

II. PUBLIC FACILITIES

A. PARKS AND RECREATION

Parks serve a variety of public functions including resource protection and provision of recreation opportunities. Resource protection is based on location and the nature of the natural and cultural resources that are protected and therefore is not measured in terms of capacity. Nonetheless, the significance of resource protection is directly related to impacts from development and human activity. Population-based standards for recreation facilities have been established and incorporated into the County Comprehensive Plan and will be used as a basis for evaluating impacts of proposed Plan changes and development proposals. General assumptions about park service areas are consistent with general park classifications and features; however, no population calculations have been made as part of this existing conditions report.

This report groups the eight study areas into three geographic areas: Northern (Beltway South Industrial Area, Springfield CBC, Franconia-Springfield TSA, and Kingstowne CBC), Eastern (Huntington Metro TSA and Richmond Highway Corridor) and Southern (I-95 Industrial Area and Lorton-South Route 1) Study Areas.

Within each of the three consolidated areas, the parks that serve each study area and the main facilities provided are identified. Different park types serve different functions and have different service areas as follows:

Local-serving Parks primarily offer a variety of active or passive recreation opportunities, in close proximity to County residents and employment centers. Areas designated for natural and/or cultural resource protection may also be included within these parks. Local parks primarily provide facilities for active or passive recreation, or both; provide 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. 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. Typical local park facilities may include picnic tables, open play areas, athletic fields, playgrounds and trails. In a suburban setting and depending on the park size and facilities, the local park service area may be up to 3 miles.

District Parks are larger parks that serve greater geographic areas of the County and provide a variety of indoor and outdoor recreation facilities and park experiences. Portions of these parks may be designated for natural and/or cultural resource protection. The service area can range from 3 to 6 miles. Size is typically 50 to 150 acres. Generally, facilities in these parks are larger in number and scale than at Local Parks and support a longer visit. District Parks may combine recreation-oriented complexes of developed facilities with areas of the park that are undeveloped. Typical recreation activities at District Parks include golf, skating, cultural and holiday events, performing arts, sports play and activities scheduled in RECenters. Appropriate facilities include those that support active and passive recreation (often clustered together), areas for programmed activities, and gathering places and areas designated for resource protection. Lighted facilities and extended hours of operation are typical.

Resource-Based Parks include parkland with significant cultural and natural resources that are under the Park Authority's protection. Interpretive signage, trails, and visitor centers staffed with interpretive guides are common facilities found at this type of park. There may be times when this type of park is part of a large park, where significant athletic facilities are present in a separate section of the park.

The Park Authority maintains approximately 9.4% of the land in Fairfax County. The percentage of parkland in most of the study areas is significantly less, however, and some have no parkland at all. The study areas developed early in the County's history when acquisition of public parkland was very limited. As development occurred early in the county's history in these study areas, few parkland dedication and acquisition opportunities existed and therefore the eastern part of the County is generally not well-served by parkland and facilities. Similarly, opportunities to develop park facilities are limited.

The following three area-specific sections (i.e. Northern, Eastern and Southern) of this report describe the parks system character for each area and list parks that are within or have facilities that serve the eight special areas. Maps of the three study areas with parkland are also included. Further information on existing parks is hyperlinked to the Park Authority's [Master Plan archives](#) and [main website](#).

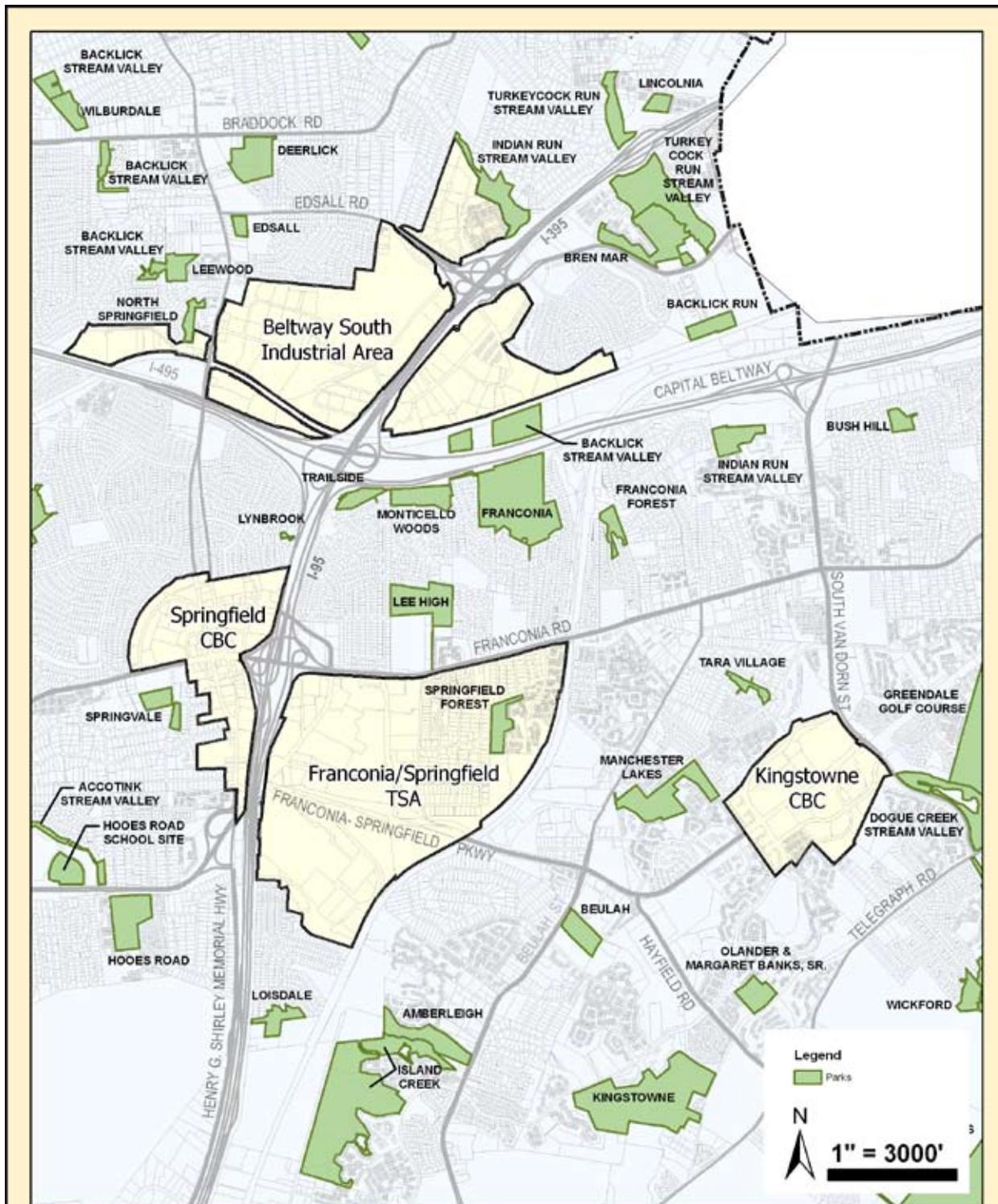
The Northern Study Area:
Beltway South Industrial Area, Springfield CBC, Franconia-Springfield TSA, and Kingstowne CBC

Located in the Rose Hill, Annandale, Lincolnia and Springfield Planning Districts, this area of Fairfax County contains some of the most densely populated areas of the county – and some of the lowest percentages of parkland. Out of the 4,873 acres of parkland in the four planning districts that include these study areas, only 11 acres of parkland are located inside the northern study area. However, there are 2,545 acres of parkland within three miles that serve the northern study area.

The 38 parks serving the northern study area consist mainly of Local-serving and Resource-based parks whose characteristics are often associated with shorter, localized park visits and fewer park facilities. One Local-serving park is located within the Franconia-Springfield TSA. Seven additional Local-serving and Resource-based parks are located within walking distance of the northern study area boundaries (1/4 mile), and the remaining thirty parks are accessible by car, two of which are larger District or Multi-Resource Parks that provide a broader range of facilities and resources.

Much of the parkland in the study area is undeveloped and forested. These undeveloped areas are not contiguous and do not provide connected green infrastructure necessary for habitat and trail use. However, they do provide much-needed play and natural areas for nearby neighborhoods. Figure 9.1 on the following pages includes a listing of parks serving the northern study area.

While most of the parks listed in Figure 9.1 provide opportunities for picnicking, playing, and trail use, there are few larger parks with facilities available for organized sports. Some of the need is served at area District parks including Mason, Lee and Wakefield. The closest District park with athletic facilities is located at [Mason District Park](#), approximately three miles north of the Beltway South Industrial Area at Columbia Pike and Sleepy Hollow Road.



Public Parks
 Beltway South Industrial Area, Springfield CBC,
 Franconia-Springfield TSA, & Kingstowne CBC
 Prepared by Dept. of Planning & Zoning, January 2008

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It includes diamond fields, rectangular fields (one of which is synthetic turf), tennis courts, basketball courts, a large natural area, a hiking trail, playground and tot lot, tennis courts and a refreshment stand.

[Lee District Park](#), located approximately four miles southeast of the Franconia-Springfield TSA and Kingstowne CBC, also provides typical District park facilities including a RECenter, diamond fields, rectangular fields, tennis courts, amphitheatre, group picnic areas and a carousel.

[Wakefield Park](#), located approximately six miles west of the Beltway South Industrial Area at Braddock Road and I-495, is a multiple resource park. Facilities include Audrey Moore RECenter, a section of the [Cross County Trail](#), basketball, volleyball, and tennis courts. There are also baseball, softball, and soccer fields (including one rectangular synthetic turf field), as well as Fairfax County's only [Skate Park](#). Wakefield also provides a number of natural and cultural interpretive programs on-site.

The northern study area is also served by smaller Local-serving [Trailside](#), [Franconia](#) and [Lee High](#) Parks, all of which have athletic fields available for programmed sports activities. These are located approximately one mile north of the Franconia-Springfield TSA. All three parks also serve the dense eastern parts of the County, and are in high demand for scheduled sports activities.

Closer to the study area, there are significant Resource-based parks at [Indian Run](#), [Backlick](#) and Dogue Creek Stream Valley Parks. All consist of a series of disconnected parcels throughout eastern Fairfax County. As the main purpose of stream valley parkland is natural and cultural resource preservation, there is no potential for development on this parkland beyond additional trails.

Based on the existing number of parks and facilities, the northern study area is well served but many of these parks also serve the eastern section of the County which is underserved. This reduces the capacity and service effectiveness in the northern area. Some of the parks identified within proximity of the northern study area are not fully developed and offer additional potential capacity through master plan implementation or master plan development.

