identify park areas that contain natural resources and provide ecosystem functions by type for protection and management. RPZs may contain resources that are sensitive, rare or unique, but may also contain resources that while not necessarily being of the highest quality may cover large areas, protect water resources, provide important habitat and corridors, and provide educational and recreational opportunities. RPZs are intended to be managed primarily to protect and enhance natural resources, but may also provide for appropriate levels of human access and activities compatible with the resources present at the park level. Two areas at Mount Vernon Woods Park are designated as a Resource Protection Zone.

1. Open Meadow

The easement area on the radio tower property consists of tall grasses and some woody plant species. The area is mowed with a "bush hog" by Park Authority maintenance staff on an annual basis. Portions of the area are consistently wet and, therefore, the easement area is not suitable for active recreation uses. It would be appropriate to discontinue mowing and to add supplemental plantings of meadow grass species (with permission of the property owner). A restored meadow could provide stormwater management benefits, support pollinators, increase local biodiversity, and provide opportunities for natural resource interpretation and education.

2. Forested Area

Existing facilities (pavilion, playground) should be removed from the forested area of the park and no new facilities should be constructed there, other than trails and interpretive signs and features. This area provides a natural buffer to Huntley Meadows to the north but also provides opportunities for natural resource interpretation and education.

III. DESIGN CONCERNS

A. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessible facilities and accessible trail connections between different areas of the park.

B. TRAILS

The trails shown on the Conceptual Development Plan are for illustrative purposes only and actual trail location and alignment will be determined at the time of development to avoid any sensitive environmental or cultural resources.

C. PARKING

The relocated planned parking is intended to minimize impacts to the natural areas of the park. The intent is to add 25 spaces, with the possibility of expanding the parking area up to a total of 50 spaces if needed to serve planned park uses in accordance with Park Authority standards. Non-park related parking may need monitoring as there is a parking shortage in the area.

D. FENCING

Due to the close proximity of the playground to Fielding Street, the area will require fencing to ensure the safety of children who play there. The skate park should also be fenced to keep it separate from the playground.

E. OPEN PLAY FIELD MAINTENANCE

If the open play field gets heavy sports use, it may require annual re-seeding and other regular maintenance. Adoption or sponsorship of the field by a community group would help to ensure regular maintenance.

F. STORMWATER MANAGEMENT

Construction of stormwater management facilities may be necessary to address water runoff from the addition of the parking lot and other facilities. Low Impact Development (LID) principles should be used to the extent possible for this purpose, such as pervious pavers, rain gardens, and/or bio-retention areas. A concrete-lined channel runs along a portion of the western boundary of the park. This channel does not provide for filtering of nutrients as stormwater flows from the channel into Little Hunting Creek. Restoration of the concrete channel to a natural condition with the addition of riparian landscape plantings would allow for improved stormwater runoff quality and quantity. Finally, reduced mowing of the meadow area on the radio tower property, along with supplemental plantings could help to address stormwater management. Any or all of these stormwater management projects could be done in partnership with the Fairfax County Department of Public Works and Environmental Services.

G. ARCHAEOLOGY

At a minimum, an archaeological survey is required within any area proposed for ground disturbance with a buffer to extend not less than 50 feet beyond the projected limits of the disturbance.

Furthermore, the archaeological survey must take into account the difficulties in identification and use metal detection in addition to subsurface testing. All work should follow the Guidelines for Conducting Historic Resources Survey in Virginia (VDHR 2011).

Should cultural resources be present, they should be evaluated as to their National Register eligibility. Should any intact, National Register eligible resources be discovered, every effort should be made to avoid these resources and preserve them in place.

H. SITE AMENITIES & VISITOR SERVICES

This is an unstaffed local park where typical visits are self-directed and expected to last up to two hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited near the park entrance to provide general information about park and recreational opportunities at the site as well as other park sites nearby (such as Muddy Hole and Huntley Meadows Parks). Other visitor amenities may include benches, trash cans, and bike racks.

Board Agenda Item
May 27, 2015

INFORMATION

Quarterly Project Status Report

The Project Status Report for the First Quarter of CY 2015 includes projects approved by the Park Authority Board from the Planning and Development Division FY 2015 Work Plan. The report is grouped by Supervisory District and provides project status updated through March 31, 2015. The Project Status Report is broken down into park planning projects, synthetic turf replacement projects, as well as projects executed with funding prior to the 2008 Park Bond and projects being executed with 2008 and 2012 Park Bond funds.

ENCLOSED DOCUMENTS:
Attachment 1: Project Status Report as of First Quarter of CY 2015

STAFF:
Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
John Lehman, Manager, Project Management Branch
Tim Scott, Manager, Manager, Site Project Management Branch
Sandra Stallman, Manager, Park Planning Branch
Monika Szczepaniec, Manager, Building Project Management Branch
Brian Williams, Project Coordinator, Land Acquisition and Management Branch
Janet Burns, Senior Fiscal Administrator, Financial Management Branch
Michael Baird, Manager, Capital and Fiscal Services

FAIRFAX COUNTY PARK AUTHORITY

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703-324-8700 • Fax: 703-324-3974 • www.fairfaxcounty.gov/parks

TO: Kirk W. Kincannon, Director

FROM: David R. Bowden, Director
Planning and Development Division

DATE: May 1, 2015

SUBJECT: Quarterly Project Status Report

Attached is the Planning and Development Division's Quarterly Project Status Report for the **First Quarter of CY2015**. This report provides the status, updated through March 31, 201, for all projects that are included in the FY 2015 Work Plan as approved by the Park Authority Board.

Recently completed projects include:

Supervisory District: Dranesville

- Spring Hill RECenter – Phase IV – Renovation & Addition – Existing Fitness Room
  Completed: January 2015
  Project Cost: Included in Total Project Cost
- Colvin Run Mill – Mill Restoration and Shaft Replacement
  Completed: March 2015
  Project Cost: $492,000

Supervisory District: Hunter Mill

- Stratton Woods Park – Racquetball/Handball Courts
  Completed: April 2015
  Project Cost: $643,548

Supervisory District: Lee

- Beulah Park – ADA Renovation of the Restroom Facility
  Completed: April 2015
  Project Cost: $60,000
- Greendale Golf Course – Drainage Improvements
  Completed: April 2015
  Project Cost: $642,000

Supervisory District: Mason

- Green Spring Gardens – ADA Improvements to the Gazebo Area
  Completed: May 2015
  Project Cost: $114,000

Supervisory District: Mount Vernon

- Mount Vernon RECenter – Facility Condition Assessment and Life Cycle Cost Analysis
  Completed: October 2014
  Project Cost: $75,000

Supervisory District: Providence

- South Railroad Street Park – Multi-Use Court and Memorial Bench and Tree
  Completed: April 2015
  Project Cost: $42,000
- Jones Branch Park – Synthetic Turf Fields
  Completed: May 2015
  Project Cost: Turnkey Developer Proffer to BOS
- Arbor Row Stream Valley Park – Stream Valley Trail and Bridge
  Completed: May 2015
  Project Cost: Turnkey Developer Proffer to BOS

