

Green Spring Gardens Park



General Management Plan and Conceptual Development Plan

**Prepared By: Fairfax County Park Authority
Strategic Planning Team**

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GREEN SPRING GARDENS PARK
GENERAL MANAGEMENT PLAN
and CONCEPTUAL DEVELOPMENT PLAN

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GREEN SPRING GARDENS PARK
GENERAL MANAGEMENT PLAN
AND CONCEPTUAL DEVELOPMENT PLAN

Background: A project team was assigned the task of developing a General Management Plan for Green Spring Gardens. Extensive review of current conditions and previous planning documents was considered along with current management objectives for the site in order to produce a General Management Plan.

The project team also felt that it was important to extend those concepts contained in the General Management Plan further in order to provide guidance for the development that is planned to take place at the site in the near future. This was accomplished by preparing a Conceptual Development Plan which compliments and supports the General Management Plan of Green Spring Gardens Park.

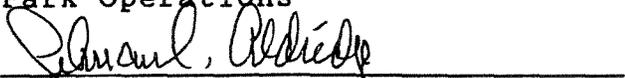
This approval sheet verifies that the undersigned support and concur with the contents of both of these plans.



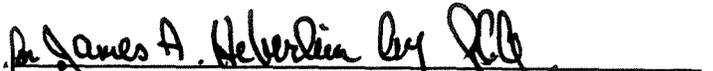
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PART I: BACKGROUND, DATA, AND MANAGEMENT FRAMEWORK

A. Purpose and Need for the Plan

1. Introduction

Green Spring Gardens Park became a property of the Fairfax County Park Authority (FCPA) on October 22, 1970 when Michael and Belinda Straight deeded their home and approximately 19 acres of land to the county for the sum of ". . . one dollar and other good and valuable consideration" with the stipulation that the Fairfax County Park Authority ". . . does agree that said premise hereby conveyed shall be used solely and exclusively for public park purposes, and for no other purpose."

On June 14, 1975 the FCPA held a public meeting at Green Spring Farm Park (recently changed to Green Spring Gardens Park) with representatives of various garden clubs, civic associations, county agencies and women's clubs. The general conclusion of that meeting was that any additional development should be sensitive and sympathetic to the site. Further, the park should be developed as cultural, horticultural, and historic preserve. Various facilities were suggested.

On January 14, 1976 a public hearing was held. The results were similar to those of the June public meeting. The general feeling was that Green Spring should be developed as a cultural, horticultural, and historic center. In 1977 a Master Plan Report was prepared by Park Authority staff and adopted by the Park Authority Board.

In 1980, a Development Plan was prepared under contract to the FCPA. This plan included the present access road, parking area and Phase I of the Horticultural Center with Phase II shown as an expansion of the facility.

Bond issues were passed by county voters in 1982 and 1988 which included funding support for capital projects at Green Gardens Park. As a result of the 1982 bond \$612,500 was allocated to the park for expansion of facilities. Those projects were not completed prior to the 1988 bond referendum and in 1987 the allocation was reduced to \$550,000. Additional funds were made available with the approval of the 1988 bond. A total of \$2,135,498 was identified as necessary for the expansion of the Horticulture Center, demonstration gardens, irrigation system, closing of Green Spring Road and repairs to the Manor House. Economic problems experienced by Fairfax County in 1991 and 1992 caused a reduction in funds available to various county agencies for both operating costs and capital projects. Most recently, funding in the amount of \$1,199,000 has been identified as available to projects at Green Spring Gardens Park.

Various gardens and planting have been added since the park was established, some of which were generally consistent with the rather elaborate planting plan included in the master plan and some of which were not included in the original plan. In the spring of 1990 the brick walk was added to the central lawn area linking the various gardens for convenient access.

2. Purpose and Description of the Plan

A variety of development has occurred at the park since 1980. Some of that development adheres strictly to the adopted master plan, some, however, does not. Additionally, considerable progress has been made in developing a management philosophy for the park. While the existing master plan touches on this matter there is no written text that specifies the purpose of the park.

The purpose of this General Management Plan (GMP) is to serve as a guide for all future planning, design, and programming. Not all of the contents found herein will be in every GMP. Each park is different and will require consideration of each park's unique conditions. Future planning and design projects will be guided by this document.

The general management plan will coalesce components of the current management philosophy into one statement that describes the mission or purpose of the park. It will identify the primary objectives of the park and issues that need to be addressed in order to meet those objectives. It will also provide guidance for the protection of cultural, natural and horticultural resources as well as for the development of facilities and visitor services.

GMP's are only one part of an integrated planning process. After the GMP is complete, a variety of other plans and projects identified in this document will be required. A summary list of those projects and plans can be found in the appendix.

3. Purpose of the Park

In keeping with the deed of conveyance, public interest and past management and planning experience, the purpose of Green Spring Gardens Park is to preserve, protect, maintain, and interpret the horticultural, historic and natural resources of the park and to provide for educational and inspirational use of the resources by citizens and visitors of Fairfax County. This purpose will be achieved through the realization of the management objectives contained in Part I, section C (Management Framework).

4. Significance Statements

Significance statements describe the importance of this park to the park system, to the community, and to the environment.

Green Spring Gardens Park is significant for the following reasons.

- o It is unique to the FCPA system being that it is primarily devoted to horticulture.
- o It provides a variety of intimate gardens where visitors become familiar with responsible horticultural practices and plantings applicable to this region.
- o It provides an opportunity for education and interpretation of horticultural, cultural, and natural resources.
- o It provides a place for quiet refuge in an otherwise highly developed area of the county.
- o It provides wildlife habitat, both for year round residents and migratory visitors.
- o It is part of a genetic corridor that stretches from Mason District Park, through Pinecrest Golf Course, into Green Spring.
- o It contains important resources related to the history and development of Fairfax County.

B. Basic Data

1. Administration

Green Spring Gardens Park is a property of the Fairfax County Park Authority and is administered by the Division of Conservation.

2. Location

Green Spring Gardens Park is located in Northern Virginia near the eastern border Fairfax County and approximately ten miles from Washington, D.C. The park is easily accessible by Interstate 395 located two miles to the east. It is also accessible from Route 236, the Little River Turnpike, a major east-west thoroughfare of Fairfax County. The park's mailing address is 4603 Green Spring Road, Alexandria, Virginia 22312. Phone (703) 642-5173.

3. Size

Green Spring contains 27.3 acres of land. In 1970 the Green Spring Manor House and 16 acres were deeded to the Fairfax County Park Authority by Michael and Belinda Strait. Subsequently the Park Authority acquired an additional 11 acres along Turkeycock Run.

4. Surrounding Area

Green Spring abuts commercial properties along Little River Turnpike to the south, established single family residential areas on the east and north and Pinecrest Golf Course, a Fairfax County Park Authority property, on the west.

5. Park Authority Ownership of Green Spring Gardens Park

It may be important to note that since 1970 Green Spring has been managed by four different divisions within the Park Authority. Initially the supervision of the site's operations was performed by a variety of individuals within the agency. From 1975 through 1978 the management of the park was officially assigned to the Division of History (title for current Division of Historic Preservation - DHP) with obvious deference to the park's significant cultural resources. Although DHP continued to manage the Manor House in the park through 1987, the overall management of the grounds, development of a new horticultural center and public gardens was transferred to the Division of Forestry and Horticulture in 1978. In 1987, with the reorganization of the Park Authority, Green Spring was placed in the Facility Operations Division, Managed Parks section. On July 1, 1991, the management of the park was transferred again, this time to the Conservation Division. The primary objective of the move was to develop the site's interpretive potential.

6. Demographics

Under the Park Authority's Park Classification System, Green Spring is classified as a Special Purpose Park and a historic property. This classification denotes the park as a countywide facility. However, since some of the recreational opportunities offered at the park are more accessible to citizens of the surrounding area, the demographics of the area deserve some attention.

Green Spring Gardens Park is located in the Mason Supervisory District and the Annandale Planning District. The demographic information for Mason District reflects the most accurate information for the service area of this park. The Mason Supervisory District is the smallest supervisory district in land area, comprising 4.8% of the net land area of Fairfax County. Although the total population of the area is relatively small the population density in persons per square mile is the highest in the county.

The population age distribution for Mason District shows the highest percentages in age ranges of 20 to 54 and 55+. The percentage for the 55+ range is the highest in Fairfax County at 16.3 percent of the entire population for this district. The family and household incomes of people in the Mason District are among the lowest in Fairfax County.

According to the Market Segmentation Analysis conducted to analyze programming offered at FCPA recreation centers, the people living in this area are primarily of two types. The first type are ". . . young singles and dual-career couples. Children are few and far between in these neighborhoods. Childless households are found 50 percent more often than in the general population. Television viewership is below average and the recreational profile of the group is both lengthy and varied. Fitness, entertainment and self improvement are all a part of the leisure profile. And despite their typical one or two-person household size, as a group, (these people) engage in . . . recreational activities at rates exceeding the national averages." Favorite activities of this group include: sailing, jogging/running (at twice the national average), hiking/backpacking, golfing, playing racquetball, playing tennis, snow skiing, attending live theatre and concerts, going to a health club, bicycling, swimming, attending three or more public activities per year, taking adult education courses, and doing weight training.

The second type of people in this area fall into the ". . . primary age range of 45-64. Those with children still living at home are on the verge of sending them off to college. Many have lived in their houses 10, 20 or even 30 years." Favorite activities of this group include: playing tennis (at more than five times the national average), sailing, attending live theatre or concerts, golfing, going to a health clubs, taking adult education courses, attending three or more public activities a year, bicycling and horseback riding.