Figure 9.1: Northern Study Area Parks				
Study Area	Park Name	Acreage	Park Class	Facilities
Parks Within the Study Area				
Franconia-Springfield TSA	Springfield Forest	11 acres	Local-serving Neighborhood Park	Open play area (no master plan)
SUBTOTAL	1 park	11 acres		
Additional Parks Serving Recreation Needs for the Study Area				
Northern Study Area	Mason District	121 acres	District Park	Trails, restrooms, picnic shelters, playground, rectangular fields (synthetic turf), diamond fields, tennis courts, multi-use courts, historic site, dog park
Northern Study Area	Lee District	138 acres	District Park	RECenter (fitness, aquatics, gymnasium and programs), restrooms, trails, picnic shelters, playground, rectangle fields, diamond fields, tennis courts, multi-use courts
Northern Study Area	Wakefield	293 acres	Multiple Resource Park	RECenter (fitness, aquatics, gymnasium and programs), skate park, trails, restrooms, picnic tables, playground, rectangular field (synthetic), diamond fields, tennis courts, multi-use courts, garden plots, historic site
Springfield CBC	Springvale	9 acres	Local-serving Community Park	Tennis courts, playground
Franconia-Springfield TSA, Kingstowne CBC	Beulah	11 acres	Local-Serving Community Park	Restrooms, trails, diamond fields
Beltway South	North Springfield	5 acres	Local-serving Community Park	Multi-use trails
Beltway South Industrial Area	Bren Mar	14 acres	Local-Serving Community Park	Trails, picnic tables, playground, diamond field
Beltway South Industrial Area & Springfield CBC	Brookfield	26 acres	Local-Serving Community Park	Trails, picnic shelter, playground
Franconia-Springfield TSA & Springfield CBC	Byron Avenue	6 acres	Local-Serving Community Park	Trails, rectangle field, diamond field
Beltway South Industrial Area & Springfield CBC	Deerlick	19 acres	Local-Serving Community Park	Trails, tennis courts, historic feature

Study Area	Park Name	Acreage	Park Class	Facilities
Beltway South Industrial Area	Dowden Terrace	9 acres	Local-Serving Community Park	Trails, picnic shelter, playground, diamond field, tennis courts, multi-use courts
Franconia-Springfield TSA, Kingstowne CBC, Springfield CBC & Beltway South Industrial Area	Franconia	66 acres	Local-Serving Community Park	Trails, rectangle fields, diamond fields, garden plots, historic site
Springfield CBC & Beltway South Industrial Area	Hidden Pond	26 acres	Local-Serving Community Park	Trails, picnic shelter, playground, tennis courts, historic site, nature center
Franconia-Springfield TSA & Springfield CBC	Hooes Road	21 acres	Local-Serving Community Park	Picnic tables, rectangle fields, diamond fields, tennis courts, multi-use courts
Beltway South Industrial Area	Howery Field	8 acres	Local-Serving Community Park	Picnic tables, rectangle fields diamond fields
Franconia-Springfield TSA, Kingstowne CBC, Springfield CBC & Beltway South Industrial Area	Lee High	24 acres	Local-Serving Community Park	Trails, picnic shelter, playground, rectangle field, diamond fields, tennis courts
Beltway South Industrial Area	Lillian Carey	13 acres	Local-Serving Community Park	Trails, picnic shelter, playground, tennis courts, historic feature
Beltway South Industrial Area	Lincolnia	5 acres	Local-Serving Community Park	Trails, picnic shelter, playground
Franconia-Springfield TSA & Kingstowne CBC	Manchester Lakes	28 acres	Local-Serving Community Park	Trails, playground, rectangle fields
Springfield CBC	Orange Hunt Estates	8 acres	Local-Serving Community Park	Trails, picnic tables, playground, multi-use courts
Beltway South Industrial Area	Parklawn	4 acres	Local-Serving Community Park	Trails, playground, diamond fields
Franconia-Springfield TSA & Springfield CBC	Springvale	9 acres	Local-Serving Community Park	Trails, picnic tables, tennis courts
Franconia-Springfield TSA, Beltway South Industrial Area & Springfield CBC	Trailside	7 acres	Local-Serving Community Park	Diamond fields

BRAC-Related Subject Areas
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Study Area	Park Name	Acreage	Park Class	Facilities
Beltway South Industrial Area	Wilburdale	8 acres	Local-Serving Community Park	Picnic tables, playground, diamond field, multi-use courts
Franconia-Springfield TSA, Springfield CBC & Beltway South Industrial Area	Pinecrest Golf Course	53 acres	Multiple Resource Park	Golf course, restrooms, historic site
Franconia-Springfield TSA, Springfield CBC, Kingstowne CBC & Beltway South Industrial Area	Greendale Golf Course	149 acres	Multiple Resource Park	Golf course, restrooms, clubhouse, historic site
Franconia-Springfield TSA, Springfield CBC & Beltway South Industrial Area	Lake Accotink	480 acres	Multiple Resource Park	Lake, mini-golf, trails, picnic shelters, playground, volleyball courts, historic site, water activities
Recreation Parks SUBTOTAL:	27 parks	1,560 acres		
Resource-based Parks in the Study Area Vicinity				
Beltway South Industrial Area	Clark House at Barcroft Mews	1 acre	Cultural Resource Park	Historic site
Kingstowne CBC	Historic Huntley	3 acres	Cultural Resource Park	Historic site
Beltway South Industrial Area	Manassas Gap Railroad	12 acres	Cultural Resource Park	Trails, historic site
Franconia-Springfield TSA, Kingstowne CBC & Beltway South Industrial Area	Mount Air Historic Site	33 acres	Cultural Resource Park	Historic site
Franconia Springfield TSA & Beltway South Industrial Area	Summers Cemetery	4 acres	Cultural Resource Park	Trails, historic site
Beltway South Industrial Area	The Wakefield Chapel	9 acres	Cultural Resource Park	Historic site
Franconia-Springfield TSA, Springfield CBC & Beltway South Industrial Area	Green Spring Gardens	28 acres	Multiple Resource Park	Horticultural education center, demonstration gardens, trails, historic site
Kingstowne CBC	Dogue Creek Stream Valley	56 acres	Natural Resource Park	Multi-use trails along Stream Valley
Beltway South	Indian Run Stream Valley	42 acres	Natural Resource Park	Multi-use trails along Stream Valley

Study Area	Park Name	Acreege	Park Class	Facilities
Beltway South	Backlick Stream Valley	34 acres	Natural Resource Park	Multi-use trails along Stream Valley
Springfield CBC	Accotink Stream Valley	752 acres	Natural Resource Park	Multi-use trails along Stream Valley
Resource Parks SUBTOTAL:	10 parks	974 acres		
Total	38 parks	2,545 acres		

The Eastern Study Area: **Huntington Metro TSA and the Richmond Highway Corridor**

Located in the Mount Vernon and Rose Hill Planning Districts, the Eastern Study Area contains some of the oldest developments in Fairfax County. As a result of Mount Vernon's extensive residential development in the 1950s, 1960s and 1970s, only scattered smaller local parks were developed adjacent to some neighborhoods. Many of these parks serve as natural resource buffers and do not contain any recreational facilities other than trails. Figure 9.2 on the following pages includes a listing of parks serving the eastern study area.

Out of the 2,760 acres of parkland in the two planning districts that include these study areas, only 131 acres is located inside the eastern study area. However, almost all parkland in the two planning districts is within three miles of the eastern study area, and provides a variety of leisure opportunities. Over half of this parkland is located within [Huntley Meadows Park](#) (approximately 1,545 acres), a large natural resource park surrounding extensive wetlands and forest just west of Richmond Highway. Huntley Meadows offers a visitor/nature center, trails, and picnicking, and is a popular park for birdwatchers.

With a majority of parkland in this study area consisting of forest, the parkland mixes some of the only remaining undeveloped land and open space into the surrounding developed land use types in the northern study area. While these undeveloped areas are fragmented and do not provide connected green infrastructure necessary for habitat and trail use, they do provide much-needed play and natural buffer areas for nearby neighborhoods.

The 42 parks serving the eastern study area consist mainly of Local-serving and Resource-based parks whose characteristics are often associated with shorter, localized park visits and fewer park facilities. These facilities typically include opportunities for picnicking, open play, tot lots, and trails, but few facilities are available for organized athletic sports. Nine parks are located directly within or straddle the eastern study area. Seven additional Local-serving and Resource-based parks are located within walking distance of the eastern study area boundaries (1/4 mile), and the remaining twenty-six parks are located within three miles of the eastern study area. This area is well-served by three RECenters, one of which is located at [Lee District Park](#) that also has various athletic fields, courts and family recreation facilities.

[Mount Vernon District Park](#), located just east of the Richmond Highway Corridor at Belle View Boulevard and Fort Hunt Road, provides aquatics, fitness and program facilities at its [RECenter](#)

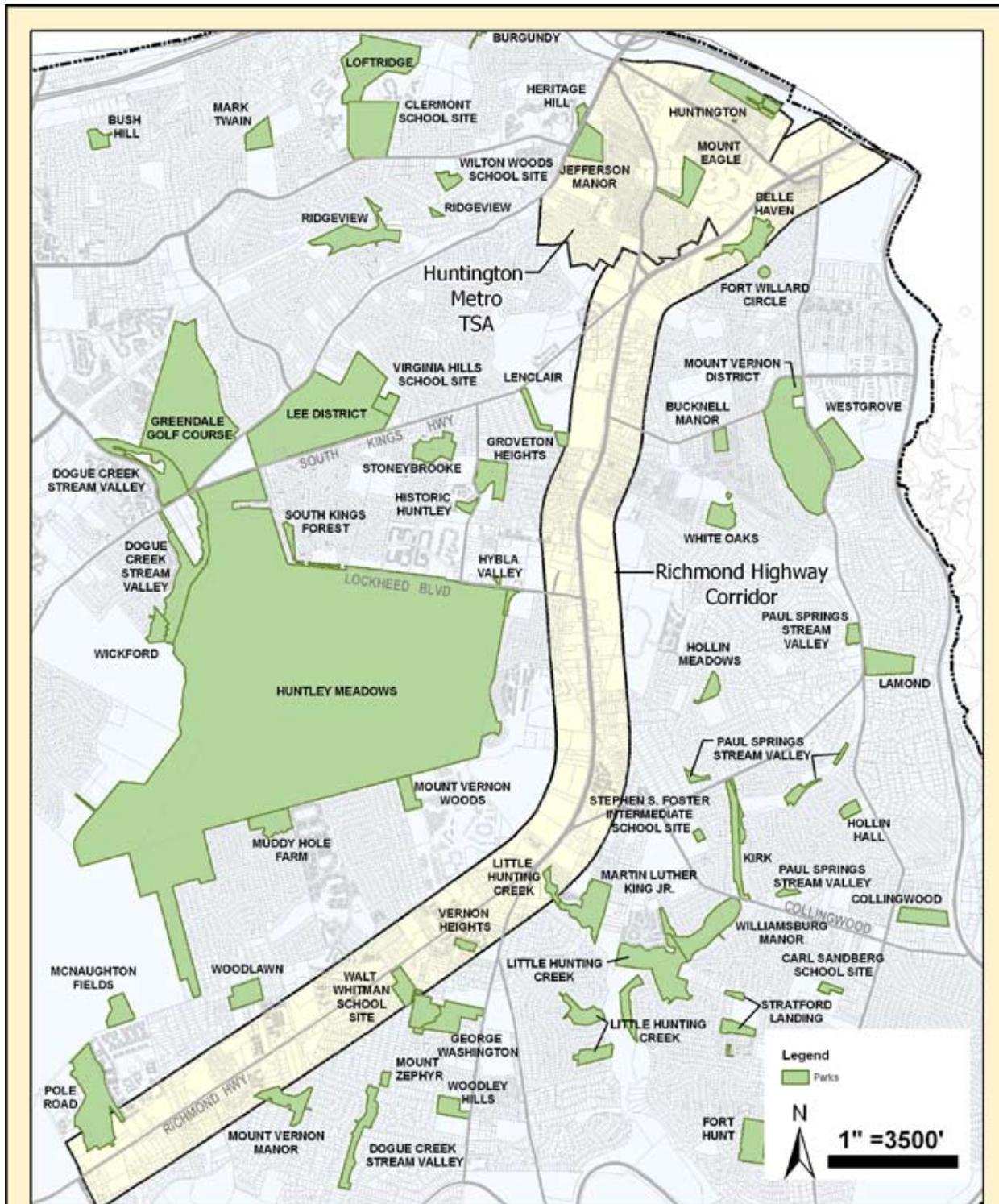
and a year-round indoor [ice arena](#). The park also contains lighted tennis courts, picnic areas and extensive trails throughout the natural resource protection area. Two-thirds of this site contains some of the most unusual forest communities on parkland. These intact forest remnants are relatively healthy and are preserved in a natural resource protection area.

