



# **NOTTOWAY PARK**

## **Master Plan Revision**



December 8, 2004

# **NOTTOWAY PARK**

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*Nottoway Park Entry*

## **INTRODUCTION**

This document outlines the 2004 Master Plan Revision process and product for Nottoway Park. It addresses site conditions, needs assessments, options considered and presents the recommended Master Plan. This Plan was approved by the Fairfax County Park Authority on December 8, 2004.

### **PLAN PURPOSE**

The purpose of the Master Plan Revision process is to update the Nottoway Park Master Plan first approved in 1972 and revised in January 1973 and again in January 1990. The Master Plan has served as a guide for all planning and development on the Park site. In order to continue doing so, the Plan must evolve to accommodate changing conditions.

Many changes have occurred since the last Master Plan Revision. The old Plan for Nottoway Park included facilities that were never built, and did not include other facilities that exist today at Nottoway Park. This Master Plan Revision is a means to update the Plan by recommending facility upgrades and site improvements. The Master Plan Revision will help ensure that Nottoway Park continues to meet the needs of the people who use it. When approved, this document will serve as a guide for all future planning on the site and should be referred to before any planning and design projects are initiated.

**Planning Process**

**Fall 2002**

*Analysis by the Park Authority  
and Consultant Team*

**November 2002**

*Community Workshop*

**Winter 2003/2004**

*Consultant Team/The Park  
Authority incorporate  
comments*

*Small Group Work  
Sessions*

*Community Open House*

*Draft Master Plan  
Revision*

**June 22, 2004**

*Public Hearing*

**December 8, 2004**

*Approved by the Park  
Authority Board*

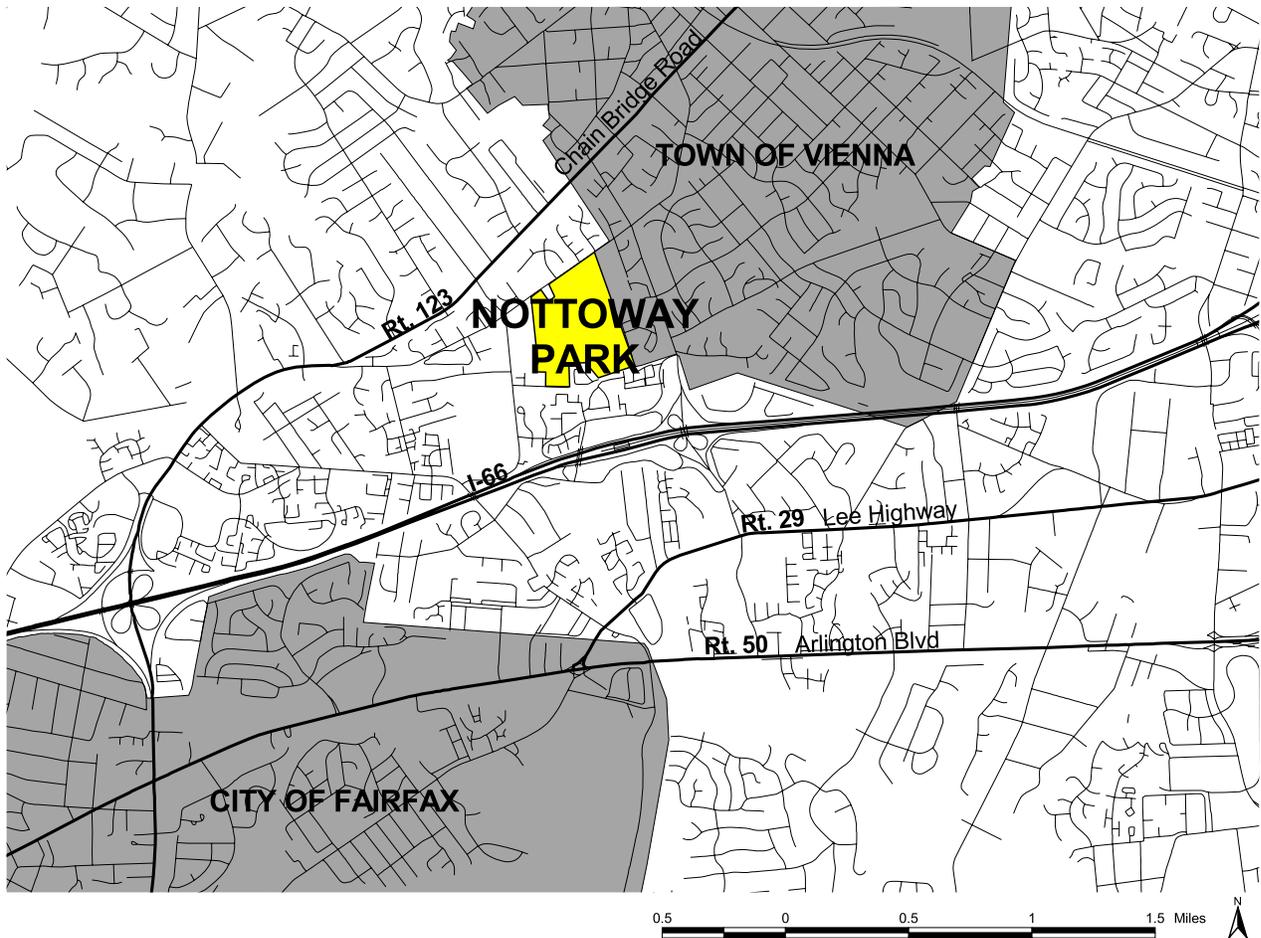
**Winter 2005**

*2232 Process (finding of  
conformance with County  
Comprehensive Plan for any  
public use or utility extension)*

**PROCESS FOR REVISION**

A Master Plan Revision process is a routine, cyclical public process that allows the Fairfax County Park Authority to look at an existing park and review associated plans to determine if uses and facilities need to be added or deleted. The process typically results in the development of a Conceptual Development Plan (CDP) and an associated report with analysis and conclusions. Updated periodically, the Master Plan serves as a road map for identifying future funding needs and priorities for Park maintenance and improvement.

The Nottoway Park Master Plan Revision process was developed by the Fairfax County Park Authority and a consultant team. The revision process and products incorporate comments received from a series of public meetings attended by Park neighbors, Park users, and other citizens concerned about the future of Nottoway Park.



*Nottoway Park Location*

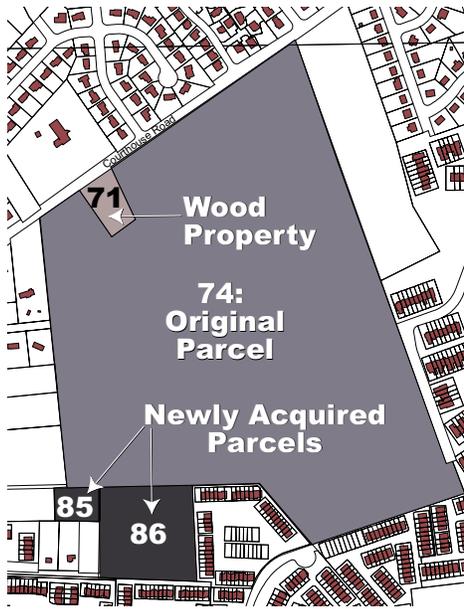
## **PARK DESCRIPTION AND SIGNIFICANCE**

### **PARK LOCATION**

Nottoway Park is located at 9537 Courthouse Road just outside Vienna, Virginia. The address for the Hunter House (also located at the Park) is 9601 Courthouse Road. The Park is assembled from several parcels and is approximately 90 acres in size. The initial Park property was 84.1053 acres in size and is identified as Parcel 48-1((1))74. Two additional parcels were recently purchased at the southwestern end of the Park. These parcels consist of a total of approximately 6.75 acres of land, identified as Parcel 48-1((1)) 86 and Parcel 48-1 ((1)) 85. The Park is home to a wide variety of facilities and activities including natural areas, athletic fields, trails, a playground, picnic areas, community garden plots, a historic house, and parking. The Park is located in the Providence Supervisory District.

### **ADMINISTRATIVE HISTORY**

The land for Nottoway Park was acquired during two different eras. The first 84 acres including the Hunter House were acquired by the Park Authority from three different property owners in 1972 (currently identified as Parcel 74 as shown on the “Parcel Map” graphic on page 4). The Park Authority acquired two additional parcels abutting the southwestern boundary of Nottoway Park in 2001 (Fairfax County Tax Map numbers 48-1((1)) lots 85 and 86 - hereafter referred to as Parcels 85



Parcel Map

and 86). The new parcels totaled approximately 6.75 acres in size and were incorporated into Nottoway Park. Park facilities, including the ballfields, shelters, and parking lots, were developed on the original 84 acres during the 1970s and 1980s by the Park Authority.

The Hunter House property changed hands several times before being purchased by the Park Authority in 1972. At the time of purchase the house was known as Dandru Farm. The house was added to the Fairfax County Inventory of Historic Sites in 1975 and was renamed the Hunter House after its original owner. Restoration was completed in 1977 and for many years the house operated as a community center.

### **PARK CLASSIFICATION**

Fairfax County Park Authority organizes its sites into four primary park classifications: Neighborhood, Community, District, and County-wide. Nottoway Park is designated as a District Park (Classification 3.0). The definition of a District Park follows:

*“District Parks provide diversified area-wide recreation services to several sectors of the County. They 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 County-wide Trail System to encourage pedestrian and bicycle trips; access by public transit is also highly desirable. Onsite 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. Facilities typically included in Neighborhood and Community Parks*

*include: picnic use, open play areas, court facilities, playgrounds, tot lots, trails, gardens/seating areas, activity/games areas, fitness courses, lighted or unlighted athletic fields, and garden plots.”*  
 (Source: Fairfax County Park Authority Register of Parks and Facilities 2000)

