Fairfax County Park Authority

January 2003

Quinn Farm Park

GENERAL MANAGEMENT PLAN & CONCEPTUAL DEVELOPMENT PLAN

Approved 1/29/03

Fairfax County Park Authority
Quinn Farm Park
General Management Plan & Conceptual Development Plan
January 2003

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List of Acronyms/Terms:

FCPA	Fairfax County Park Authority
PAB	Fairfax County Park Authority Board
GMP	General Management Plan
CDP	Conceptual Development Plan
RPZ	Resource Protection Zone
RPA	Resource Protection Area

I. INTRODUCTION

A. Park Description

The Quinn Farm Park, located in the Sully Supervisory District, is comprised of two parcels of land totaling approximately 169 acres. This land is in the northeast portion of approximately 1,740 acres of parkland known as the Hunter Hacor Assemblage. Much of the open portion of the site is flat to rolling fields that have been used as pastureland. Several farm ponds are found in the fields. The western portion of the park consists of a mature oak-hickory forest.

The land is generally bounded on the north by the Richard Jones Park and the Pleasant Valley Golf Course, on the east by Old Lee Road (Route 661), on the south by Braddock Road (Route 620) and by Pleasant Valley Road (Route 609) on the west.

B. Purpose & Plan Description

The purpose of the General Management Plan (GMP) is to serve as a guide for all future planning and programming of this site. This document should be referred to before any planning and design projects are initiated.

The GMP describes the existing natural and cultural resources of the park, as well as other existing conditions. Management zones have been established with accompanying lists of potential uses for each zone. The uses are described in general terms so that as visitors needs change, the uses provided can change as well**.**

General Management Plans are meant to be flexible, to change with the changing needs of park visitors. Every GMP should be updated periodically to reflect changes that have occurred both on and off the site.

II. BASIC DATA

A. Ownership & Land Use History

The full text of ownership and land use history dating back to 1731 is included in the Appendix of this report.

B. Comprehensive Plan

According to the Comprehensive Plan, Bull Run Planning District, Upper Cub Run Community Planning Sector—BR2:

The Comprehensive Plan for Fairfax County (the Plan), Virginia, Area III, Section "Bull Run Planning District" provides the following planning direction for the development of land within the sector.

…A significant amount of vacant land is found in this sector west of Cub Run and south of Pleasant Valley Road to the Loudoun County line…

…The sector is subject to several major environmental constraints including significant Environmental Quality Corridor areas. Many sites are impacted by noise from Dulles Airport. Despite the introduction of quieter aircraft into airline fleets, continued major noise impacts must be anticipated in this area into the future.

1. Land Use Recommendations

The Comprehensive Plan for Fairfax County (the Plan), Virginia, Area III, Section "Bull Run Planning District" Page 41 of 87 provides the following land use recommendations.

… Non-residential uses requiring special exception or special permit approval within the Low Density Residential Areas should be rigorously reviewed. These uses, if permitted at

all, should only be located at the boundary of Low Density Residential areas and Suburban neighborhoods or where their impact on existing residences is minimal and should be granted only if the following conditions are met:

- *Access for the use is oriented to an arterial roadway;*
- *The use is of a size and scale that will not adversely impact the character of the area in which it is located; and*
- *The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir.*

2. Park Lands & Facilities Needs Assessment

Countywide Needs

- The existing substantial deficiencies of adult softball fields will be further exacerbated by continued development. By 1995, there will also be serious deficiencies of soccer/football and Little League fields as a result of increased demand for these facilities.
- Due to the lack of (public) recreation facilities, development with active recreation facilities will be necessary to serve people currently living throughout the County.
- The Sully District has produced some of the most important prehistoric archaeology resources identified in the county.

Population estimates (January 2000) show that 964,712 people are currently living within Fairfax County. Population growth is projected at 8.9% over the next five years. Forecasted population estimates for the year 2025 in Fairfax County are 1,192,289 people.

C. Zoning

The subject property is zoned R-C (1 dwelling unit per 5-10 acres) for Residential District Use, and lies within the Water Supply Protection Overlay District. The proposed use will be a park, which is

a permitted use in the R-C District under Article 3-Park C, Section 3-P02 "Public Uses".

D. Park Classification

Quinn Farm Park is classified as a District Park that provides diversified area-wide recreation services to several sectors of the County. These parks are intended to support extended day-use for both informal and organized activities and to protect and interpret identified natural and cultural resources. A District Park may be located anywhere in the County outside of Urban Centers, preferably with access by secondary or arterial roads. Access should be available by the Countywide Trail System to encourage pedestrian and bicycle trips; access by public transit is also highly desirable. On-site parking is required. District Parks are typically 50-200 acres in size. Depending on site characteristics, District Parks may combine large complexes of intensively developed facilities with extensive natural areas. The extent of development will depend on topography, environmental and culturally sensitive site features, and amount of developable area. Lighted facilities and extended hours of operation are expected. Development may include all Neighborhood and Community Park facilities at a greater scale than those park types and may include athletic field complexes or a recreation center building.

E. Countywide Trail Plan

The Countywide Trail Plan for the Sully District area of Fairfax County indicates a major 8-foot wide asphalt bicycle trail for development along the southern and western boundaries of the park adjacent to the Pleasant Valley Road and Braddock Road corridors. Connections into the park trail system should be made along the corridors in

conjunction with this alignment. An equestrian trail is shown planned for the east side of Old Lee Road traveling in a north/south direction.

F. Existing Resources

1. Cultural Resources

A. Prehistoric
(Please refer to Appendix for complete Prehistoric Resources Report)

Four newly identified prehistoric sites have been located along Old Lee Road on elevated terraces above Cub Run. No historic sites have been found, however a complete historic background and field survey has yet to be completed. The exact cultural affiliation of the four prehistoric sites is unknown. Recent reconnaissance surveys have located two diagnostic artifacts which places one of the sites in the terminal Archaic to Early Woodland temporal period (4000 – 2000 BC). This site is located on an elevated terrace along Cub Run and is presently not within the proposed interim use area. The boundaries of the 3.5-acre prehistoric site are approximate, and are based on surface collection only.

The remaining three sites are typical of upland lithic scatters and contain artifacts consisting of quartz and hornfels lithic debris and fire cracked rock. These sites were identified by a limited surface reconnaissance only. A more detailed study is required to fully ascertain their potential.

One site is bisected by the present access road. A Phase I and Phase II archaeological survey is warranted within this area to determine the archaeological and National Register significance of this site. The potential for additional sites is low to moderate for prehistoric sites due to land topography and recent historic disturbance. However, small insignificant lithic scatters may exist.

B. Historic Sites and Background
(Please refer to Appendix for full History of Quinn Farm Park)

There are a number of potential historical archeological resources on the Quinn Farm property. The land was occupied and farmed in the early 1800's and possibly in the mid to late 1700's. Both nineteenth century owners, Gustavus Scott and William S. Daniel, owned slaves. Early nineteenth century slave quarters and farm outbuildings, including an ice house, are among the possible structures that could remain as subsurface resources on the property. The farm house and main living areas were probably on the northern half of the Mulberry Hill tract (now part of the Richard Jones Park), but outbuildings, slave and tenant occupation areas remain a possible resource. The Civil War observation site on Rock Hill needs to be investigated further. The 20th century church site and cemetery, while not owned by the County, needs to be protected.