Although the demographic reports from which the preceding information was taken seem to indicate an aging population with few children in the households, it should be noted that demographics of any area are constantly changing. Comments from local residents as well as observations at the park seem to indicate that the number of children observed at social gatherings and public programs is increasing in recent years. We will have to review the area's demographics as they are updated and analyze program attendance figures by age group in order to better understand our potential clientele.

7. Visitor Experience

General

A review of past attendance records indicates a present use of 25,000 to 30,000 visitor annually. This figure has been increasing as the gardens have been developed. Almost 90% of all use occurs from mid-March through November. Use peaks in April through mid-June with a smaller peak in September-October. Use is often significant from 5pm till dusk, from mid-spring through the summer, after the heat of the day abates and it is pleasant to stroll around the gardens. Some use occurs almost every day of the year since the grounds are open from dawn to dusk the year around.

Classes

Visitors come to the park for a variety of reasons but as the gardens are developed, the majority come to see the gardens. In 1991 approximately 1653 visitors attended classes and park tours. Classes highlight all aspects of home horticulture. As the gardens have been developed, increasing emphasis has been placed on use of tours that focus on specific aspects of gardening.

Other

Other uses, often tied in with garden appreciation, include picnicking, walking dogs, and visiting the park ponds. These ponds are particularly popular with parents and their young children who are attracted to a variety of waterfowl and other wildlife that are present. Hikers and bird watchers also use the park.

During the week adults with preschool children often visit the park. Employees from nearby commercial areas often come to the park during the lunch hour and weekend picnic use is significant during the warmer months of the year. Garden clubs and plant societies use the Horticulture Center for meetings. Currently the farm house is open six days a week from April through December. The "Art in the Gardens" program, managed by volunteers, displays and sells horticulturally related art during this period.

Facility Use

In 1991, nearly 800 visitors signed the manor farm house guest book, but a larger number visited the house. Prior to July 1992 the house and grounds have also been available for rental for weddings, receptions etc, primarily on Saturdays from April through December. In 1992 approximately 832 visitors used this service. Green Spring has traditionally held two plant festivals each year: the Spring Garden Day in May and Mum Festival in early October. Attendance at each of these events has averaged around 1000 visitors. Tours for school groups, primarily elementary school classes, numbered approximately 483 in 1991. In 1992, two new series of programs were initiated for preschool and elementary school age groups.

8. Existing Resources

a. Cultural Resources

The history of Green Spring Farm goes back to the middle years of the eighteenth century. The central portion of the farm house was built by John Moss sometime between 1760 and 1775. The history of Green Spring largely reflects the growth and waning of agriculture and the cultural and economic life associated with it in Fairfax County over a period of nearly 250 years.

Today, the only visible remains of the farm era are the house and the spring house. However there are subsurface archaeological remains in the undisturbed Historic Zone. (See Management Zones map and Cultural Resources map in the appendix.) In 1992, sub-surface testing using sonar located a variety of archaeological sites. These findings have been documented and mapped in a report by the consultant contracted to perform the study.

The house is one of the older structures in the county and represents, with the additions that have been added over the years, a valuable historic asset. Since the Park Authority took ownership of the site, repairs have been made to stabilize the floors and to improve the facility cosmetically and functionally.

The boxwood hedge behind the house represents the only known remnant of garden planning done for the Straights by Beatrice Ferrand, noted garden designer, best known locally as the planner of Dumbarton Oaks in Washington, D.C.

Details of the history of Green Spring Farm are contained in the booklet of that name by Ross and Nan Netherton first published by the Fairfax County Office of Comprehensive Planning in 1970.

The condition and future use of the house and spring house are addressed in the Cultural Resources management section of this plan.

b. Horticultural Resources

The established gardens are shown on the existing Facilities Map in the appendix.

Growing Houses: The Horticulture Center contains a large (50' X 20') conservatory type greenhouse that presently contains a random display of tropical plants, succulents, and some orchids. The remaining space is used for propagation. A 50' X 20' poly house, which became fully operational in 1992, will be used as the primary propagation facility, reducing the need for such use in the green house.

Seasonal Display Beds: Around the Horticulture Center and near the park entrance are colorful, showy displays of annuals, perennials, grasses, and bulbs suitable for the cultural conditions of Northern Virginia. These displays peak in spring and summer.

Rock Garden: This garden consists of hundreds of species of dwarf perennials, annuals, bulbs, shrubs, and trees planted in a naturalistic fashion, and using the crevices of three stone walls. Peak bloom is April and May but something of interest is blooming year round.

Iris Collection: Planted by the American Iris Society this collection demonstrates a wide range of dwarf, semi-dwarf, and intermediate sized bearded iris, and contains nearly one hundred cultivars. Peak bloom is April and May.

Gazebo And Blue Garden: This garden is comprised of flowers mostly in shades of blue and purple with some white and pink color for enhancement.

Witch Hazel Collection: These shrubs are valued for their fragrant, colorful blooms in winter and their bright leaf color in fall. Planting started in fall 1989 with a donation of six cultivars from the Chapel Square Garden Club.

Rose Garden: Species, old garden, shrub, hybrid tea, floribunda, grandiflora, climbing, and miniature roses demonstrate a variety of roses that grow well in northern Virginia. An intergral part of the garden is the use of other plants which complement the roses. This garden is a memorial to John Quast, caretaker of Green Spring Farm for over 40 years.

Mixed Border: A border of herbaceous perennials, roses, bulbs, annuals, biennials, and flowering shrubs is planted according to the Gertrude Jekyll color schemes, using the semi-circle boxwood hedge as a background. This garden is a memorial to Mary Fahringer who was instrumental in acquisition of Green Spring Farm.

c. Natural Resources

The natural resources of the park are centered around Turkeycock Run, a small stream draining parts of Mason District Park, Pinecrest Golf Course and a suburban environment composed mainly of single family homes on quarter acre (or larger) lots. Much of the existing second growth forest was retained when these homes were built. The stream flows year-around.

The area was largely cleared and farmed at one time and the steeper areas were probably grazed. As a result, there are hardly any native woodland perennials other than some mayapple, blood root, spring beauty and a few skunk cabbage. In wet places Sweetbay and Wild Raisin both coastal plain forms, are found here at the fall line between the piedmont and coastal plain.

Under the county's ERIC classification the stream valley forest is essentially Upland Hardwood Forest, polygon 5384. Trees include typical pioneer species such as Virginia pine (now nearly eliminated by deciduous trees), silver maple, black cherry, mulberry and persimmon. (See the ERIC coverype map in the appendix.) However on the north side of Turkeycock Run there are a number of beech and oaks. Tulip poplar is becoming the dominant species on the bottomland soils along the stream. The steep slopes on the south of the stream contain plantings of Great Rhododendron and Eastern Hemlock.

The park provides habitat year-round and seasonally, for significant numbers of wildlife species. No systematic surveys have been made but bird life is quite varied. Larger birds such as hawks, ducks and geese, herring gulls, great blue and little green herons, kingfishers and pileated woodpeckers occur around the ponds, the stream or the adjacent forest. Clearing of the brush in the Reserve Zone apparently destroyed needed cover for bobwhite quail inasmuch as they have not been seen for a several years now. A number of species of song birds occur as permanent or seasonal residents or as migrants. Many of these are commonly seen in the Horticultural Zone. opossums, cottontails, raccoons, and grey squirrels occur throughout the park and red fox are seen from time to time. Several species of snakes occur in the park, Northern Water Snakes primarily around the ponds and along the stream.

d. Facilities

The following is a description of facilities currently present in the park.

The manor house, built around 1760, is an eight room house with a large attic. The basement under the central portion houses a fuel oil tank, furnace, and electrical panels. Three ground floor rooms are used for art displays, craft sales, and historical exhibits of the house. The Florida room is used for plant sales from spring through autumn. The second story houses four staff offices.

A second historic structure is the spring house. Originally built to cool and store food, it was expanded and converted to a house by Michael Straight for his groundskeeper and family. The house is currently unoccupied but will become part of the Park Authority's house rental program and will be available for rental by Park Authority employees.

The horticulture center was built in 1982 and contains a 50' x 20' green house, a furnace and utility room, one garage for equipment storage, a second large garage bay work room used as a classroom (with a 50 person capacity), an office, lobby, two rest rooms, a storage and potting area and a utility closet.

The paved parking lot, built with the horticulture center, has a capacity of 20 cars. An unpaved, overflow parking area holds around 40 cars.

An eight-foot-wide asphalt walk connects the parking lot to the Horticulture Center. A ten-foot-wide brick walk circles the central lawn providing access to the gardens. An unpaved trail connects this walk to the ponds where the trail is surfaced with fine crushed stone. A u-shaped gravel drive connects the house to Green Spring Road.

Two portable sheds are used for storage, one in the vegetable garden and a second adjacent to the garage. Green Spring has two shade structures, small unheated poly house for plant storage and propagation and a 50' X 20' heated poly house for propagation. The Virginia Native Plant Society, under a cooperative agreement with FCPA maintains two shade structures and growing beds for the propagation of wildflowers.

C. Management Framework

1. Issues

In considering future planning and management for Green Spring, a number of issues need to be addressed. Some issues may be resolved through management actions, some through developmental solutions, and some, for the life of this plan, may not be resolved for various reasons.