Supervisory District: Springfield

- Rolling Valley West Park – Synthetic Turf Field
  Completed: April 2015
  Project Cost: $810,000

Supervisory District: Sully

- Sully Woodlands Core Property CDP's – Hickory Forest Park Conceptual Development Plan
  Completed: October 2015
  Project Cost: $0
- Sully Woodlands Core Property CDP's – Poplar Tree Park Conceptual Development Plan
  Completed: April 2015
  Project Cost: $0
- Sully Woodlands Core Property CDP's – Elklick Preserve Conceptual Development Plan
  Completed: April 2015
  Project Cost: $0
- Sully Woodlands Core Property CDP's – Mountain Road District Park Conceptual Development Plan
  Completed: April 2015
  Project Cost: $0
- Sully Woodlands Core Property CDP's – Halifax Point District Park Conceptual Development Plan
  Completed: April 2015
  Project Cost: $0

Copy: Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Barbara Nugent, Director, Park Services Division
Todd Johnson, Director, Park Operations Division
Cindy Walsh, Director, Resource Management Division

Judy Pedersen, Public Information Officer
Janet Burns, Senior Fiscal Manager, Administration Division
Mike Baird, Management Analyst, Administration Division
James W. Patteson, Director, DPW&ES
Carey Needham, Director, Capital Facilities Division, DPWES
Ron Kirkpatrick, Director, Planning and Design Division, DPW&ES
Randy Bartlett, Director, Stormwater Planning Division, DPW&ES
Chris Leonard, Director, Neighborhood and Community Services
John Lehman, Manager, Project Management Branch
Tim Scott, Manager, Site Project Management Branch
Sandra Stallman, Manager, Park Planning Branch
Monika Szczepaniec, Manager, Building Project Management Branch
Cordelia Chu-Mason, Management Analyst, Planning & Development Division
Lynne Johnson, Planning Technician, Park Planning Branch
Jeanette O'Dell, Management Analyst, Park Operations Division

FAIRFAX COUNTY PARK AUTHORITY
PROJECT STATUS REPORT
FIRST QUARTER 2015

BACK TO THE FUTURE

PLANNING AND DEVELOPMENT DIVISION MAY 2015

Dranesville District

SPRING HILL RECenter – PROJECT COMPLETION REPORT

Renovation & Addition – Phase IV – Existing Fitness Room Renovation

This project included the renovation of the existing fitness room to convert the space to three multipurpose rooms with additional storage.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
N/A	Included in total project cost	January 2015	January 2015

Project Manager
Melissa Emory

Designer
Hughes Group Architects

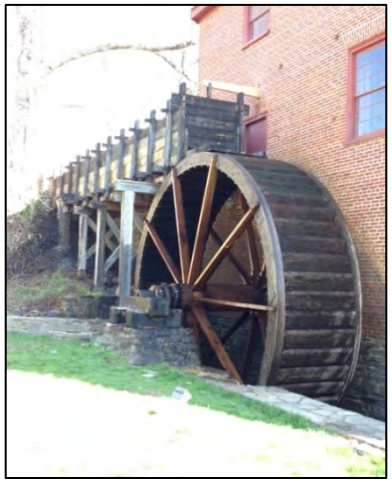
Contractor
Keller Brothers, Inc.

Supervisory District: Dranesville

Park Authority Board Member: Grace Wolf

Summary: This project was funded by the 2008 and 2012 Park Authority Bonds.

COLVIN RUN MILL – PROJECT COMPLETION REPORT



Mill Restoration and Shaft Replacement

This project fabricated and installed the mechanical equipment and features required to fully implement the automated mill design developed by Oliver Evans in the 1794 *Young Mill-wright and Miller's* Guide . This is the first time the mill has been fully operational per the original design since pre-civil war times. The aging main power shaft and water wheel spokes were also replaced as part of the project.

Project Cost	**Scheduled Completion**	**Actual Completion**
$492,000	December 2014	March 2015

Project Manager
Heather Lynch

Designer
B E Hassett

Contractor
Hitt Contracting/B E Hassett

Supervisory District: Dranesville

Park Authority Board Member: Grace Wolf

Summary: This project was funded by the 2004 Park Authority Bonds and a National Trust for Historical Preservation Grant.

Hunter Mill District

STRATTON WOODS PARK – PROJECT COMPLETION REPORT

Racquetball / Handball Courts

This project included the construction of four lighted, three-walled racquetball/handball courts and three lighted one-wall courts. These are the first outdoor racquetball courts developed in the Park Authority's system of recreation facilities. Soil amendments to improve stormwater percolation was added to turf areas in partnership with DPWES Stormwater Planning Division.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$643,538	$643,548	April 2015	April 2015

Project Managers
Charles Mends-Cole/Wendy Li

Designer
Burgess & Niple

Contractor
MarChuk Construction Co.

Supervisory District: Hunter Mill

Park Authority Board Member: Bill Bouie

Summary: This project was funded by Hunter Mill District Telecommunications funds.

Lee District

GREENDALE GOLF COURSE – PROJECT COMPLETION REPORT

Drainage Improvements

This project included the replacement of the existing corrugated metal drainage pipe system with new high-performance polypropylene drainage pipe, end sections, rip rap, and repair of damaged asphalt golf cart paths. The drainage improvement project was completed in advance of the irrigation system replacement project scheduled for fall 2015.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$642,000	$642,000	April 2015	April 2015

Project Manager
Wendy Li

Designer
FCPA Planning and Development

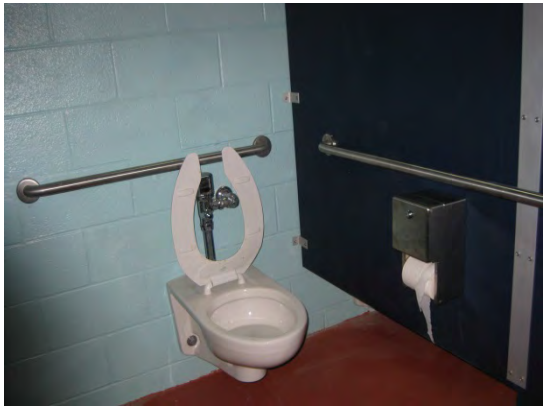
Contractor
Finley Asphalt & Sealing Inc.

Supervisory District: Lee

Park Authority Board Member: Edward Batten

Summary: This project was funded by 2012 Park bond fund.

BEULAH PARK – PROJECT COMPLETION REPORT



Americans with Disabilities Act Renovation of the Restroom Facility

This project included demolition of all doors, masonry screen walls, toilet partitions, plumbing fixtures, selective concrete and masonry wall demolition as well as installation of all new ADA Compliant doors, plumbing fixtures, water fountain, toilet compartments and toilet accessories.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$60,000	$60,000	April 2015	April 2015

Project Manager
Jim Duncan

Designer
Planning and Development

Contractor
KBR, Inc.

Supervisory District: Lee

Park Authority Board Member: Edward Batten

Summary: This project was funded by the ADA Compliance Parks, County Construction Fund.