A third RECenter is located at [George Washington](#) Park, a multiple-resource park located just outside of the Richmond Highway Corridor Study Area on Old Mount Vernon Road. The RECenter provides a pool, fitness center and outdoor tennis courts. There are also trails provided throughout a forested area. Golfing opportunities are available at [Greendale Golf Course](#), about 3 miles southwest of the Huntington Metro TSA. It is one of the few public 18-hole regulation courses available in this part of the county.

Overall, this study area is one of the most under-served parts of Fairfax County for athletic fields, courts and outdoor recreation facilities. While there is a large amount of parkland, most exists in natural resource parks or in smaller parks with limited facilities that are mainly serve adjacent neighborhoods and would not be a park destination. The high density population and lack of recreational facilities in the existing parkland in the eastern area create a high level of unmet park and recreation facility demand. Few opportunities to expand the park system in this area exist.

Figure 9.2: Eastern Study Area Parks

Study Area	Park Name	Acreage	Park Class	Facilities
Parks Within the Study Area				
Huntington Metro	Huntington	11 acres	Local-serving Community Park	Diamond field, multi-use court, trails, natural areas
Huntington Metro	Mount Eagle	13 acres	Local-serving Community Park	Diamond field, open play area, multi-use trails, historic site
Huntington Metro	Jefferson Manor	14 acres	Local-serving Community Park	Diamond field, multi-use court, open play area
Richmond Highway	Little Hunting Creek	48 acres (4 of which are within study area)	Natural Resource Park	Natural resource area (stream), trails
Richmond Highway	Vernon Heights	3 acres	Local-serving Neighborhood Park	Multi-use trails through forest area
Richmond Highway	Walt Whitman School Site	15 acres	Local-serving Community Park	Diamond fields, tennis courts, open play area
Richmond Highway	Mount Vernon Manor	14 acres (3 of which are within study area)	Local-serving Community Park	Diamond field, tennis courts, open play area, trails



Public Parks

Huntington Metro TSA & Richmond Highway Corridor

Prepared by Dept. of Planning & Zoning, January 2008

Map 43

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Study Area	Park Name	Acreage	Park Class	Facilities
Richmond Highway	Pole Road	51 acres	Local-serving Community Park	Natural resource area (stream), multi-use trails
Richmond Highway	Belle Haven	17 acres	Local-serving Community Park	Natural resource area (stream), trails
Study Area Parks SUBTOTAL:	9 parks	131 acres		
Additional Parks Serving Recreation Needs for the Study Area				
Richmond Highway	Grist Mill	76 acres	District Park	Trails, picnic shelters, playgrounds, rectangle fields, diamond fields, multi-use courts, garden plots, historic structure, dog park
Eastern Study Area	Lee District	138 acres	District Park	RECenter, restrooms, trails, picnic shelters, playground, rectangle fields, diamond fields, tennis courts, multi-use courts, historic site
Eastern Study Area	Mount Vernon	88 acres	District Park	RECenter, trails, indoor ice rink
Richmond Highway	George Washington	18 acres	Multiple Resource Park	RECenter, multi-use trails through forest area, tennis courts
Eastern Study Area	Greendale Golf Course	149 acres	Multiple Resource Park	Golf course, clubhouse, historic feature
Huntington Metro	Heritage Hill	3 acres	Local-Serving Neighborhood Park	Open play area, forest area
Richmond Highway	Vernon Heights	3 acres	Local-Serving Neighborhood Park	Trails, playground
Richmond Highway	Lenclair	8 acres	Local-Serving Neighborhood Park	Open play area, trail
Eastern Study Area	Bucknell Manor	5 acres	Local-Serving Community Park	Picnic tables, playground, rectangle field,
Eastern Study Area	Clermont	41 acres	Local-Serving Community Park	Diamond fields
Richmond Highway	Carl Sandburg School Site	3 acres	Local-Serving Community Park	Diamond fields, tennis courts
Richmond Highway	Collingwood	12 acres	Local-Serving Community Park	Playground, rectangle fields, diamond fields, tennis and multi-use courts
Richmond Highway	Fort Hunt	19 acres	Local-Serving Community Park	Trails, picnic tables, playground, rectangle field, diamond field, tennis courts
Richmond Highway	Groveton Heights	7 acres	Local-Serving Community Park	Trails, picnic tables, playground, diamond field, multi-use court

BRAC-Related Subject Areas
Existing Conditions Report

Study Area	Park Name	Agreage	Park Class	Facilities
Richmond Highway	Hollin Hall	5 acres	Local-Serving Community Park	Picnic tables, playground, diamond field, volleyball court, multi-use court
Eastern Study Area	Lamond	18 acres	Local-Serving Community Park	Historic site, playground
Huntington Metro	Loftridge	48 acres	Local-Serving Community Park	Trails
Richmond Highway	Martin Luther King, Jr.	19 acres	Local-Serving Community Park	Multi-use trail along stream, diamond field, tennis courts, outdoor pool
Richmond Highway	Mount Vernon Woods	7 acres	Local-Serving Community Park	Trails, picnic shelters, playground, diamond field, tennis courts
Eastern Study Area	Muddy Hole Farm	14 acres	Local-Serving Community Park	Trails, picnic tables, playgrounds, rectangle field, diamond field, tennis courts
Huntington Metro	Ridgeview	25 acres	Local-Serving Community Park	Trails, picnic tables, playground, multi-use courts
Eastern Study Area	Stoneybrooke	14 acres	Local-Serving Community Park	Trails, picnic shelters, playground, tennis courts, multi-use courts, historic site, meeting rooms
Richmond Highway	Washington Mill	10 acres	Local-Serving Community Park	Trails, playground
Richmond Highway	Williamsburg Manor	25 acres	Local-Serving Community Park	Trails, picnic tables, playground, multi-use courts
Richmond Highway	Woodlawn	12 acres	Local-Serving Community Park	Multi-use trail, tennis courts
Richmond Highway	McNaughton Fields	12 acres	Local-Serving Community Park	Diamond fields
Recreation Parks SUBTOTAL: :	26 parks	779 acres		
Resource-based Parks in the Study Area Vicinity				
Richmond Highway	Huntley Meadows	1,429 acres	Natural Resource Park	Visitor/nature Center, natural, wetland and forest areas, trails, programs, wildlife observation tower
Richmond Highway	Historic Huntley	3 acres	Cultural Resource Park	Historic site
Eastern Study Area	Dogue Creek Stream Valley	56 acres	Natural Resource Park	Multi-use trails along Stream Valley
Eastern Study Area	Indian Run Stream Valley	42 acres	Natural Resource Park	Multi-use trails along Stream Valley
Eastern Study Area	Paul Springs Stream Valley	9 acres	Natural Resource Park	Multi-use trails along Stream Valley

Study Area	Park Name	Acreage	Park Class	Facilities
Richmond Highway	Island Creek	97 acres	Natural Resource Park	Natural resource area (stream), trails
Richmond Highway	Fort Willard Circle	2 acres	Cultural Resource Park	Historic Fort from the Civil War
Resource Parks SUBTOTAL:	7 parks	1,638 acres		
Total	42 parks	2,603 acres		

The Southern Study Area:

I-95 Corridor Industrial Area and Lorton-South Route 1 Suburban Center

Located in the Springfield and Lower Potomac Planning Districts, the southern study area is surrounded by a high percentage of parkland provided by Fairfax County Park Authority and other park providers such as the National Park Service. While there are only 75 acres of parkland located directly within the southern study area, an additional 7,423 acres of Park Authority parkland are located within 3 miles of the study area. About a third of that land located in [Laurel Hill Park](#), located west of the I-95 Corridor Industrial Area.

The 30 parks serving the southern study area consist mainly of Local-serving and Resource-based parks. Eight parks are located directly within or straddle the eastern study area. Five additional Local-serving and Resource-based parks are located within walking distance of the southern study area boundaries (1/4 mile), and the remaining seventeen parks are located within three miles of the southern study area. While Laurel Hill Park will provide significant amenities in the future, much of the park has yet to be built. Therefore, the southern study area is underserved in athletic and other recreation facilities, but has a great amount of open space.

Much of the parkland in this study area consists of forested areas that provide natural buffering to the rapidly-developing southern study area. Major Park Authority holdings are contiguous with other protected parcels and provide connected green infrastructure for habitat and trail use, as well as play and natural areas for nearby neighborhoods. Figure 9.3 on the following pages includes a listing of parks serving the southern study area.

Nearly 2,440 acres of parkland within or near the study areas is concentrated in [Laurel Hill Park](#). Amenities currently include an 18-hole golf course and a terminus of the [Cross County Trail](#). The majority is still undeveloped open space, though design and construction of local-serving park elements is underway in portions of the park. The southern section of the park is primarily comprised of recently abandoned agricultural land with a series of wooded creeks and valleys and the northern section is a heavily wooded natural resource area. Future planned amenities include an equestrian facility, a [Sportsplex](#) for both indoor and outdoor recreation, a disc golf course, picnic areas, playgrounds, an extensive trail system, and historic sites. Once constructed, this park will provide a significant grouping of recreation facilities and resource areas in one location.

A significant amount of the parkland that is near the study areas is located in Resource-based

parks such as South Run, Pohick and Accotink Creek Stream Valley Parks. While much of the land within these stream valleys in the southern area is managed by the Park Authority, they become disconnected as they head further upstream into the rest of the county. As the main purpose of stream valley parkland is natural and cultural resource preservation, there is no potential for development on this parkland beyond additional trails.