2. Natural Resources

This old farm site has four distinct habitat conditions including: 1) the forested uplands located in the western one-third of the site, 2) gently sloped old pastures located in the central and eastern two-thirds of the site, 3) ponds, wetlands and flood plains in various locations, and 4) a bald knob in the southwestern corner of the property.

The deciduous forests are located on rocky soils in the higher areas on the western one-third of the site and are often found in association with Iredell soils types in the diabase areas. Despite

Existing Conditions
Not to Scale
Prepared By:
Fairfax County Park Authority
June 2007
Quinn Farm Park
Park Property Line
100yr Floodplain Limits
Existing Wetland Limits
Existing Quarry Limits
Tax Trees
Ex. Contour - 5' interval

past grazing within this stand of basic Oak/ Hickory Forest, it is in relatively good condition. Employing forest management techniques over the next several years should enable the development of an understory of appropriate shrubs and herbaceous plants typical of this habitat type.

The largest portion of the site is in very young old-field habitat. These fields have not progressed very far from the maintained pasture conditions that the Quinn family imposed on them over the recent years. Most of the present grasses and forbs are either very common or exotics and of little wildlife value.

The ponds, wetlands, flood plain and Resource Protection Area (RPA) are evident across the site and have been adequately mapped by the previous owner. Most of these wetlands are probably discharge areas, where subsurface flow emerges due to bedrock or impervious layers approaching the soil surface. The Cub Run flood plain and the associated RPA are primarily located in the southeast corner of the property.

The bald knob at the end of the ridge, close to Braddock Road, should be listed as a specific type of habitat. Although this particular knob is half overrun by invasive exotic shrubs and trees, it is similar in ground appearance and plant community to other knobs in the area. These areas match the description The Natural Communities of Virginia, VA Department of Conservation and Recreation, Division on Natural Heritage, gives for "Low-elevation Basic Outcrop Barren." This publication goes on to say *"These small-patch communities are uncommon to rare in Virginia, and some of the community types are probably globally rare. Perhaps because of their more fertile substrates, basic outcrop barrens are more prone to invasion by exotic weeds than are acidic barren*s."

3. Soils

Soils found on the property fall within the following classifications: Manassas, Rocky Land-Iridell Group, Elbert-Iridell Group, Brecknock, Calverton, Kelly, Catlett and Readington. Please refer to in-depth descriptions for each soil type in the Appendix of this report.

4. Slope

Topography varies from open grassed fields that contrast from flat to rolling terrain in the eastern portion of the site to steeper slopes found in the transition zone as one travels to the forest lands in the west. Generally, slope of 0

to 5% is preferred for recreation development. Slope ranging from 5 to 10% can still be utilized for recreation but development costs begin to mount as more earthwork is anticipated. Slopes in excess of 10% generally are prohibitive for development based partially on cost and disruption to the environment.

Slope Analysis
0 - 5 %
5 - 9 %
10 % +
600
0
600 Feet
Prepared By:
Fairfax County Park Authority
June 2002
Quinn Farm Park
N
E
S
W

5. Site Access

The property borders on Old Lee Road on the east, Braddock Road on the south and Pleasant Valley Road on the west. Access can occur from any of these roads. However, according to the County's adopted Transportation Plan, Old Lee Road will be realigned with Braddock Road as shown. Old Lee Road is classified as a minor arterial road and will provide access to the proposed uses. Right-of-way dedication will be provided to accommodate a four-lane divided road. A portion of existing Old Lee Road will be abandoned as shown in the GMP/CDP. The proposed trail alignment along the west side of the road would remain after abandonment occurs.

6. Utilities

Public water is adjacent to the site within the right-of-way of Old Lee Road and Braddock Road. A sanitary sewer lateral is available near the northeast corner of the site at Old Lee Road. A second sewer lateral is also available near the southeast corner of the site at the intersection of Braddock Road and Old Lee Road.

III. PARK PURPOSE & SIGNIFICANCE

A. Park Purpose: What is the purpose of the park?

Park Purpose statements are intended to provide an umbrella for planning and decision-making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purposes, future plans can remain flexible, as legislative requirements and visitor preferences change.

The purpose of the Quinn Farm Park is to:

- Preserve, protect and restore natural resources
- Preserve and protect cultural resources
- Provide a variety of active & passive recreation for residents within the service radius of the site
- Provide educational and interpretive opportunities that will increase the understanding of the county's cultural and natural heritage

It may appear that some of these statements conflict. The purpose statements are not intended to be mutually exclusive. They are intended to be integrated into a common purpose of protecting the existing resources while providing recreational opportunities.

B. Significance Statement: Why is the park important?

The Quinn Farm Park is important to the Fairfax County park system because it is one of the only large, undeveloped, non-stream valley parks west of Route 28. It presents the opportunity to provide outdoor active and passive recreation experiences in this area of the county.

Because of the location of the park near other undeveloped parcels of RC zoned land, it serves as an important addition to recent acquisitions that creates an uninterrupted greenway in western Fairfax County.

IV. MANAGEMENT FRAMEWORK

The management framework integrates research, site analysis and basic site data presented in this document. Management zones have been defined to provide a framework for decision-making. The framework provides broad flexibility within a

Old Lee Road to be Abandoned
Old Lee Road
RPZ
Recreation Zone
Recreation Zone
RPZ
Entrance Zone
Entrance Zone
RPZ
Resource Protection Zone (RPZ)
Braddock Road
Pleasant Valley Road
Not to Scale
General Management Plan
Park Property Line
Entrance Zone
Recreation Zone
Resource Protection Zone
Prepared by
Fairfax County Park Authority
January 2010
Quinn Farm Park

range of potential uses for each management zone. The "Potential Uses" stated for the zone describes what uses are acceptable for each zone. If a use is not listed for a zone, by its omission, it is considered an incompatible use for that zone. The potential uses are intentionally general to allow flexibility when making future decisions as shown in the GMP.

A. Resource Protection Zone

Areas of valuable natural and cultural resources will be protected by a Resource Protection Zone (RPZ). This zone includes wetland areas found both in the open fields as well as in the forested areas. Cultural resources will be studied for adaptive uses and preservation. The cultural resource survey is not complete at this time and additional sites may be evaluated in the future. Cultural resources shall be researched prior to any site design activity. Appropriate steps as needed shall be taken to protect or mitigate any significant resources.

Human impact in this zone will be kept to a minimum. Management of the natural resources will be allowed, however, new structures or environmental degradation of this zone shall be prohibited.

Potential Uses:

- Trails
- Wildlife & Habitat Management
- Research
- Interpretation & Education
- Passive Recreation
- Signage
- Utilities

B. Entrance Zone

The main entrance zone to the park should be from Old Lee Road, Route 661, even after realignment in conformance with the County Comprehensive Plan. The Entrance Zone draws visitors into the site and allows for on-site parking.