Mason District

GREEN SPRING GARDENS – PROJECT COMPLETION REPORT

ADA Improvements to the Gazebo Area

This project included the reconstruction and expansion of the patio area, modifications of the gazebo and patio to make them fully ADA accessible, enhancement of the area's appearance, replacement of existing fencing, and other related improvements.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$96,000	$114,000	October 2014	May 2015

Project Manager
Isabel Villarroel

Designer
Burgess & Niple and Concepts & Contours Inc.

Contractor
Southern Asphalt Company

Supervisory District: Mason

Park Authority Board Member: Frank Vajda

Summary: This project was funded by the Friends of Green Spring Gardens (FROGS) and a Mastenbrook Grant.

Mount Vernon District

MOUNT VERNON RECenter – PROJECT COMPLETION REPORT

Facility Condition Assessment and Life Cycle Cost Analysis

This project included review of the existing facility including the site, building envelope, structure, mechanical, electrical and plumbing systems, and general facility design and organization for the current program functions. A report was created documenting the facility condition and the life cycle cost analysis of the building systems. This was the first step in the building renewal process.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$75,000	$75,000	May 2014	October 2014

Project Manager
Eric Inman

Designer
Hughes Group Architects Inc.

Contractor
N/A (Study Only)

Supervisory District: Mount Vernon

Park Authority Board Member: Linwood Gorham

Summary: This project was funded by 2008 Park Bond

Providence District

SOUTH RAILROAD STREET PARK – PROJECT COMPLETION REPORT

Multi-Use Court and Memorial Bench and Tree

This project included the construction of a half multi-use court, memorial bench and tree. The multi-use court includes permanent markings for ½-court basketball, four-square, and hop-scotch. The local community donated funds for the installation of a memorial bench and ornamental tree in honor of Hannah Mahach.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$42,000	$42,000	April 2015	April 2015

Project Manager
Kelly Davis

Designer
Kelly Davis

Contractor
Southern Asphalt Paving Co.

Supervisory District: Providence

Park Authority Board Member: Ken Quincy

Summary: This project was funded by Park Proffer funds.

TYSONS PARK SYSTEM CONCEPT PLAN – PROJECT COMPLETION REPORT

Jones Branch Fields – Synthetic Turf Fields

This project included the construction of one lighted, full-size synthetic turf field and one lighted, half-size synthetic turf field and parking in the Tysons Area. These are the first athletic fields developed under the Tysons Urban Center Plan and Tysons Park System Concept Plan.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
N/A	$3,500,000	June 2015	May 2015

Project Managers
Charles Mends-Cole/Wendy Li

Designer
Bowman Consulting Group

Developer
Cityline Partners

Supervisory District: Providence

Park Authority Board Member: Ken Quincy

Summary: This project was completed via a turnkey Developer Proffer.

ARBOR ROW STREAM VALLEY PARK – PROJECT COMPLETION REPORT

Stream Valley Trail and Bridge

This project included the stream restoration of a branch of Scotts Run, and the construction of an asphalt trail and pedestrian bridge. This area is adjacent to Jones Branch Fields and provides a pedestrian connection through an existing office park that will be redeveloped as part of the Tysons Urban Center Plan.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
N/A	$1,500,000	June 2015	May 2015

Project Manager
Liz Cronauer

Designer
Bowman Consulting Group

Developer
Cityline Partners

Supervisory District: Providence

Park Authority Board Member: Ken Quincy

Summary: This project was developed as a turnkeyDeveloper Proffer.

Springfield District

ROLLING VALLEY WEST PARK – PROJECT COMPLETION REPORT

Synthetic Turf Field

This project included the conversion of an existing lighted, natural turf field to synthetic turf. The project included the development of a lighted accessible trail, and improvements to the existing accessible parking spaces. Enhanced stormwater features including a vegetated swale and plunge pool outfall were constructed in partnership with DPWES Stormwater Planning Division.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$810,000	$810,000	June 2015	April 2015

Project Managers
Charles Mends-Cole/Wendy Li

Designer
Burgess & Niple

Contractor
FieldTurf USA

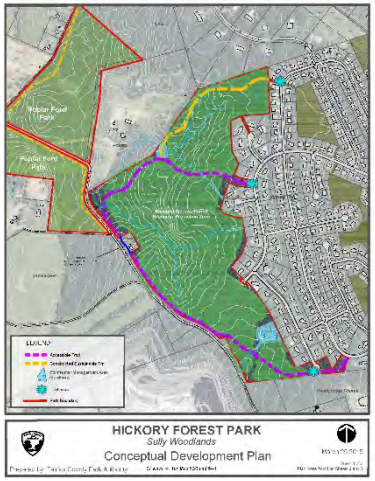
Supervisory District: Springfield

Park Authority Board Member: Mike Thompson

Summary: This project was funded by 2012 Park Bond funds.

Sully District

SULLY WOODLANDS CORE PROPERTY CDP's
COMPLETED PROJECT REPORT



Hickory Forest Park

This project included the development and approval of a CDP for the park. The CDP recommends an enhanced trail network signage and kiosks. Approximately 50% of the trails will be accessible. Ninety percent of the 95-acre park will remained undeveloped as managed forest.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$0	$0	October 2014	April 2015

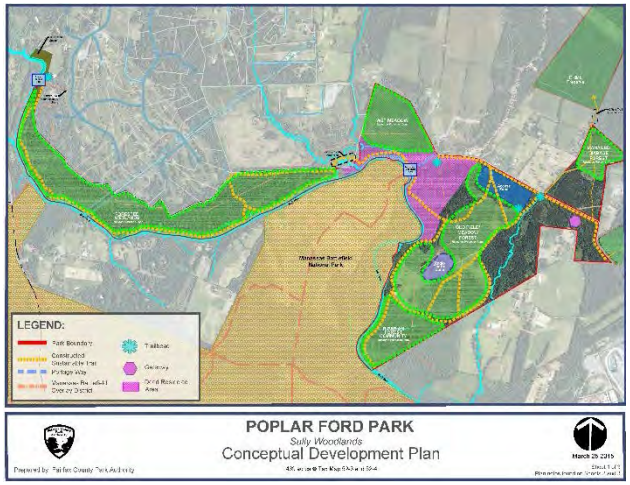
Project Manager
Pat Rosend

Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was funded by County General Funds.

SULLY WOODLANDS CORE PROPERTY CDP's
COMPLETED PROJECT REPORT



Poplar Tree Park

This project included the development and approval of a CDP for the park. The CDP recommends an enhanced trail network, signage, kiosks, parking suitable for horse trailers, a special use area for RC Aircraft, and a Sully Woodlands gateway feature. The 535-acre park will support equestrian use and maintains the historic Bull Run fords and connections to Manassas Battlefield National Park. More than 90% of the park will remain as managed natural resource areas.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$0	$0	October 2014	April 2015

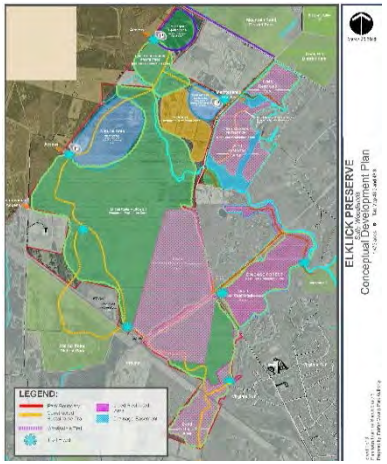
Project Manager
Pat Rosend

Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was funded by County General Fund.