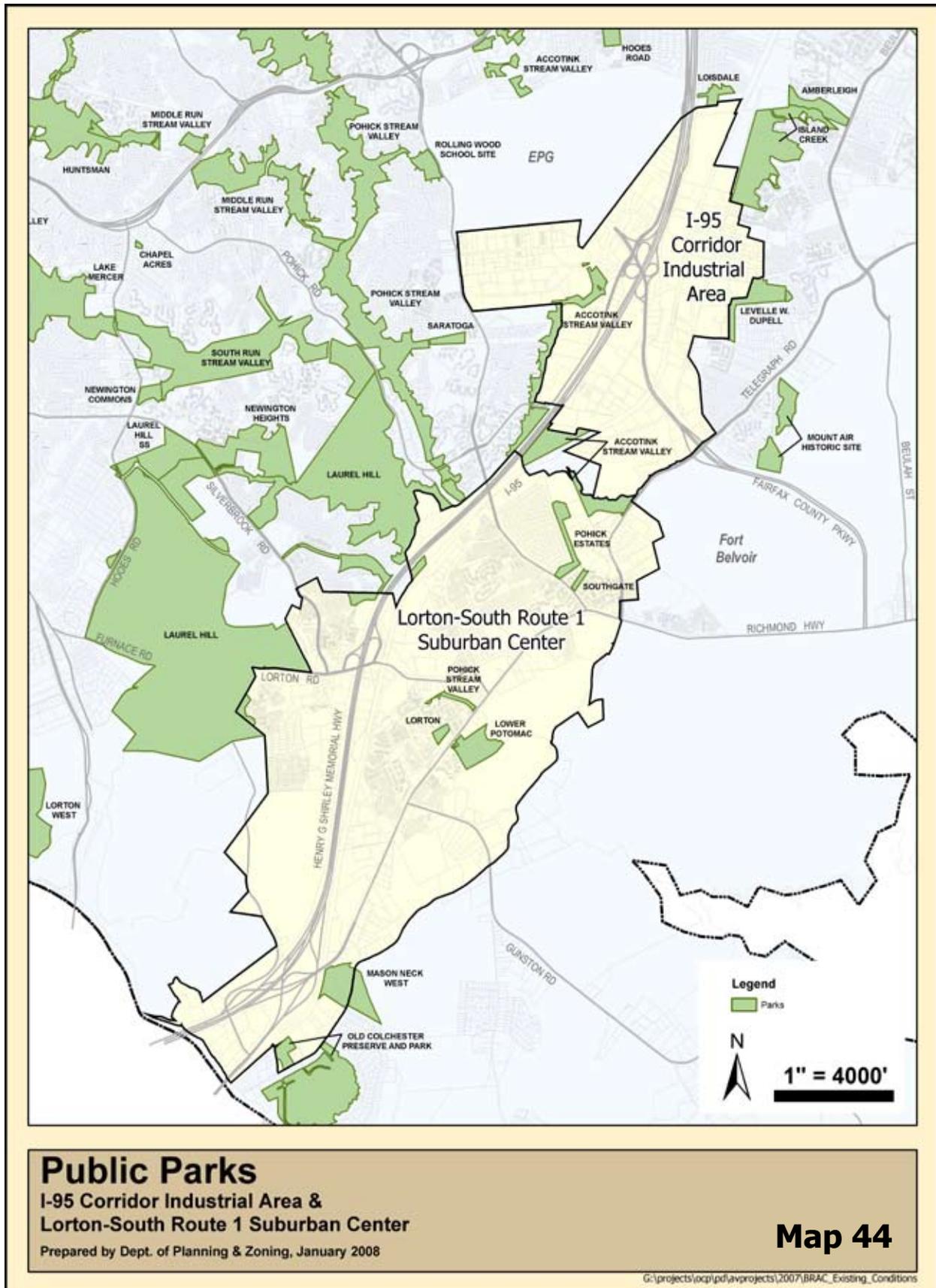
There are no parks directly within the southern study area and very few nearby that serve recreation needs. Residents in the area are served by athletic field facilities and a [RECenter](#) at [South Run District Park](#), located about six miles west of the Lorton-South Route 1 Suburban Center, just off the Fairfax County Parkway. Currently, service levels at this park are near capacity. South Run has lit athletic fields as well as an extensive trail system, dog park, multi-use courts, and tennis courts. Indoors, the RECenter provides a fitness center, pool, racquetball courts and a separate field house for indoor sporting events. An expansion of fitness facilities at South Run is underway and the recent conversion of two rectangular fields to synthetic turf has extended capacity of those fields.

While this part of the county contains some of the highest amounts of parkland, many of the parks are lacking facilities needed to adequately provide recreation opportunities for residents. As Laurel Hill Park continues to develop, greater recreation and sports opportunities will be provided. While there is an adequate number of larger parks, the number of smaller neighborhood or community parks is lower than in other parts of the county. The existing acreage of parkland and related facilities are not adequate for the current population.

There are some existing parks that are not master planned or are lacking a fully-implemented master plan and provide an opportunity for future development. These include Southgate and Lower Potomac Parks. In addition, Saratoga Park is planned for more extensive recreational facilities, including a rectangle field, but these facilities have not yet been constructed.

Figure 9.3: Southern Study Area Parks

Study Area	Park Name	Acreage	Park Type	Facilities
Parks Within the Study Area				
Lorton	Southgate	2 acres	Neighborhood Park	Open play area, multi-use court
Lorton	Pohick Estates	16 acres	Local-Serving Community Park	Diamond field, tennis courts, multi-use trails through forest
I-95	Accotink Stream Valley	752 acres (16 of which are in study area)	Natural Resource Park	Multi-use trails along Stream Valley
Lorton	Lower Potomac	1 acre	Neighborhood Park	Multi-use trails through forest
Lorton	Pohick Stream Valley	765 acres (8 of which are within study area)	Natural Resource Park	Multi-use trails along stream valley



Study Area	Park Name	Acreege	Park Class	Facilities
Lorton	Mason Neck West	26 acres (15 of which are within study area)	Local-Serving Community Park	Diamond field, tennis courts, open play area, multi-use court
I-95	Old Colchester	136 acres (10 of which are within study area)	Multiple Resource Park	Natural resource preservation area, historic site
I-95	Laurel Hill	2,440 acres (7 of which are within study area)	Multiple Resource Park	Golf course, trails, disc golf course, playground, natural and cultural resources
Study Area SUBTOTAL:	8 parks	75 acres		
Additional Parks Serving Recreation Needs for the Study Area				
Southern Study Area	Newington Heights	69 acres	District Park	Trails, picnic tables, playground, rectangle fields, diamond fields, tennis courts, multi-use courts
Southern Study Area	South Run	192 acres	District Park	RECenter, trails, restrooms, playground, rectangle fields, diamond fields, field house, tennis courts, multi-use courts, historic site, dog park
Southern Study Area	Greendale Golf Course	149 acres	Multiple Resource Park	Golf course, restrooms, clubhouse, historic site
Lorton	Lake Accotink	480 acres	Multiple Resource Park	Restrooms, mini-golf, trails, picnic shelters, playground, volleyball courts, historic site, water activities
Southern Study Area	George Washington	18 acres	Multiple Resource Park	RECenter, multi-use trails through forest area, tennis courts
I-95	Amberleigh	18 acres	Local-Serving Community Park	Historic site
I-95	Beulah	11 acres	Local-Serving Community Park	Trails, restrooms, diamond fields
Lorton	Hooes Road	21 acres	Local-Serving Community Park	Picnic tables, rectangle fields, diamond fields, tennis courts, multi-use courts
Southern Study Area	Levelle Dupell	27 acres	Local-Serving Community Park	Play area, multi-use court, open play area, tennis court
I-95	Saratoga	8 acres	Local-Serving Community Park	Trail, open play area
I-95	Loisdale	5 acres	Local-Serving Neighborhood Park	Tennis courts, multi-use court, trails
I-95	Lorton	5 acres	Local-Serving Neighborhood Park	Open play area, trails
Southern Study Area	Lower Potomac	1 acre	Local-Serving Neighborhood Park	Rectangle field, diamond field, trails, tennis courts
Recreation Parks SUBTOTAL:	13 parks	1,004 acres		

Resource-based Parks in the Study Area Vicinity				
Study Area	Park Name	Acreage	Park Class	Facilities
I-95	South Run Stream Valley	363 acres	Natural Resource Park	Trails along Stream Valley
I-95	Mount Air Historic Site	33 acres	Cultural Resource Park	Historic site
I-95	Island Creek	97 acres	Multiple Resource Park	Undeveloped
Southern Study Area	Lake Mercer	154 acres	Multiple Resource Park	Trails, historic site
Southern Study Area	Backlick Stream Valley	34 acres	Natural Resource Park	Multi-use trails along Stream Valley
Southern Study Area	Dogue Creek Stream Valley	56 acres	Natural Resource Park	Multi-use trails along Stream Valley
Lorton	Huntley Meadows	1,429 acres	Natural Resource Park	Visitor Center, trail through wetlands area, wildlife observation tower
Lorton	Historic Huntley	3 acres	Cultural Resource Park	Historic site
Southern Study Area	Middle Run Stream Valley	185 acres	Natural Resource Park	Natural resource area (stream), trails
Resource Parks SUBTOTAL:	9 parks	2,354 acres		
TOTAL	30 parks	7,498 acres		

B. SCHOOLS

A total of 37 schools serve the special areas under study. Figure 9.4 lists the schools that serve the study areas and their current capacity, current enrollment, projected enrollments and enrollment/capacity difference for 2011-2012.

Figure 9.4: School Capacity and Enrolment

School Name	Current Capacity	Current Membership	2011-2012 Membership	Membership/Capacity Difference 2011-2012
Elementary School				
Cameron ES	565	530	540	25
Mt. Eagle ES	316	263	276	40
Groveton ES	580	538	585	-5
Bucknell ES	264	280	278	-14
Hybla Valley ES	454	682	620	-166
Hollin Meadows ES	586	594	561	25
Riverside ES	518	513	537	-19
Stratford Landing ES	801	712	758	43
Woodley Hills ES	483	561	585	-102
Woodlawn	549	467	501	48
Washington Mill ES	516	512	543	-26
N. Springfield ES	521	532	559	-27
Bren Mark Park ES	440	383	447	-7
Crestwood ES	467	485	516	-49
Lynbrook ES	317	377	317	0
Forestdale ES	606	429	474	132
Hayfield ES	697	564	543	134
Lorton Station ES	653	1,011	1,171	-518
Island Creek ES	764	746	754	10
Saratoga ES	777	770	807	-30
Silverbrook ES	960	1,225	1,145	-185
Halley ES	719	632	788	69
Gunston ES	458	617	618	-160
	13,011	13,423	13,923	-782
Middle School				
Whitman MS	1000	899	937	63
Sandburg MS	1400	1165	1187	213
Twain MS	1025	856	876	149
Poe MS	1150	1106	1163	-13
Holmes MS	950	738	710	240
Key MS	875	818	734	141
Hayfield MS	1100	819	840	260
South County MS	800	1049	1160	-360
	8300	7450	7607	693
High School				
Edison HS	1675	1778	1521	154
West Potomac HS	2200	1959	1808	392
Mt. Vernon HS	2550	1738	1625	925
Annandale HS	2350	2365	2237	113
Lee HS	1850	1930	1671	179
Hayfield HS	2125	1486	1604	521
South County HS	1700	1978	2303	-603
Sub-total	14450	13234	12769	1681
Grand Total	35761	34107	34299	1592

There are a total of 23 elementary schools serving the subject areas at a capacity of 13,011 students. The current membership is 13,423 students. Total elementary school enrollment in the subject areas is over capacity by 412 students. With the projected enrollment of 13,923 by 2011-2012 the deficiency is expected to reach 782. While there are some elementary schools with enrollments under capacity, overcrowding for some schools such as Hybla Valley Elementary School (-166), Woodley Hills Elementary School (-102), Lorton Station Elementary School (-518), Silverbrook Elementary School (-185), and Gunston Elementary School (-160) will be exacerbated in year 2011-2012. The total elementary school membership/capacity deficit expected in the year 2011-2012 is 782.

There are eight middle schools serving the study areas with a combined capacity of 8,300 students. Current enrollment at the middle school level is 7,450 and the projected 2011-2012 enrolment is 7607. In 2010-2011 projected enrollment for Poe Middle School (-13) and South County Middle School (-360) are expected to be over capacity. Overall, middle school enrollments are expected to remain below capacity.

There are eight high schools serving the subject areas with a combined capacity of 14,450 students. The sum of current enrollment in all the high schools is 13,234 students. The projected student enrollment is expected to decrease to 12,769 for the year 2011-2012. The only school expected to serve above capacity is the South County High School (-603) for the projected year. Overall, high schools are expected to remain under capacity for the subject areas.

C. LIBRARIES

The County's library system is comprised of a hierarchy of regional and community libraries. The library facilities are located within designated service areas with the purpose of meeting the educational, recreational, and informational needs of the residents in the communities they serve. Libraries in Fairfax County are divided into two categories as described shown below:

- Regional Library: The floor area ranges from 25,000 sq. ft. to 39,000 sq. ft. with a monthly circulation of at least 50,000 and 20,000 visitors.
- Community library: The floor area ranges between 10,000 sq. ft. and 17,000 sq. ft. with a monthly circulation ranging between 10,000 and 50,000. The number of visitors expected is between 10,000 and 20,000 per month. All older libraries below 10,000 sq. ft. are also categorized as community libraries.