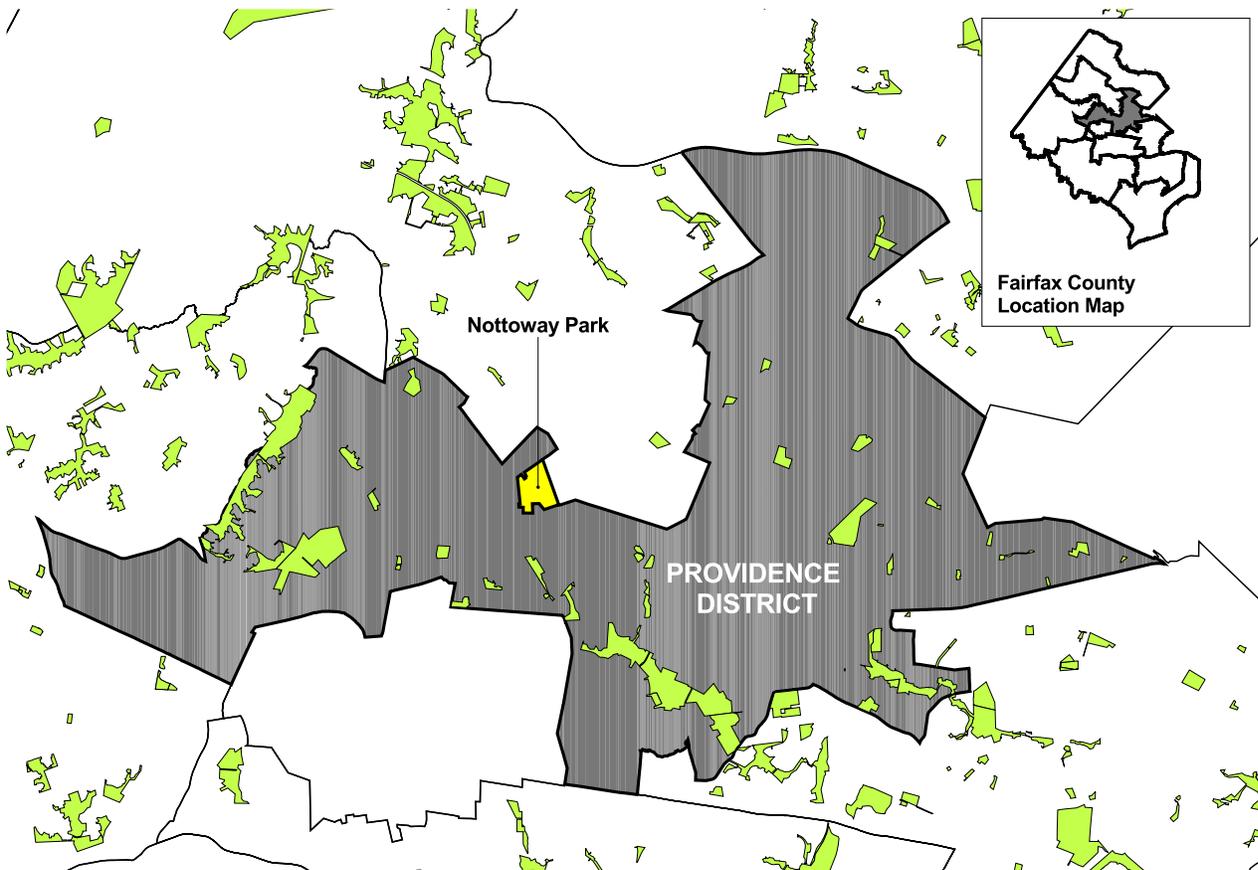
**PARK SIGNIFICANCE**

Nottoway Park is important because it is one of the larger parks in the Providence District. The Park provides a wide variety of opportunities for passive and active recreation and is used by thousands of people.

**PLANNING CONTEXT**

Nottoway Park is located in Planning Area II, Vienna Planning District and Nutley (V5) Community Planning Sector. The County Comprehensive Plan Map shows this property planned for parks on the original parcel. The two recently acquired parcels fall in the same Community Planning Sector, and the Comprehensive Plan recommends that ‘the parcels bounded by Sutton Road, Courthouse Road,

*County Parks in the Providence District*





*Park Sign*

Nottoway Park, and Land Unit F of the Vienna Transit Station Area are planned for residential use at 2-3 dwelling units per acre”.

Nottoway Park is the only park in the Vienna Planning District that provides a major athletic field complex. It also contains community garden plots and the Hunter House, a historic property adapted for community use.

The principal park and recreation guidelines for the Vienna Planning District include: plan and develop stream valley trails to facilitate non-vehicular travel options and to preserve and protect significant natural and heritage resources. An additional guideline is to acquire and develop at least three additional Community Parks to address deficiencies of active recreation facilities.

Within the Transit Station Area, a pedestrian circulation system is recommended to provide an interconnected system of walkways linking pedestrians to their destinations. Such a system should include new pedestrian routes, improved existing pedestrian facilities and provide special physical treatments to enhance the pedestrian experience. The Washington and Old Dominion (W&OD) Railroad Regional Park and Bike Trail bisect the district. The W&OD/Fairfax County Connector Trail will provide access between the Vienna Transit Station Area, Nottoway Park, the City of Fairfax and the Accotink Stream Valley Trail.

The specific recommendation in the current Comprehensive Plan text for the original parcel that makes up Nottoway Park is to provide a trail connection to link Nottoway to Hunters Branch EQC and south to Accotink Stream Valley.

### **PARK AND RECREATION NEEDS ASSESSMENT**

The need for park and recreation facilities is determined through long-range planning efforts. The Park Authority tracks the current inventory of facilities and land, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine reasonable needs. The Park Authority uses the facility/service level research to establish standards and contribution goals for a needs-based capital improvement plan. A new countywide Parks and Recreation Needs Assessment was recently completed in 2004. Most of the survey and analysis results confirmed many of the predictions from prior Needs Assessments.

The Needs Assessment indicates that one of the most significant countywide shortages is for athletic fields, particularly rectangular fields. The current countywide shortage of 117 rectangular fields is projected to grow to 177 by the year 2013. While there is a pressing need for rectangular fields and full-size diamonds, the Needs Assessment shows that there is currently a surplus of 60-foot diamonds.

Other facilities identified in the Needs Assessment include additional pedestrian trails and picnic shelter areas for group use. Trails, picnic shelters, and ball fields are all appropriate uses for a District Park such as Nottoway.

There are opportunities at Nottoway Park to develop an additional rectangular field, more picnic shelter space, and pedestrian trails. By providing these facilities, the Park Authority can begin to satisfy a portion of the identified need through this Master Plan Revision.

### **STRATEGIC PLAN INITIATIVE ELEMENTS**

The Park Authority Strategic Plan is the guiding document to focus resources on the most critical work of the agency. As identified in the Strategic Plan, the dual goals of the Park Authority mission are to protect and enhance natural and cultural resources and to provide quality recreational services and facilities.

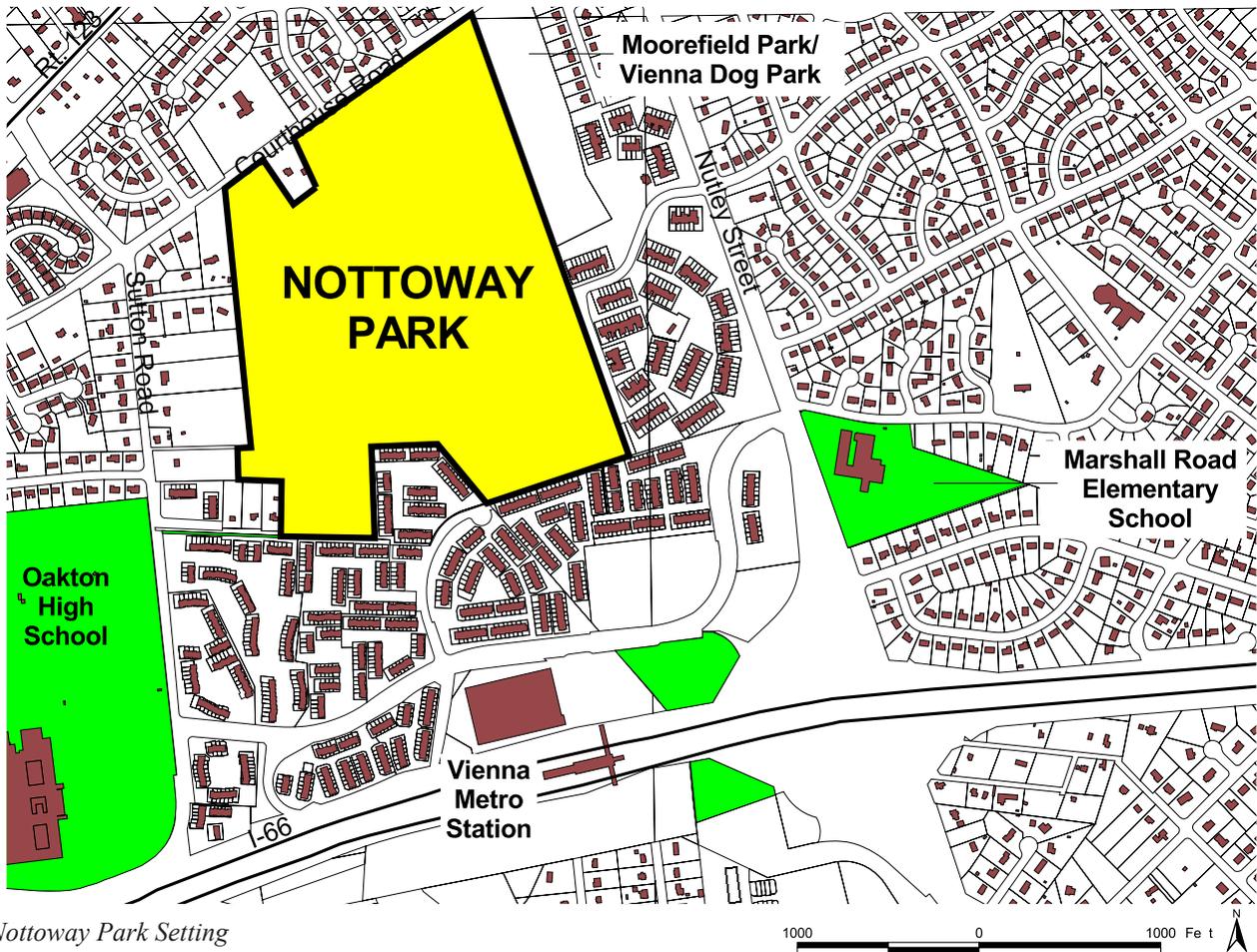
The Nottoway Park Master Plan Revision furthers the first part of the mission through preserving large areas of forested open space, protecting on-site archeological resources, and providing appropriate stewardship for the historic Hunter House. In accordance with Strategy 1.1 of the Stewardship Opportunities section of the Park Authority Strategic Plan (page 4), this Master Plan Revision gives guidance for preservation of an additional 6.75 acres of recently acquired land that contains forest and archeological resources at Nottoway Park.

The Master Plan Revision furthers the second part of the mission by providing guidance for enhancing the recreational opportunities and facilities at the site. The Nottoway Park Master Plan Revision guidance includes resurfacing of the rectangular field (per Strategy 5.2 of the Leisure Opportunities section of the Strategic Plan, page 7), and increasing opportunities for open play areas (per Strategy 5.4 of the Leisure Opportunities section of the Strategic Plan, page 7).



*Picnic Shelter*





*Nottoway Park Setting*

## SITE AND MASTER PLAN ANALYSIS

Nottoway Park’s site conditions, surrounding area, legal and regulatory requirements, and the previous Master Plan were analyzed before making recommendations to revise the Master Plan. This analysis is important because it reveals what changes are possible and identifies limitations to these changes.

### PARK CONTEXT AND SETTING

Nottoway Park is largely bounded by residential properties with the exception of the Park’s eastern boundary. Adjacent to the Park’s northeast corner is a dog park called the Vienna Dog Park and adjacent additional parkland referred to as Moorefield Park. Both are owned by the Town of Vienna.

Townhouse communities surround the Park on its southeastern and southern sides. A single family residential neighborhood is located on the western portion of the Park’s new parcel acquisition and additional single family properties are located on the western border of the Park. Courthouse Road forms the northern border of the Park with the exception of an outlying parcel for a single family residential property west of the Park’s entry road. Single family houses and the Vienna Moose Lodge are located across Courthouse Road from the Park. Marshall Road Elementary School is southeast of Nottoway Park across Nutley Street. Oakton High School is southwest of the Park, across Sutton Road. On occasion, Oakton High School uses the Park for athletic training. Both schools are Fairfax County Public Schools.