Potential Uses:

- Roads & Road Improvements
- Parking
- Park Buildings
- Trails
- Utilities
- Signage

C. Recreation Zone

The Recreation Zone will contain most of the active uses for the site. The primary purpose of this zone is to provide visitors with active and passive recreational experiences. Wetlands occur within this zone. These areas must be located prior to any design activity and must be avoided

or otherwise mitigated. The wetlands may also be incorporated into active recreational activities as a buffer or barrier between areas.

Potential Uses:

- Active Recreation
- Passive Recreation
- Utilities
- Parking
- Trails

V. CONCEPTUAL DEVELOPMENT PLAN

A. Introduction

The Conceptual Development Plan (CDP) for the Quinn Farm Park is to describe what facilities should be developed, how they fit into the established management framework, where they will be constructed and how these facilities will be operated in conjunction with other portions of the park. The CDP contains descriptions of the concept plan elements, design concerns and plans (maps) that show the general locations of recommended projects.

B. Description of Concept Plan Elements

1. Athletic Field Complex

The open field area of the park lends itself well to development as an athletic field complex of at least nine rectangular fields proposed at Level 1 service

(includes lighting and irrigation). The athletic field complex is focused on increasing the service level for rectangular fields in western Fairfax County.

A restroom building, up to 4,000 sq. ft., one story in height, should be developed in conjunction with the athletic field complex. The building should be centrally located within the athletic field complex and accommodate a food concession area and storage. Public picnic areas to include small shelter structures on concrete slabs with picnic tables and grills are proposed near the athletic fields. Additionally, other small buildings for irrigation, lighting and field equipment would be required.

Hours of operation for any proposed athletic field complex can range from 7:30 AM to 11:00 PM, Monday through Sunday. The athletic field complex facilities can be designed to accommodate approximately 3,500 people for a peak weekend day.

2. Park Entrance & Parking Area

Access to the park should occur at two proposed entrances along the proposed realignment of Old Lee Road that is defined in the adopted County Comprehensive Plan as an arterial road. The ownership of the entire land, both public and private facilities, would be held by the Fairfax County Park Authority. Standard 24-ft. wide paved entrance roads should lead to the core area of the proposed facilities. Parking areas should be developed for at least 470 spaces, large enough to accommodate up to nine rectangular athletic fields.

3. Family Activity Area

A playground area with an adjacent but separate tot lot should be installed in this area. Both areas should provide a wide range of play events and be accessible to people with disabilities. An important element of the design of this playground is to provide visual access to the picnic area. Seating areas should be provided in the best possible locations to provide this visual access.

A stormwater management pond that most likely will be a requirement of development for the site could double as a fishing pond to enhance family opportunities there. The playground area, picnic

area and on-site trail network will work well together to provide a well-rounded facility that will complement the athletic field complex.

4. Trails

A major paved trail, 8 ft. or more in width, should be constructed along the north side of Braddock Road and on the east side of Pleasant Valley Road at the park property line to conform to countywide trail requirements. A minor paved trail, 4 ft. to 8 ft. in width, should be constructed on the west side of Old Lee Road to connect to Braddock Road in order to conform to the countywide trail plan. A stream crossing and connection to the Stream Valley trail (located on the high school site) should be provided. The on-site trail network should be designed for easy access to other nearby public facilities such as the West County RECenter.

Additionally, any building facilities found on the site should be made accessible from a paved trail system connected to the parking area(s). A natural surface hiking trail should be built to encompass the site while providing a looped sequence to offer trail users options for length and difficulty of their hiking experience. Hiking trail amenities should include permanent trail markers

to guide the way, park benches strategically placed along the trail alignment and interpretive signs at specific locations indicating flora and fauna, etc. of the area. Areas of interest found at the park such as the “bald knob” rock outcrop or the wetlands areas in the southeastern corner of the park should be included in the trail network.