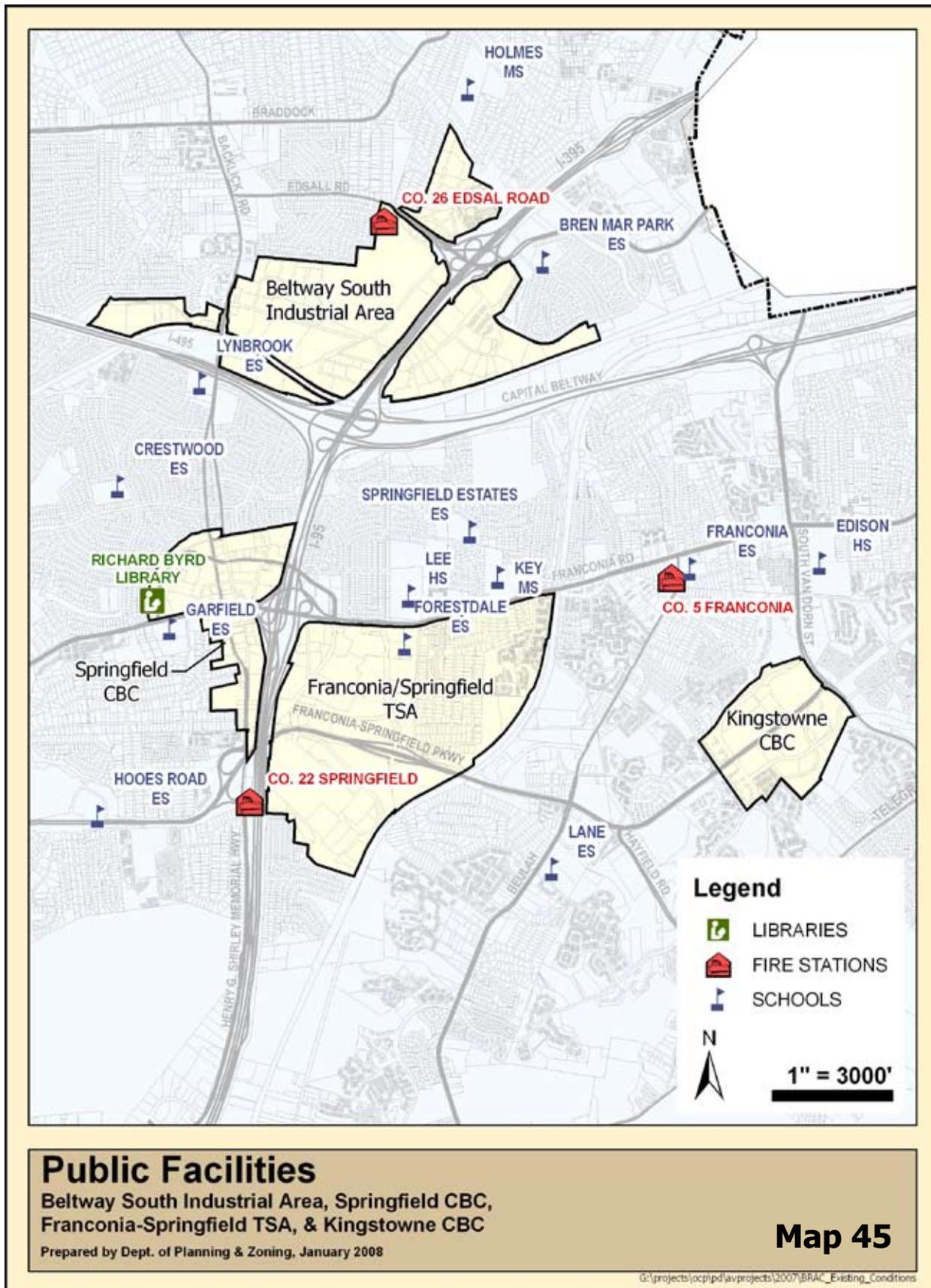
The libraries serving the subject areas are the following:

1. Martha Washington Community Library

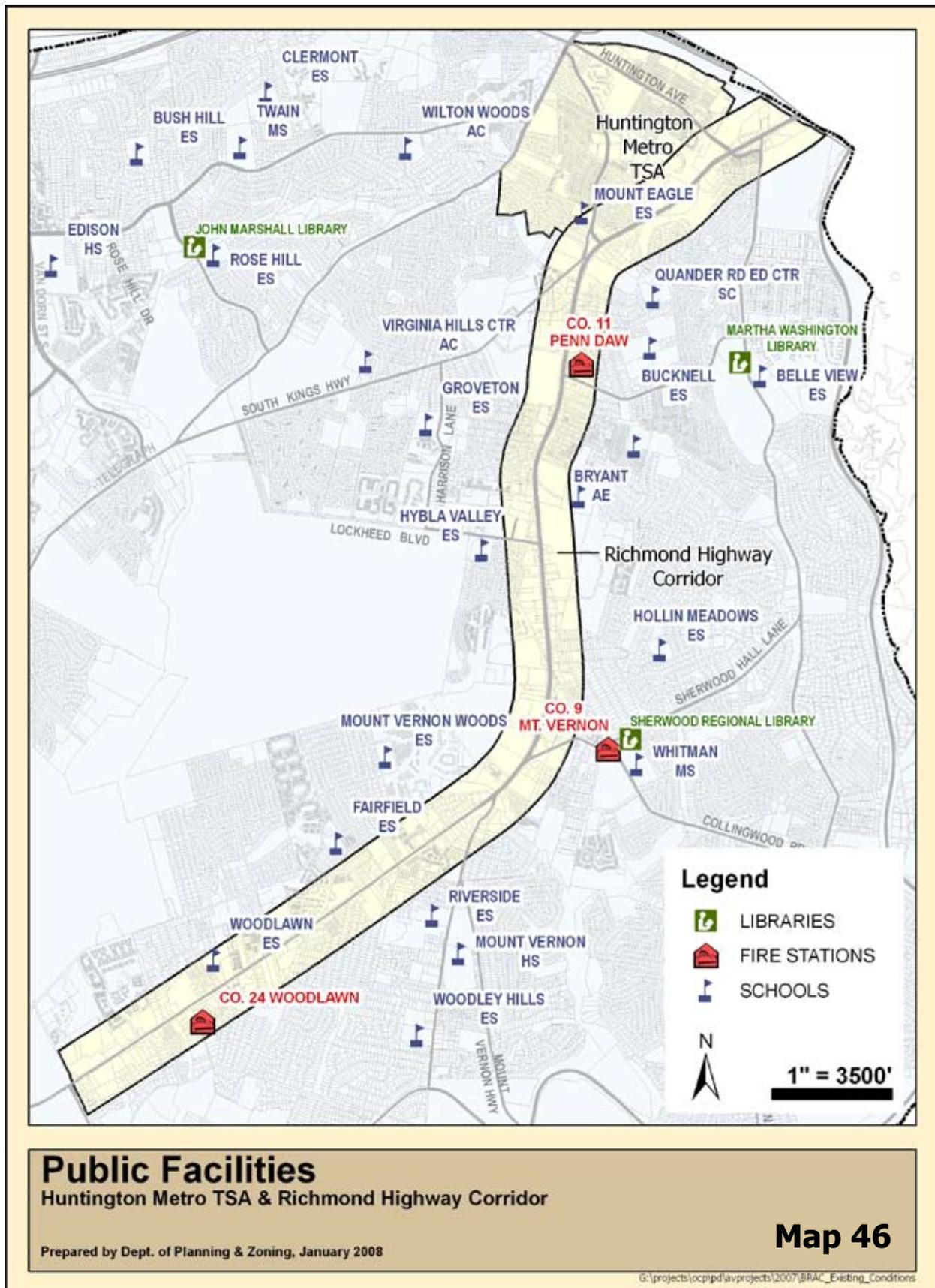
The Martha Washington Community Library is closest to the Huntington Transit Station Area and is located along 6614 Fort Hunt Road. Renovation of this library is currently in the planning and design phase. The existing 10,471 sq. ft. building will be expanded to approximately 16,909 sq. ft. Construction is scheduled to begin in late summer 2008 with reopening anticipated in the spring of 2010.

2. Kingstowne Community Library

The Kingstowne Community Library is closest to the Kingstowne Community Business Center and is located at 6500 Landsdowne Centre. The library also serves the I-95 Industrial Corridor



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Area.

A 6.6 acre site for a Kingstowne Regional Library at the intersection of Beulah Street and Manchester Boulevard was acquired by the County in 2001 with financing from library bond funds. The County is negotiating with Clark Ventures following a Public-Private Education Facilities and Infrastructure Act (PPEA) submission by the developer to build a combination of housing and regional library on the site. If the BRAC expansion of services at Fort Belvoir results in employees moving to homes closer to their workplace, the Kingstowne community with its variety of newer moderate-cost housing is likely to be an area that will have a sizable population increase. The new 35,000 square foot regional library will be necessary to provide services for an expanded Kingstowne population.

3. John Marshall Community Library

The John Marshall Community Library is located along 6209 Rose Hill Drive and is accessible to the Kingstowne CBC and the Franconia Springfield TSA communities.

4. Lorton Community Library

The Lorton Community Library is located along Richmond Highway, in the Lorton South Route 1 area. The library also serves the I-95 Industrial Corridor Area. At this time, there are no plans to expand this facility. The Library Board has indicated interest in extending library service into the Laurel Hill area by building a new library or partnering for a joint-use facility. No specific plans have been formulated.

5. Sherwood Regional Library

The Sherwood Regional Library serves those who live and work along the Richmond Highway Corridor and is located at 2501 Sherwood Hall Lane. There are no plans to expand the facility.

6. The Richard Byrd Community Library

The Richard Byrd Community Library is located at 7250 Commerce Street and serves the Springfield CBC area and is also in close proximity of the Franconia-Springfield TSA, and the Beltway South Industrial Area. Expansion and renovation of the Richard Byrd Library is in the planning and design phase. The current 10,000 square foot building will be expanded to about 17,800 square feet. Construction is expected to begin in November 2008 with library reopening in summer 2010.

D. POLICE

Police and governmental buildings are the nucleus for police operational programs and critical logistic staging. Emerging trends and threats have changed the way law enforcement operates. While district stations historically have been utilized to spearhead community building initiatives, citizen interviews, public briefings, and station based services, the stations also house rapid deployment equipment and vehicles that cannot be constantly placed in-service.

The ability to quickly send out specialized equipment to traffic incidents, active shooter situations, and other high profile threats in a timely fashion is paramount to the Fairfax County Police Department's success. Additionally, it is critical that community members have reasonable access to the many police services offered at the stations. While police strive to take services to the neighborhoods, a need will always exist to offer many services directly from the station. It is difficult enough to get people to attend meetings and community building events even when they are easily accessible; this challenge is further compounded when citizens have to travel an unreasonable distance to reach them.

Figure 9.5 shows the name of the District Stations that serve Fairfax County and the area each station covers. Between 105 to 132 officers work at each station.