Vehicular access to Nottoway Park is from Courthouse Road at two locations on the northern border of the Park. The main entrance is midway along the northern edge of the Park, and the secondary entrance is adjacent to the basketball courts and community garden plots. Future vehicular access might be possible from two easements leading into the new parcels at the south of the site.

The Vienna Metro station is about a 10 minute walk from the south side of Nottoway Park, providing convenient public transit access.

Multiple trails for pedestrian and bike access enter the Park along its perimeter.

Approximately half of the Park is heavily wooded with mature deciduous upland forests and associated understory. These woodlands wrap around the developed recreational fields providing a natural buffer to the surrounding residential community.

## **EXISTING SITE CONDITIONS**

Existing site conditions are examined to learn about valuable resources as well as potential problems. Analysis of existing site conditions includes the built facilities, natural features, and cultural features.

### **Natural Features**

Natural features of the site include soils, slopes, vegetation, and other environmental aspects of the site.

### Soils

Four primary soil types are found at Nottoway Park. The majority of the site is covered with soil that is well drained and good for supporting foundations (and therefore good for building). Appropriately, much of the existing development is built on these soils, including Hunter House and both the diamond and rectangular fields.

The second largest area is formed of hydric soils, which occur in drainageways and may contain nontidal wetlands. The seasonable high water table is 0-2.5 feet below the surface. These soils do not provide good foundation support and have low erosion potential. Within the Park, these soils surround the swales and intermittent stream valleys. Little has been constructed on these soils, with the exception of some tennis courts and portions of the parking lots. Some access roads also cross these soils.

### **Soil Types Found at Nottoway Park**

#### **Well Drained Soils with Good Foundation Support**

- *Glenelg 55B1*
- *Glenelg 55C1*

#### **Moderately Erodible Soils**

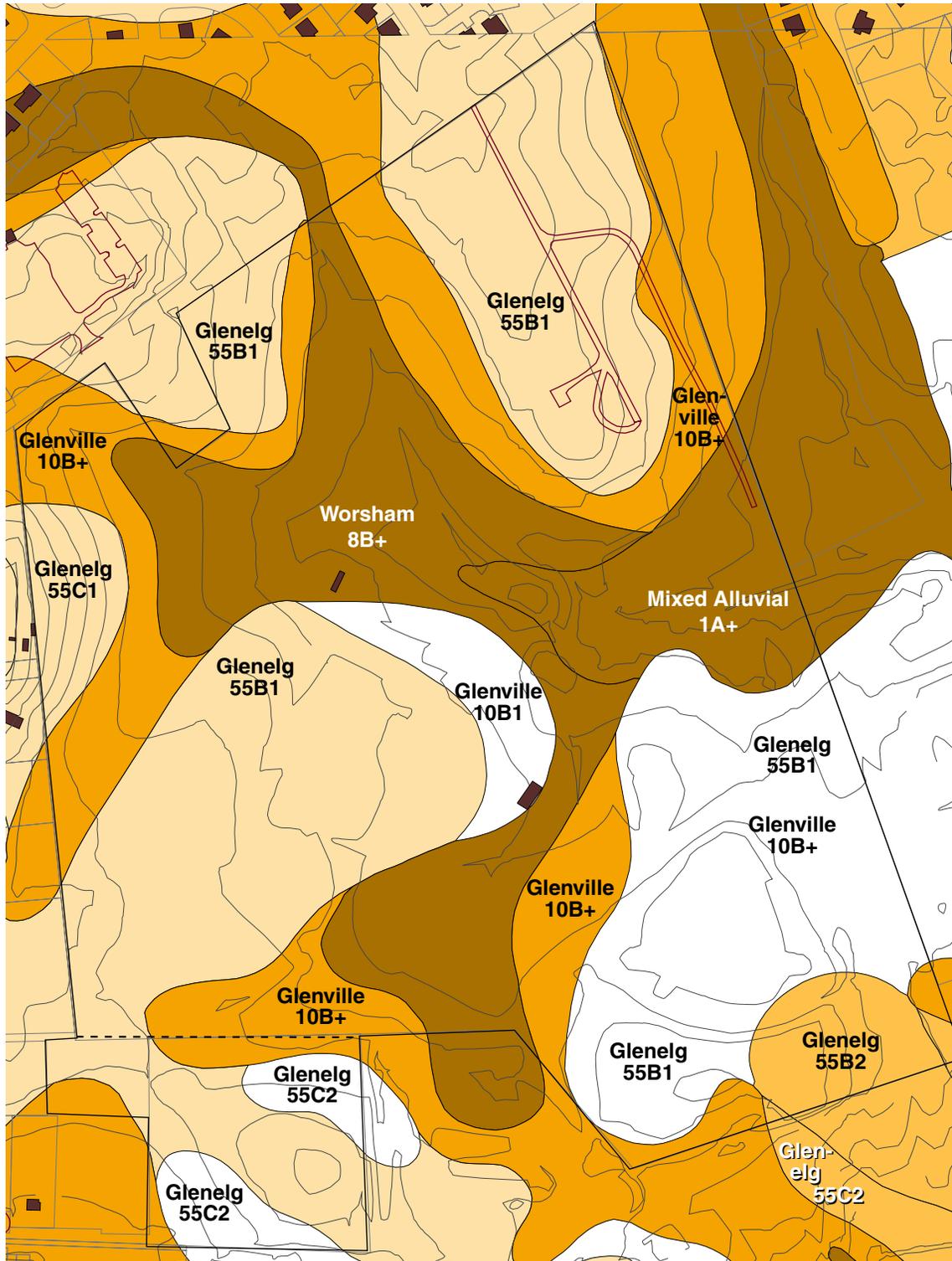
- *Glenelg 55C2*

#### **Moderately Permeable Soils**

- *Glenville 10B+*
- *Glenville 10B1*

#### **Hydric Soils**

- *Worsham 8B+*
- *Mixed Alluvial 1A+*



**Nottoway Park**  
Natural Features Inventory: Soils

Created by: Lardner/Klein Landscape Architects, P.C.

March 2, 2004

Soils	
	Well Drained/Good Foundation Support
	Moderately Erodible
	Moderately Permeable
	Hydric

Data Source: Fairfax County

The remainder of the site is formed of soils that are moderately erodible and moderately permeable. The moderately erodible soil is located in a few small pockets on the site, mostly near the site's southern border. The moderately permeable soils fall between the well drained and hydric soils. Construction in this area may require additional effort because of seasonal saturation and soft soil.

### Topography and Hydrology

Nottoway Park is located in the headwaters of the Accotink Creek watershed on a series of plateaus bisected by intermittent stream valleys and drainage swales. Slopes at Nottoway Park were analyzed and divided into three categories: 0-4%; 4-8%; and 8% and steeper. Much of the existing development is located in the more level areas of the Park, including the Hunter House, the athletic fields, and parking lots. Steeper slopes in many portions of the site are the result of grading for the development of various Park facilities - for example an area of steeper slopes is located just north of the rectangular field and between and around the two diamond fields on the eastern side of the Park. A larger area of moderately steep slopes also exists at the northwest corner of the site.

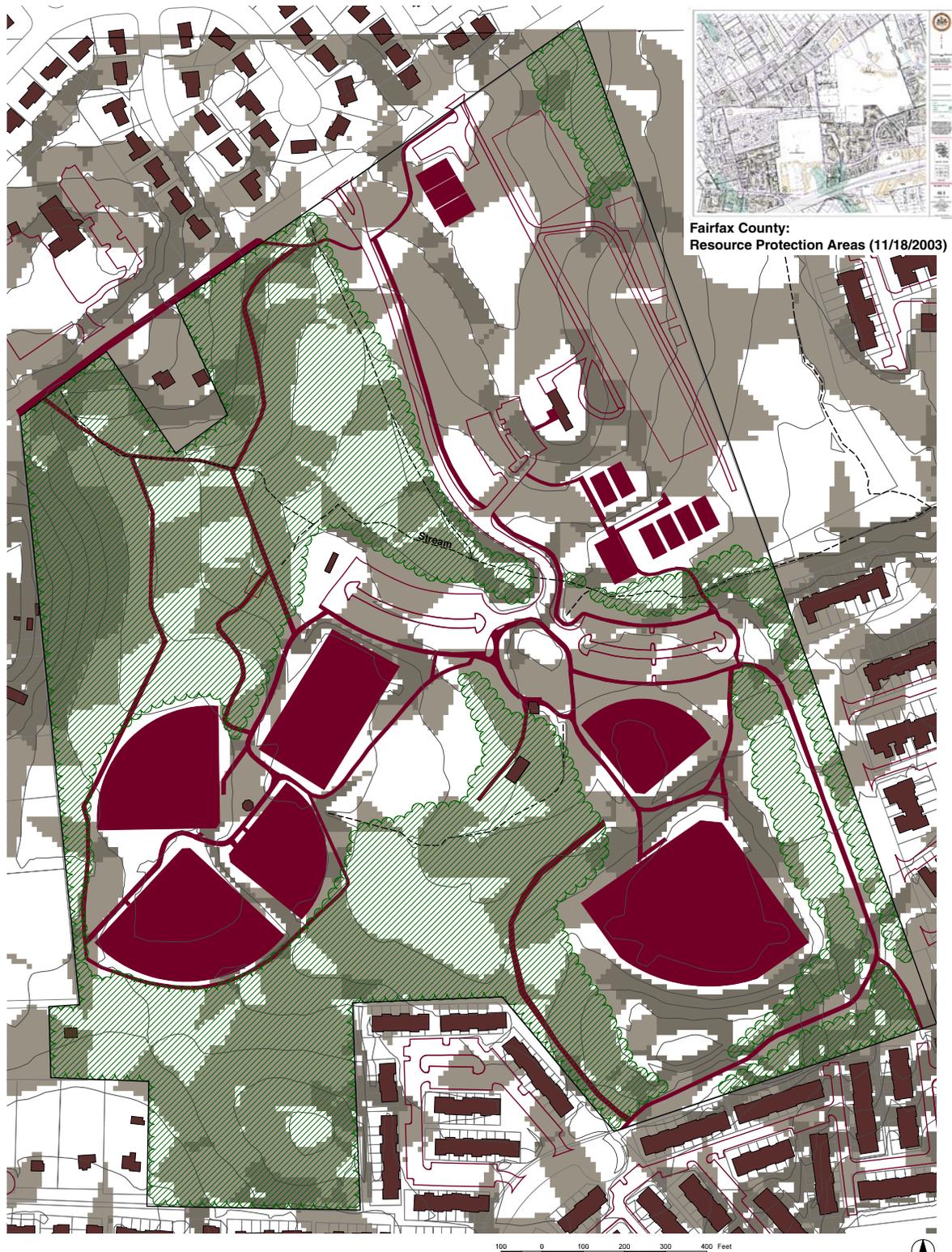


*View from near Hunter House looking at Volleyball Courts*

Fairfax County completed its Perennial Stream Mapping Project in November 2003. It was determined that there are no perennial streams at Nottoway Park. As a result, under the County's Chesapeake Bay Preservation Ordinance, there are no Resource Protection Areas located at Nottoway Park (Property Map 48-1, dated 11/28/03). Intermittent streams and drainage swales are located on the site, one with two branches entering the Park from Courthouse Road, west of the entry drive. The two branches join between the entry drive and the parking lot near the ballfields and exit the Park on its eastern border south of the Town of Vienna's Moorefield Park. An existing swale also drains the area between the two clusters of the athletic fields.