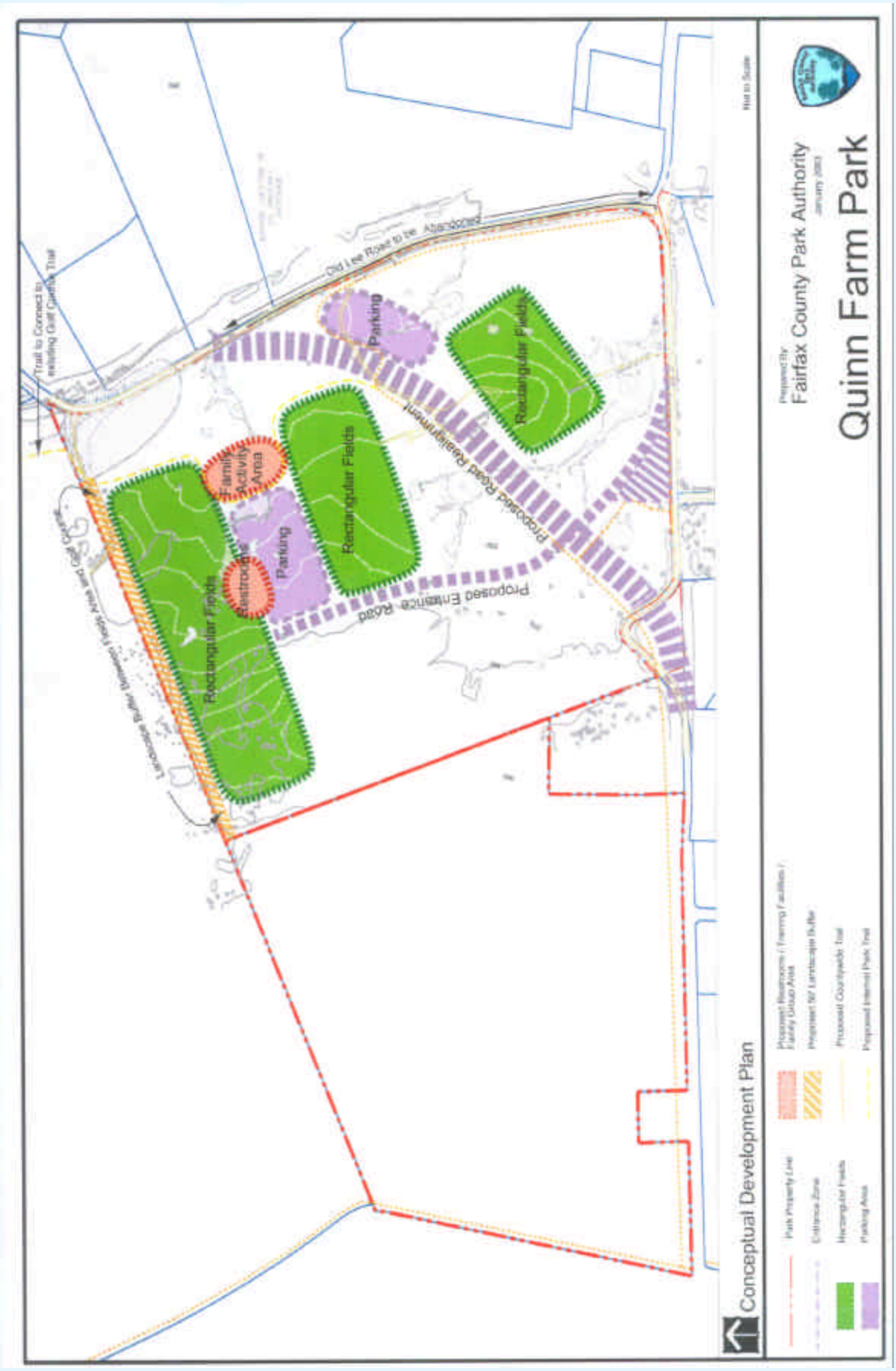
C. Design Concerns

1. Wetlands

A thorough wetlands delineation will be completed before construction begins. Wetlands so delineated will be avoided or enhanced if at all possible. If avoidance is impossible, impact will be minimized or mitigated as required. Wetlands may also be incorporated into wet ponds for stormwater management and into the overall development of the park.

2. Archaeological Evaluation

Quinn Farm Park has been surveyed for historic and archaeological resources. There is evidence that these resources exist. They have been included in the Resource Protection Zone under the General Management Plan. Testing of areas of possible cultural resources in the Recreation Zone should be included in the design phase of the park. Significant resources should be preserved and possibly interpreted or mitigated during this phase.


Conceptual Development Plan
Not to Scale
Prepared By
Fairfax County Park Authority
January 2003
Quinn Farm Park
Park Property Line
Entrance Zone
Rectangular Fields
Parking Area
Proposed Restrooms / Training Facilities / Family Group Area
Proposed 50' Landscape Buffer
Proposed Countryside Trail
Proposed Internal Park Trail
Old Lee Road to be Abandoned
Trail to Connect to existing Cub Creek Trail
Proposed Road Realignment
Proposed Entrance Road
Rectangular Fields
Parking
Rectangular Fields
Parking
Restroom
Family Activity Area
Rectangular Fields
Landscape Buffer Connection from Area and Old Lee Road

APPENDIX

1. Cultural Resources

A. Prehistoric

Four newly identified prehistoric sites have been located along Old Lee Road on elevated terraces above Cub Run. No historic sites have been found, however a complete historic background and field survey has yet to be completed. While chronological artifacts have been recovered, the exact cultural affiliation of the four prehistoric sites is unknown. Recent reconnaissance surveys have located two diagnostic artifacts, which places one of the sites in the terminal Archaic to Early Woodland temporal period (4,000 – 2,000 BC). This site, identified as Langert 2 Site (44FX2554), is located on an elevated terrace along Cub Run in the northeast corner of the site. The boundaries of the 3.5-acre prehistoric site are approximate, and are based on 24 hand shovel test pits as well as surface collection. The site contains abundant hornfels debitage, tools, bifaces, and related quarry debris and numerous artifacts are present and many are clustered in features. No artifacts have been recovered from the site, but preliminary analysis indicates a high degree of integrity, as pieces refit. The site sits atop a rise along the 1st terrace overlooking Cub Run to the northeast and east. The extreme eastern portion of Langert 2 has been impacted by the construction of Old Lee Road, which had destroyed about 20 percent of the site, but 80 percent of the site remains intact. The site contains invaluable research potential, as it is a very rare site type. Little information on hornfels quarry related sites exists anywhere in Fairfax County, or in the entire state. The site can provide important data on hornfels lithic technology, and the people that developed it, as well as general quarry site formation, including technological aspects of primary lithic extraction, and tool manufacture. Data recovered from the site could add important information under the **Industry/ Processing/Extraction**, as well as **Subsistence**, **Settlement** and **Lithic Technology** themes of the County Heritage Resource Management Plan for the treatment of archaeological Sites.

Research questions that might be answered from data recovery at the Langert 2 site could provide important information on cultural chronology. The quarrying and use of hornfels in this part of the Virginia Piedmont has occurred virtually throughout the 14,000 year span of known human occupation of the region, from the Paleo-Indian to the Late Woodland. If data recovery was undertaken at the site, chronological data and the potential for undisturbed stratigraphic contexts at the site that could contain diagnostic lithic or ceramic artifacts. Organic material suitable for radiometric dating may also be found.

Another invaluable component, and likely the greatest research potential for the site, would be through the interpretation of the site as a lithic workstation. Based on data gathered during surface reconnaissance, the focus of the site appears to be lithic procurement- the selection, extraction and manufacture of stone tools. The site would likely provide a great deal of data as a specialized tool-manufacturing locale and additional information on site formation, and its roll in the prehistoric landscape. Data recovered from this site can also be compared to a number of other sites in the vicinity, providing valuable insight into regional intra site patterning. The site contains many completed tools, and therefore can provide information on site activities based on analysis of the tool kits recovered. Information on seasonal use of the site may be gathered based on specific tool types existing at the site. It is very likely that the site will provide additional activity areas, such as butchering, and hide preparation based on distribution of artifact types.

The site has undergone minimal testing, however, staff archaeologists have identified five surface knapping clusters. Diagnostic artifacts (artifacts associated with specific chronological periods of occupation) date the site to the Late Archaic period (ca. 3,000-4,000 years before present). It is likely that the site contains many more *in situ* (undisturbed) features. Sites that contain hornfels knapping features, and as such, these are extremely rare within the county as well as the entire middle

Atlantic region. The Park Authority's Cultural Resources Protection Group is currently in the process of nominating the site to the National Register of Historic Places and has recommended avoiding any impact to the site.

The remaining sites are typical of upland lithic scatters and contain artifacts consisting of quartz and hornfels lithic debris and fire-cracked rock. One of these sites is bisected by the present access road for the interim use and another is located between two of the interim use soccer fields. A Phase I and Phase II archaeological survey has been conducted on these sites and the archaeological data was confined to the plow zone. The access road site added a great deal of chronological data for sites along Cub Run. Diagnostic lithic artifacts recovered spanned a period of 6,000 to 7,000 years before present to 1,000 years before present. No further work is recommended for either of these sites. The potential for additional sites is low to moderate for prehistoric sites due to land topography and recent historic disturbance. However, small insignificant lithic scatters may exist.

B. Historic Sites and Background

There are a number of potential historical archeological resources on the Quinn Farms property. The land was occupied and farmed in the early 1800's and possibly in the mid to late 1700's. Both nineteenth century owners, Gustavus Scott and William S. Daniel, owned slaves. Early nineteenth century slave quarters and farm outbuildings, including an ice house, are among the possible structures that could remain as subsurface resources on the property. The farm house and main living areas were probably on the northern half of the Mulberry Hill tract (now part of the Richard Jones Park), but outbuildings, slave and tenant occupation areas remain a possible resource. The Civil War observation site on Rock Hill needs to be investigated further. The 20th century church site and cemetery, while not owned by the County, needs to be documented and protected.

