



Sully Woodlands Regional Master Plan

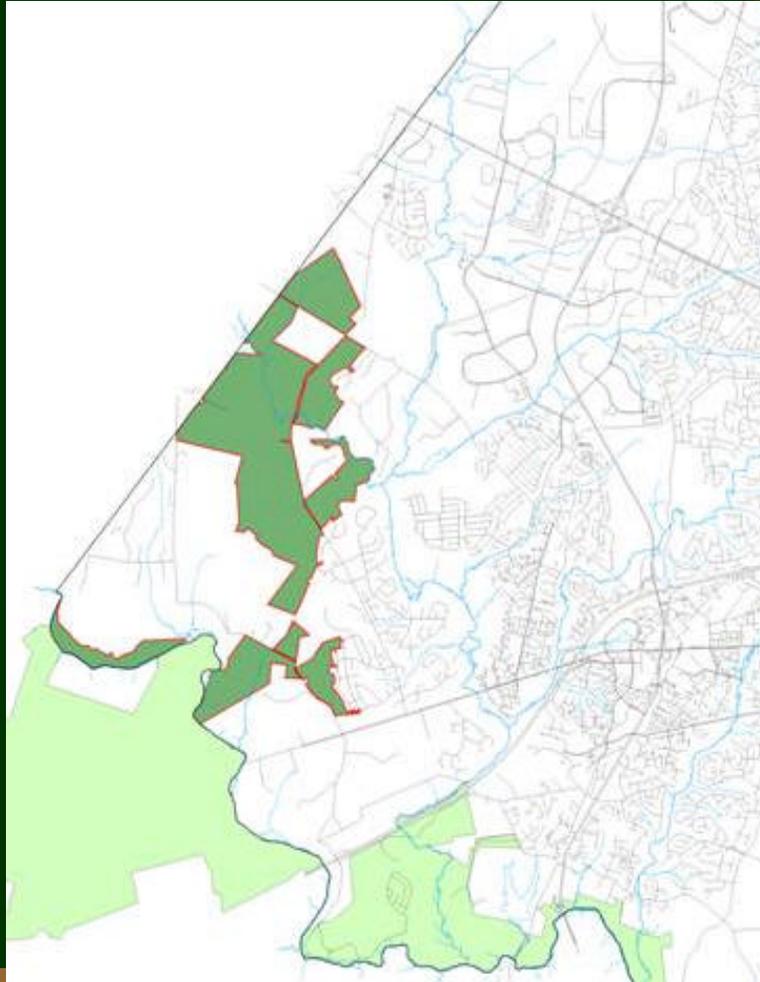


Public Information Session

June 23, 2005



Sully Woodlands Regional Master Plan

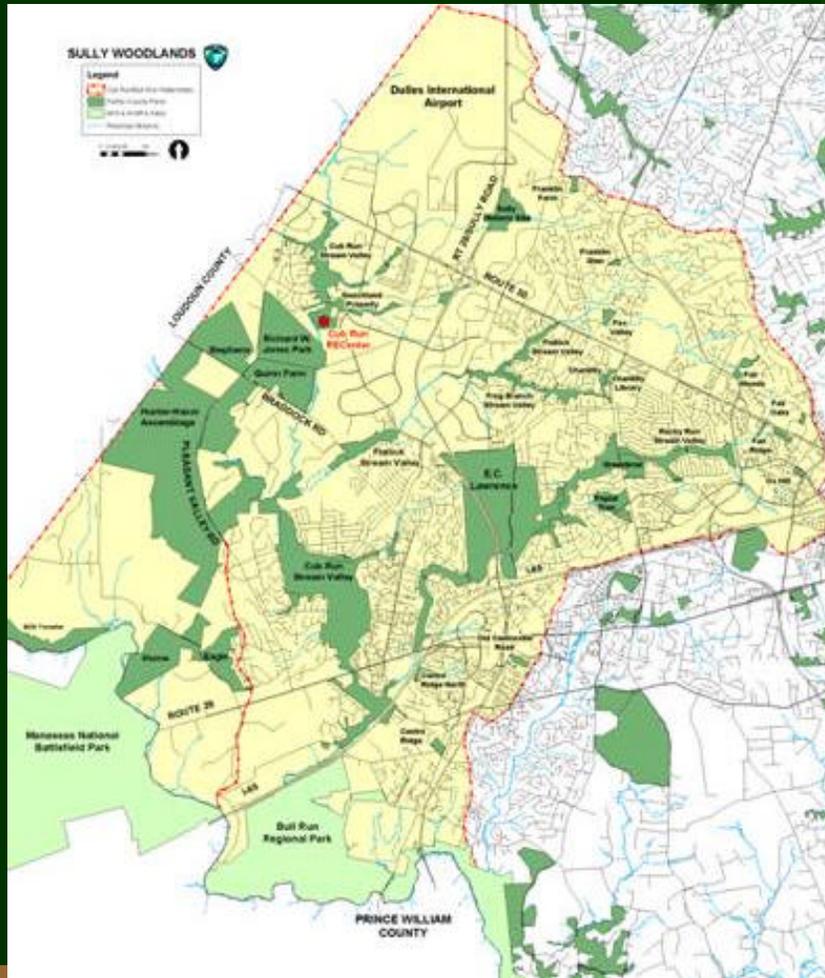


- Initially began as 'Hunter-Hacor' project covering 1,740 acres

SULLY WOODLANDS—What is it?



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- Evolved to encompass over 4,000 acres of newly acquired and existing parkland
- Project boundaries defined by Cub Run and Bull Run Watersheds
- Covers majority of Sully District and small portion of Springfield District

SULLY WOODLANDS—What is it?



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Horne Property

- Coordinate with the Cub Run/Bull Run Watershed planning efforts
- Develop a regional framework to assess park development in the watersheds and guide planning and development efforts based on resource protection and management