SULLY WOODLANDS CORE PROPERTY CDP's
COMPLETED PROJECT REPORT



Elklick Preserve

This project included the development and approval of a CDP for the preserve. The CDP recommends an enhanced trail network, signage, kiosks, several parking areas, Special Use areas for permitted uses, general uses and an outdoor classroom. Fifty acres of land was added to the preserve from the Sappington parcel brining the total acreage to 1,647.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$0	$0	October 2014	April 2015

Project Manager
Pat Rosend

Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was funded by Park General funds.

SULLY WOODLANDS CORE PROPERTY CDP's
COMPLETED PROJECT REPORT

Mountain Road District Park

This project included the development and approval of a CDP for the park. The CDP recommends district level facilities for this 200-acre park including lighted sports fields, parking, restrooms, open play areas, picnic shelters and support services, a maintenance yard, trails and a managed forest area. New entrances to the park will be provided through partnership with VDOT as part of an upcoming traffic enhancement project.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$0	$0	October 2014	April 2015

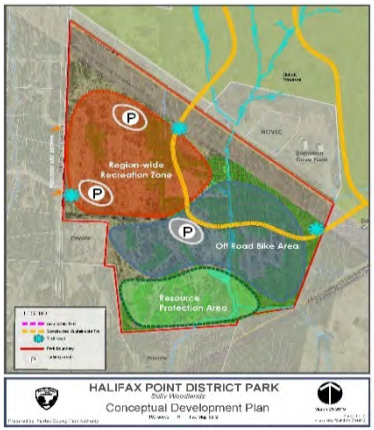
Project Manager
Pat Rosend

Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was funded by County General Fund.

SULLY WOODLANDS CORE PROPERTY CDP's
COMPLETED PROJECT REPORT



Halifax Point District Park

This project included the development and approval of a CDP for the park. This site was a new acquisition for the FCPA and a park name, Halifax Point District Park, was also designated as part of this project. The CDP recommends district level facilities for this 170-acre park including an area for active recreation facilities that could include lighted fields or an event venue along with support facilities such as restrooms or picnic shelters. Other facilities proposed include trails and a dedicated off-road biking area. A resource management area was designated along the southern boundary due to the rich nature of cultural resources found during the project research.

Scope Estimate	Project Cost	Scheduled Completion	Actual Completion
$0	$0	October 2014	April 2015

Project Manager
Pat Rosend

Supervisory District: Sully

Park Authority Board Member: Hal Strickland

Summary: This project was funded by Park General funds.

Planning & Development Division
Fourth Quarter CY2014 Project Status Report 1 Oct - 31 Dec
(2012 Bond Funded Projects)

STATUS

A	Active Project
W/C	Warranty/Closeout Project
I	Inactive Project
C	Project Complete

SCHEDULE INDICATOR

G	Green - On schedule
Y	Yellow - Schedule delayed by two quarters or more
R	Red - Project stopped

FY 2015 Work Plan (7/2014 - 6/2015) | Actual

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Monticello	Monticello - Develop Ph 1 of Park per Master Plan	Scope, design and construct phase 1 park facilities.	Scope	2012 Bond	6	A	Jul-14	Dec-14	Davis	Nov-14		5%			G
				Design	2012 Bond	12		Jan-15	Dec-15	Davis						
				Construction	2012 Bond	18		Jan-16	Jun-17	Davis						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,500,000.00	$0.00								

Total Project Cost **$1,500,000.00**

Remarks: Coordinating with DPWES Stormwater Planning Division for enhanced facilities. Feb 2015 - Project Team formation memo sent out. March 2015 - kick off team meeting held.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Wakefield	Cross County Trail-Pave trail in Wakefield	Pave 5,400 LF of existing gravel trail surface	Scope	2006 Bond	3		Apr-14	Jun-14	Cronauer	Apr-14	14-Jun	100%	3	0	
				Design	2008 Bond	7	I	Jul-14	Jan-15	Cronauer	Jul-14		95%			R
				Construction	2008 Bond	6		Feb-15	Jul-15	Cronauer						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$400,000.00	$0.00								

Total Project Cost **$400,000.00**

Remarks: Erosion and Sediment Control Plan submitted to DPWES for approval. This project put on hold as FCDOT funding may be available.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Mastenbrook Grant		Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$300,000.00	$0.00								

Total Project Cost **$300,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Signage and Branding		Scope	2012 Bond	24	A	Jul-13	Jul-15	Park Services						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$400,000.00	$0.00								

Total Project Cost **$400,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Energy Management - upgrade lighting, control systems for RECenters and Golf		Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$700,000.00	$0.00										
		Total Project Cost			**$700,000.00**		Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Energy Management - upgrade lighting, control systems for RECenters and Golf	Stewardship	Construction	2012 Bond	60	A	Jul-14	Jul-19	Park Operations						
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$300,000.00	$0.00										
		Total Project Cost			**$300,000.00**		Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Land Acquisition as approved by PAB in LA Work Plan		Land Acquisition	2012 Bond	60	A	Jul-13	Jul-18	Williams	Jul-13					G
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$5,000,000.00	$0.00	**$5,000,000.00**				$ 3,048,926.00		$ 3,048,926.00	61%	$ 1,951,074.00	**$ 1,951,074.00**
		Total Project Cost			**$5,000,000.00**		Remarks: Acquisition of the Roat property.									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Cultural Resource Funding - Cultural Landscape reports, Archaeological investigations		Implementation	2012 Bond	60	A	Jul-13	Jul-18	RMD						
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$1,000,000.00	$0.00										
		Total Project Cost			**$1,000,000.00**		Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	Natural Capital Renovation/Natural Resource Management - funding to support Master Plans, Assessments, Management Plans		Implementation	2012 Bond	60	A	Jul-13	Jul-18	RMD						
				Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost		Revised Funding		Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
				$0.00	$1,000,000.00	$0.00										
		Total Project Cost			**$1,000,000.00**		Remarks:									

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	**Grouped Playground Equipment Upgrade -** Listed below in District order		Scope	2012 Bond	66	A	Jul-13	Jan-19	Holsteen	Dec-13		5%			G
				Design	2012 Bond	69		Apr-14	Jan-20							
				Construction	2012 Bond	68		Apr-15	Dec-20							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00									

Total Project Cost		Remarks
	$1,000,000.00	Remarks: Wickford Park is next priority project. PAB approved Surrey Square Park (3-25-15) as next priority.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	**Grouped Playground Upgrade**: Wickford Park		Scope	2012 Bond	7		Jan-14	Jul-14	Holsteen	Feb-14	Oct-14	100%	8	-0.25	
				Design	2012 Bond	3	A	Aug-14	Oct-14	Holsteen	Oct-14		75%			G
				Construction	2012 Bond	4		Nov-14	Feb-15	Holsteen						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$100,000.00	$0.00	**$144,750.00**							