The parcel known as Quinn Farms comprises approximately 174 acres north of Braddock Road, between Cub Run and Pleasant Valley Road. Historic land ownership of property that includes the project area began with a 1731 Northern Neck grant of 1871 acres to John Grymes. The land then passed to his son, Philip Ludwell Grymes, who had the property resurveyed in 1771. At that time the grant contained 1450 acres and was described as being on "Cub Run, the drains of Elk Lick Run, the main road and the mountain road (now Braddock Road). The property was conveyed by Grymes to Samuel Love in 1785. Love mortgaged it in 1799 to pay a ? 1638 debt he owed to merchants in England. This mortage stated that if Love repaid his debt the deed would be void.

Samuel Love apparently repaid that debt, because the next transaction of the property was from his son, Charles Jones Love to Charles Tyler, in 1809. The property being deeded only contained 265 acres at that point, but still encompassed the present Quinn Farms parcel. The land was bounded on the east by Cub Run, on the south by Braddock Road (then called the old turnpike road), on the west by the heirs of Fielding Turner, and on the north by William Hawley and the Leesburg Road (now Lee Road). The property owner across Cub Run was Richard M. Scott, who was given the right in the 1809 deed to cross the run and erect a fence along the western side of the run (technically on Tyler's property). The fence was supposed to be "a sufficient distance from said run to be safe from freshes (floods), from where the old mill dam stood as far up the run as the premises hereby conveyed extends." The "old mill dam" refers to a mill operated on Cub Run by Samuel Love.

Another provision of the deed was that the land was reserved for the use and benefit of Gustavus Hall Scott, his wife Elizabeth and their children. It is not known what the relationship was between Scott, Love and Tyler, or why this arrangement was made. In the same year, Scott transferred to Love ownership of eight slaves, all his household furniture, his stock of horses, cattle, sheep, hogs and farming utensils. A few days later, Love transfers title of this property to Tyler, but with the provision that Scott retains use of it. Scott appears

to be raising cash, a problem which was to plague him in the future.

Gustavus Scott wrote letters in 1817 using the name "Mulberry Hill" for the property. Writing to William Hampton of Fauquier County concerning Scott's debt, he discusses how and when to grind the wheat recently harvested at his farm. "…one other reason for not grinding directly is, that I sold my waggon … and am too poor to buy one just now and too proud to borrow. I would write for your other account which I blush to think is still unpaid, but I am still to poor to pay it – my miserable soil has too long resisted my anxious exertions to make something, I must and will quit it for one that will not so often put me to the blush."

Fairfax County tax records from 1810 to 1821 show Scott as the owner of 340 acres of land on Cub Run, also described as Love's Old Mill. There is no category for value of buildings, only value of the land. That value stays stable through all the entries, indicating no major improvements to the property. Personal property tax records for Scott starting in 1810 list one white male (himself), varying numbers of slaves (less than ten) and varying numbers of horses, also less than ten. In 1815 the tax book lists an ice house that may or may not be on Scott's land. The words "ice house" are written vertically in the column and starts at Scott's entry but continues up through three other individual's entries. He is also listed as owning one bureau, one side board, three tables, and one bedstead.

The 1820 census for Fairfax County shows Gustavus Scott's household as containing two males under ten years, one male between ten and sixteen, one male between sixteen and twenty six, and one male between twenty six and forty five years of age (all white). There were three white females under ten, one female between sixteen and twenty six, and one female between twenty six and forty five. Slave listed were six males and three females, with five of the slaves under the age of fourteen. The census also listed four persons employed in agriculture.

Sometime between 1820 and 1839, Gustavus Scott appears to have left Mulberry Hill for greener pastures. A court case was filed in Spotsylvania County in 1842 to clear the title of the land so that his widow, Elizabeth, could sell Mulberry Hill. The court papers state that Scott left for Indiana (year unknown), purchased property in that state, and died before the property was paid for. To clear the debt on the land in Indiana, Elizabeth Scott needed to sell Mulberry Hill. In 1839, Gustavus Scott wrote to John Scott, giving him power of attorney and authorizing him to sell Mulberry Hill. This letter was written from the U.S. Ship Ontario, while in Pensacola, Florida.

Another letter filed with the court case is from William S. Daniel, the eventual purchaser of Mulberry Hill. In 1839 he states that Mr. D.W. Scott (one of the children of Gustavus Scott) has asked him to purchase the "estate upon which I now reside." Once the court case is settled, the land is sold by the sheriff of Fairfax County to William S. Daniel. Apparently William Daniel was living at Mulberry Hill in 1839. No record of his renting it from the Scotts was found. The property still contained 347 acres, the southern half of which became Quinn Farms.

During William S. Daniel's ownership, the property stayed intact. Tax records for Daniel in 1843 and 1844 show a value for buildings on the property of $150. Daniel died in 1849, but the property was owned by his heirs until 1900. In 1851 the buildings were valued at $200. In 1861, and for the period 1867 to 1870 tax records valued the buildings at $600. The value dropped to $100 in 1873, and by 1900 the value was zero. Daniel appears in the personal property tax records in the years 1840, 1841, and 1843 to 1845. His listings included one white male, between five and nine slaves, and between nine and twelve horses. He also owned two vehicles and one gold watch.

During the Civil War, and more specifically during the battle of Ox Hill, a rocky outcropping known as "Rock Hill" located just north of Braddock Road in this parcel was used as an observation outpost by Union Forces.

Road records from the 1860's (Fairfax County Circuit Court Archives) refer to the "tenants at Mulberry Hill" as approved workers for maintaining "the road from Cub Run to the Loudon County line" (Braddock Road). It is not known at this time who the tenants were or if any structures associated with them existed on the southern half of Mulberry Hill.

In 1901 John Marshall purchased Mulberry Hill and another 200 acre parcel from the heirs of William S. Daniel. This second parcel was located directly across Braddock Road from Mulberry Hill, and along the east side of Pleasant Valley Road. Marshall sold a one acre plot to A. Van de Vyver, the Bishop of Richmond, in 1909. This is the parcel where the Church of Pleasant Valley was located from 1908 to 1940, and where there is still a small cemetery. The church building is no longer standing, and currently this parcel is not owned by the Fairfax County Park Authority.

Marshall sold the Mulberry Hill tract in 1911 to Konrad Korzendorfer. At the same time, Korzendorfer sold the southern half of the property (174 acres) to his daughter and son-in-law, Lina Korzendorfer Fox and Willie Fox. This 174 acre tract is the parcel known later as Quinn Farms. The division of Mulberry Hill is shown on the plat accompanying the deed. Konrad Korzendorfer appears to have been living on the property before actually purchasing it from Marshall. An article in the Fairfax Herald from 1909 tells of a series of unfortunate events involving Korzendorfer and his neighbor, Frank Schneider. Schneider was assisting Korzendorfer in the running of his saw mill, and caught his foot in the carriage, breaking it above the ankle. A few days later, lightning struck Korzendorfer's barn, killing a horse. A week later, the saw mill caught fire and was destroyed. (Schneider owned property directly across Pleasant Valley Road from Korzendorfer.)