### Flora

Approximately half the site is forested with deciduous woodlands. Much of the woodlands has significant degradation due to the presence of invasive understory plants (principally Bush honeysuckle and Wintercreeper euonymus). Some sections of the woodlands have slightly higher quality forest habitat than others. The peninsula of woodlands between the athletic fields contains the highest quality forest habitat on the site. The woodlands on Parcels 85 and



Fairfax County:  
Resource Protection Areas (11/18/2003)



**Nottoway Park**  
*Natural Features Inventory*

Created by: Lardner/Klein Landscape Architects, P.C.

March 12, 2004

**Legend**

- |  |                   |                      |
|--|-------------------|----------------------|
| Nottoway Park Property                 | Trees             | Slope 0-4%           |
| Buildings/<br>Sports Fields and Courts | Contours (5 Feet) | Slope 4-8%           |
| Auto Circulation                       |                   | Slope 8% and steeper |
| Streams                                |                   |                      |

Data Source: Fairfax County



*Trail through the Woodlands*

86 consist of Tulip Poplar, with an understory of other hardwoods, such as hickories and ash that will eventually replace the poplars.

Few mature trees stand alone as specimen trees on the site. An allee of mature deciduous trees line the drive to the front of Hunter House, formerly the driveway and access point to the property.

The remaining portions of the site are mowed grass, in use for open play, athletic fields, or the grounds surrounding Hunter House. Community gardens were established on the northeastern perimeter of the site and remain throughout the year.

### Fauna

The Park Authority has not done any formal wildlife surveys in the Park, although it is likely a local refuge for wildlife as it is one of the only undeveloped tracts in the area. Park neighbors have noted the presence of small mammals, snakes and birds in the Park. A list provided by Park neighbors indicated that the following have been sited on Park property: deer, red fox, raccoons, possums, groundhog, hare, wild rabbit, squirrels, chipmunk, black snake, mice and moles. Birds sited include Northern Harrier, Red-Shouldered Hawk, Pileated Woodpecker, Red-Bellied Woodpeckers, Hairy Woodpeckers, Mourning Doves, American Robins, Gray Catbirds, Northern Mockingbirds, Carolina Wrens, American Goldfinch, Northern Cardinals, Blue Jays, European Starlings, Hummingbirds, Sparrows (several types), Crows, Great Horned Owl, Gold Finch (possibly warbler), Chickadee, Raven, Buzzard and Flicker.

### **Cultural Features**

The cultural features have been investigated for the site, both on the original parklands and the new parcel acquisitions. Several prehistoric and historic archaeological sites were identified at Nottoway Park and are shown on the Cultural Features Inventory Graphic.

### Prehistoric

One of the sites, the Hunter's Branch Site, is located in the center of the eastern portion of the site between the existing restrooms and the two diamond fields and parking lot. This prehistoric site has been severely impacted by the construction of the parking lot near the easternmost baseball diamonds and only a few areas of scatter remain.



**Nottoway Park**  
Cultural Features Inventory

Created by: Lardner/Klein Landscape Architects, P.C.

March 2, 2004

**Legend**

- Nottoway Park Property
- Archaeological Sites

Data Source: Fairfax County

Another of the cultural resource sites is located within the community garden area and is referred to as The Nottoway Park Site. The condition of this prehistoric site remains undetermined. It is possible that there are additional sites within the garden area. Often, damage is contained to the vertical integrity of the site and the spatial integrity remains intact. Thus, opportunities remain for distribution studies that may reveal human activity areas.

### Historic

Nottoway Park is home to Hunter House, a historic mansion that was built in 1890. The house was the residence of John C. Hunter, an immigrant from Scotland. The property housed a working farm, and from 1921 to 1940, the property was home to a winery that produced the wine “Virginia Maid.”



*Hunter House*

The Nottoway House (Hunter) site is located around the Hunter House. This site has been greatly modified, even before the Park Authority acquired the land and renovated it. There also has been extensive grading and filling and many of the outbuildings no longer exist.

The original Hunter House was a typical turn-of-the-century frame farm house. Improvements, added by several other owners during the twentieth century include an open porch, a two-story bay window on the east side, a two-story addition on the south side, a basement, new bedrooms, indoor plumbing, a bathroom, a garage, central heating, and electricity.

In 1993 the Park Authority consolidated the Hunter House operations with seven other historic sites within Historic Properties Rental Services (HPRS). From 1994 to 1996 several additional restoration projects were undertaken to facilitate use of the Hunter House for special events and to allow for Park Authority staff offices. The Sales and Marketing offices of HPRS are now located on the second floor of the house as well as the Area Seven Manager’s office. A caretaker resides in a small apartment also on the second floor of the house.

The Cultural Resource Protection Section (CRP) of the Fairfax County Park Authority recently located three additional archaeological sites on the newly acquired Parcel 86. The sites were found on a preliminary reconnaissance survey conducted in November of 2002. The sites consist of two foundations and a substantial trash midden covering

most of the hill top that contains the two house sites. Both of the structures represent domestic dwellings, likely from the lower end of the socioeconomic level. Although difficult to measure due to the underbrush, each house was approximately 25 feet by 15 feet. One has a chimney built of machine molded bricks. Later attempts to stabilize the structures were apparent. Features were found, such as four buried metal barrels, with functions that have yet to be determined. In addition, cement capped wells (often of earlier dates), privies, sheds and other outbuildings were observed. Debris from the abandoned and collapsed buildings and refuse brought in from elsewhere were apparent throughout the site.



*Foundation on Parcel 86*

House Site #1 (See the Cultural Features Inventory Graphic) includes the remains of a bulkhead entrance, stone lined cellar. This structure may date to the middle part of the 19th century. This site is surrounded by other associated features, including a well, privy and other surface and subsurface features that were not defined in the preliminary archaeological survey conducted at the time. The structure on Site #2 appears to be a later structure, likely the late 19th or early 20th century. This structure is also surrounded by later features, not yet defined. Site #3 is a trash midden that overlays both of the domestic structures. Understory that covers that entire landform that contains the site prohibited any detailed analysis contained therein, however ceramics from the middle part of the 19th century were noted among more modern debris.

The site potentially contains important information regarding the lifestyles of the lower economic citizens of Fairfax County during the middle and late parts of the 19th century, and into the early part of the 20th century.

The bulkhead basement is quite similar to that found at the Odrick Site (44FX2470), located in the northern part of the County. The Odrick Site was the domicile and farm site of an important African-American family, who purchased their land in the 1870s. Based on preliminary analysis, the newly discovered sites on Nottoway Park may be of similar significance.

Sites such as these are disappearing rapidly, due to the replacement of traditionally ethnic enclaves with new development. So little is known of Antebellum African-American culture or other ethnic cultures that this site may

well be eligible for the National Register of Historic Places. This site could provide important information on the material culture, providing insight into the economic status of the site occupants. Additionally, the site also can be compared to other, similar sites, providing comparative data for other similar sites in the County.

Additional archaeological investigations are warranted, including a complete title, deed, and background research effort. Prior to the site being proposed for any future development or construction, a comprehensive Phase I archaeological survey should first be conducted.

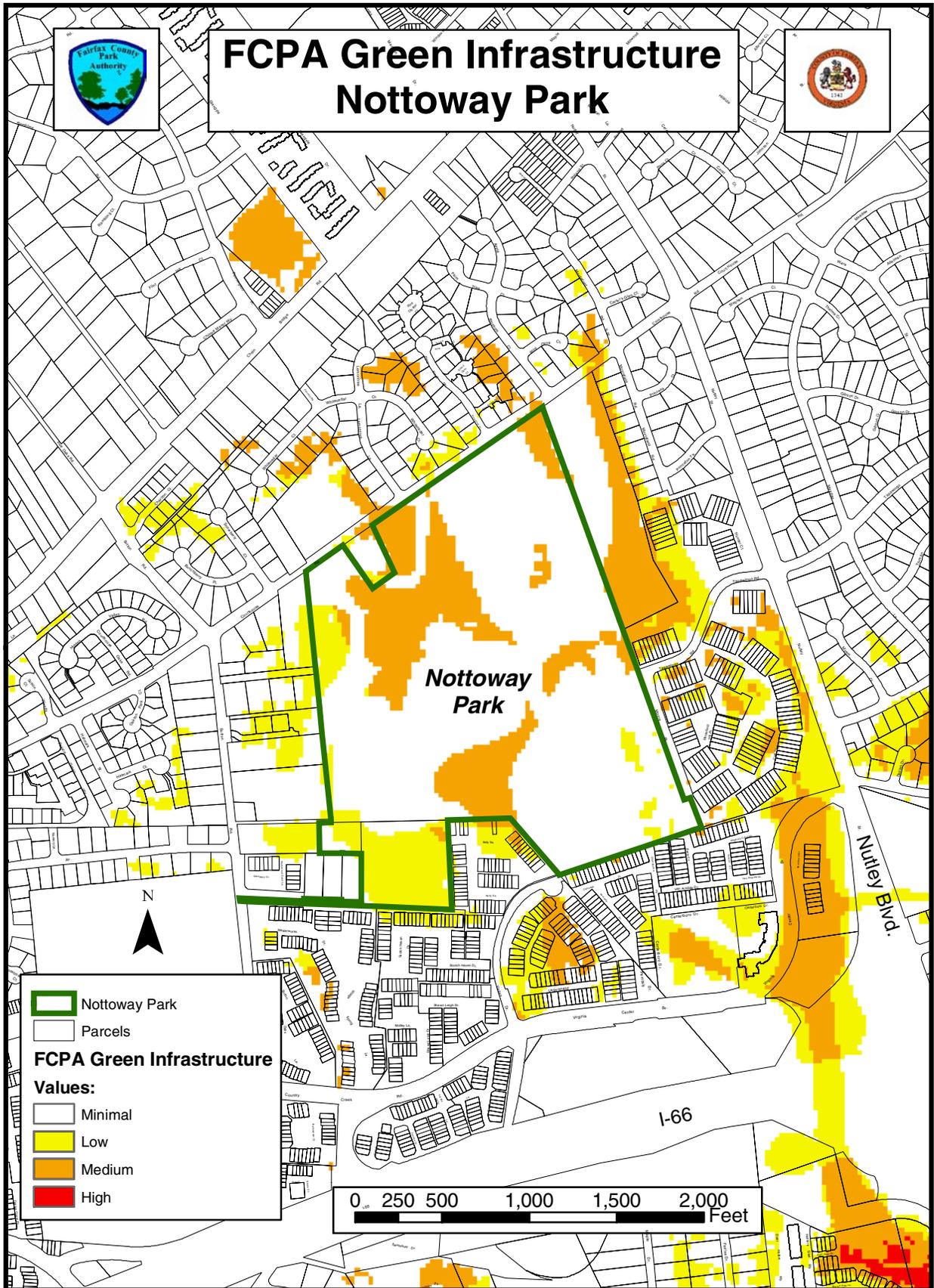
### **Green Infrastructure**

The Fairfax County Park Authority has developed a modeling tool to identify significant natural and cultural resources in the County. Using the County's geographic information system (GIS), the Park Authority has produced a countywide "Green Infrastructure" model and resultant map based on a weighted analysis of significant environmental and historic features. The weighted analysis produces a general resource value that recognizes the combination in value of various resources within the three general categories of environmental, cultural, and open space areas, but does not rank importance between categories. The model is limited by the extent, accuracy, and resolution of the source data used. Several important resources, such as rare, threatened, and endangered species and Environmental Quality Corridors (EQCs) are not considered in the analysis due to the unavailability or incompatibility of the data.