- o The existing master plan is out of date and inaccurate.
- o The golf course maintenance facility in the west section of the park limits future long term use of that area.
- o Green Spring Road splits the park and traffic on it is a danger to pedestrians and motorists alike.
- o Present parking limits the size of events that can be held in the park.
- o Lighting is inadequate throughout areas of the grounds that are used at night.
- o There is no control over access into the park.
- o Classes are currently held in a space originally designed as garage/workshop and has a capacity limited to 40 people.
- o Storage for equipment and supplies is inadequate.
- o Since no interpretive planning has been done for the park, there are no guidelines for publications, programs or exhibits.
- o The manor house is showing signs of deterioration including moisture damage around the foundation and an inadequate electrical system.
- o Natural erosion along Turkeycock Run is undercutting its banks, potentially impacting the pond trails.
- o Waterfowl cause erosion of the south bank of the upper pond and excessive nutrient enrichment of both ponds.
- o Benches and staging in the greenhouse are rotting and the existing plant displays have no obvious theme, purpose, or unity.
- o The present trail system for the gardens and grounds is incomplete, causing confusion to visitors; also a variety of surfacing materials creates an unfinished appearance.
- o Current operating funds are inadequate to run a large garden park.
- o The lower parking lot is used for many non-park functions including dumping of trash.
- o The Spring House is to become a Park Authority rental property for staff housing, making park visitor use of the facility impossible.

2. Management Objectives

To achieve the park purpose stated previously, the following objectives have been developed to guide specific actions and strategies for dealing with management issues.

Education and Interpretation

To provide a broad range of educational and interpretive programs, exhibits and publications, drawing on the resources of Green Spring Gardens Park to improve the quality of life and appreciation of the county's natural and historic heritage.

Horticultural Resources

To develop, maintain, and interpret a broad range of demonstration and display gardens and other horticultural resources to be used in conjunction with the park's educational services in order to foster responsible horticultural practices by county residents.

Historic Resources

To identify, record and preserve the park's historic resources.

To record the historic events and activities associated with Green Spring.

To make adaptive use of historic properties consistent with the park purpose and preservation of the historic fabric.

To foster attitudes and practices that support conservation of historic resources.

Natural Resources

To conserve and, where consistent with approved park planning, enhance designated natural areas.

To foster attitudes and practices that support conservation of natural resources and responsible environmental stewardship.

Cooperation With Others

To work with others in a variety of ways to achieve the park's purpose and to support park programs and activities.

3. Park Management Zones

The overall goal and function of the management framework is to integrate the extensive background information and the existing conditions of the park, presented earlier in this report, with the management objectives and the management philosophy of the park.

The intent of the framework is to guide future planning and use of the park while insuring the integrity and quality of the site's natural, cultural and horticultural resources.

The management framework is based on zones which delineate general areas of the site, identify each area's primary purpose, and suggest appropriate land use activities. (See Management Zones map in the appendix)

a. Historic Zone

This zone includes the manor house, the spring house and the surrounding undisturbed grounds which contain subsurface remains of former structures and other historic resources. The zone is generally bounded in part on the east by the central walkway and on the south and west by Green Spring Road. However, the zone is extended to the west, into the Development Zone, across Green Spring Road, in an area immediately across from the Spring House. This zone also overlays a portion of the Horticultural Zone and part of the Stream Valley Zone.

The primary consideration for all activities within this zone is the protection or preservation of the park's cultural resources. Activities in this area may include restoration or renovation of facilities, excavation or preservation of archaeological sites and development of educational or interpretive programs. While it is accepted that activities primarily in support of other zones in the park may occur here, any activity related to natural resource management or development of horticultural features will give due consideration to the cultural resources of the park and will not compromise their value. A Resource Management Plan will be prepared which will provide specific guidance, parameters and limitations for all activities in the Historic Zone.

b. Stream Valley Zone

This zone includes all of the land from the top of the south bank of Turkeycock Run to the north boundary of the park. The area is predominately second growth forest that was undoubtedly cleared in historic times. Accordingly, little of the native flora and fauna of the forest floor has survived. Two large ponds have been constructed downstream of Green Spring Road.

The primary purpose of this zone is to protect and preserve the natural value and integrity of the hardwood forest and stream valley. Elimination of existing erosion problems, prevention of future occurrences, protection of the park's function as a genetic corridor and preservation or enhancement of the site's ecological values will be the foremost consideration in all future activities within this zone. While it accepted that activities may occur here that primarily support the values of other zones, any activity will give due consideration to the natural resource values and will not compromise those functions.

There are also two subzones within this area, a Pond Subzone and the Virginia Native Plant Trail Subzone. The primary purpose in both of these subzones remains that of the Stream Valley Zone. However, there is a strong interest in developing informal horticultural elements in these areas for public display and educational purposes. We believe that outstanding demonstration gardens can be developed in these areas which are very attractive to park visitors, visually compatible with the natural features of the site and that contribute to the ecological goals stated above.

c. Development Zone

This zone includes areas where major facilities (roads, buildings, etc.) exist or where they may be developed as a result of this plan. The primary purpose of this zone is to identify areas where facilities are to be concentrated that collect, orient and disperse visitors to the park and provide for their physical needs. Concentrating these features in a responsible manner is essential in order to preserve and enhance the values of other zones within the park. This zone does not include minor garden developments such as the brick path and gazebo or historic properties. Some gardens and plantings are located within this zone as are the holding beds, poly house and shade structure used in plant propagation.

d. Horticultural Zone

This zone includes and surrounds the central lawn from the Horticulture Center to the manor house and Green Spring Road. This zone overlays the Historic Zone.

The primary purpose of this zone is to develop and present a broad range of gardens and other horticultural features that demonstrate responsible and effective horticultural practices for this region. In areas of this zone where the Historic Zone overlays the Horticultural Zone, horticultural features may be developed with due consideration of the primary purpose of the Historic Zone.

e. Reserve Zone

This zone includes the land on the west side of Green Spring Road. At present it includes the overflow parking lot, some scrubby second growth forest along the margins, a closed area devoted to storage of leaf mulch, and wood chips, the Pinecrest Golf Course maintenance facility and public rental garden plots. This area will be rezoned as necessary to reflect future approved planning.

In the original master plan for the park this area was designed to function as the main entrance with access off of Braddock Road. Currently the costs associated with this development are prohibitive and the concept is being dropped in favor of an entrance off of Little River Turnpike. It should be noted, however, that the parking and trails currently being designed would be compatible with an entrance off of Braddock Rd. If conditions change and an entrance off of Braddock Rd is once again desirable, it would require only minor modifications to the parking areas in order to function accordingly.

Part II: MANAGEMENT AND DEVELOPMENT

A-Resource Management

This portion of the plan deals with management decisions affecting the horticultural, cultural and natural resources of the park. Some decisions may require no follow-up actions, but most will require data collection and analysis, cooperation with others, further planning and design before being implemented. Specific Resource Management Plans will be prepared for each of the three major resources, delineating not only specific actions but providing standards for maintenance of these resources. Also specific plans will be prepared for each new garden.

1. Horticultural Resource Management

The demonstration and display gardens and plantings at Green Spring are a primary park attraction and provide the basic resource for horticultural interpretation and education.

Green Spring is neither a botanic garden nor an arboretum nor is it intended to portray period or historic gardens nor highly formal, esoteric or specialized types of plantings such as mazes or extensive topiary. Rather, it is collection of gardens and plantings designed to provide information, insights and inspiration to the county's residents in planning their own gardens and to improving the quality and aesthetics of the human environment.

Collectively, the gardens will provide a broad spectrum of useful garden plants including annuals, bulbs, perennials, ornamental grasses, ground covers, shrubs and trees. Varieties will be chosen whose cultural requirements can be met in Fairfax County and which thrive in our environment of long cool springs and autumns, hot and humid summers and reasonably mild wet winters. A great diversity of plant material will be selected in order to represent superior cultivars and provide horticultural interest at all seasons of the year.

A wide variety of gardens is called for including fruit and vegetable gardens, annual displays, a rose garden, indoor (house) plants, wildflowers, rock garden and native plants, perennial and mixed borders and utilitarian plantings such as visual screens and foundation plantings.

Gardens will also be designed and plants selected to reflect varying environmental conditions such as light (sun or shade), varying soil and moisture conditions, exposure and slope. Gardens should also demonstrate how, through attention to existing conditions and careful plant selections, difficult sites can be turned into garden assets and water requirements can be reduced.

As part of the overall garden development quality examples of garden hardscapes and hardware will also be provided. These include paths, edgings, brick and stone work, walls, fencing, landscape timbers, arbors, benches and lighting.

For the next ten years the existing gardens will generally be maintained, and enhanced in their present condition.

Some projects that relate to the existing gardens are as follows.

- o Complete plantings in the Virginia native plant trail.
- o Seek donated funds for completion of the rock garden.
- o Revamp the existing azalea area behind the manor house.

Some new projects are as follows.

- o Develop a series of demonstration gardens and plantings on the east side of the property, between the horticulture center and the vegetable gardens, to be linked to the extension of the center and the park's central brick walk.

- o Prepare a comprehensive plan for the pond area that will beautify while maintaining its naturalistic appearance.
- o Develop a shade garden featuring rhododendrons, camellias, choice small trees suitable for today's smaller gardens, and a wide variety of companion plants.
- o Develop the swale garden on both sides of the bridge on the park walk.
- o Develop a dispersed planting of a variety of small trees that may be used in today's smaller gardens.
- o Redesign the plantings in the area between the manor house lawn and Green Spring Road with particular emphasis on the area facing the parking lot and road. This will include vista clearing between Green Spring Road and the house, creating a one-way vista with the upper part of the house visible from Green Spring Road but with the road screened out from the house by 6-8' high planting of shrubs.
(See also the section on needed development -- cul-de-sac and parking area).
- o Prepare long term plans for garden development in the hemlock woods west of the house.
- o As part of the redesign of the parking area, develop a planting of drought tolerant shrubs and other plants between the walkway and the garden to serve as a screen and demonstration garden.
- o Develop aesthetic plantings around the existing horticulture center and expansion to demonstrate some of the latest horticultural trends in plant materials and design, but keeping a strong seasonal display element.

2. Greenhouse Management

The greenhouse facility will be renovated and redesigned to serve a revised function; that is to display a wide variety of indoor flowering plants and foliage plants. When the horticulture center expansion is built, the greenhouse will also be used to provide plants for the changing displays in the new facility.