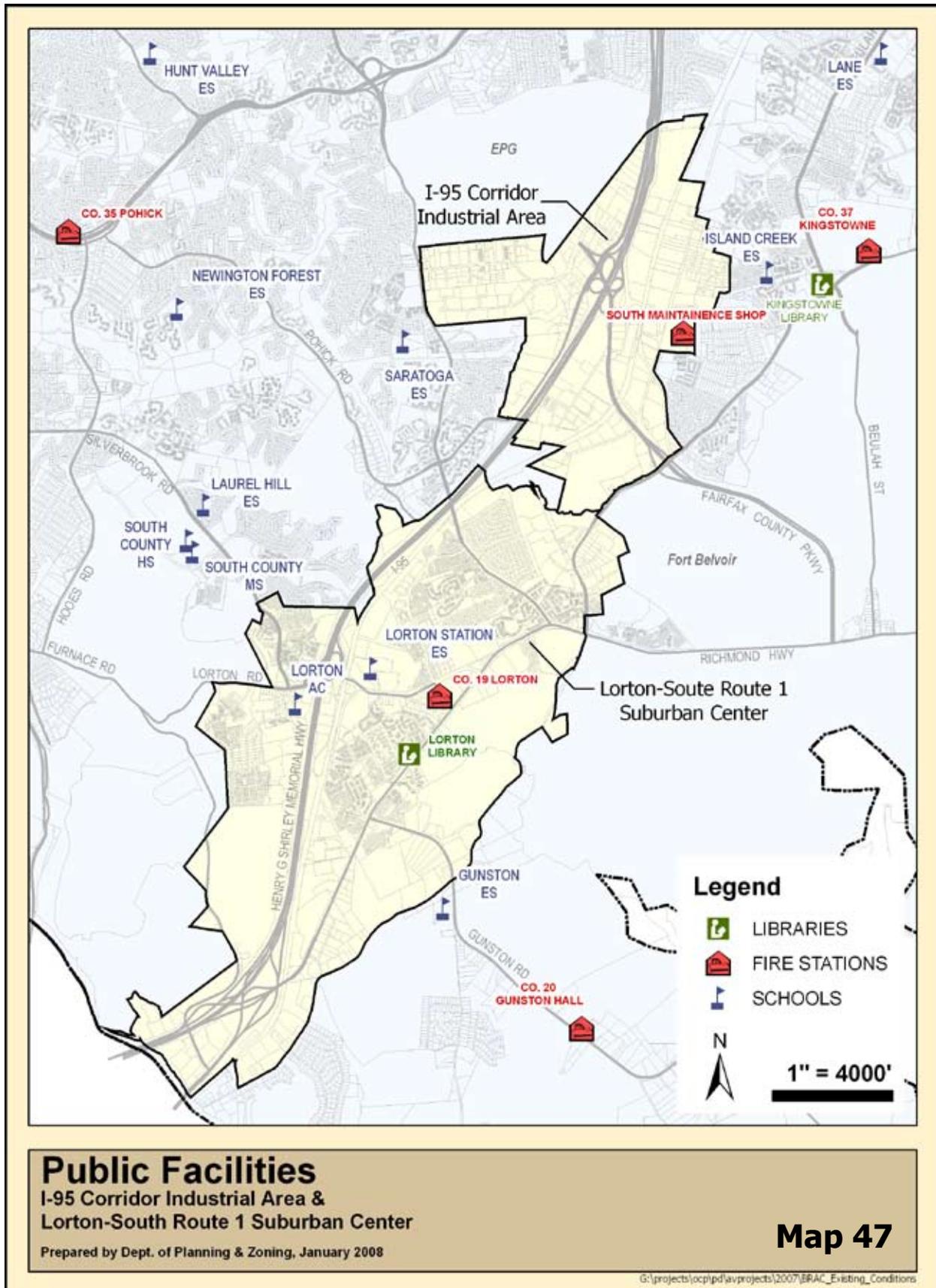
Figure 9.5: Police District Stations and Area Coverage

Police District Stations	
Name	Area (Sq Miles)
Sully	69.7
West Springfield	67.8
Reston	55.5
Franconia	51.3
Fair Oaks	46.8
McLean	44.2
Mt. Vernon	26.3
Mason	20.9

Taking into account anticipated population growth as a result of BRAC actions in relation to Fairfax County's eight district stations, the greatest impact will be with the Franconia and West Springfield police districts located in the Franconia Governmental Center and the West Springfield Governmental Center.

The Franconia Governmental Center/Franconia District Station

The Franconia District consists of forty square miles which border Little River Turnpike on the north, Lake Accotink on the west, Telegraph Road on the east and the Prince William County line on the south. The geographical makeup of this district makes it difficult to effectively and efficiently traverse the district to handle Calls For Service (CFS) and provide adequate coverage throughout. The Mixing Bowl (I-95/I-495 junction) creates a barrier. The District also includes the Springfield Mall, Kingstowne, and other areas that may grow to accommodate additional populations as a result of BRAC relocations. These factors all influence availability of the officers and response time to calls. Without adequate officers to staff at each end of the district, safety is comprised and response times will invariably increase.



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Currently at capacity, the Franconia Governmental Center has a limited area footprint for expansion. The Center provides parking for 55 standard police vehicles and 17 staff. There are currently 145 personnel working out of Franconia with 82 police vehicles (cars & trailers). In addition to a parking shortage, the overall building footprint of 25,258 square feet is inadequate even when utilizing vacated areas.

The greatest overall impact on police services due to BRAC related relocations will occur in the Springfield CBC study area. Figure 9.6 shows current and anticipated post-BRAC daily population in the Springfield CBC area that is served by the Franconia Station based on residential population, total number of jobs, and daily retail and hotel population. The methodology used in calculating total daily population is based on some assumptions and various data sources.

Significant BRAC-related development may occur at the GSA site adjacent to the Metro station if 6,200 personnel of the Washington Headquarters Services (WHS) are relocated to GSA, generating redevelopment in the Springfield CBC study area. The National Geospatial Intelligence Agency (NGA) is bringing 8,500 personnel to the Engineer Proving Ground (EPG) and 5,500 jobs will be relocating to the main post of Fort Belvoir, creating large demand for office and hotel uses as well as some demand for retail and commercial uses for contractors who directly support agencies that will be located in and around Fort Belvoir and EPG.

The residential population included in Figure 9.6 is an approximation of the total population in and around the Springfield CBC; therefore it does not equal the total residential population of the Franconia District Station that serves the Springfield CBC area. Furthermore, this population estimate does not include communities in and around Lorton that are also served by the Franconia District Station, as these areas will develop regardless of BRAC relocations.

Figure 9.6: Current and Post-BRAC Total Daily Population, Springfield CBC

IMPACTING FACTORS	CURRENT STATISTICS	POST-BRAC DEVELOPMENT
Residential Population (Springfield and Franconia areas)	99,000	110,000
Total Number of Jobs	73,000	165,000
Daily Hotel Population	1,200	2,500
Daily Retail population	35,000	50,000
Total Daily Population	208,200	327,500

Based on statistics from the Fairfax County Economic Development Authority and the Department of Housing and Community Development, data on current office, retail, and hotel space, jobs, and estimates of daily population were compiled. This data along with the total number of additional jobs, information on current development proposals, and the residential population figures were used to project the potential increase for each of the impacting factors in the post-BRAC scenario.

Total daily population is the most realistic way to look at the potential service population of the Springfield CBC area. This includes counting those who live, work, and shop in the area each day. The information in Figure 9.7 indicates that potential development in the Springfield CBC area could place an untenable workload burden on the Franconia District. This could require an additional separate Police District to serve the growing population in the Lorton area while the existing Franconia District Station would continue to serve the Springfield area.

The Police Department has requested an additional twelve Police Officer positions for Franconia during its FY2009 budget submissions, allowing for an additional Police Service Area (PSA) to be created in the Franconia District. This new PSA will contain two patrol areas which each require one officer to staff per shift, for a total of twelve officers.⁵ Patrol Officers are first responders for all police calls for service such as robbery, burglary, alarms, accidents, and traffic enforcement.

Computer-Aided Dispatch (CAD) refers to Calls for Service (CFS) received by the Department of Public Safety Communications, or the 911 call center, that are entered into the CAD system. The CAD Event Group refers to the type of call that is received by the 911 call center. With an anticipated population increase of 57% between 2005 and the fall of 2011, the Police Department would expect CFS in the study area to reach 37,154 per year.

Figure 9.7: Projected Calls for Service (CFS) by CAD Event Group - BRAC

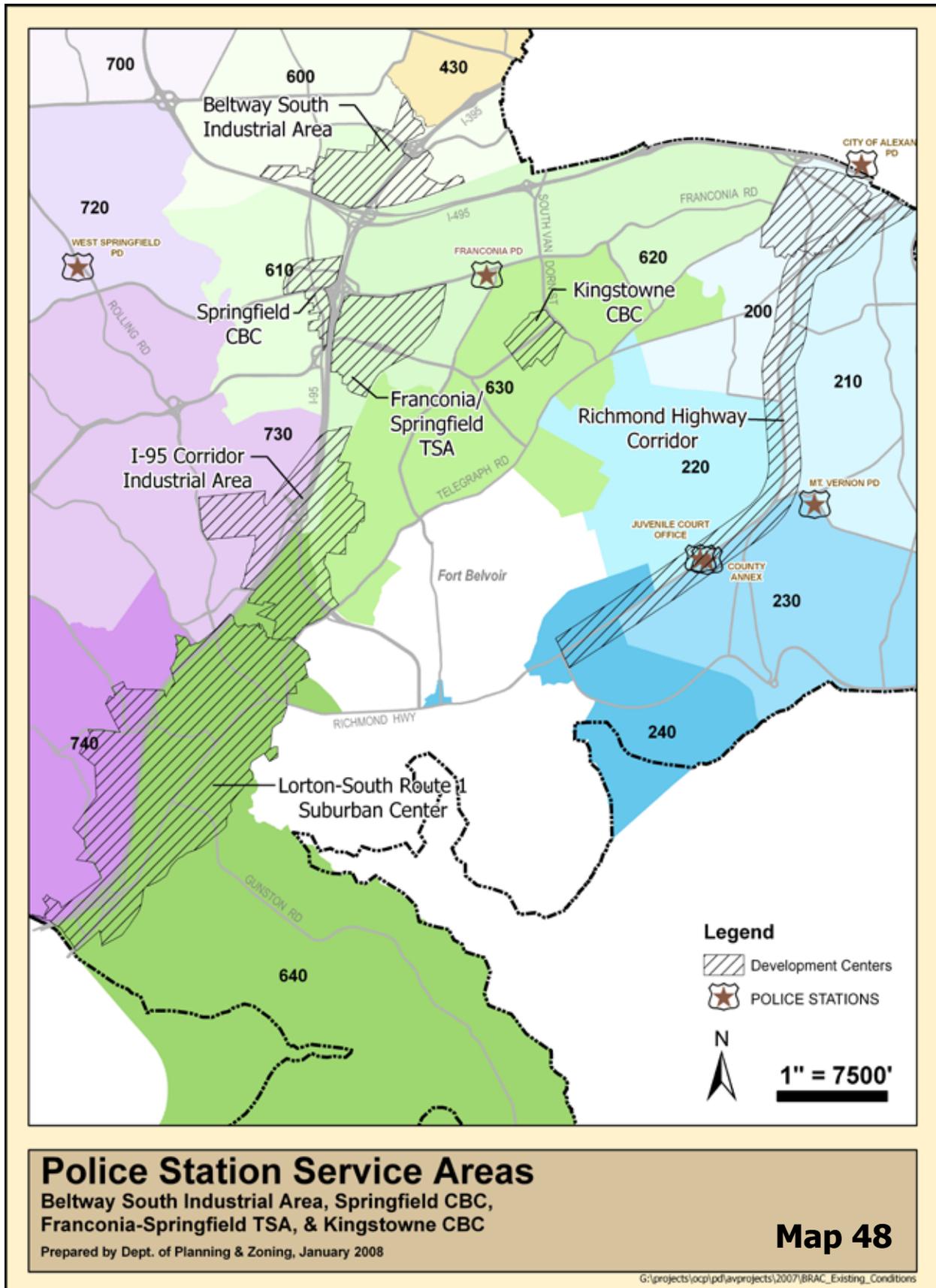
CAD Event Group	2005 CFS	2012 Projected CFS
CRIMINAL	8,305	13,039
SERVICE	9,282	14,573
TRAFFIC	6,078	9,542
Totals	23,665	37,154

The Franconia District has experienced several geographical changes over recent years that have had a direct impact on the increasing number of CFS. With the opening of Sully Station in 2003, the Franconia District Station was one of only two district stations that actually increased in geographical square miles. In addition to this change, a redistribution of the patrol boundaries in 2006 resulted in the Franconia District Station gaining territory and as a result increased calls for service. The redevelopment of Springfield Mall, the revitalization of downtown Springfield, and BRAC relocations will also have significant impact on CFS in the near future.