The Green Infrastructure Map indicates that Nottoway Park has areas of minimal, low, and medium Green Infrastructure values. The majority of the site is of minimal Green Infrastructure value. The wooded area at the southwest end of the Park (the newly acquired parcels), and a small area on the northwest portion of the site are of low value. Hunter House and some of the centrally located wooded portions of the Park are of medium value.

### **Built Facilities**

This section describes the built resources at Nottoway Park and how they are used. Built resources are those elements that people have added to the Park. They include the Park's infrastructure, buildings, and recreation facilities.



Nottoway Park Green Infrastructure

**Built Facilities at  
Nottoway Park**

- 1 Lighted/Irrigated 60' Grassed Infield Diamond Field
- 1 Lighted/Irrigated 60' Grassed Infield Diamond Field
- 2 Lighted/Irrigated 65' Skinned Diamond Fields
- 1 Lighted/Irrigated 90' Grassed Infield Diamond Field
- 1 Lighted/Irrigated Rectangular Field
- 3 Lighted Basketball Courts
- 2 lighted Practice Tennis Courts
- 6 Lighted Tennis Courts
- Fitness Trail
- Hiking Trail Network
- W&OD Connector Trail
- 1 Picnic Shelter and 2 Additional Picnic Areas
- 1 Restroom Facility
- 4 Parking Lots; 346 spaces
- Hunter House and Surrounding Grounds
- Community Gardens (approximately 142 plots)
- 2 Open Play Areas (one near entrance, one near restrooms)
- 2 Volleyball Sand Courts (one lighted)
- 1 Playground
- Maintenance Storage Shed
- Storage Building by Athletic Fields (originally used as concession and shelter facility)



*Lighted/Irrigated Rectangular Field*

Infrastructure

*Sewer*

Sanitary sewer lines serve the Park from its eastern side, entering the Park at the southwestern corner of the Town of Vienna's Moorefield Park. Lines run to the existing restroom facility near the parking lots in the center of the Park and north towards Hunter House. The area west of the existing restroom facility is not served by sewer, one of the reasons the concession stand in the center of the three diamonds is no longer used for such use. Additional 30-inch diameter pipes cross the northeastern corner of the site, near the driveway in the community gardens.

*Water*

Public water is provided by the Town of Vienna. Maps provided by the Town show water lines serving the eastern portion of the Park, serving similar areas of the Park as the sewer does. Only the main lines are mapped, but a water fountain is located just east of the basketball courts, three water spigots at the community gardens, and water is available in Hunter House and the restroom facility in the center of the Park. Water lines do not extend across the western portion of the Park, another reason the concession stand has become a storage facility.

*Electrical*

Electrical service is more consistently provided across the Park. The diamond and rectangular fields are lighted, although the lights are in need of repair and upgrade. The tennis courts and basketball courts are also lighted. Electrical power is supplied to the storage shed by a generator. Hunter House has electrical service. All parking lots are lighted with the exception of the basketball court lot and the eastern lot near the athletic fields.

*Stormwater Management*

There is an existing stormwater management pond located between the existing restroom facility and the parking area.

Access

People making use of Nottoway Park come on foot, on bike, and by car. Formal public access for vehicles, pedestrians and bicyclists is available from Courthouse Road and for pedestrians and bicyclists from the southern and eastern sides as well. Future public access may be available from the Park's southwestern side, dependent on the status on right-of-way and an easement potentially associated with the acquisition of the two new parcels.



**Nottoway Park**  
Built Facilities Inventory

Created by: Lardner/Klein Landscape Architects, P.C.

March 17, 2004

Legend					
	Nottoway Park Property		R-5		Sewer Line
	Buildings		R-1		Water Line
	Auto Circulation		R-2		
	Pedestrian Circulation		R-3		
	50 Foot Buffer		R-4		
			PDH-2		
			R-8		
			RS-12.5		
			RTH		

Data Source: Fairfax County

Much of the existing paving on the internal roads, parking lots, and trails are in need of resurfacing or replacement.

#### *Drives*

The primary point of access to Nottoway Park is off of Courthouse Road on the main entry drive. The drive forms a spine in the center of the Park, providing vehicular access to the Hunter House and its associated parking, the tennis courts, athletic fields and open play and picnic areas and their associated parking.

Secondary vehicular access occurs at the driveway east of the main entry road. Currently it is a two-way driveway, but the vehicles exiting onto Courthouse Road do not have a clear sightline of oncoming traffic. The driveway is also narrow, and is bordered by an allee of trees associated with the landscape of the historic Hunter House, making them important to retain.

Potential access may be gained though the two recently acquired parcels, but a firm determination will require more research. Preliminary investigation indicates that there is a 15' outlet easement connecting to Sutton Road that is jointly owned by the Park Authority (through Parcel 85) and the owners of Parcels 78, 79, and 80. There appears to be a separate access between Sutton Road and Parcel 86 (labeled as "Marywood Road" on the tax map) that may also be an option for future access.

#### *Paths and Trails*

Many Park users access the Park by walking, biking, or taking transit. It is important to provide for and support this non-motorized access to Nottoway Park. Barriers to non-motorized access include a gap in the sidewalk system along Courthouse Road and limited bicycle parking.

The Fairfax County Comprehensive Plan calls for a major trail connection which is currently provided by the W&OD/ City of Fairfax Connector Trail. The recently installed connector trail follows the main entry road for much of its length before angling to the southern corner of the site.



*W&OD/City of Fairfax Connector Trail*

Some Park trails double as maintenance paths, and these need to be at least 10 feet wide (all the trails near the ball fields double as maintenance paths). These multi-use paths can serve as emergency access ways and maintenance paths as well as temporary vehicular access ways to the areas such as the reservable picnic shelter.

There is a variety of trail types at Nottoway Park. The W&OD/City of Fairfax Connector trail travels through the Park and connects the City of Fairfax to the W&OD Trail via the Vienna Metro station. The service/access paths are heavily-used asphalt trails that allow pedestrians to move through the Park while also accommodating maintenance and emergency vehicles. There are also a series of fitness and hiking trails with gravel or natural surfaces. These are typically loop trails and are used for exercise or enjoyment of nature.

The path and trail network is popular for fitness, enjoyment of nature, and as a path to the Vienna Metro Station and connection to adjacent residential communities. They are heavily used by neighbors who walk to the site as well as those who enter the site by car or bike. The local high schools also make use of the system for cross country and track training runs and exercise.

**Parking**

Parking is required at Nottoway Park to accommodate Park users who arrive by automobile or by bicycle. The old Master Plan provided for 475 paved parking spaces: 346 spaces were actually built. Parking shortages occur when special events or the summer concert series coincides with full use of the athletic fields. Overflow parking occurs on occasion along roadways and in the open play area near Hunter House. The parking lot by the basketball court is undersized and cannot be easily re-striped to make it more efficient. All parking lots with the exception of the eastern lot near the ball fields and the one near the basketball courts are lighted.

Bicycle racks provide a place to lock bikes adjacent to the basketball and tennis courts.

**Buildings**

**Hunter House**

Hunter House accommodates multiple uses. It is used for event rental, office space, storage, and on occasion as a polling place. Currently, the lower level of the house, its screened porch and formal lawn may be rented for special events such as wedding receptions, conferences, picnics, meetings, and parties. Community civic organizations may use the facility free of charge for monthly meetings. In the spring the house hosts the annual Easter Egg Hunt and in the summer, free live concerts are offered on the lawn.

<b>Existing Paved Parking</b>	
Area near Basketball Courts	10
Area near Hunter House	53
Western Lot	143
Eastern Lot	<u>140</u>
Total	346
<b>Parking Needed for Existing Uses</b>	
<small>(The Park Authority Standards with some modifications)</small>	
Athletic Fields	300
Basketball Courts	18
Tennis/Volleyball	19
Hunter House Event	65
Picnic Areas	20
Open Play/Trails/ Community Garden	55
Nottoway Nights	125
Playground	<u>5</u>
Total	607

The landscape around Hunter House is used for a weekly concert series during the summer months. Concerts regularly bring 300-400 people to the Park. The concerts showcase a variety of acts from around the United States and around the world.

*Shelters/Restrooms/Concession Stand*

One picnic shelter is located in the grove of trees in the center of the Park between the athletic facilities. It is used for casual picnicking, may be reserved by rental, and is used for the Park Authority camp programs. The single shelter is inadequate for current needs and lacks sufficient accessibility by vehicles for temporary or emergency access.

The single public restroom facility is located near the picnic area and is adequately sized. Although fairly centrally located within the Park, it is far from activities such as the basketball courts, community gardens and athletic fields. Temporary facilities are provided near Hunter House during the summer concert season.

A concession stand was built in the western complex of athletic fields, but is no longer used for food service due to lack of water and sewer. It currently serves as a storage area for the field maintenance equipment and supplies.

*Maintenance Facility*

Maintenance and operations staff serve approximately 29 nearby Park Authority properties in Area 7 from Nottoway Park. The current “facility” consists of a number of scattered sites throughout Nottoway Park including a small storage shed and fenced area located at the end of the parking lot next to the rectangular field. The storage shed was intended to be temporary in nature until the permanent facility (shown on the 1973 Plan) could be built off the main access drive. As a result, it has no sewer or water. A generator provides electricity. Since the temporary facility has limited space for materials storage, materials must sometimes be stored on adjacent parking spaces, in the woods behind the athletic fields, and at the former concession stand.

Maintenance employees also make use of a portion of the upper story, garage, and basement of Hunter House. Additional storage is gained by using several shipping containers.

## Recreation Facilities

The Park's athletic fields, courts, and open fields are intensively used for baseball, softball, soccer, football, tennis, basketball, volleyball, ultimate frisbee, and other sports.

### *Diamond Fields*

Nottoway Park is home to five diamond fields, two with skinned infields for softball (both 65') and the others with grassed infields for baseball (two 60' and one 90'). The fields are currently lighted for evening use, but the lighting is in need of replacement or upgrading. All of the fields are irrigated. Several of the fields have been named as follows:

- Field #1: DON & NORMA JEAN CURRY FIELD
- Field #2: LEE BARBASH FIELD
- Field #5: STEPHEN PAUL BLACK FIELD
- Field #6: JESSUP - SAVIA FIELD

### *Rectangular Fields*

The rectangular field measures approximately 170' x 330' not counting the overrun areas of 20' along sidelines and 30' at the goal ends. The field is often in poor condition due to heavy use. It is closed from late winter to early spring to allow for turf regeneration, removing it from playing time completely. The turf at the front of the soccer/football goal is also in poor condition due to overuse. The open play areas, one adjacent to the field and one near the Hunter House, are used for informal play.