- o Plants will be selected which can be grown in the average home with a temperature range of 50-85 degrees fahrenheit. Tropical trees and plants requiring highly specialized environments such as constant high humidity will be eliminated or reduced in scope.
- o Seating will be provided.
- o Plant selection will feature year round bloom and foliage plants but emphasis will be plants flowering from October through March when outdoor gardening is at a low ebb. Winter flowering plants will be featured whenever possible.

- o The existing succulent and cactus garden will be redesigned and larger plants removed. Emphasis will be on developing a naturalistic display of small succulents that may be grown in the home environment.
- o New benches and staging will be built.
- o Plants, except the succulent garden, will be displayed in pots with little or no attempt at naturalistic interior landscape plantings.

3. Propagation

Green Spring's collection of plants has grown rapidly with the passage of years. Plants have been acquired through purchase, donation, and in-house propagation. As part of an expanded volunteer program, most of the propagation activities are performed by volunteers. This includes transplanting and care of holding beds and outdoor growing facilities. Propagation will continue to play an important role for the following purposes.

- o To grow annuals, tender perennials and other plants for seasonal (warm season) park displays.
- o To grow speciality plants such as rock garden plants, bog plants, and rare and unusual plants available mainly by seed.
- o For vegetative propagation of replacement plants and for the increase of desirable plants.
- o For growing plants to be sold at plant sales featuring seasonal and "choice and rare" plants.

Green Spring will also carry out limited hybridization and selection activities designed to develop, test and make available, hybrid plants and selected strains and cultivars that may become valuable additions to northern Virginia gardens.

4. Cultural Resource Management

The tangible remaining historic resources of Green Spring Gardens Park are the manor house, the spring house, and any remaining subsurface elements in the Historic Zone. The historic significance of Green Spring relates primarily to the growth and waning of agriculture in Fairfax County and to the economic and social life associated with it. It is therefore reasonable to assume that historic remains would reflect that process. The historic period that represents that process extends from the time that the house was built around 1760 until it was deeded to the Fairfax County Park Authority in 1970. Incremental changes to the house which took place during this time period would be viewed as part of that process.

Accepting this premise, preservation of the existing structures in their present condition would be the primary consideration of historic resource management. Thus, repair would be the first priority with replacement of existing elements undertaken only if their condition has deteriorated to a point where repair is not feasible. No reconstructions of previous structures will be undertaken during the life of this plan.

Actions are presently underway to identify needed repair work on the farm house including drainage and moisture problems with the foundation and repair of the chimneys.

When the spring house becomes available for use to support park purposes, an evaluation will be made to identify necessary maintenance and repair work.

As part of the historic record of the park, it is desirable to conduct interviews with Mr. Straight in order to preserve an oral history of his tenure on the property including garden planning done by Beatrice Ferrand.

The adequacy of the existing historic record and archaeological research for the property must be assessed and any research needs must be identified. Consideration should be given to working with local universities to accomplish needed research. Interpretation of the site's historic features will be addressed in the Interpretive Plan and a Resource Management Plan will also be prepared that will provide specific guidance, parameters and limitations for all activities in the Historic Zone.

5. Natural Resource Management

Natural resource management at Green Spring is concerned primarily with the Stream Valley Zone but to a lesser extent will affect the Horticulture and Historic Zone primarily as it relates to wildlife management. As a semi-natural island in a suburban sea, Green Spring has significant value as a core area where many of the principal needs of remaining wildlife populations may be met. The stream valley corridor of Turkeycock Run is undoubtedly of value to mammals such as foxes and raccoons in moving to and through the nearby contiguous areas of Pinecrest Golf Course and Mason District Park. As part of the on-going planning process, a Natural Resources Management Plan will be prepared which includes details for specific site management. Management activities will be planned which support the purpose of the area as stated previously in the Management Framework. Actions will be taken to enhance the area's function as an Environmental Quality Corridor. Erosion problems, the area's value as a genetic corridor and other ecological concerns will need to be addressed in the plan.

A primary goal of natural resource and horticultural resource management at Green Spring is to increase bio-diversity and enrich both floral and faunal populations. For instance, no attempt will be made to re-create, in our few acres of woods, a replica of the pre-Columbian flora. However, natural processes of plant succession will generally be allowed to proceed. At the same time, enhancement activities will be undertaken to improve the appearance of woodland area through the control of specific floral elements and reestablishing native flora in managed environment. As mentioned above, specific plans will be prepared for such work as well as other aspects of resource management requiring specialized planning.

Two areas of the Stream Valley Zone have been identified as subzones and will be managed for specific purposes. They are the Virginia native plant trail and the Pond Subzones. A plan has been prepared for the Virginia native plant trail and is being implemented.

The Pond Subzone is an important attraction at Green Spring, particularly for families with young children, because of a fluctuating but year round population of mallard ducks, Canada geese and a few domestic geese as well as herring gulls in the winter. Feeding of these birds has long been a tradition and offers visitors an opportunity to enjoy waterfowl at close range. Nevertheless, there are some serious consequences of this activity. Concentrated feeding has left an area adjacent to the upper pond bare of vegetation. The repeated actions of the birds climbing up the banks from the pond has led to serious erosion and recession of the pond edge toward the nearby lower elevation of Turkeycock Run.

A study should be conducted to determine if feeding of waterfowl can be accommodated without degradation of the site. Plans to accomplish this end might include plantings, adjustments to the existing shoreline slope, development of a designated feeding area, and population control measures as needed.

B. Interpretation and Visitor Services

1. Introduction

Green Spring Gardens Park's interpretive services include the facilities listed previously, informational materials, horticulture, historic and natural history programs and visitor contacts with staff. All are designed to enhance and enrich the experiences of park visitors. This section of the plan provides an overview of existing and future interpretive services. An Interpretive Plan will be developed in order to provide long-range direction for these services. The park's interpretive services will promote environmental stewardship and provide the widest range of experiences and opportunities for the general visitor as well as for targeted audiences consistent with the purpose of the park.

Integral to the development of the park's interpretive services is the cooperation of others. Cooperation in the form of time, support and funds will allow for the improvement and expansion of services provided for the public.

2. Cooperation With Others

Gardening is America's favorite leisure activity enjoyed by individuals and pursued collectively through garden clubs and plant societies. Green Spring Gardens Park is a valuable resource for both individuals and horticultural groups as a place to learn and as a place where their contributions of time, talent, and money are appreciated. Cooperative activities enrich the park by increasing the visitor services and benefit the contributors by providing opportunities to pursue horticultural interests. Existing cooperative activities should be continued and new activities should be encouraged. For the benefit of Green Spring Gardens Park and its supporters, future arrangements for cooperative activities should be formalized.

Cooperative agreements with groups such as plant societies, garden clubs, Virginia Cooperative Extension Service, educational institutions, cultural organizations, and horticultural businesses and organizations will help Green Spring achieve its stated purpose. Anticipated cooperative activities include plant shows, demonstrations, seasonal displays, art programs, use of the park facilities for meetings and the gardens for educational purposes, and the donation of time or funds for selected Green Spring programs and projects.

Other avenues for individuals to support the park include the "Friends of Horticulture" group and volunteerism. "Friends" is a separate non-profit entity which furthers the objectives of the park through fund-raising and other support activities. Green Spring Gardens Park staff will work toward formalizing its existing Friends group through the development of a written agreement and an organizational structure for the group. Friends' activities will be expanded to include assistance at special events, plant propagation and sales, sales of art and other appropriate materials, solicitation of funds and equipment and other fund-raising activities.

Many individual gardeners have come to Green Spring in the past as volunteers to work in the gardens. The park's volunteer program has been expanded to develop volunteer opportunities beyond the gardens. Volunteers are recruited to meet park-wide needs for visitor contact, programming, and resource management.

3. Horticulture Center

With the proposed expansion of horticulture center comes the opportunity to significantly expand the provision of visitor services. The expanded horticulture center will be the focal point for many park visitors. Here visitors will have the opportunity to meet park staff, use references in the library, learn about the park's features, and increase their appreciation and understanding of plants via the center's exhibits and publications. Within this expanded center space will be allotted for visitor use, plant displays and for seasonal exhibits. Spacious settings for workshops, classes and programs will also be available.

4. Programs

a. Interpretive/Educational

Educational and interpretive programs are central to the purpose of Green Spring Gardens Park. The horticultural, natural and historic features of the park provide a wealth of resources for these programs. The aim of educational programs is to increase skills and knowledge while interpretive programs stimulate interest and promote understanding. All future programs developed for the park should enhance the park's purpose, be in keeping with park capacities and be dependent upon available funding and adequate staffing.

Horticulture Programs:

The first priority for the horticulture program is to provide local residents with information on how to improve the garden environment and to increase gardening skills. Educational programs presently cover a broad range of horticulture topics from garden planning and design to plant selection, care and propagation. Programs also address specific plant groups (ie. roses, annuals)

As the gardens have been developed, Green Spring has increasingly turned to tours of the gardens as an effective interpretive tool. Tours provide the visitor with a first hand experience with the park's resources.

Off-site tours of other gardens and horticultural facilities have been offered in the past and will be continued in the future contingent upon available funding and staff time.

Green Spring may cooperate with other horticultural and educational institutions in sponsoring various gardens related programs, symposia, and conferences for serious gardeners on a regional level.

Other Programs:

Green Spring will also increase the number of educational and interpretive programs for children and families as part of its continued goal to serve the broadest possible base of Fairfax County citizens.