Total Project Cost		Remarks
	$100,000.00	Remarks: Project team mtg complete. Scope approval to PAB in October. Playground consultant is designing the playground. Mobile Crew demolished the existing playground due to unsafe conditions. Construction scheduled for spring 2015. Playground plans under review.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Countywide	Countywide	**Grouped Trails** - per Trail Strategy Plan		Scope	2012 Bond	60	A	Jul-13	Jul-18	Cronauer	Jul-13		5%			G
				Design	2012 Bond	60		Jan-14	Dec-18	Cronauer						
				Construction	2012 Bond	78		Jan-14	Jun-20	Cronauer						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$2,200,000.00	$0.00								

Total Project Cost		Remarks
	$2,200,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Colvin Run Mill	Restoration of Miller's House	Restore the Miller's House	Scope	2012 Bond	9	A	Oct-14	Jun-15	Duncan	Oct-14		40%			G
				Design		12		Jul-15	Jun-16							
				Construction		3		Jul-16	Sep-17							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$665,000.00	$0.00								

Total Project Cost		Remarks
	$665,000.00	Remarks: September 2014 - Team Formation letter was issued. December 2014 - The Team has been formed and a Kickoff meeting will be scheduled for February 2015. March 2015 - RFP for desing services has been issued to SWSG. Team met onsite with the consultant to in detail outline the project scope and the requirements.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Springhill RECenter	RECenter Expansion - Renovate approximately 5,000 sq. ft. of existing floor space	Renovate the locker room, showers, family changing rooms, and the lobby area.	Construction	2012 Bond	15	W/C	Jan-14	Feb-15	Emory	Aug-14	Jan-15	100%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,300,000.00	$0.00								

Total Project Cost	Remarks
$1,300,000.00	Keller Brothers, Inc. was awarded a contract to complete the expansion and renovation work. Notice to Proceed was issued on September 5, 2013. Interior renovation workand renovations to the locker rooms was completed during the building shutdown from August 18, 2014 through September 26, 2014 and is now substantially complete with punch list repairs ongoing. The cabana work began on August 18, 2014 and is now substantially complete with punch list repairs ongoing. The renovation of the existing fitness center began on December 1, 2014 and is now substantially complete with punch list repairs ongoing. Project is in the 1-year warranty phase.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Springhill RECenter	Expansion and Gym Addition	Construct a 2-story fitness center addition and gym with an elevated track.	Construction	2012 Bond	21	W/C	Oct-13	Jun-15	Emory	Sep-13	Dec-14	100%	16	1.25	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$8,600,500.00	$0.00								

Total Project Cost	Remarks
$8,600,500.00	Keller Brothers, Inc. was awarded a contract for $7,111,000 to complete the expansion and renovation work. Notice to Proceed was issued September 5, 2013. Contractor is now substantially complete on the new expansion and punch list repairs are ongoing. Ribbon cutting ceremony was held January 10, 2015. Project is in the 1-year warranty phase.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Lake Fairfax	Water Mine Expansion		Construction	2012	17	A	Mar-14	Jul-15	Lynch	Mar-14		50%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$5,155,000.00	$0.00								

Total Project Cost	Remarks
$5,155,000.00	Scheibel Construction was awarded a contract for $4,429,000 to complete the expansion work. Notice to Proceed was issued on October 2, 2014. Construction is approximately 50% complete. Substantial completion is scheduled for July 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Greendale Golf	Improvements per NGF, including event pavilion	Golf Course drainage improvements	Scope	2012 Bond	3		May-14	Jul-14	Li	May-14	Jul-14	100%	3	0	
				Design	2012 Bond	3		Aug-14	Oct-14	LI	Aug-14	Oct-14	100%	3	0	
				Construction	2012 Bond	3	A	Nov-14	Mar-15	LI	Nov-14	Apr-15	100%	5	-0.5	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$642,000.00	$0.00								

Total Project Cost	Remarks
$642,000.00	Scope approval July 2014. Construction Notice to Proceed issued November 2014. Contractor has completed 3 holes through 12/31/14. Substantial completion was held on April 6, 2015. Warranty phase time through April 2016.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Historic Huntley	Historic Huntley Site Restoration - Phase II Tenant House	Renovate tenant house for visitor center.	Scope	2012	6	A	Jul-14	Dec-14	Duncan	Jul-14					G
				Design		3		Jan-15	Mar-15							
				Construction		12		Apr-15	Mar-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$300,000.00	$0.00								

Total Project Cost **$300,000.00**

Remarks: Scope Team was assembled and the Project Scope Team Kickoff Meeting occurred. December 2014-on November 14, 2014 an RFP was sent to SWSG Consultants to assist with the scope phase and prepare design documents. A proposal was received on December 16, 2014 and is currently under review by PDD staff. April 2015-SWSG and the Project Team led by RMD staff is currently corresponding with VDHR and the Architectural Review Board concerning several critical issues including construction of the garage to store the cart used for accessibility to the historic site.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Lee	Lee District	Lee District Family Recreation Area - Ph 3; prepare site and install new carousel		Scope	2012 Bond	6	A	Jul-14	Dec-14	Villarroel	15-Jan		5%			G
				Design	2012 Bond	12		Jan-15	Dec-15	Villarroel						
				Construction	2012 Bond	15		Jan-16	Mar-17	Lynch						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost **$1,000,000.00**

Remarks: Project to include playground shade structure and picnic shelters.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason, Lee, Providence	Jefferson, Pinecrest, & Greendale Golf Courses	Group Golf Renovation - replace cart paths and irrigation Systems	Jefferson - Cart Path Replacement Pinecrest - Design and install a replacement irrigation system - Complete Greendale GC - Design and install a replacement irrigation system	Scope	2012 Bond	36		Jan-13	Dec-15	Fruehauf	Jan-13		66%	5		G
				Design	2012 Bond	48		Jan-13	Dec-16	Fruehauf	Jun-13		66%	4		
				Construction	2012 Bond	60	A	Jul-13	Jun-18	Li	Oct-13		66%	7		

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,500,000.00	$0.00								

Total Project Cost **$1,500,000.00**

Remarks: Project team met to discuss the project scope on April 9, 2013. PAB scope approval on April 24 ,2013. CPA was issued to design consultant on May 14, 2013. Project bid opening was on September 19, 2013. Construction Contract for replacing the irrigation system at Pinecrest Golf Course was approved on October 2, 2013. Contractor has mobilized and is currently installing the main water distribution line. The construction for Pinecrest Golf Irrigation started October 2013. Substantial completion on April 21, 2014. Warranty Phase through April 2015 for Pinecrest GC. Greendale GC Irrigation 50% Plan review was completed in December 2014. Irrigation consultant is revising the plans for 100% review. Greendale GC Irrigation project is going to bid in May 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	John C & Margaret White Gardens	Phase 1 - Build internal trail network and shelter	Design and construct a shelter and trail system	Scope	2012 Bond	6	A	Feb-15	Sep-15		4/15		5%			G
				Design	2012 Bond	9		Oct-15	Jun-16							
				Construction	2012 Bond	12		Jul-16	Jun-17							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$500,000.00	$0.00								