### *Tennis Courts*

Six tennis courts and two practice courts, all lighted, are located near Hunter House and are heavily used.

### *Volleyball Courts*

There are two volleyball courts at Nottoway Park, one near the picnic shelter and one near the tennis courts.

### *Basketball Courts*

Three basketball courts are located in the northeastern corner of the Park and are heavily used, particularly in the early evening, when parking can become problematic. Access to the courts' parking lot is from the driveway to Hunter House, as the lot is not connected to the Park's main access drive by a vehicular way.



*Diamond Field*



*Tennis Courts*



*Basketball Courts*

### *Playground*

The playground is located near the picnic shelter and receives significant use. There is a lack of playgrounds in the Park service area and as a result, many parents bring their children to play at Nottoway Park. Much of the existing equipment is in need of replacement or relocation (for example, standards for swing placement have changed, and the current swing set location does not meet the new standards). Better access to the playground from the road is also desired by some community members.

### *Open Play Area*

The open play areas located near the picnic shelter and near Hunter House are designed for unscheduled play. However, relatively level and open field area is in such short supply that on occasion the open play areas are appropriated by organized recreation teams for practice sports.

### *Picnic Areas*

The Park is a popular destination for picnicking. One picnic shelter adjacent to the playground is available for rental as is a second area of picnic tables located nearby. A third picnic area is located in the woods northwest of field #4.

### *Community Garden Plots*

The 142 garden plots receive intense use. Six of the plots are disabled accessible. Currently all the garden plots are full, and there are twelve people on the waiting list, which demonstrates a demand for community garden space in this area. The gardens are enjoyed not only by the gardeners but also by those who enjoy strolling or bird watching in the garden area. There are three water hose-bibs in the garden plot area.

### *Other Activities*

There is a seasonally operating Farmers' Market located in the parking lot behind field #5. The Farmers' Market currently runs on Wednesday mornings from May through October.

During the summer months, a temporary trailer structure with a mobile stage is brought to the site one night a week for the "Nottoway Nights" summer concert series. Visitors attending the performances during Nottoway Park's summer concert series are encouraged to bring a blanket or chair to sit on and enjoy the open air shows on the lawn adjacent to the Hunter House.

Consideration may be given to other special events and activities subject to conformance with the Park Authority policy.

### **Regulatory Conditions and Adjacent Property Impacts**

Proposed changes to the Master Plan are affected by the various regulations such as zoning.

#### Zoning of Site and Surrounds

The original parcel for Nottoway Park (Tax Map 48-1 ((1)) 74) is within the R-1 zoning district that permits residential development of up to one dwelling unit/acre. This zoning district also allows public uses under permitted uses. The two newly acquired parcels are within the R-4 zoning district that permits residential development up to four dwelling units/acre. The properties surrounding the Park lie in zoning districts, beginning at the northeastern corner and going clockwise around the Park, RS-12.5, RTH, R-8, R-1, PDH-2, R-2, R-1, R-3, R-5.

Buffer zones are provided along the periphery of the Park to minimize impacts adjacent to residential uses. In conformance with zoning requirements, a 35-foot wide transitional screening yard is required, but current Park Authority standards dictate a minimum 50-foot wide buffer zone. The Park Authority normally tries to preserve existing vegetation within the 50-foot buffer area and to supplement that existing buffer material as may be needed or appropriate.

### **MASTER PLAN ACCORDANCE**

This Master Plan Revision process addresses the changes that have been built and planned items still unbuilt along with the current needs assessment and recent parcel acquisition. The following section classifies uses according to how they relate to the previous Master Plan. The sidebars classify uses according to how they relate to the old Master Plan.

#### **Built Facilities Inventory**

The Built Facilities Inventory graphic shows the existing uses and facilities at Nottoway Park.

#### **Unbuilt and Built Facilities**

The Unbuilt and Built Facilities graphic shows which facilities on the 1973 and 1990 Master Plan have been built or remain unbuilt. Unbuilt facilities are indicated by the darker color and built facilities are shown with the lighter

### **Master Plan Elements**

#### **Built Facilities at Nottoway Park Included on the 1973 and 1990 Master Plan**

- 2 Lighted 60' diamonds
- 2 Lighted 65' diamonds
- 1 Lighted 90' diamond
- 1 Lighted rectangular field
- 3 Lighted basketball courts
- 2 Lighted practice tennis courts
- 6 Lighted tennis courts
- Fitness trail
- Hiking trail system
- 3 Picnic areas
- 1 Restroom
- 3 Parking lots; 336 spaces (1973 Master Plan shows 475 spaces)
- Open field (near restrooms)

#### **Unbuilt Facilities at Nottoway Park Included on the 1973 and 1990 Master Plan**

- Maintenance Facility
- Community Center/Pool Complex
- Amphitheater
- Pavilion near soccer field
- Second set of restrooms near ball fields
- 2 Additional tennis courts
- Enhancement of Entry Drive

color. The uses and facilities may have been built in different locations than shown on the original and revised Master Plan of 1973 and 1990 and if so, are considered as unbuilt elements on the Plan.

### **Built Facilities Not Included on the Nottoway Park Master Plan**

Built Facilities NOT Included on the Nottoway Park Master Plan are listed in the sidebar on page 30.

### **PUBLIC REVIEW AND COMMENTS**

#### **Public Workshop**

A public workshop was held on November 19, 2002, with an attendance of approximately seventy-five citizens. At the meeting, participants voiced their comments and concerns. The following is a brief summary of issues identified by the public at the workshop:

- Support maintaining diversity of activities at the Park
- Oppose a permanent maintenance facility located at Nottoway Park
- Concern regarding a possible increase in parking spaces
- Concern regarding over-use of rectangular field
- Concern that playground is inadequate, not broad enough for ages served, out of date
- Support retaining woodlands and trail network
- Concern about inadequate lighting along trail system
- Concern about lights being too bright at ball fields
- Support additional restroom facilities in areas of the Park
- Support retaining current arrangement for Nottoway Nights instead of construction of a new amphitheater.

#### **Work Sessions**

Several work sessions were held in the Providence Supervisor's office with a small group of neighborhood representatives. Initial Master Plan Revision Options were presented, discussed, and then revised based upon their comments.

#### **Open House**

The Park Authority held a public Open House on the Nottoway Park Master Plan Revision at Oakton High School on February 5, 2004. Over 200 citizens attended to discuss



**Nottoway Park**  
 Unbuilt and Built Facilities  
 (As Shown on the 1973/1990 Master Plan)

Created by: Lardner/Klein Landscape Architects, P.C.

March 3, 2004

Legend	
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Built	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Unbuilt

Data Source: Fairfax County

### **Master Plan Elements**

#### **Built Facilities at Nottoway Park that are NOT Included on the 1973 and 1990 Master Plan**

- *Parking lot near the basketball courts (10 spaces)*
- *The existing Hunter House*
- *Gravel Drive*
- *Community Gardens*
- *Open Play Area near Hunter House*
- *Volleyball Courts (in different location, originally to have been inside building)*
- *Playground (in different location)*
- *Storage Building by the athletic fields*
- *Two new parcels at southern end of Park*

and ask questions about the draft Master Plan Revision. The Park Authority collected over 130 comment forms regarding two optional Master Plan Revision alternatives.

The two alternatives reviewed at the public open house differed principally on the location of a proposed Area 7 shop and storage yard, and the addition of a rectangular field. Option 1 showed a shop and storage yard to the west of the entrance driveway in the northern portion of the Park. Option 1 also proposed addition of a new rectangular field adjacent to the existing rectangular field (field #4). Option 2 showed a shop and storage yard west of the existing rectangular field (field #4) and did not propose an additional rectangular field.

Of the 130 comment forms, twelve supported Option 1 and thirteen supported Option 2. Thirty-one stated that neither was satisfactory. The primary objection to the proposed options were the size and location of a proposed maintenance facility and its construction impact on forested areas. Other issues were the need for additional soccer fields and support for locating the historic Jeremiah Moore House (Moorefield) at Nottoway Park. There was significant sentiment that trees should not be removed from Nottoway Park.

### **Public Hearing**

A public hearing was held on June 22, 2004. The draft plan revision for the public hearing proposed several changes based on public input received to date and on the Park Authority's "Recreational Needs Assessment." The draft master plan excluded a new Area 7 maintenance facility, minimized clearing of woodlands for new facilities, and provided for a second rectangular field in place of diamond field #1 ("Curry Field").

Thirty-six speakers provided testimony at the public hearing. The majority opposed replacement of diamond field #1 but supported location of another rectangular field elsewhere. To a lesser extent, other input received at the public hearing expressed support for retention of woodlands, appreciation for removal of a proposed Area 7 maintenance facility, and promotion of an idea to locate the historic Moorefield House onsite.

In response to public input, the master plan revision was subsequently revised to preserve diamond field #1 ("Curry Field"), add one additional Fairfax County standard full-



**Nottoway Park**  
Existing Uses Not on the Old Master Plan

Legend	
	Nottoway Park Property
	Not on Existing Master Plan

Data Source: Fairfax County

sized rectangular field (225' x 360'; field #7), and enlarge the existing rectangular field (field #4) to bring it to Fairfax County standard small-sized field (195' x 300').

The Nottoway Park Master Plan Revision was approved by the Park Authority Board on Wednesday December 8, 2004.

### **Design Guidelines**

The following guidance is based on the countywide recreational needs assessment, detailed site assessment, and on the extensive public input received.

#### Flora

##### *Green Space and Tree Preservation*

The primary natural resource of Nottoway Park is the existing mature forest. The mature woodlands in Nottoway Park are valued resources. Natural resource management techniques should be applied to both preserve and enhance the woodlands. With the exception of some areas of clearing to accommodate facility expansions described within this Master Plan Revision (i.e. rectangular field construction, playground and picnic shelter improvements, etc.), potential uses of this land area should be limited to habitat enhancement, resource management, passive recreation, interpretation and education, research, archeological reconnaissance, trails, wildlife management and invasive plant material removal.

Invasive plant species continue to compromise the quality of the woodlands at Nottoway Park. Appropriate management techniques should be implemented to control the spread of invasive plants and improve the health of the woodlands.

Sensitivity to siting future structures such as picnic shelters within the woodlands is required. Care should be given to identifying and preserving valuable trees, although selective clearing of understory may be required.

Development should generally avoid intrusion into the 50' buffer area between Park activities and residential neighbors. Development should also be sensitive to the primary intermittent stream that crosses the property.

#### Access

##### *Non-motorized Access*

Since District Parks are intended to encourage pedestrian and bicycle trips (according to the District Park classification), it is important to provide adequate facilities to encourage walking and biking.

At this time the W&OD/City of Fairfax Connector trail through Nottoway Park does not connect to lit trail areas offsite of the Park. Lighting of the trail through the Park should be considered if and when lighted trail connections are provided offsite.