Figure 9.8 shows the projected CFS by Patrol Area as a result of BRAC relocations. The population of Patrol Areas 610, 611, 620, 621, 630, and 631 in 2005 was 73,935 people. In 2010, the population is projected to increase to 77, 810. In 2015, the population is estimated to be 81,642 people.

PSA 620, comprised of Patrol Areas 620 and 621, exceeds the expected number of CFS for a PSA. PSA's normally record 7,000 – 8,000 CFS annually. PSA 620 has recorded from 9,697 to 10,547 Calls for Service annually since 2004.

⁵ One officer per squad per patrol area multiplied by the A/B Shift equals 12 positions to cover the new PSA. The A/B shift indicates when officers on the "A" side are working and conversely when officers on the "B" side are off. For instance, if someone works shifts during the "A" days from Friday through Sunday, he or she would not be working shifts during the "B" days, which would be Monday through Thursday.



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Figure 9.8: Projected CFS by Affected Patrol Area – BRAC

Patrol Area	2005 CFS	Projected CFS
610	2,785	4,372
611	3,664	5,752
620	6,068	9,527
621	3,433	5,390
630	4,079	6,404
631	3,636	5,709
Totals	23,665	37,154

Adding one PSA will increase the available staffing, improve overall service to the community, and advance staffing deployment and effective police service. The addition of a new PSA will require the redistricting of existing patrol areas so that the officers can dedicate time to creating partnerships and resolving community issues. The philosophy of community policing involves officers becoming engaged with the communities they interact with. The anticipated changes to the community within the Franconia District will create an increase in the need for police services, and effective community policing is best accomplished by increasing staff to keep pace with the expected growth.

West Springfield Governmental Center:

Renovated in 2003, the West Springfield Governmental Center improvements included expansion to support the 20 year capacity projections. The total GFA of the facility is 41,922 square feet with the police station occupying 19,500 square feet of the center. West Springfield currently serves an estimated population of 199,541 residents. Additionally, police officers serve many thousands of non-residents who work in and travel through the West Springfield District.

The Department has requested an additional twelve Police Officer positions within the FY2009 budget submissions. Additional staff will allow for a new PSA to be created in the West Springfield District. This new PSA will contain two patrol areas which each require one officer to staff per shift, for a total of twelve officers. The proposed PSA and subsequent staffing will enhance police capability, improve services and reduce response times in the West Springfield District just to address present pre-BRAC demands.

Based upon 2005 data, the added PSA would handle 4,765 CFS per year. This is expected to increase as development and population continues to expand in this geographic region of the county.

The 2005 Statistical Information Package shows West Springfield having the slowest overall response time for all police districts, averaging 28.9 minutes. This is a full 5.7 minutes behind the county average of 23.2 minutes. For Priority One calls, West Springfield was one of two district stations with response times over 7 minutes. The same response time issues that are documented in the 2005 study will be further impacted by anticipated growth projected in the Comprehensive Plan.

The southern end of the West Springfield District faces geographic challenges for emergency responses. There are only three main North-South routes (Hooes Rd, Ox Rd, and I-95), which

limit responses by officers in other areas of the district or county. Since the 2003 re-districting there has been no change in staffing levels in this area.

The Franconia District has reached the limit of its service capacity for today, and it is important to focus on the future. Consideration should be given to advance the following items which are currently not included in the 5-year CIP period:

- South County District Station
- South County Animal Shelter
- Renovation of the Franconia District Station

While numerous CIP projects are underway, accelerated improvements to the South County District Station and South County Animal Shelter are necessary to accommodate the 2011 implementation of BRAC actions in order to ensure that service levels do not further deteriorate while affording citizen's reasonable access to station-based services.

E. SEWER AND WATER

Sanitary Sewer Service

The entire BRAC study area is served by either the Alexandria Wastewater Treatment Plant or the Noman M. Cole Jr. Pollution Control Plant. The County's existing share of the capacity at each plant is projected to accommodate anticipated flows from all contributory areas through 2030.

The Alexandria Wastewater Treatment Plant serves the Beltway South Industrial Area, Huntington Transit Station Area (TSA), a portion of the Springfield CBC Area (North of Franconia Road), and a portion of the Richmond Highway Corridor (South of Spring Drive). Alexandria Sanitation Authority (ASA) owns and operates this treatment plant. Under a service agreement, the County has a capacity entitlement of 32.4 million gallons per day (mgd) of ASA's 54 mgd treatment facility. The County's current flows to ASA are averaging just less than 20.0 mgd, approximately 61% of our entitlement. The County's existing capacity at the ASA plant is capable of handling anticipated flows from its contributory areas through 2030.

The Noman M. Cole Jr. Pollution Control Plant (NMCPCP) serves the I-95 Industrial Area, Kingstowne Community Business Center (CBC), Lorton-South Route 1 Suburban Center, a portion of the Springfield CBC Area (South of Franconia Road), and a portion of the Richmond Highway Corridor (North of Spring Drive). The County owns and operates the NMCPCP. The County's current flows average 42.0 mgd, which is about 63% of the plant's 67 mgd treatment capacity. The existing capacity at NMCPCP is capable of handling anticipated flows from its contributory areas through 2030.

Kingstowne Community Business Center (CBC) is the only study area that will be served by a pumping station. A pumping station transfers an area's flow from a lower elevation to a higher elevation, which makes transmission to a treatment facility possible. The flow from the Kingstowne CBC study area will pass through two pumping stations, Dogue Creek and Accotink Creek, which are located several miles downstream from the site. The Dogue Creek pumping station has a capacity of 32 mgd and currently has an average daily flow of 9.9 mgd. Accotink Creek pumping station has a capacity of 37 mgd with an average daily flow of 12.5 mgd.

Public Water System and Infrastructure

The entire BRAC study area is served by the Fairfax County Water Authority (Fairfax Water). Fairfax Water has the existing infrastructure, operating flexibility, and means by which to provide future necessary system improvements to support anticipated demands caused by BRAC-related development.

Beltway South Industrial Area

This area has direct access to several significant existing transmission mains ranging in size from 16-inches to 36-inches in diameter. The Beltway South Industrial Area is also in the general vicinity of the Central Area Storage Facilities and Backlick Road Pumping Station. Excluding localized distribution system upgrades to accommodate site specific development requirements, there are no significant capital improvement projects currently planned within the specified

study area.

Huntington Metro Transit Station Area (TSA)

The Huntington Metro TSA is in the general vicinity of the Beacon Hill Storage Tank and has direct access to 24-inch and 16-inch diameter transmission mains along Telegraph Road. Initiated by either future highway construction or land development activity, transmission system improvements are anticipated along both the Huntington Avenue and Richmond Highway corridors to accommodate increased land use density. Additional storage facilities may ultimately be developed at the nearby Beacon Hill Tank site.

I-95 Corridor Industrial Area

This area has direct access to 30-inch diameter transmission mains along both Backlick Road and Telegraph Road. The Fort Belvoir and Telegraph Road Pumping Stations are located within the I-95 Corridor Industrial study area. Future transmission main construction between Backlick Road and Telegraph Road is not currently scheduled, but is anticipated pending additional evaluation. Construction of a future pumping station along Backlick Road is also under consideration. The existing Fort Belvoir and Telegraph Road Pumping Stations will be renovated and possibly expanded to provide additional functionality including the potential of adding ground storage tanks.

Kingstowne Community Business Center (CBC)

This area has direct access to a 16-inch diameter transmission main and is in the general proximity of several 24-inch diameter mains. Excluding localized distribution system upgrades to accommodate site specific development requirements, there are no significant capital improvement projects currently planned within the specified study area.

Lorton – South Route 1 Suburban Center

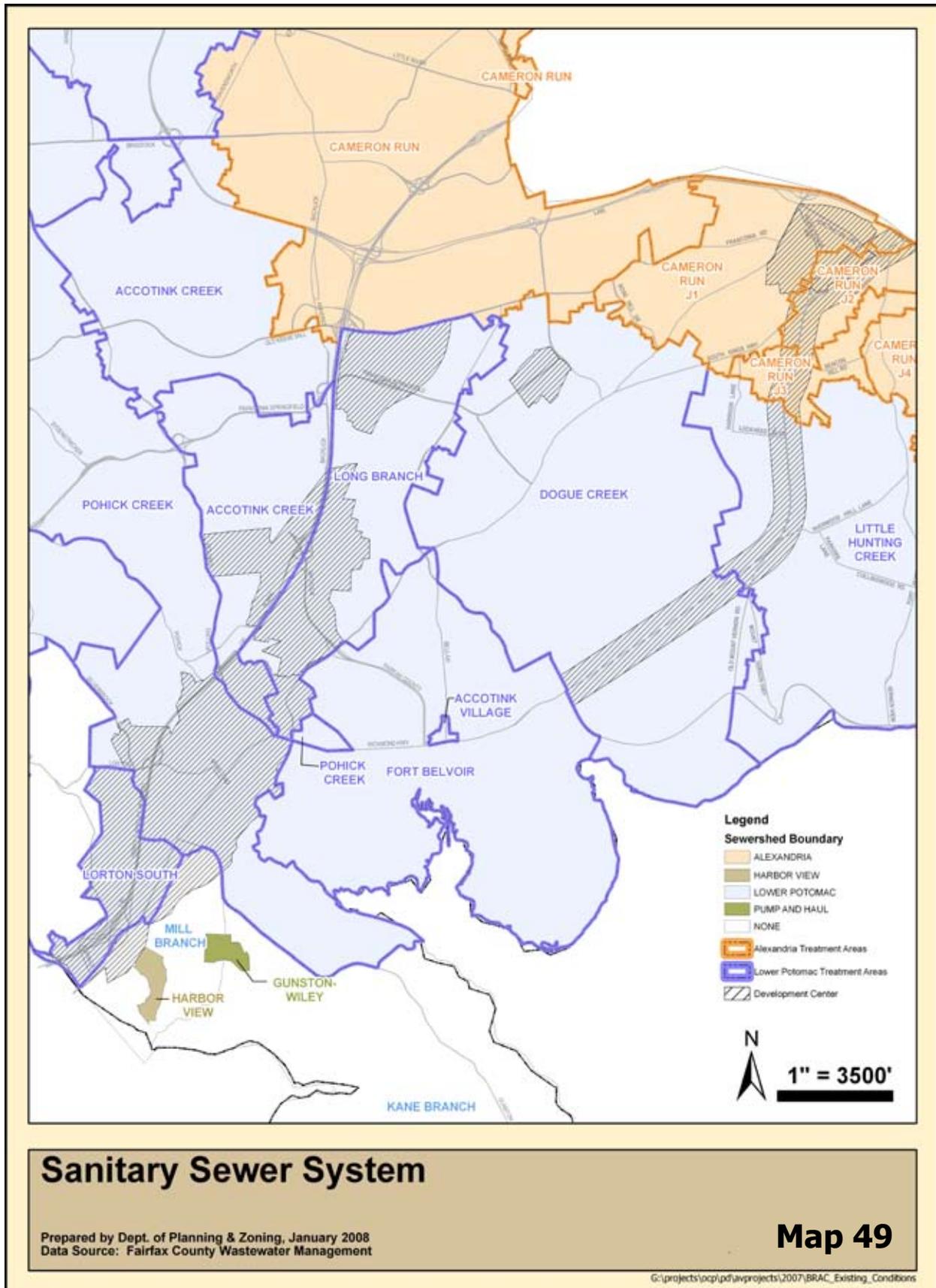
This area has direct access to 30-inch diameter transmission mains along Telegraph Road and the I-95 right-of-way. The Lorton – South Route 1 Suburban Center is in the general vicinity of the existing Fort Belvoir and Telegraph Road Pumping Stations. Initiated by either future highway construction or land development activity, transmission system improvements are anticipated along a portion of Pohick Road and the subject length of the Richmond Highway corridor to accommodate increased land use density. Additional water system infrastructure may ultimately be developed at the nearby pumping station sites.