Total Project Cost **$500,000.00**

Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mason	Pine Ridge	Convert to Synthetic Turf	Scope, design and convert existing rectangular field #6 to synthetic turf.	Scope	2012 Bond	3	A	Apr-15	Jun-15	Mends-Cole	4/15		5%			G
				Design	2012 Bond	8		Jul-15	Feb-16	Mends-Cole						
				Construction	2012 Bond	6		Mar-16	Aug-16	Mends-Cole						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$810,000.00	$0.00								

Total Project Cost		Remarks
	$810,000.00	Remarks: Convert existing natural turf field to synthetic surface.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Grist Mill	Partnership to convert existing field to synthetic turf and redesign parking lot.	Scope, design and convert existing field to synthetic turf and renovate parking lot.	Scope	2012 Bond	3	A	Jul-14	Oct-14	Mends-Cole	Sep-14	Apr-15	100%	7		
				Design	2012 Bond	8		Nov-14	May-15	Mends-Cole	Apr-15		50%			G
				Construction	2012 Bond	6		Jun-15	Dec-15	Mends-Cole						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$200,000.00	$950,000.00	$0.00								

Total Project Cost		Remarks
	$1,150,000.00	Remarks: Project team met with the consultant and DPWES SPD in September 2014 to discuss scope of work. Consultant to provide initial layout and enhanced stormwater management benefits spreadsheet for review. Park Authority Board scope approval April 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr Golf	Improvement per NGF - driving range improvement	Driving range drainage improvements	Scope	2012 Bond	5	A	Mar-14	Jul-14	Lynch	Jan-14		50%			Y
				Design	2012 Bond	2		Aug-14	Sep-14	Lynch						
				Construction	2012 Bond	7		Oct-14	Apr-15	Lynch						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$322,000.00	$0.00								

Total Project Cost		Remarks
	$322,000.00	Remarks: Project Team is being assembled for the scoping phase. Project scope is being developed. A golf course consultant has been hired to prepare a concept plan and preliminary cost estimate for improvements to the driving range. Project team met with the consultant on site to discuss options within budget for improving drainage on the driving range. Site staff is visiting other driving range facilities to evaluate some of the options that were discussed.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr	Fitness Expansion - Renovate 5,000 SF of existing floor space	Renovate 5,000 SF of existing floor space at Oak Marr RECenter as part of the Oak Marr Fitness Center Expansion	Construction	2012 Bond	18	W/C	May-13	Nov-14	Garris	May-13	Aug-14	100%	15	0.75	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$600,000.00	$0.00								

Total Project Cost	$600,000.00

Remarks: September 2013 - NTP was issued May 13, 2013. Phase I & II have been under renovation from May 2013 thru October 4th. SCI for Phase I & II was issued October 4, 2013. Phase III work has commenced. December 2013 - Punch list work ongoing for Phase I & II. Apr 2014 - Punch List work ongoing for Phase I & II primarily control desk and entrance vestibule. June 2014- Control Desk Work has been accomplished as well as the punch list work associated with the entrance vestibule. Proposed Child Care Room (from Phase I&II) has been completed in Phase III. Still outstanding punch list work to be completed approx. 90% complete. Sept 2014 - Phase I and Phase II punchlist on-going approx. 95% complete. December 2014-the project is completed. Warranty Phase through August 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Oak Marr RECenter	10,000 sq. ft. Fitness Expansion	Construct a new two story addition of 10,000 sq. ft. for fitness and programming	Construction	2012 Bond	18	W/C	May-13	Nov-14	Garris	May-13	Aug-14	99%	15	0.75	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$387,061.00	$4,100,000.00	$0.00								

Total Project Cost	$4,487,061.00

Remarks: September 2013 - NTP was issued May 13, 2013. SCI for Phase I & II was issued October 4, 2013. Phase III work has commenced. December 2013 - Foundation footings & walls 80% complete. Foundation waterproofing and drainage underway. Structural steel erection for multipurpose room #2 80% complete. All structural steel has been fabricated and is stored on site. Contractor submitted a "Recovery Project Schedule" which indicates that the project is currently on schedule. Recovery Schedule considered a 6 day work week/10 hr. work days for the interior work activities. Overall project is 40% complete. Apr 2014 - Project progress has been impacted by intense weather over the last 3 mos. Contractor is preparing a revised Recovery Schedule. Structural steel 100% erected with Upper Level concrete slabs completed. Interior partitions underway as well as upper level electrical, plumbing and mechanical work. Lower level slab on grade was partially poured with remaining concrete placement being impacted by weather conditions. Brick veneer at radius wall has started. RTU's were set. June 2014 - Project is 88% complete with a target SCI of August 5th. Contractor is completing interior finishes to include floors, painting, cabinets etc. Startup and Commissioning of HVAC is well underway. Final Special Inspections Certifications have been signed and transmitted to Building Inspector. Anticipate turnover to OM Staff on August 18th for install of fitness equipment. Soft opening scheduled for Sept. 4th and Open House scheduled for September 6th. Ribbon Cutting Ceremony scheduled for October 18th. September 2014 - SCI conducted on August 5, 2014 with punchlist. Turned over to OM Staff on August 18th for install of fitness equipment. Soft Opening was held on September 4th. Ribbon Cutting Ceremony scheduled for October 18th. Punch list work on-going with punch list approx. 65% complete. December 2014-the project's punch list is 90% complete. Warranty Phase through August 2015. March 2015 - the project's punch list is 95% complete. Warranty Phase through August 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Burke Lake & Golf	Driving Range Improvements	Scope, design and construct a 2 story driving range facility.	Scope	2012 Bond	15	A	Jun-12	Sep-13	Inman	Jun-12		50%			Y
				Design	2012 Bond	15		Mar-13	Jun-14	Inman						
				Construction	2012 Bond	14		Jul-14	Sep-16							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$2,450,000.00	$0.00								

Total Project Cost	$2,450,000.00

Remarks: June 2012 - Concept Design Package completed. September 2012 - Project on hold pending evaluation of unsolicited PPEA. December 2012 - Project on hold pending review of re-submitted unsolicited PPEA. Mar 2013 - project continues to be reviewed by the PPEA Team. PPEA proposal has been deemed to meet the County criteria. PPEA project has been publicly advertised by the County. Discussions with proposer are on-going. June 2013 - PPEA team awaits proposal by he PPEA proposer. Several meetings have occurred to discuss the project and proposers needs for them to generate detailed proposal. Expect detailed PPEA proposal by February 1, 2014. March 2014 - Detailed proposal received and initial review comments generated. Comments to be shared with proposer. June 2014 - Proposer addressing comments. FCPA awaits response from proposer. September 2014 - Proposer is addressing FCPA's comments. FCPA awaits response from proposer. Deadline for the complete submission was set for October 20th. December 2014 - Proposer is addressing FCPA's comments. FCPA awaits response from proposer. Deadline for the complete submission is set for January 15th 2015. March 2015 - PPEA declined. RFP issued for continuation of Concept design to permit.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Hidden Pond Nature Center	New shelter, expansion of parking log, and add lights	Scope, design and construct shelter and parking lot improvements	Scope	2012 Bond	6		Jul-14	Dec-14	McFarland	Aug-14	Mar-15	100%	7	-0.25	
				Design	2012 Bond	12	A	Jan-15	Dec-15	McFarland	Mar-15		5%			G
				Construction	2012 Bond	15		Jan-16	Mar-17	McFarland						