### *Parking*

Parking shortages onsite may be more the result of a lack of parking spaces in certain locations rather than the result of a shortage of parking overall. For example, the small parking lot near the basketball courts is often full when the other more distant parking lots have numerous available spaces. By providing more parking in these problem places, parking problems may be alleviated with the addition of only a few more parking spaces. If and when rectangular field #7 is built, additional parking will be needed.

Improved bicycle parking/storage onsite could encourage more bike use in lieu of some vehicle traffic.

### *Park Entrance Improvements*

A better defined sense of arrival and progression is desired along the entry road. Some community members also expressed a desire for better aesthetics at the Park, including how one is greeted upon entering the Park. Users sometimes travel fast on the entry road and consideration should be given to various traffic calming techniques.

### Buildings

#### *Eventual Removal of The Park Authority Area 7 Operations and Maintenance from Nottoway Park*

Maintenance staff have operated from this Park for over twenty years. The current facilities used for area maintenance and operations are insufficient and need to be consolidated and replaced. The Park Authority operates maintenance activities from the Park site including the storage of landscaping materials and the repair of Park maintenance equipment. The Area 7 Park office is also located at Nottoway Park. Currently, these activities are scattered in several locations throughout the Park.

During the Master Plan Revision process, the Park Authority proposed consolidating these activities in one area on Nottoway Park. The consolidation would include replacement of an existing outdated shop/storage structure that does not meet current operational or building standards. The new maintenance facility would be able to perform the

current functions and duties of the existing facility but in a much more efficient and safe manner.

The Park Authority evaluated a number of sites throughout central Fairfax County for locating the Area 7 Maintenance Facility and determined that Nottoway was the best location for it. In response to significant public opposition, this Master Plan Revision does not indicate a location within Nottoway Park for the proposed maintenance facility. Instead, further studies are recommended to evaluate additional offsite options for siting a new Area 7 Park operations and maintenance facility. While there will be continued maintenance and management of Nottoway Park following the construction of an offsite Area 7 maintenance facility, maintenance and management functions will be performed by staff located offsite. It is envisioned that the only Park Authority staff to remain onsite will be located in the Hunter House and whose function would be related to the Park Authority's Historic Property Rental Services programs.

#### *Restroom Facilities*

Currently, temporary restroom facilities are provided for the concert series through the use of portable toilets brought in on a temporary basis. There is a need for a more permanent solution to provide restrooms to serve two nodes of activity. The first is in the vicinity of the concert series, basketball courts, and community gardens. The second activity area needing restroom facilities is the athletic field cluster in the southwestern portion of the Park (fields # 1- 4).

#### Recreation Facilities

##### *Playground*

Community members stated that the playground does not have enough equipment and that the existing playground equipment does not serve a wide enough range of age groups. More diversity of equipment is desired.

##### *Open Play Areas*

Interest was voiced in further leveling the open play area near Hunter House to enhance this use, but caution must be exercised to retain such undesignated and unscheduled play areas as such and not to cede them to organized activities. This area is often used for unscheduled group activities especially by those who rent the picnic facilities.



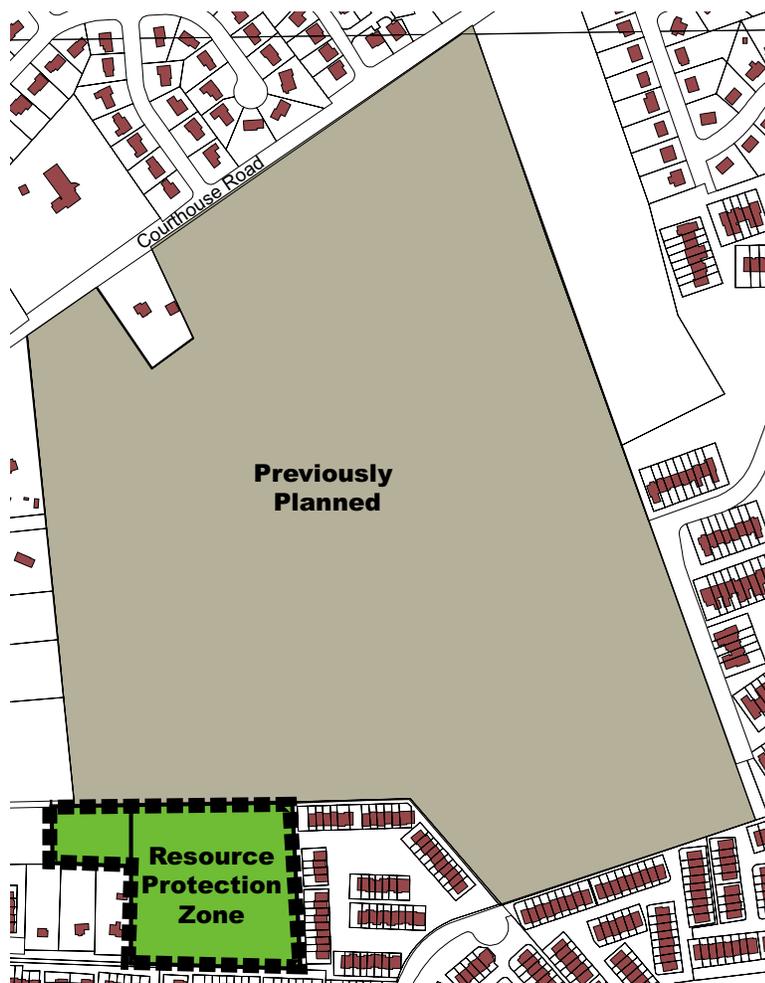
*Open Play Area*

## MANAGEMENT FRAMEWORK

### Resource Protection Zone

Management Zones take into account existing site conditions and are defined to provide a framework for decision making. Since Parcel 74 was previously planned and is already built out, no Management Zones have been designated. Parcels 85 and 86 are to be protected in a Resource Protection Zone because of the recognized cultural resources identified in the Cultural Features section of this document (see the “General Management Plan Graphic” below). Human impact should be kept to a minimum in this area in order to preserve the cultural resources. Potential uses within this area include trails and interpretive facilities.

*General Management Plan*







*Trail through the Woodlands*

## **CONCEPTUAL DEVELOPMENT PLAN**

### **PLAN ORGANIZATION AND APPROACH**

Nottoway Park is a District-level Park within the Park Authority system and therefore is a very important resource for the larger community and the County. As a District-level Park, it serves many uses from the provision of active recreation opportunities such as intensive athletic facility development to the preservation of cultural and natural features. In an urbanizing County, open space, land, and mature woodlands are being winnowed away. A balancing act must come into play as the Master Plan Revision is developed. Recognition of the growing and changing recreational needs, with the responsibility to maintain and enhance the site's innate resources, can be seen as competing interests or can be carefully woven into a recommendation for the Master Plan Revision.

As described in the earlier Master Plan, the Park is organized in a series of 'parks within the Park'. Areas devoted to intensive recreation: athletic fields, summer camp use, a playground, and open play areas are surrounded by natural areas that preserve the existing woodland and incorporate trails, picnic areas, and interpretive sites. Another area of intensive use is located at Hunter House and incorporates cultural activities: concerts, activities associated with the historic property and is surrounded by more intensive recreation uses such as basketball, tennis, and volleyball. Vehicular circulation does not dominate the site, but links the 'parks within the Park' by a hook-shaped spine road terminating in two large parking areas.

## **ADJUSTMENTS TO THE 1973/1990 MASTER PLAN**

This section describes elements from the 1973 and 1990 Master Plan Revision that will remain on the Plan and those that will be deleted or eliminated from the Plan. The section also describes new elements to be added to the Plan.

All renovations and new uses will need to be fully accessible.

### **Elimination of Previously Master Planned Facilities**

#### Community Center/Pool Complex

The community center/pool complex and associated parking previously proposed for Nottoway Park are eliminated. A RECenter has since been built at Oak Marr, just two miles away from Nottoway Park (just west of Chain Bridge Road, Route 123). Nottoway Park is also about four miles northwest of the Providence RECenter (just east of I-495). Both RECenters have pools, and other facilities that reduce the need for one at Nottoway Park. This complex was sited on the current site of the Hunter House, and its construction would result in the loss of the historic property and its grounds.

#### Amphitheater

An amphitheater was proposed in the previous Master Plan but has not been built. Nottoway Park is home to a summer concert series that uses a portable stage near the Hunter House rather than an amphitheater.

#### Maintenance Facility

A permanent maintenance building was proposed for Nottoway Park on the earlier Master Plan and is recommended for removal from the revised Master Plan.

#### Recreation Facilities

##### *Multi-use Courts*

The multi-use courts shown on the original Master Plan in the northeastern corner of Park should be eliminated.

## **Previously Master Planned Features, To Remain**

### Infrastructure

#### *Utilities*

Sewer, water, and electrical service remain available to the site and the existing systems will be retained and upgraded as necessary.

#### *Access*

The entry drive from Courthouse Road will continue to provide primary access to the site. Opportunities for enhancing the visual experience of the entry (such as additional plantings or focal points) should be considered. The Hunter House driveway with its allee of trees is also retained, but is limited to a one-way entrance into the Park to eliminate the issue of a site distance problem for vehicles pulling out onto Courthouse Road from the driveway.

#### *Paths and Trails*

The existing trail network will remain, with the opportunity to make minor modifications in their alignment or relocate sections should that be needed. The trail surface materials range from concrete and asphalt to stonedust and mulch. Multi-purpose trails should be designed to accommodate occasional vehicle use for security, maintenance, and access. Nature trails should remain as much narrower, natural surface trails.

Pedestrian access is provided from two trails along Courthouse Road and one at the southern property line adjacent to Vaden Drive. Several informal access trails have developed from adjacent residential communities. Consideration should be given to providing an additional pedestrian access from Sutton Road through Parcel 85 or 86.

#### *Parking*

All the current paved parking spaces are retained. Potential additional parking will be gained at the time that the portion of the parking lot area that is currently used for materials storage site is reclaimed. This action should return approximately twenty to thirty spaces to the parking space inventory.

### Buildings

#### *Shelters/Restrooms*

The original Master Plan illustrates a restroom facility in the center of the Park where it is currently built. A free-standing restroom was shown on the original Master Plan at the site



*Existing Restrooms*



*Existing Storage Building once used for Concessions near Fields # 1-4*

of the existing concession/storage building in the center of the athletic fields and was never constructed, probably due to the lack of available sewer and water connections. It can be presumed that restrooms were also to be provided within the Community Center in the northeastern corner of the Park, bringing the total to three separate restroom facilities at Nottoway Park. The concept of three restroom facilities remains in the Master Plan although in a slightly different manner.

The existing restroom facility located at the central picnic area will be retained. The nearby existing picnic shelter will also be retained.

The previously planned facility shown near athletic fields # 1-4 will remain on the Plan. Consideration should be given to using alternative toilet systems that do not require sewer and water provision and that are more permanent and aesthetically appropriate than the portable facilities currently in use at this site.

Another restroom facility should be provided to serve the outdoor activities in the northeastern quadrant of the Park (garden plot, basketball court, open play and concert patrons, etc.). Consideration should be given to redevelopment of a portion of the garage at Hunter House for outdoor accessible public restrooms. This could occur after the Area 7 maintenance and operations staff is relocated to a new facility and would provide a restroom opportunity that would not involve opening up the historic Hunter House. The restroom should be designed and installed in a manner to protect the historic building. A portion of the former garage area should be retained to allow for table, chair, and equipment storage and as a caterer entrance for events held at the Hunter House.