In 1941 Lina Fox, then a widow, sold the property to Joe Hatfield. Hatfield sold the western part of the property to Bernard and Violet Mitchell in 1947. That deed describes the boundary lines in relation to a house and "stone fruit and vegetable house." These structures were most likely on the five acre house lot that is still privately owned.

In 1963, Annette Gershenson, possibly a relative of Hatfield, took out a mortgage on the eastern part of Quinn Farms. She defaulted on the loan, and the land was sold to John A. Quinn, Inc. By 1983 John Quinn's executors owned the eastern part of the property (101 acres), and in 1999 that parcel was sold to Centex Homes, and then passed to Fairfax County Park Authority in 2000.

[Archival research has indicated that the Quinn parcel was, until 1911, part of a larger property consisting of Quinn Farms and the land that is now included in the Richard Jones Park. Documentary evidence suggests that the property was actively farmed starting in the early 1800's, although earlier occupation is a distinct possibility. It is probable that most of the historic structures from the 19th century were located on the northern half of the larger parcel, (Richard Jones Park). There is still potential, however, for sites associated with agricultural use of the land during the 18th and early 19th centuries, including slave sites and farm outbuildings or activity areas. During the Civil War, and more specifically during the battle of Ox Hill, a rocky outcropping known as "Rock Hill" located just north of Braddock Road in the Quinn parcel was used as an observation outpost by Union Forces. The potential exists for Civil War resources, as well for historic domestic or agricultural sites.]

2. Natural Resources

Four forest stand types were documented at the park, distinctive primarily by the seral age of each respective stand, stocking size (the mean or average diameter of the trees within the stand), soil type and underlying geology, stand composition and stand occurrence as it pertains to the topography of the site. Additional detail regarding the character and observations within the stands can be obtained by reading the Forest Stand Delineation information in the Appendix.

Hardwood forest stands #1, 2and 3 are considered

significant and have not been used in agriculture due to hilltops and slopes with rock outcropping at or near the surface (stand #1) and seasonal high ground water at or near the surface and/or streams as in the case in stand #2 and #3. Selective highgrading and pasture may have been historical uses of the stand.

Early seral stand #4, however, is more or less an even-aged, sapling stocked, cedar monoculture that constitutes agricultural fields, released/abandoned since the early 1980's. This 98-acre envelope would be best suited for recreational development including service building type infrastructure.

A portion of the Quinn Farm Park is considered a nontidal, palustrine, herbaceous wetlands. The dominant herbaceous cover was noted as being Arthraxon hispidus, an Asian, alien annual grass that occurs from a wide spectrum of wet, to moist, soils, in full sun of open fields. The ponds and wet meadows would be well suited for wetland mitigation enhancement.

3. Fairfax County Soils Descriptions

(14B) Manassas Silt Loam (2-7% slopes)

Manassas silt loam is a fairly deep, well to moderately well drained, brown to reddish brown soil. It occurs in depressions near the heads and sides of drainage ways, and is derived from fine surface soil materials that have washed mainly from the Triassic soils, mainly Penn. It is a thick brown to reddish brown, silt loam surface soil. The subsoil is yellowish brown to reddish yellow silt loam to silty clay loam. Natural fertility, productivity and workability are good. The soil is strongly acid in reaction in most places. (pH 5.0-5.5)

41B Rocky Land (Basic Rock) (41C, 41D) * (2-7% slopes)

This is a land type consisting mainly of the Iredell, Mecklenburg and Montalto soils which are influenced by many rock outcrops and loose disbase and syenite boulders. From 20 to 50% of the land is too stony for crop production
*41C and 41D are very similar to 41B but have steeper slopes. 41C has 7 to 14% slopes, and 41D has 14 to 25% slopes.

(48A1) Iredell Silt Loam, Nearly Level Phase (48B1)*

This soil is a brown, somewhat poorly drained, moderately deep soil that is commonly called "Black Jack Land" or "Tangle Foot." It is underlain by a hard medium to fine grained diabase rock. It has a yellowish brown surface soil about 10 inches thick and a strong brown to olive brown, tough, sticky plastic clay pan subsoil 12 to 36 inches thick. It is fertile but very difficult to cultivate. Productivity is fair and conservability is good to fair.

*48B1 differs from 48A1 by having slightly steeper slopes.

(52A+,1) Elbert Silt Loam (52B+,1) *

Elbert silt loam is a wet poorly drained soil, commonly called "Crayfish land". It occurs on upland flats, in depressions, at the heads of drainageways, and along upper drainageways in association with the Iredell and Macklenburg soils. The silt loam surface soil is mottled gray, white and yellow. The subsoil is a sticky, plastic mottled gray clay. It is very low in productivity, difficult to work, and medium acid in reaction.

*52B+,1 differs from 52A+,1 mainly by having slightly steeper slopes.

(62B1,2) Brecknock Gravelly Silt Loam, Undulating Phase (62C1,2 and 62C3) *

This is a fairly deep, moderately well to well-drained soil that is formed from the weathered products of baked shaly sandstones and shales. It has a pale brown, very friable, gravelly silt loam surface soil and dark grayish brown, firm, silty clay loam subsoils, that are mottled with gray, strong brown and yellowish-brown in the lower part. It is very strongly to strongly acid. (pH 4.5-5.5)

*62C1,2 is similar to 62B1,2 except for steeper slopes and depth over rock. It is more erosive, less productive for most crops. 62C3 is more severely eroded than 62C1,2.

(78A+,1) Calverton Silt Loam, Nearly Level Phase (78B+,1) *

This is a light colored, somewhat poorly drained, moderately deep soil that has developed from the weathered products of red sandstones and shales in the Western (Triassic) par of Fairfax County. It occurs mainly along upper drainage ways and broad areas of nearly level topography. This soil has a distinct pan layer in the subsoil that prevents water movement. It is low in natural fertility and organic mater content. The soil is difficult to work in either excessively dry or wet seasons. It is strongly acid. (pH 5.0-5.5)

*78B+,1 differs from 78A+,1 by having slightly steeper slopes.

(79B1,2) Kelly Silt Loam, Undulating Phase (79A) *

Kelly silt loam, undulating phase, is a moderately well drained, light colored soil that has a plastic "clay pan" in the lower subsoil. It is derived from mixed diabase, and baked shales and sandstones. The surface soils are yellowish-brown silt loams and the subsoils are brownish-yellow and strong brown silty clay loams with very plastic "clay pan" layers 18 to 24 inches from the surface. Natural fertility is medium, organic matter content is low, productivity is fair and workability is fair to poor. It is strongly to medium acid. (pH 5.0-6.0)
*79A differs from 79B1,2 by having smoother slopes (0-2%) and in being slightly less well drained.