These programs may highlight the site's history and natural history as well as horticulture. Green Spring staff should also examine the potential for using the gardens and facilities as a setting for the fine arts.

b. Special Events

Special events are defined as advertised programs developed to attract an audience of more than 100 people. Features of the new Horticultural Center as well as the grounds of Green Spring Gardens will lend itself to a wide variety of programs, seminars, special plant displays and other events that are designed to attract large numbers of visitors. Ideally, these events should be scheduled so as to attract a large audience over an extended period of time without causing damage to the grounds or overuse of the facilities. In the past Green Spring has hosted events that have attracted visitation which exceeded park capacities. Special events require an intense expenditure of paid and volunteer staff time for planning and presentation and have increasing potential for harm to the grounds and gardens. Existing and future special events will be evaluated for their support of park purposes, along with the availability of adequate staffing and funds. Future special events must be designed to attract a manageable audience and spread visitation throughout the event.

5. Information/Interpretive Media

There are many methods for communicating information and selected messages with the public. These methods include direct interaction with the park's staff. However, this contact is not always possible nor is it always the most desirable method for sharing information. Signage, publications, and exhibits may be effectively used to dispense information, stimulate visitor interest in the park and promote visitor understanding. The site's Interpretive Plan will provide direction for the development of these media.

a. Signage

Critical for Green Spring Gardens Park is the development of informational and interpretive signage. Signs play the part of a good host, welcoming the visitors, inviting them to enjoy their stay, directing them as needed, and conveying necessary rules and educational messages. International symbols will be used whenever appropriate.

A comprehensive sign plan for the park will be prepared in order to identify needed signage. The planning of some signs is dependent upon the development of new facilities. The required signs should be professionally prepared and attractive. They should also be easily visible but unobtrusive, long lasting, reasonably resistant to vandalism, and of appropriate size and placement. They should convey a sense of continuity and conformity for the site.

Some specific signs to be considered include:

- A new park sign on Little River Turnpike (Rte. 236) directing visitors to the site.
- A new park entrance sign allowing for easily changed information about hours and events, and designed to be read from the visitor's car.
- Informational signs at primary locations which provide directions to facilities, communicate rules, and are easily read.
- Educational signs for significant gardens and plantings in order to identify plants and provide selected information.
- Plant labels critical for the educational purposes of this site. Uniform permanent plant labels will be provided for significant woody material and long-lived herbaceous material. Temporary labels will be used for seasonal highlights.

b. Publications

Publications are produced to extend the learning which takes place in the park. They provide more detailed information which a visitor may examine at his/her leisure. Green Spring provides a variety of free publications. This program will continue with priority given to the publications about the gardens and subjects of horticultural interest.

c. Exhibits

Exhibits are an effective media for conveying information to visitors. They generate interest in a topic through the use of objects or photographs and they may be studied at the visitor's own pace. Both indoor exhibits (permanent and seasonal) and outdoor wayside exhibits will be used to convey selected messages to visitors. The development of these exhibits will be dictated by the Interpretive Plan. From the interpretive plan, a detailed exhibit plan will be developed for the expanded horticulture center.

The horticulture center exhibits should:

- Direct visitors to their area of interest
- Identify the park boundaries and describe park features
- Engage visitors in topics such as human use of plants for horticultural purposes, geographic origins of garden plants, value of plants in enhancing the human environment and the development of garden hybrids and cultivars.
- Display seasonal horticultural highlights
- Describe the function of the greenhouse.

Outdoor wayside exhibits will be prepared for selected areas. These exhibits will have a uniform look and permit replacement of seasonal displays.

6. Educational Resources

a. Plant Records

Records of all the park's plantings will be maintained and regularly updated. This resource is important to the development of educational and interpretive programs and for use by the public.

b. Library Services

Gardeners often come to Green Spring Gardens Park with garden-related questions. For this tradition to continue, the services available for handling these questions must increase. Presently the number of horticultural inquiries annually is beyond the capacity of the limited staff. The future development of a horticultural library in the expanded horticulture center will help meet this recurring need by providing adequate space for visitors to research topics on their own. The purchase of comprehensive reference materials is critical for the development of this library.

c. Other Uses

For many visitors Green Spring Gardens Park offers green space for leisure time enjoyment. Several of the existing leisure pursuits don't complement the park's purpose. As park development takes place leisure uses of the park such as feeding the ducks, picnicking, kite flying, sunbathing and ball playing need to be evaluated for suitability at the site. Uses of the park should not be an intrusion on the gardens or a misuse of park resources. Information about the proper use of the site must be clearly communicated to visitors.

7. Maintenance

Specific maintenance requirements for the various facilities, programs and projects previously identified are not outlined in this document. However, in all cases where development or expansion of facilities and services is to take place, maintenance requirements will be an important planning consideration. Staffing and operational needs will be analyzed in detail in other planning documents that will be developed as part of the overall planning process for Green Spring Gardens Park. Resource Management Plans, Interpretive Plans, Program Plans, Garden Maintenance Standards, Operations Prospectuses and others will describe the operational costs for proposed programs, or projects and will identify appropriate sources funding and other support.

PART III: CONCEPTUAL DEVELOPMENT PLAN

A: Synopsis

During the life of this plan, the following development is recommended.

- Closure of Green Spring Road to through traffic.
- Relocation of picnic facilities.
- Reconstruction and enlargement of the parking lot.
- Additions and upgrading of the trail system to link new developments with the circular park trail, the horticulture center, the manor house, new gardens, ponds and stream valley zone.
- Construction of the Horticulture Center addition.
- Development of the new gardens described in Part II.
- Erosion control and other improvements in the pond and stream area.
- Fencing when other developments are completed, to control vehicular and pedestrian access.
- Protection and interpretation of archeological resources along with any needed excavation.
- Needed repair and restoration of the historic fabric of the manor house.
- Accessibility to new and existing facilities for persons with disabilities in order to meet requirements of the Americans With Disabilities Act of 1990.

B. Development

Development recommended in this plan will achieve several goals. It will eliminate non-park traffic from the park. It will provide a dramatic view of the manor house from Green Spring Road, while screening the view of the road from the house. It will visually separate parking from the Horticultural Zone but by layout, signage and walkways will quickly inform visitors of their options at the parking lot. It will remove automobile access from the Horticulture and Historic Zones except for a short access road to the manor house. It will complete the trail system on the grounds and retain the open vista of the central lawn, a Green Spring landmark, and through extension of the Horticulture Center, Green Spring will have a first class facility for horticultural education and interpretation. All development, other than park trails, signage and minor garden developments, will be in the Development Zone.

All new development recommended in this plan will meet the requirements of the American With Disabilities Act of 1990 (ADA). Existing facilities should be made accessible to all county citizens to the fullest extent possible. Existing and future services and programs provided at the park should be accessible to all, within the requirements of ADA.

The manor house, because of its historic significance, should not be fully retrofitted for access. The two rooms most used by the public, the living room and Florida room, should be made accessible to people using wheelchairs.

The main trails throughout the Horticultural Zone should be made accessible to all park visitors. The trails in the Stream Valley Zone, because of their surfaces and steep slopes, will not be fully accessible to people using wheelchairs.

The following is a detailed description of design considerations. (Please refer to the Conceptual Development Map in the Appendix)

1. Development Zone

Green Spring Road will provide access to the park from Route 236, Little River Turnpike, but will be closed to through traffic. A cul-de-sac will be required at the park entrance and a second cul-de-sac may be required at the north edge of the park for the portion of Green Spring Road that connects to Braddock Road.

a. Access and Parking

Expansion of the Horticulture Center will require additional parking. The closure of Green Spring Road will permit development of parking that is attractive and practical in that it will provide visitors with easy access to many varied facilities or features of the site.

The new lot should be designed along an arc so that even though it will hold upwards of 100 cars, only a fraction of these would be visible from any point in the lot. A wide walkway should be provided at the edge of the lot towards the interior of the park. This will mark the inner boundary of the Development Zone. Inside the walkway, in the Horticultural Zone, there will be a major planting of shrubs and companion plants between the walkway and the existing trees, providing both a visual screen and a horticultural attraction.

Signage provided at the entrance should direct visitors, while still in their cars, to the most convenient part of the lot for their purposes, requiring less walking to get to their chosen destination. A sign plan will be prepared for the parking lot and the remainder of the park including the interior of the Horticulture Center expansion.

Vehicle access to the manor house should be provided by a paved trail at the northern end of the parking lot. It would be desirable for the service road to be brick pavers similar to the existing paved loop trail but hardened to accommodate the weight of vehicles. This would provide a service and delivery entrance as well as access for people with disabilities. A back-around will be provided for egress. This service access would continue as a foot trail beyond the house and tie into the main loop trail by the rose garden. The remainder of the existing gravel access loop to the manor house should be eliminated.

Vista clearing between the manor house and Green Spring Road will provide a dramatic view of the upper portion of the house from the entry road. However, Green Spring Road should be screened from the front of the house by a shrub planting at the south edge of the front lawn.

A screen planting should be completed along the brick wall of the automobile dealership to tie in with the existing white pine and basswood planting. Additional plantings will be needed in order to screen the new parking and cul de sacs from the maintenance area and garden plots in the Reserve Zone.

b. Expansion of the Horticulture Center

The Horticulture Center, as built, is phase I of a two phase development. Phase II was included in a successful bond referendum, and the design for the extension is underway. Completion of the building will represent a major step in achieving the purpose of the park, providing a quality environment for educational and interpretive programs, providing information on horticultural matters, serving as a meeting place for garden clubs, plant societies and other groups with an interest in the sites' horticultural, historic and natural resources. Groundbreaking for the expansion of the horticulture center is expected to occur in 1993. Construction is expected to take about one year.

c. Walks and Trails

In addition to the trail paralleling the parking lot, additional trail segments are proposed, and existing trails are proposed for upgrading. Trails will occur in all zones of the park. Trails are needed to tie the new picnic area to the parking lot and the pond trail. The brick service drive connecting the parking lot to the manor house will serve as part of the trail system and connect to the park's circular trail by the rose garden. Additional trail access from the parking lot will be provided on the west side of the gazebo (this portion will require steps and will not be accessible to people with disabilities) and at the east end of the parking lot leading to the Horticulture Center. Other trail segments will connect the loop to the gardens. A future goal would be to connect the northwest corner of the loop at the Herb Garden with the gardens in the pond area via a bridge, if environmental and safety conditions would permit.