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$20,999.00	**$1,000,000.00**		$ 38,437.00	$ 76,315.00	$ 114,752.00	11%	$906,247.00	**$885,248.00**

Total Project Cost	**$1,020,999.00**	Remarks: 1st Scope Team Meeting in August 2014. Team agrees to 60 car and 3 bus space lot and a new shelter with a 50 person capicity. CPA with Paculli Simmons executed for concept plans and stormwater calculations for scope cost estimate. Concept Plan delivered November 2014. Team reviewed concept plan and selected a preferred layout option. DPWES Stormwater expressed an intrest in completing enhancment work. Met with Stormwater on site in December to discuss options. Delayed board item due to Stormwater coordination. Consultant to provide seperate proposal for Stormwater enhancement design work. Scope approved by PAB on March 25,2015. CPA approved for Minor Site Plan with Paciulli Simmons March 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Rolling Valley West	Synthetic Turf Conversion	Scope, design and convert existing rectangular field #3 to synthetic turf.	Scope	2012 Bond	3		Mar-14	Jun-14	Mends-Cole	Nov-13	April-14	100%	3	0	
				Design	2012 Bond	5	A	Jul-14	Dec-14	Mends-Cole	Dec-13	May-14	100%	5	0	
				Construction	2012 Bond	8		Jan-15	Sep-15	Mends-Cole	Nov-14		95%			G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$810,000.00	$0.00								

Total Project Cost	**$810,000.00**	Remarks: Project team met November 14, 2013 on-site to discuss the project site. Consultant has submitted fee proposal for field improvements. Staff is working with DPWES to determine feasible enhanced stormwater improvments. A separate fee proposal will be submitted for SWM improvements to be funded by DPWES. Design 95% complete, and soon be submitted for County review. Received cost proposal for construction. Negotiations underway. Start of Construction will not proceed until November 16, 2014. Notice to proceed issued on 11/16/14. Work is proceeding, field is on grade, base stone has been installed. All work complete except parking and trail paving delayed due to weather. Expect to pave week of May 4th 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Twin Lakes	Oaks Room and additional putting green	Construct approx. 3,100 SF addition to the Oaks Room including enlarged kitchen and practice putting green. Upgrade existing septic system.	Construction	2012 Bond	12	W/C	Mar-13	Mar-14	Duncan	Apr-13	Mar-14	100%	12	0	G

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$284,059.00	$1,000,000.00	$0.00								

Total Project Cost	**$1,284,059.00**	Remarks: Contract was awarded to J. Roberts Inc. in the amount of $757,000. Notice to Proceed was Issued on April 22, 2013. Masonry foundation, exterior walls/sheathing and roofing has been completed. January 2014 - The building project is substantially complete. The punchlist work is currently underway and will be completed by mid-February 2014. The **practice putting green** RFP has been sent out to two design teams and proposals have been received. Paciulli Simmons and W.R. Love Inc. will be providing the design and construction administration services. Staff is currently putting together the CPA for the design was issued on February 23, 2014. A kick off meeting was held with the consultant, and the consultant provided the concept plan on March 24, 2014. Comments have been provided to the consultant and the detailed design is in process. June 2014-the putting green and the bunker renovation project design was completed. Bid was posted in May and a pre-proposal meeting was held on June 5th. Bids were received on June 24th. Future project updates for the putting green will be included under the Twin Lakes Oaks Course Bunker Renovations project in the FY15 Workplan. A One Year Warranty Inspection was held for the **Twin Lakes Oaks Room Addition** on January 20, 2014. J. Roberts Inc. has completed corrective work during the One Year Warranty period but is currently working with staff and the mechhaincal engineer to address ongoing issues with the HVAC systems.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Arrowhead	Synthetic Turf Conversion	Scope, design and convert two existing rectangular fields at Arrowhead Park to synthetic turf.	Scope	2012 Bond	3	A	Jan-15	Mar-15	Mends-Cole	Sep-15	Apr-15	100%			
				Design	2012 Bond	6		Apr-15	Sep-15	Garris	Apr-15		95%			G
				Construction	2012 Bond	8		Oct-15	Jun-16	Regotti						

Other Funding(s)	12 Bond Funding		PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
	Original Amount	Debit/Credit								
$0.00	$1,647,500.00	$0.00								

Total Project Cost	$1,647,500.00	Remarks: Project team met with the consultant and DPWES SPD in September 2014 to discuss scope of work. Consultant to provide initial layout and enhanced stormwater management benefits spreadsheet for review. Park Authority Board scope approval April 2015.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Historic Centreville	Phase I Signage	Design and install signs.	Scope	2012 Bond	4		Sep-13	Dec-13	Davis	Sep-13	Nov-13	100%	3	0.25	
				Design												
				Construction		9	A	Oct-13	Jul-14	Davis	Nov-13		75%			G

Other Funding(s)	12 Bond Funding		PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
	Original Amount	Debit/Credit								
$0.00	$150,000.00	$0.00								

Total Project Cost	$150,000.00	Remarks: Sign design completed in Nov. 2013. Project Team is determining final sign locations. Feb - 2014 - final location and sign types decided working on purchasing options. Vendors have been issue a request for proposal to install signage. Sept 2014 - PO approved for signage manufacture and instlallation. November 2014 - Final sign locations marked in the field, some signs resized to better fit the site. Signs to be installed in March 2015. March 2015 - All signs installed except for kiosk. Working on resizing Histroic Centreville Park sign to better fit into the site.

Active Projects - Subtotal	$68,238,500.00

2012 Bond Funding - Future Year Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Braddock	Lake Accotink	Lake Accotink - Renovation and upgrades to park- to include infrastructure & other amenities		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding		PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
	Original Amount	Debit/Credit								
$0.00	$1,000,000.00	$0.00								

Total Project Cost	$1,000,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville		Area 1 Maintenance Facility Renovation		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$200,000.00	$0.00								

Total Project Cost **$200,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Langley Forks	Athletic Field Upgrades		Construction	2012 Bond	9		Jun-16	Mar-17							

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$500,000.00	($150,000.00)								

Total Project Cost **$350,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	Laurel Hill	Laurel Hill Development		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$3,300,000.00	$0.00								

Total Project Cost **$3,300,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Mt. Vernon	McNaughton	McNaughton Fields	Renovate diamond fields and infrastruture.	Scope						Emory						
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$4,000,000.00	$0.00								

Total Project Cost **$4,000,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Providence	Hartland Road	Hartland Road Prk - Develop Phase I		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$285,000.00	$0.00								

Total Project Cost **$285,000.00** Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Springfield	Patriot	Expansion of Patriot Park	Design for park expansion.	Scope	2012 Bond											
				Design	2012 Bond											
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,000,000.00	$0.00								

Total Project Cost	$1,000,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Phase 1 Signage		Scope												
				Design												
				Construction												