(104D2) Catlett Gravelly Silt Loam, Hilly Phase (104B2, C2) *

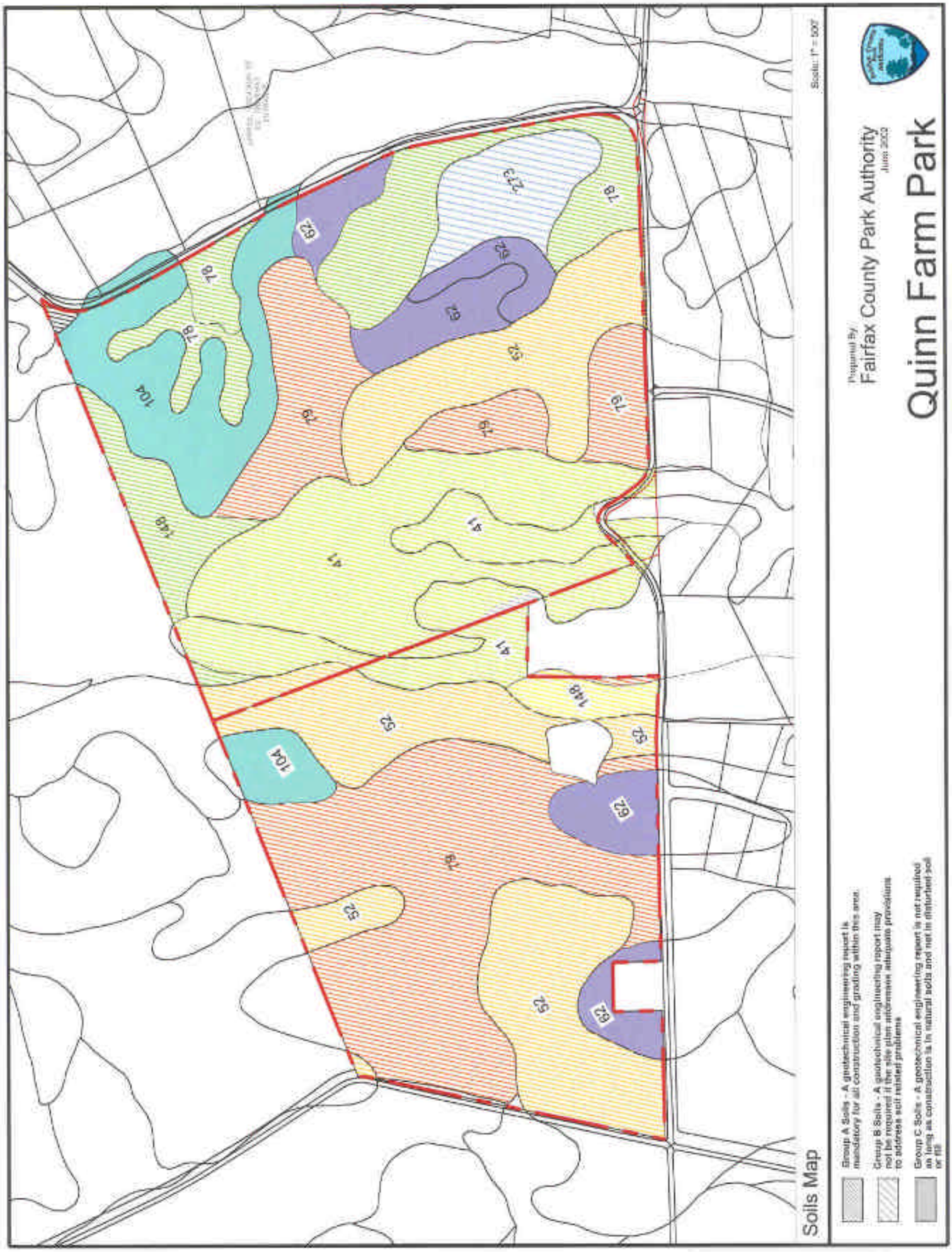
This is a light colored, shallow excessively drained soil that has developed from the weathered products of gray bakes shaly sandstones and shales of the Triassic age. It has a pale brown to light grayish-brown surface soil that overlies hard, baked, gray shales and sandstones at 12 to 16 inches beneath the surface in most places. This soil has no subsoil development. The water holding capacity, organic matter content and natural fertility are low. The soil is strongly acid in reaction. (pH 5.0-5.5)

*104B2 and 104C2 differs mainly in occurring on smoother relief and on the average, being 1 to 4 inches deeper over the hard rock material. These smoother areas rate fair for small grain and mixed hays.

(273B1) Readington Silt Loam (273A1) *

Readington silt loam is a moderately well drained, fairly shallow soil, occurring on very gently undulating slopes in the Triassic region. It has a pale brown to yellowish brown very friable silt loam surface soil and a thin weakly developed brownish-yellow to yellowish-red silty clay loam subsoil from 4 to 14 inches thick. Paint mottles of light brown, pinkish gray and strong brown are present; in the lower part of the subsoil. It is underlain by pinkish red and red Triassic shales and sandstones that are almost horizontally bedded. The underlying stratas of hard rock have few if any fracture that would allow water to pass through. It is associated with Penn, Bucks, Calverton and Croton soils. This soil is low to moderately low in water holding capacity. It is very strongly to strongly acid in reaction. (pH 4.5-5.5)

*273A1 differs from 273B1 mainly by having smoother slopes.


Soils Map
Scale: 1" = 500'
Group A Soils - A geotechnical engineering report is mandatory for all construction and grading within this area.
Group B Soils - A geotechnical engineering report may not be required if the site plan stormwater adequate provisions to address soil related problems
Group C Soils - A geotechnical engineering report is not required as long as construction is in natural soils and not in disturbed soil or fill
Prepared By:
Fairfax County Park Authority
June 2002
Quinn Farm Park

Natural Resource Inventory/Forest Stand Delineation

This NRI/FSD has been prepared for FCPA to characterize existing forest cover at Hunter/Hacor North, in Fairfax County, Virginia. Fieldwork was performed Wednesday through Friday, April 3, 4 and 5, 2002, during the leaf-off season, and during a drought period for the non-growing year. All surface waters within the study area contribute flow to Cub Run, which eventually flows to Bull Run.

Stand Narratives:

Four forest stand types were documented at the Hunter Hacor study site (north of Braddock Road), distinctive primarily by the seral age of each respective stand, stocking size (the mean, or average diameter of the trees within the stand), soil type and underlying geology, stand composition and stand occurrence as it pertains to the topography of the site. Additional detail regarding the character and observations within the stands can be obtained by reading the attached notes (data sheets) that were taken during the field assessment. The documented stands are as follows:

Stand #1 is an approximate 25-acre, mature mixed hardwood stand occurring on Iredell, diabase soils (rocky land, 41). The soil type occurs on hilltops and side slopes with outcrops or boulders occupying between 20 to 50% of the surface. Soil is stony and shallow. Forest composition includes white, northern red and black oak, pignut and mockernut hickory, tulip poplar, red maple, white ash, eastern red cedar, black cherry and Virginia pine. The shrub layer includes flowering dogwood, blackhaw viburnum, redbud, serviceberry and invasive multiflora rose and beautyberry (*Callicarpa*). The herb layer includes cut-leaf toothwort, spring beauty, common greenbrier, violet, poison ivy and Japanese honeysuckle. Approximately 125 trees occur per acre with an average mean size of 10.3-inches. White oak is the dominant overstory species, with nearly 70 per acre and a frequency of occurrence of approximately 55% within the stand. The average mean size of overstory white oak is 15.6-inches diameter. It is our assumption that the stand may have an interesting ephemeral and herb layer/component, but due to the time of season (early April), only the earliest of spring wildflowers were noted. This stand is estimated at being approximately 78 years old (1924).