The existing park loop trail is constructed with cast concrete pavers. A design goal for trails in the Development, Horticultural and Historic Zones will be eventually to provide similar surfaces on all trails. Trails in the Stream Valley Zone will retain natural surfaces. They will not be fully accessible to people with disabilities in the area around the ponds.

d. Picnic Area

The picnic area should be relocated from its present location near the gardens to a new area north of the proposed extended parking lot. The relocation would separate this use from other garden uses. It should be easily accessible from the parking lot as well as near to the ponds and gardens. The area should be designed to develop a pleasant setting with views toward the hemlock area and ponds. It should have a vegetative screen along the west side and between it and the parking lot.

2. Steam Valley Zone

While there is no design underway for any development in this zone, there is a stated need for consideration of certain types of development to control erosion within the pond sub-zone. Presently, waterfowl, that either reside at the park or appear during migration, are fed regularly by park visitors. The resulting over-use of the site by the birds causes significant erosion of the pond banks, degradation of grassed area, and an excessive nutrient load in the ponds.

Plantings, coupled with improved surfaces, should be designed in order to establish a more vegetated shoreline, protect the banks and concentrate waterfowl entrance and exit to the water in areas that are more stable. Eventually, waterfowl population control measures may be necessary at this location to protect the water quality of the ponds as well as the appearance of the area.

3. Historic Zone (Manor House/Archaeological Resources)

In 1992 work was performed to repair the house chimney and replace the gutters and downspouts. Work will begin in FY93 to solve water related problems causing concern for the stability of the house foundation. No other projects are currently identified for funding. Recent archeological surveys conducted at the park indicated the presence of extensive archeological remains throughout the grounds near the Manor House.

Consideration should be given to the long term use of the Manor House as well as for the excavation and presentation of archeological resources. The Interpretive Plan and Resources Management Plan (Historic and Horticulture) will provide for integrated, mutually supportive protection and use of resources in the Historic Zone. This will include the long term use, protection, interpretation and presentation of the manor house, the spring house and archeological remains. Development of an Interpretive Plan, Resource Management Plans, and a Horticulture Plan will explore possibilities for the development of gardens and cultural resources that are mutually supportive in the presentation of visitor services.

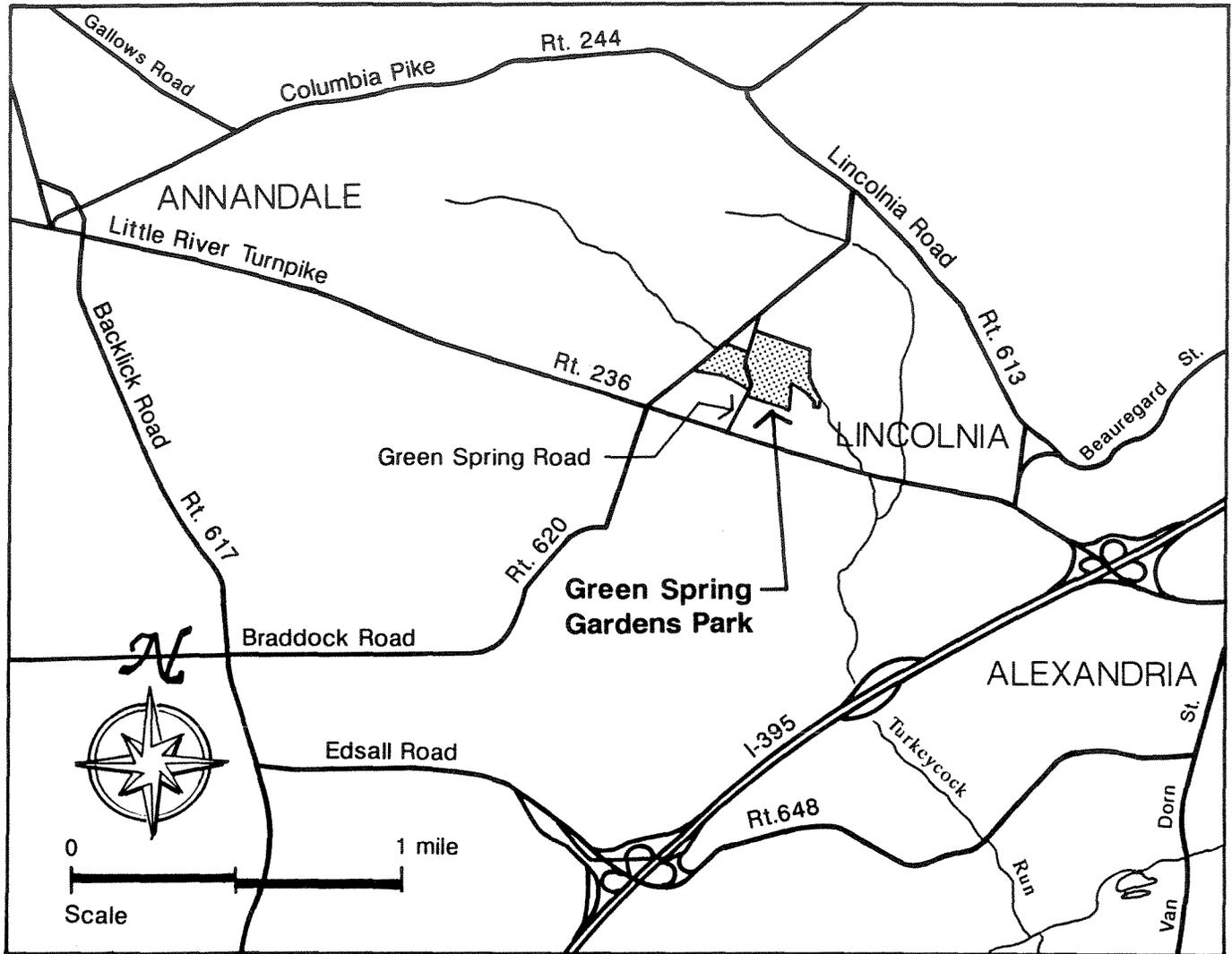
4. Horticultural Zone

Development in this zone will be limited to gardens, garden hardscaping, trails and minor garden structures. See Horticultural Resources management section (Part II, Section A 1.) for description of gardens to be developed. Specific plans will be prepared for each garden.

C: Future Plans

The general management plan calls for the preparation of specific plans for interpretation, resource management and horticultural developments. These are listed below.

Plans for Gardens (Ref. Part II, A, 1)
Greenhouse Renovation (Ref. Part II, A, 2)
Resource Management Plans (Ref. Part II, A, 4; Part II, A, 5;
Part I, C, 3a)
Interpretive Plan (Ref. Part II, B, 1)
Sign Plan (Ref. Part II, B, 5a.)
Exhibit Plan for Horticultural Center (Ref. Part II, B, 5c.)

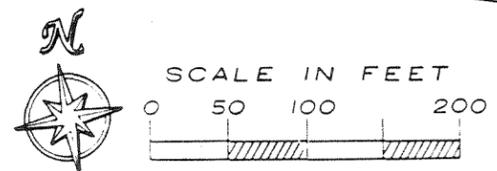
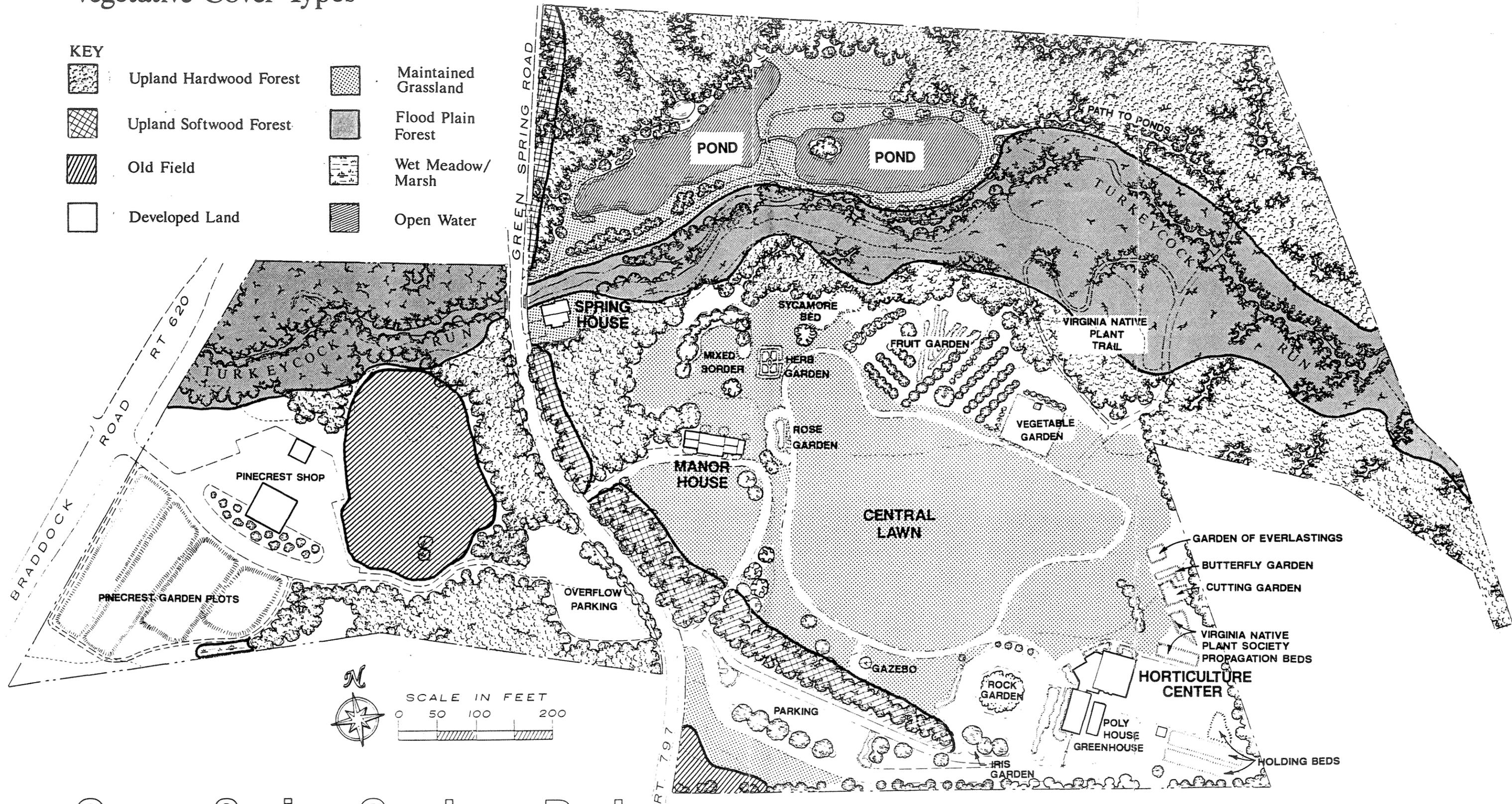