Richmond Highway Corridor

This area has direct access to an existing 20-inch diameter transmission main north of Huntley Meadows Park and a limited amount of 14-inch and 16-inch transmission mains along Richmond Highway. The Beacon Hill and Gum Springs Pumping Stations along with the Beacon Hill and Gum Springs water storage facilities are located within this study area. Initiated by either future highway construction or land development activity, transmission system improvements are anticipated along the subject length of the Richmond Highway corridor to accommodate increased land use density. Additional water system infrastructure may ultimately be developed at the pumping station and storage tank sites.

Springfield CBC and the Franconia-Springfield TSA

This area has direct access to several 24-inch diameter transmission mains supplied by a 30-inch diameter main along Backlick Road. Excluding localized distribution system upgrades to accommodate site specific development requirements, there are no significant capital



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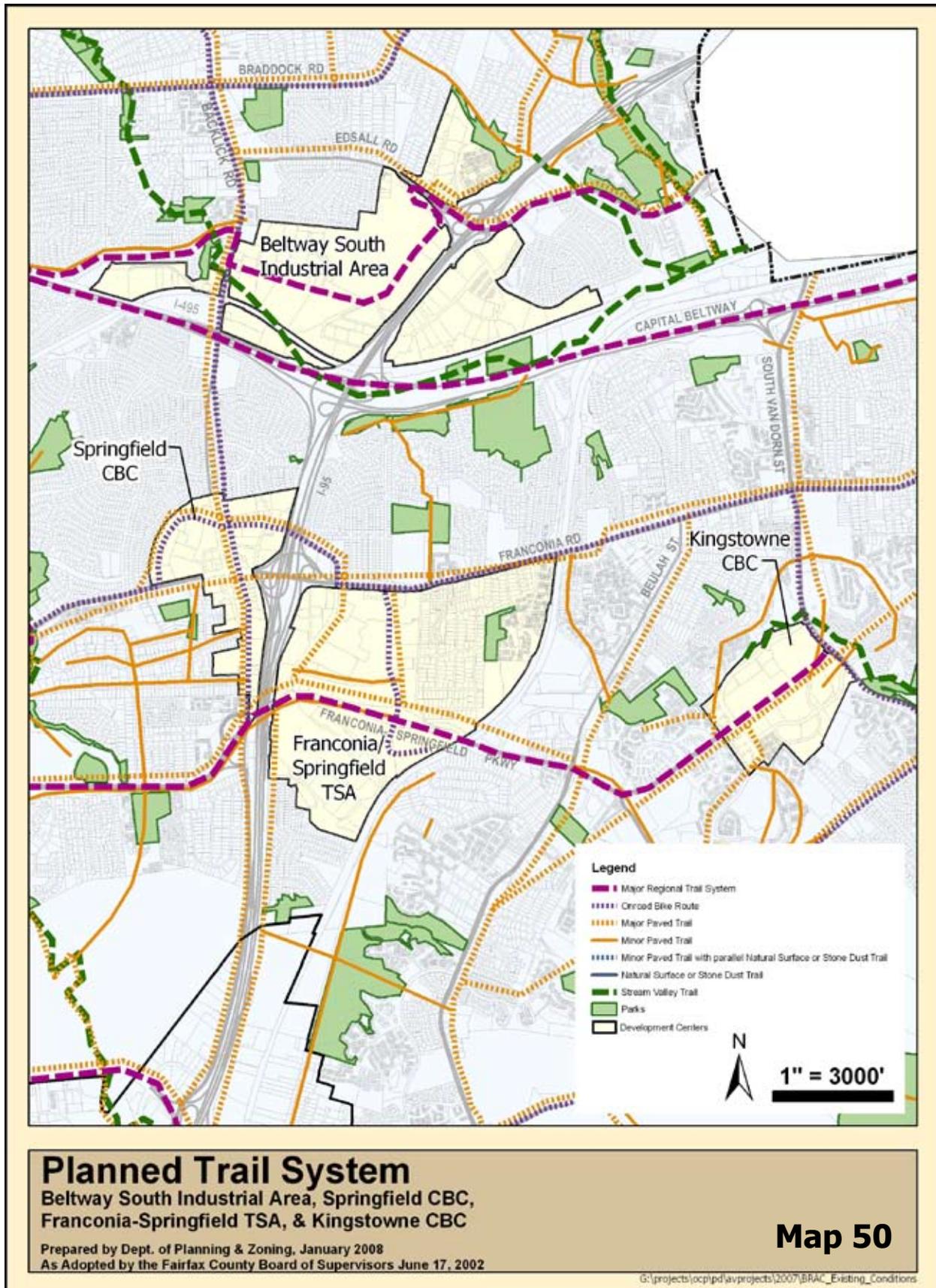
Figure 9.9: Water System Infrastructure

Location	Existing Facilities	Existing Capacity	Proposed Facilities
Beltway South Industrial Area	Transmission Mains: High Service No. 3 – 36-inch High Service No. 2 – 24-inch Edsal Road 16-inch	Adequate for existing and planned land use densities	None within study area
Huntington Transit Station Area (TSA)	Transmission Mains: Telegraph Road 16-inch Telegraph Road 24-inch	Additional system capacity recommended to support planned densities	Transmission Main Upgrades: Huntington Ave. 24-inch Richmond Hwy. 24-inch Storage Tank Upgrades: Beacon Hill
I-95 Industrial Area	Transmission Mains: High Service No. 1 – 30-inch Main Service – 30-inch Pumping Stations: Ft. Belvoir Telegraph Road	Additional system capacity recommended to support planned densities	New Transmission Mains: I-95 to Telegraph Rd. 30-inch Pumping Station Upgrades: Ft. Belvoir Telegraph Road Backlick Road (New Facility)
Kingstowne Community Business Center (CBC)	Transmission Mains: Kingstowne 16-inch	Adequate for existing and planned densities	None within study area
Lorton – South Route 1	Transmission Mains: High Service No. 1 – 30-inch Main Service – 30-inch	Additional system capacity recommended to support planned densities	Transmission Main Upgrades: Richmond Hwy. 24-inch Pohick Road 24-inch
Richmond Highway Corridor	Transmission Mains: Richmond Hwy. 16-inch Pumping Stations: Beacon Hill Gum Springs Storage Tanks: Beacon Hill Gum Springs	Additional system capacity recommended to support planned densities	Transmission Main Upgrades: Richmond Hwy. 24-inch Pumping Station Upgrades: Beacon Hill Gum Springs Storage Tank Upgrades: Beacon Hill
Springfield CBC and the Franconia-Springfield TSA	Transmission Mains: High Service No. 1 – 30-inch Franconia Road 24-inch	Adequate for existing and planned densities	None within study area

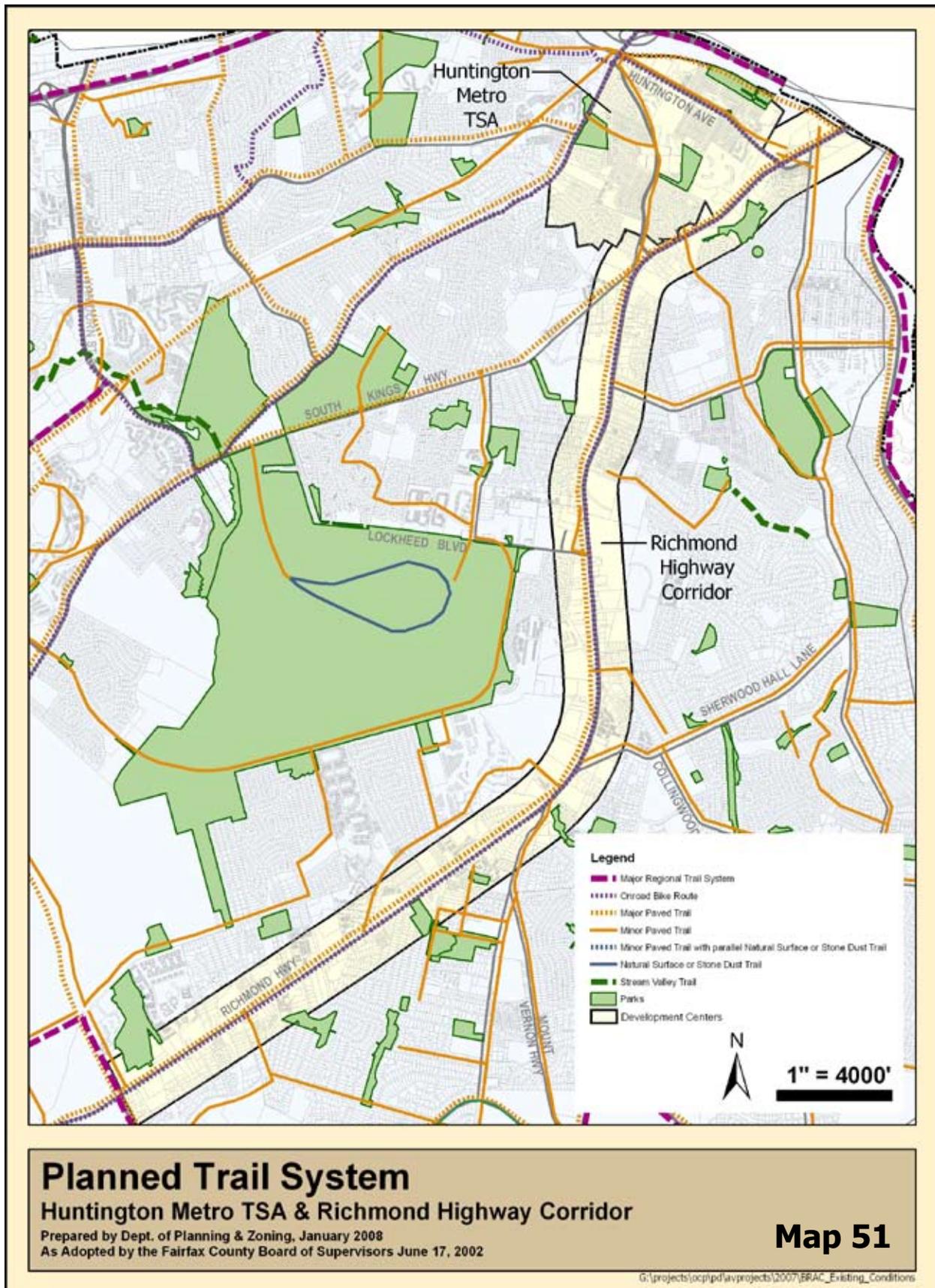
improvement projects currently planned within this area.

F. TRAILS

Fairfax County's Trails Plan recommends a network of multi-purpose trails that are intended to encourage alternative modes of transportation. These include all types of non-motorized use, such as walking, bicycling, and horseback riding. Several major trails pass through the subject areas and connect this part of the county to the regional trail network, including the South County East-West Trail, Potomac Heritage National Scenic Trail, Franconia-Springfield Parkway Trail, and the Fairfax County Parkway Trail. On-road bike lanes and sidewalks are also integral to the county's trail system. Maps 50-52 show the planned trail system in and around the study areas.



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Planned Trail System

I-95 Corridor Industrial Area &
Lorton-South Route 1 Suburban Center

Prepared by Dept. of Planning & Zoning, January 2008
As Adopted by the Fairfax County Board of Supervisors June 17, 2002

Map 52

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