Stand #2 occurs on primarily Elbert soils (52), which are wet, plastic soils in drainageways and footslopes. The soils are derived from weathered diabase and alluvium. Seasonal high ground water occurs at or within 6-inches of the surface (usually in late winter and early spring). Soils are shallow with depth to bedrock within a few feet. Topographically, stand #2 resides on the lowest ground of the study tract and includes 'upland' depressed swamps and percolation areas of originating headwaters. The stand comprises approximately 69-acres with forest trees including pin oak, red maple, slippery elm, green ash, swamp white oak, black gum and then to a lesser extent persimmon, red cedar, hickory, cherry, white, northern red and black oak and Virginia pine. Blackhaw viburnum occurs with regularity in the shrub layer, with occasional redbud and multiflora rose. Observed ground cover includes common greenbrier, Japanese honeysuckle, wood reed grass, spring beauty, violet, poison ivy, wild strawberry, field garlic, trout lily, grape, brambles, bluets, tall fescue and established pockets of the invasive *Microstegium vimineum*. Aggregates of sphagnum were also noted at numerous locations, especially on 'hummocky' soils. The stand contains approximately 120 trees per acre with a mean diameter of 10.7-inches. Pin oak is the dominant overstory species (40% of the overstory) with upwards of 48 per acre, averaging 13.5-inches diameter. The stand has been aged to being approximately 47 years old (1955), since the time of the last, most influencing perturbation.

Stand #3 are forests, which occur just a bit higher in elevation than that of stand #2. They are mixed, maturing, oak/hickory hardwoods, primarily on Kelly soils (78). Kelly soils are sideslopes, underlain by diabase and which are typically shallow, with depth to bedrock within 2 to 8-feet. Seasonal high water can occur within one-foot of the surface. Common tree species include northern red, white, southern red and pin oak, pignut and mockernut hickory, red maple, black gum, cherry, slippery elm and red cedar. Shrub species include blackhaw viburnum, flowering dogwood and highbush blueberry. Groundcover include the invasive lesser celandine, cut-leaf toothwort, spring beauty, Japanese honeysuckle, common greenbrier, rue anemone, bluets, deertongue, brambles, broomsedge and poison ivy. The approximate 35-acre stand is expressed by having northern red oak as the dominant overstory tree type, with an average diameter of 14.6-inches. The stand is estimated as being 51 years old (1951).

Stand #4 is an early seral, even-aged, cedar monoculture. With nearly 1000 trees per acre in the 3 to 4-inch size class, it is obvious the 98-acre stand was released from agriculture (pasture) in the early 1980's. Eastern red cedar makes up approximately 90 plus percent of the stand. Other occasional species noted were Virginia pine, black locust, pin oak persimmon, white ash, green ash, cherry, northern red oak, crabapple, blackhaw, flowering dogwood, autumn olive, red bud, privet, lowbush and highbush blueberry, American holly and multiflora rose. Herbaceous species include broomsedge, spleenwort, mountain mint, tall fescue, Japanese honeysuckle, field onion, dandelion, wild strawberry, brambles, poison ivy, cleavers, clover and running ground cedar (*Lycopodium sp.*). Soils are classified as Readington (273), nearly level uplands, underlain by red shale and sandstone (former agricultural) and to a lesser extent, Calverton silt loam (78), soils that are confined to drainageways and footslopes.

Rare, Threatened, and Endangered Species: No rare, threatened or endangered species (RTE's) were encountered during our extremely brief period of review. A detailed floristic survey can be performed by ESA upon request and should be timed to the peak of ephemeral wildflowers (mid April, May, through early June) and/or based on the phenology for identification of any Nongame and Endangered Species Program, Virginia Department of Conservation and Recreation documented RTE species. A formal request was made of the Nongame and Endangered Species Program and is included as an appendix item. A more detailed discussion of RTE species will follow in the recommendations portion of this report.

Stand Summary Table: Reference the following table.

Hunter Hacor (North of Braddock Road)
Forest Stand Summary Analysis

Stand Number	*Aerial Extent In Acres*	*Estimated Trees Per Acre*	*Average Diameter (d.b.h.)*	*Basal Area Per Acre* [1]	*Stand Formation Type*	*Dominant Indicator Species*	*Dominant Species Per Acre*	*Dominant Species Mean d.b.h.*	*Dominant % Frequency of Occurrence*	*Approximate Age of The Stand* [2]
1	25	125	10.3"	86.0 moderately stocked	Piedmont Basic Woodlands	White Oak	70	15.62"	55%	78 / 1924
2	69	120	10.7"	78.0 moderately stocked	Upland Depression Swamps	Pin Oak	48	13.55"	40%	47 / 1955
3	35	-	-	84.0 moderately stocked	Maturing Basic Oak Hickory	Northern Red Oak	-	14.62"	-	51 / 1951
4	98	955	3.2	70.0 moderately stocked	Early Seral Cedar	Eastern Red Cedar	890	4.3"	93%	18 / 1984

1. Basal area is a measurement of the cross-section of a tree in square feet at breast height. Basal area (BA) of a forest stand is the sum of the basal areas of the individual trees and is reported as BA per acre. The BA value shown in this *Forest Analysis* equates to stocking which is a general description of the density of the forest stand as compared to the desirable density for best growth and management. Stands may be described as **understocked**; a stand of trees so widely spaced that, even with full growth potential realized, crown closure will not occur, **well stocked**; the situation in which a forest stand contains trees spaced widely enough to prevent competition, yet closely enough to utilize the entire site, and **overstocked**; the trees are so closely spaced that they are competing for resources, resulting in less than full growth potential for individual trees. Basal area per acre values are analyzed as non-stocked = 0 to 9, poorly stocked = 10 to 59, moderately stocked = 60 to 99, fully stocked = 100 to 129, and overstocked = 130 to 160. *Forestry Handbook, K.F. Wenger, 1984, pg. 318-321.* There is a correlation between stand density and canopy closure, typically recognized as understocked, under 40% crown closure, well stocked, 40-70% crown closure, overstocked, over 70% crown closure. *Essentials of Forestry Practice, C.H. Stoddard, 1968,* page 53.

2. Since the time of the last, most influencing perturbation (i.e. forest grazing, selective highgrading, TSI crown touching, pulse disturbance such as gypsy moth or other insect/disease infestation, suppression mowing/herbicides, drought, fire, sheer winds, microburst or other form of episodic release). Age dating methodology - *Valuation of Landscape Trees, Shrubs and other Plants. A Guide to the Methods and Procedures for Appraising Amenity Plants, International Society of Arboriculture, Seventh Edition, 1988,* pages 33, 34, increment boring or cutting and counting of growth rings.