GREEN SPRING GARDENS PARK
VICINITY MAP
Figure A.

Vegetative Cover Types*

KEY

	Upland Hardwood Forest		Maintained Grassland
	Upland Softwood Forest		Flood Plain Forest
	Old Field		Wet Meadow/ Marsh
	Developed Land		Open Water



Green Spring Gardens Park

*Survey conducted 1991-1992, based on Fairfax County Ecological Resource Inventory Committee (ERIC) cover types.

VEGETATIVE COVER TYPES
Figure C.

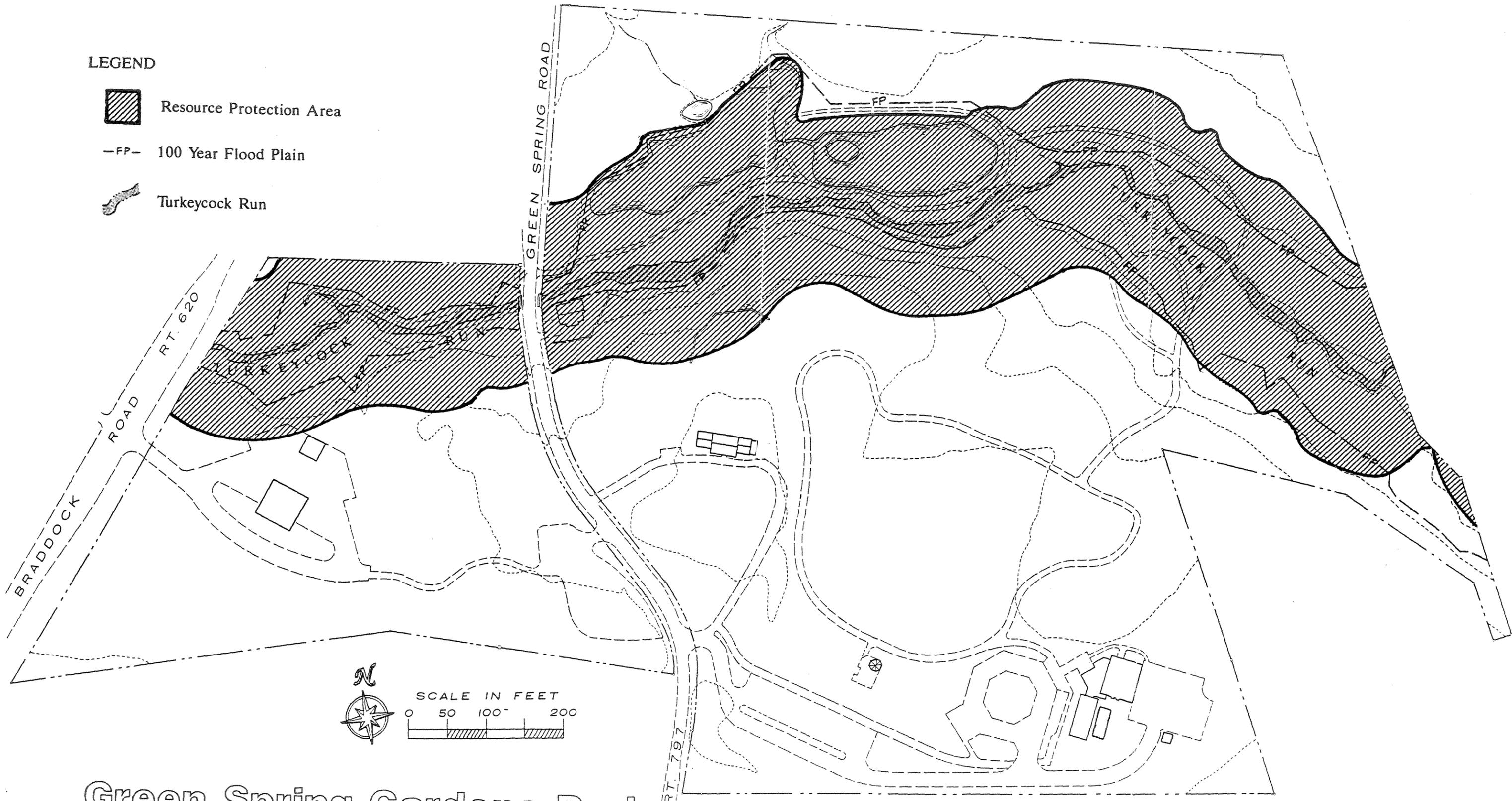
Resource Protection Area*

LEGEND

 Resource Protection Area

-FP- 100 Year Flood Plain

 Turkeycock Run



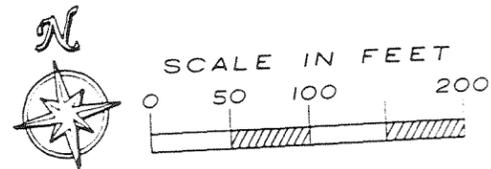
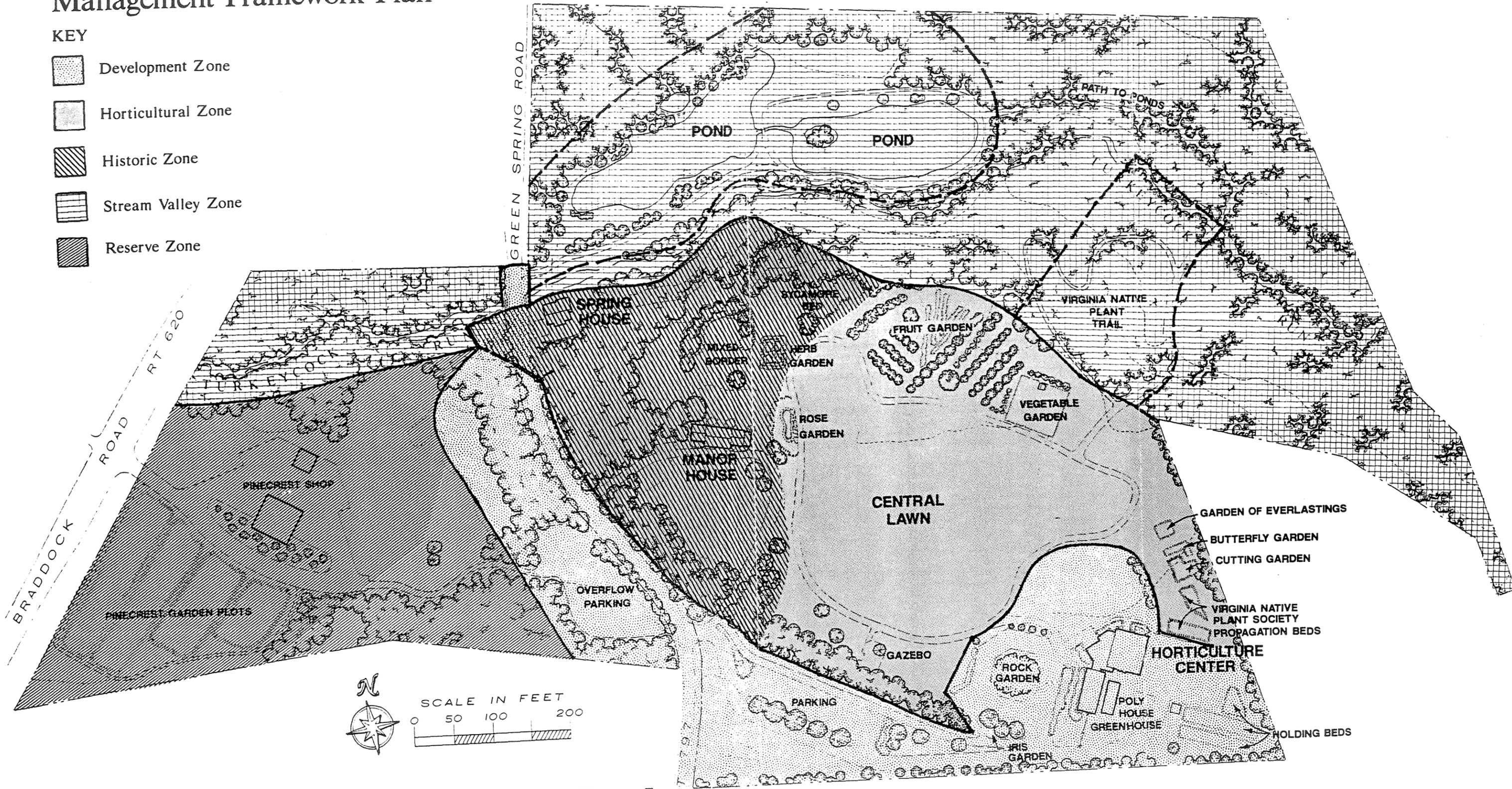
Green Spring Gardens Park

*Based on 1992 Fairfax County Chesapeake Bay Act legislation.