### Recreation Facilities

#### *Diamond and Rectangular Fields*

All of the athletic fields are to remain as built with the exception of the addition of one full-size rectangular field, extending the outfield fence line of diamond field # 3, and standardizing the size of the existing rectangular field #4. Both rectangular fields should be lit and have an artificial surface to limit damage to the field from typical intensive use.

Diamond field #3's fence line is to be extended to the 300' depth to facilitate use as an adult softball field. All fields are to remain irrigated as well as lighted except for fields that are constructed of artificial turf and will not require irrigation. Existing lighting should be upgraded or replaced to meet current County standards.

#### *Tennis, Volleyball, and Basketball Courts*

The eight tennis courts as shown on the original Plan are to be retained although only six have been built to date. If or when the two tennis courts are built, a few garden plots and a portion of the former gravel drive may be impacted. Volleyball courts, mentioned in the original Plan, but not shown graphically on the Plan, are to remain where they are currently built. The three basketball courts remain as shown and as built.



*Volleyball Court near the Playground*

#### *Playground*

A playground is referenced in the original Master Plan text, but is not shown on the illustration. The existing playground area will remain generally where it is built, but moved slightly to the north and expanded in size and amount of equipment to meet the intent of a District park serving playground.

#### *Open Play Area*

The open play area adjacent to the existing playground is to be retained. Its form may be slightly shifted and reconfigured with the shifted rectangular field. As the Park is heavily used and programmed, it is important to retain designated areas for unscheduled and unprogrammed active play.

#### *Picnic Areas*

The three picnic areas are to be retained, with the potential for expansion. The picnic area located northwest of rectangular field #4 will be relocated to a wooded area north of diamond field #3 if and when the new full-sized rectangular field (field #7) is constructed.

### **Additions to Plan**

#### Historic

##### *Hunter House*

The revised Master Plan now recognizes the importance of the Hunter House in its current role. That role is unlikely to substantially change in the future. The lower level of the house and surrounding formal grounds should continue to be

made available on a fee basis for special events and made available to community civic organizations for periodic meetings free of charge. Community cultural events such as the ‘Nottoway Nights’ summer concert series should continue at the House and on its surrounding grounds. Anticipated changes to use of the Hunter House include eventual relocation of the Area Manager’s office and potential conversion of the garage to an outdoor accessible restroom facility.

Protection of the cultural landscape and archaeological resources of the Hunter House should continue to be considered in determining the location and design of new and renovated facilities and uses at Nottoway Park. Screening and buffering should be provided where appropriate. Care should be made to preserve and enhance the aesthetic character of Hunter House’s driveway and allée and associated grounds in a historically appropriate manner.

*‘Domestic Site Archeology’*

Cultural resources on Parcels 85 and 86 may prove fruitful for an interpretive site in the future and such use should be considered.

Infrastructure

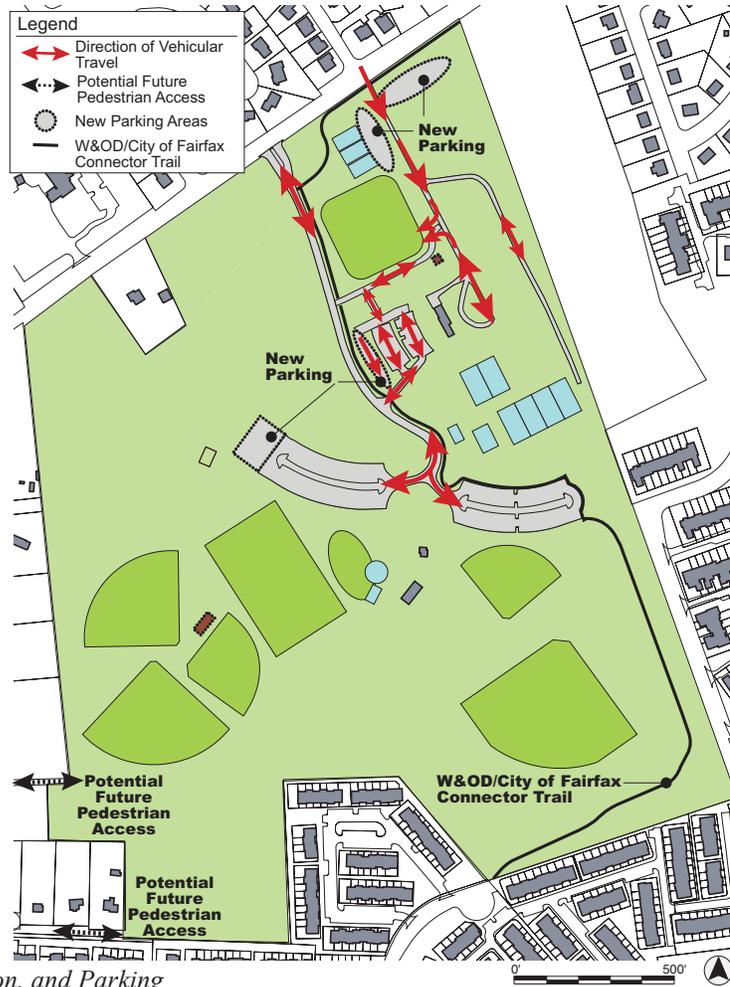
*Access and Circulation*

A new internal drive is proposed near the Hunter House, linking the existing driveway to the main vehicular entry drive. The existing driveway, to be reconfigured as a one-way system into the Park would connect to a new two-way drive perpendicular to it (see “Proposed Access, Circulation, and Parking,” diagram page 43). Vehicles could access Hunter House from either the driveway or the main entry drive, but all vehicles would be required to exit the Park at the main entry drive’s intersection with Courthouse Road. The new drive would also provide vehicular access to the open play area for special event parking. It would also connect to the existing and new parking lots adjacent to Hunter House, providing an additional entry and exit point to those lots.

Consideration should be given to traffic calming measures, additional landscaping, and establishment of focal points to improve the visual experience at the main entrance to the site.



*Existing Driveway to become One-way with Addition of New Drive*



*Proposed Access, Circulation, and Parking*

Limited vehicle service and emergency access can make use of paved trail network system within the Park, as well as access the picnic areas for set-up and take-down associated with their use.

***Paths and Trails***

The interpretive potential of the cultural resources sites and the natural resources on the new parcels may warrant an extension of the existing trail system for interpretive purposes as well as general recreation. Trail placement should be based on locations of existing features (for example, the historic structures within the new area of the Park, as well as related to slopes, vegetation, etc.).

Trails should connect all facilities on the site and link appropriately to off site connections.

At such time as the W&OD/Fairfax City Connector or other trail are lighted offsite, either to the north or to the south, lighting should be considered for the section of the W&OD/Fairfax City Connector trail located within the Park.

### *Parking*

Three small sites for additional paved parking are recommended in the Master Plan Revision (see “Proposed Access, Circulation, and Parking,” diagram page 43). East of the Hunter House driveway and north of the community gardens is a lot that could accommodate approximately 18 spaces. This new parking will serve the needs of users in the north-eastern section of the Park - basketball players, community gardeners, and general users of the Park. A second additional parking area is located between the existing lot adjacent to Hunter House and the entry drive. Although narrow, it can accommodate approximately 13 spaces in a one-way, angled spaced layout. The lot will connect to the new drive, and the existing parking lot access drive. The third area is located on the site of the storage shed, when and if the facility is relocated offsite. It would accommodate approximately 30 spaces, bringing the total number of new spaces to approximately 60. Additional athletic field parking may be needed when field #7 is constructed.



*Existing Parking Lot to expand onto Site of Existing Storage Shed (shown in photo at far end of lot)*

The combination of the new spaces (approximately 60) with the existing spaces (346) falls short of the total needed per Park Authority standards if the Park is fully occupied and fully programmed. However this amount of parking will be adequate recognizing that the Park Authority will take care not to fully program the Park for any given time period and in light of the fact that many users enter the Park on foot or by bicycle.

For special events, the open play area near Hunter House can continue to serve as overflow parking, and shuttle service from offsite parking lots can be arranged. Use of the grassy open play area must be on an infrequent basis in order to limit damage to the turf. Consideration of possible turf reinforcement materials should be given, particularly to the areas of the field that operate as travelways when the field is used for parking.

Currently there few physical accommodations for secure bicycle storage or parking. Such accommodations should be made throughout the Park.

All new paved parking facilities and the existing eastern lot should be lighted with full cut-off fixtures to meet current County standards.

## Buildings

### *Shelters/Restrooms*

The concession stand and the separate pavilion near the athletic fields shown on the original Master Plan are recommended for replacement with a combination shelter/restroom facility. The athletic fields offer a potential use for summer camp or other special programs and a shelter/restrooms facility would make such use more feasible. A shelter also would be of use during athletic events for sun protection and shelter from rain and lightning.

One to three additional picnic shelters are recommended for the picnic area located in the center of the Park between the athletic fields. If designed appropriately, the shelters can be used for either group picnicking or summer camp and special program activities.

## Recreation Facilities

### *Rectangular Fields*

The existing rectangular field (field #4) will be enlarged to the Fairfax County standard size for small fields (195' x 300').

One full-size rectangular field (field #7) may be developed in the area northwest of the existing rectangular field #4. In order to ensure sufficient parking, the additional field should not be constructed until such time as the maintenance storage yard and shed are moved and parking developed in their place. The additional rectangular field should include artificial turf and lighting.

### *Open Play Area*

A second open play area is recommended for designation in this Master Plan Revision. It is located between the entry drive and Hunter House. This area may be regraded to increase usefulness. However, it is important that this area remain as a space for unscheduled and unprogrammed play and does not become a de facto field for organized sports activities.



*Existing Rectangular Field*



*Community Garden Plots*

### *Picnic Areas*

The picnic area between the athletic facilities is recommended for expansion to accommodate a total of 200-300 people, with limited and temporary vehicular access to the area. Sensitive siting of the added elements will be required to preserve selected trees.

The existing picnic area located northwest of rectangular field #4 will be relocated to the wooded area between diamond field #3 and the new rectangular field (field #7) when field #7 is constructed.

### *Community Garden Plots*

The existing community garden use and area is recommended to be added to the Master Plan Revision. Expansion of the existing number of water spigots or alternative irrigation systems may be considered.

### *Other Activities*

Special uses such as the Farmers' Market and the concert series "Nottoway Nights" are incorporated into the Master Plan Revision as ongoing and flexible uses of Nottoway Park.

The summer concert series may continue to use the portable stage or other temporary structure or facility in Nottoway Park for its series and other special events.

## **PRIORITIZATION AND PHASING OF IMPROVEMENTS**

Not all of the master planned improvements will be developed at once. In fact, similar to what happened with the previous Master Plan, some planned facilities may never be built for a variety of reasons including changing Park demographics and funding. The Park Authority will determine the priority of the planned improvements as part of development of the Park bond programs. The Countywide Park and Recreational Needs Assessment and public input will continue to influence when a specific improvement is built.

## **END OF REPORT.**