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$250,000.00	$0.00								

Total Project Cost	$250,000.00	Remarks:

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Sully Woodlands	Environmental Education Center	Design and construct an approx. 6,000 SF Stweardship Education Center in the Sully Woodlands													

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$3,250,000.00	$0.00								

Total Project Cost	$3,250,000.00	Remarks:

Future Year Projects - Subtotal	$15,137,000.00

2012 Bond Funding Completed Projects

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Dranesville	Lewinsville	MYS/MYF Construction Development Agreement Synthetic Turf Conversion Fields 2012-2013	Scope, design and construct reconfigured fields #2 and #3 and convert to synthetic turf; add athletic field lighting	Scope	2012 Bond	2		Mar-13	Apr-13	Mends-Cole	Mar-13	Apr-13	100%	2	0	
				Design	2012 Bond	2		May-13	Jun-13	Mends-Cole	May-13	Jun-13	100%	2	0	
				Construction	2012 Bond	5	C	Jul-13	Nov-13	Guzman/Li	Jul-13	Oct-13	100%	4	0.25	

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$1,800,000.00	$0.00	$150,000.00								

Total Project Cost	$1,950,000.00	Remarks: September 2012 - Scope and design phases were completed. Bidding and contract award with NTP issued July 1, 2013. Enhanced stormwater improvements were requested by DPWES who is funding these improvements, and were included in the bid documents. Project in the construction phase. Substantial Completion October 20, 2013, with Ribbon Cutting held October 26, 2013. Warranty Phase is complete. Last Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	South Lakes High School	Partnership to convert to synthetic turf and install lighting	Partnership with FCPS to convert practice field to synthetic turf and install lighting	Construction	2012 Bond	3	C	Jun-13	Aug-13	Garris	Jun-13	Aug-13	100%	3	0	

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$1,088,000.00	$0.00	**$967,883.00**	$849,603.00	$ 849,603.00	$ -				

Total Project Cost		Remarks
	$1,088,000.00	Reference PAB 4/24/13. FCPS requested and were transferred $849,603 for this project. FCPA provided funding only to this project. Project completed in August 2013. Last Report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Hunter Mill	Old Courthouse Spring Branch SV	Ashgrove Lane Trail Improvements	Rebuild 375 LF asphalt trail	Scope	2012 Bond	2		Feb-14	Mar-14	Cronauer	Feb-14	Mar-14	100%	2	0	
				Design	2012 Bond	9		Jan-14	Sep-14	Cronauer	Apr-14	May-14	100%	2	1.75	
				Construction	2012 Bond	6	C	Oct-14	Mar-15	Cronauer	May-14	Aug-14	100%	3	0.75	

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$16,480.40	$118,000.00	$0.00		$134,480.40	$ 134,480.40	$ -	$ 134,480.40	100%	$0.00	

Total Project Cost		Remarks
	$134,480.40	Scope approved March 12, 2014. Notice to proceed to EQR for construction was given on May 14, 2014. Construction started on June 30, 2014. Substantial completion date: August 7, 2014. Final completion date: October 23, 2014. Last report.

DISTRICT	PARK	PROJECT	DESCRIPTION	Sub tasks	Funding	Phase Duration (in Mos)	Status	Start Date	End Date	PM	Start Date	End Date	% Complete	Actual Duration (in Mos)	Actual vs. Planned Duration (in Qtrs)	Schedule Indicator
Sully	Elleanor C. Lawrence	Synthetic Turf Conversion	Scope, design and convert existing rectangular field #3 to synthetic turf.	Scope	2012 Bond	3		Jan-13	Mar-13	Mends-Cole	Jan-13	Apr-13	100%	4	-0.25	
				Design	2012 Bond	3		Apr-13	Jun-13	Mends-Cole	May-13	Jun-13	100%	2	0.25	
				Construction	2012 Bond	9	C	Jul-13	Mar-14	Mends-Cole	Jul-13	Nov-13	100%	5	1	

Other Funding(s)	12 Bond Funding: Original Amount	12 Bond Funding: Debit/Credit	PAB Approved Cost	Revised Funding	Expenditure to Date	Reservation/ Encumbrance	Total Cost to Date	% Expended to Date	Balance of Project Funding	Balance 12 Bond Allocation
$0.00	$825,000.00	$0.00								

Total Project Cost		Remarks
	$825,000.00	Conversion of Field 3 to synthetic turf will be combined with replacement of synthetic turf on Field #2 to gain economy of scale. December 2012 - Project team formation letter distributed. Park Bond was approved in November 2012. Scope Approval to PAB April 2013. Field #3 will be converted to synthetic turf and put in service before field #2 is closed for turf replacement. Field 3 Construction NTP issued August 29, 2013. Field 3 was substantially complete on November 11, 2013. Field has been released for scheduled use. Warranty Phase through November 2014. Warranty Phase Complete. Last Report

Completed Projects - Subtotal	**$2,031,000.00**
2012 Bond Program Total	**$85,406,500.00**

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Committee Agenda Item
May 13, 2015

INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month of April 2015 in value over $100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

ENCLOSED DOCUMENTS:
Attachment 1: Monthly Contract Activity Report

STAFF:
Kirk W. Kincannon, Director
Sara Baldwin, Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning and Development Division
John Lehman, Manager, Project Management Branch
Timothy Scott, Project Coordinator, Project Management Branch
Brian Williams, Project Coordinator, Land Acquisition and Management Branch
Monika Szczepaniec, Project Coordinator, Project Management Branch
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

Construction Services:

Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Key House Demolition	HITT Contracting, Inc.	N/A	$104,679	Purchase Order	WBS/PR-000005-035, Fund 300-C30400 WBS/PR 2G51-021-000 Fund 800-C80300	Demolition of the residential building and accessory structures.	April 15, 2015	
CCT Improvements in Lake Accotink Park	Accubid		$242,000	Bid	WBS/PR-000008-024 Fund 300-C30400	Pave 5,500 LF of trail, replace bridge		

Professional Services:

Project Name	Firm Name	Amount	Funding Source	Scope of Services	NTP
Scotts Run Trail – Magarity Rd. to Colshire Meadow Drive	Whitman, Requardt, and Associates, LLC	TBD	WBS/PR-#1400107-13 FUND 500-C50000	Design and Permitting services for trail project.	
Sully Woodlands Stewardship Education Center		TBD	WBS/PR-000012-013 Fund 300-C30400	Public Outreach, Programming, and Site Selection for new Stewardship Education Center.	
Burke Lake Clubhouse Replacement and Driving Range Expansion	Hughes Group Architects	TBD	WBS/PR-000016-028 Fund 300-C30400	Design, permitting and construction administration services for the clubhouse replacement and driving range expansion and related site improvements.	
Mt Vernon RECenter Repairs Design and Feasibility Study	Hughes Group Architects	TBD	WBS/PR-000005-032 Fund 300-C30400	Design, permitting and construction administration for pool repairs and feasibility study for renovation/expansion.	
Monticello Park Site Development	Paciulli Simmons Associates	TBD	WBS/PR-	Design and permitting of site plan for park facilities	