Management Framework Plan

KEY

-  Development Zone
-  Horticultural Zone
-  Historic Zone
-  Stream Valley Zone
-  Reserve Zone



Green Spring Gardens Park

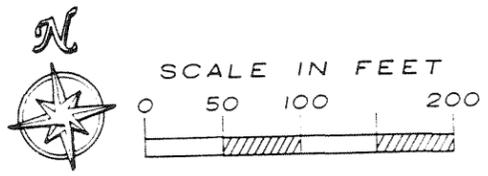
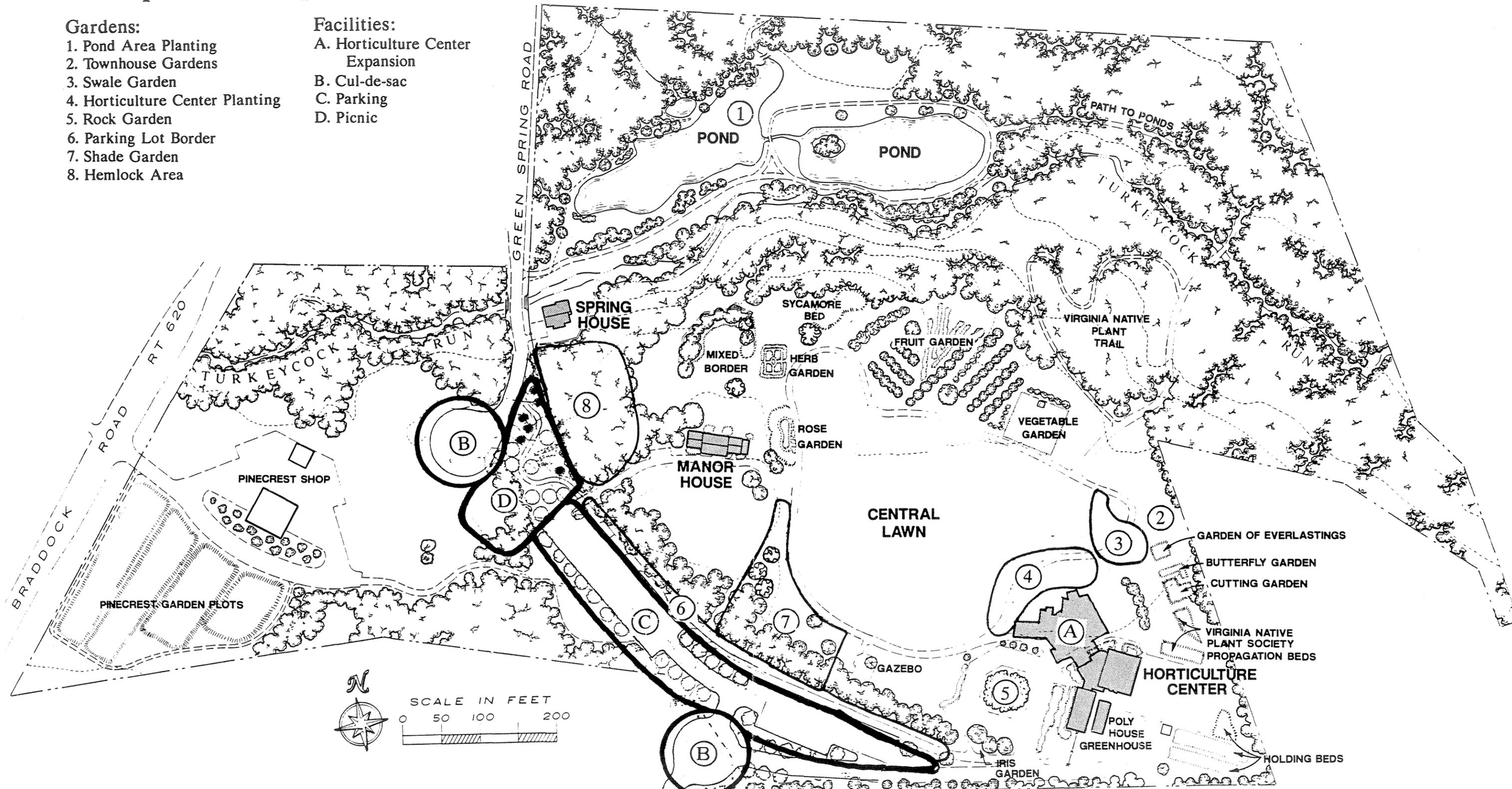
Conceptual Development Plan

Gardens:

1. Pond Area Planting
2. Townhouse Gardens
3. Swale Garden
4. Horticulture Center Planting
5. Rock Garden
6. Parking Lot Border
7. Shade Garden
8. Hemlock Area

Facilities:

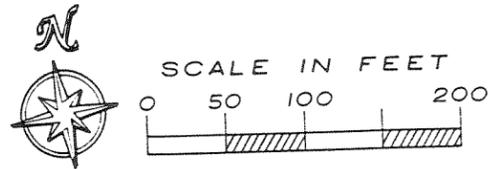
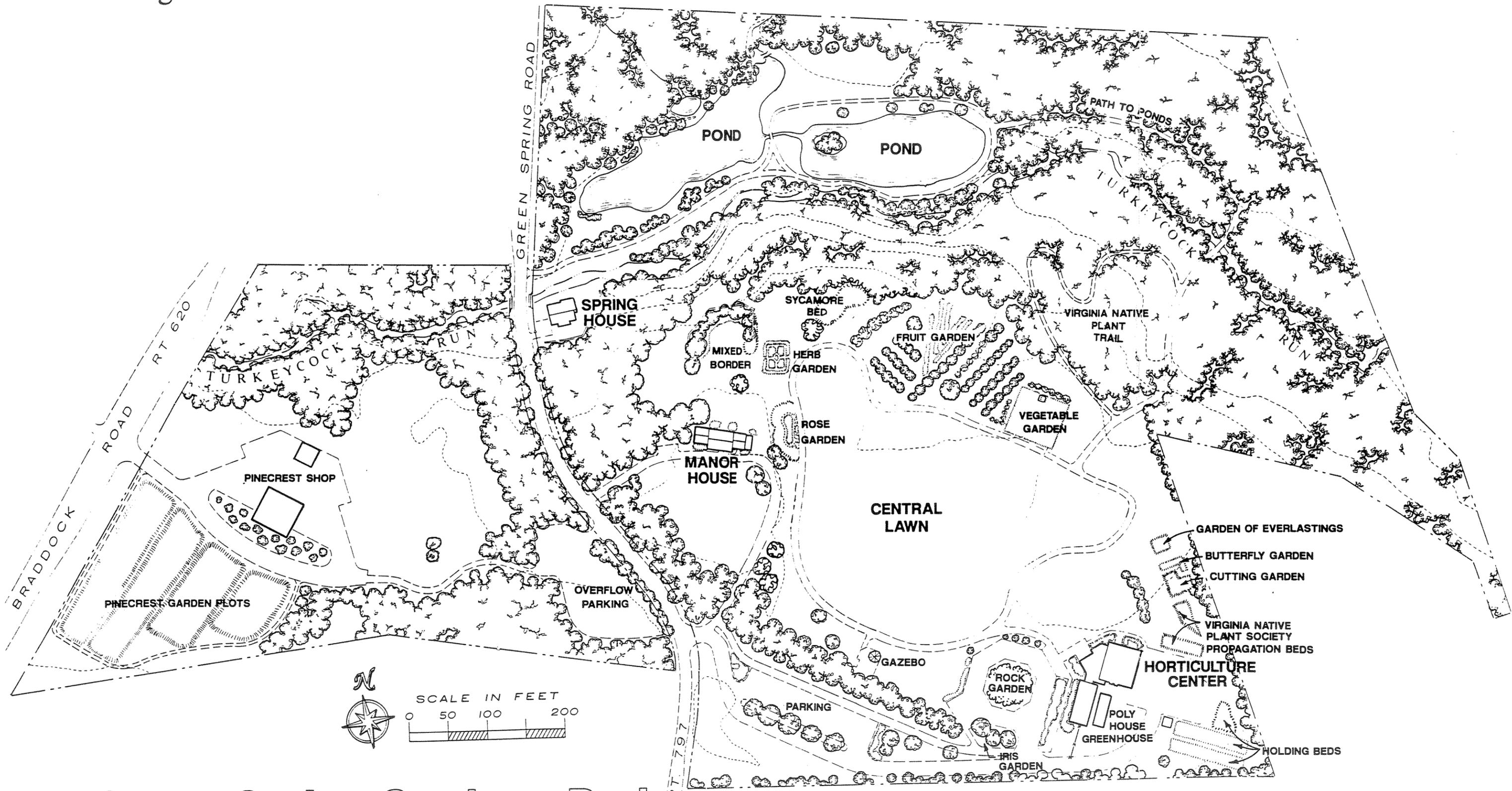
- A. Horticulture Center Expansion
- B. Cul-de-sac
- C. Parking
- D. Picnic



Green Spring Gardens Park

CONCEPTUAL DEVELOPMENT PLAN
Figure F.

Existing Facilities



Green Spring Gardens Park

EXISTING FACILITIES
Figure B.