- Develop a system of park areas connected by green space and trails to provide an integrated experience

PURPOSE OF PLAN



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Richard Jones Park



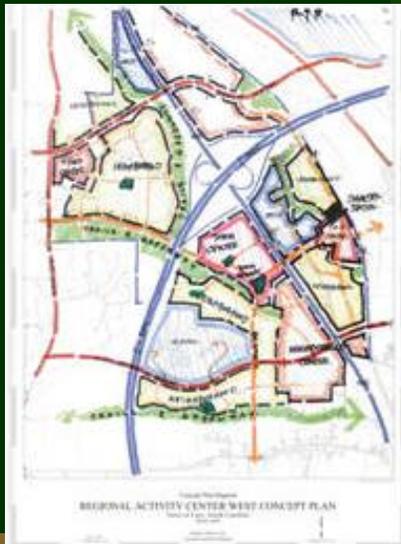
BOS Transfer Property

- **Stewardship**—Natural and cultural resource protection and management; identify appropriate areas for development based on a thorough analysis of these resources
- **Connectivity**—Elements that will tie the individual parks together; identify existing and needed pedestrian connections, vehicular access, wildlife corridors
- **Interpretation & Education**—Comprehensive approach to resource interpretation

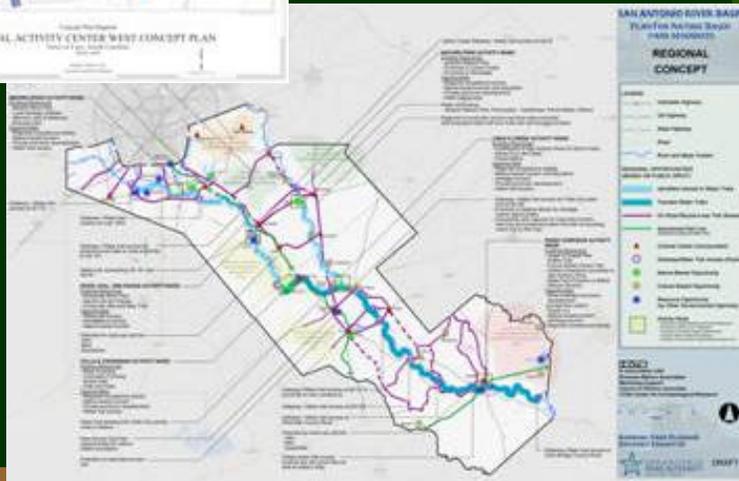
PROJECT GOALS



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Examples of
regional plans

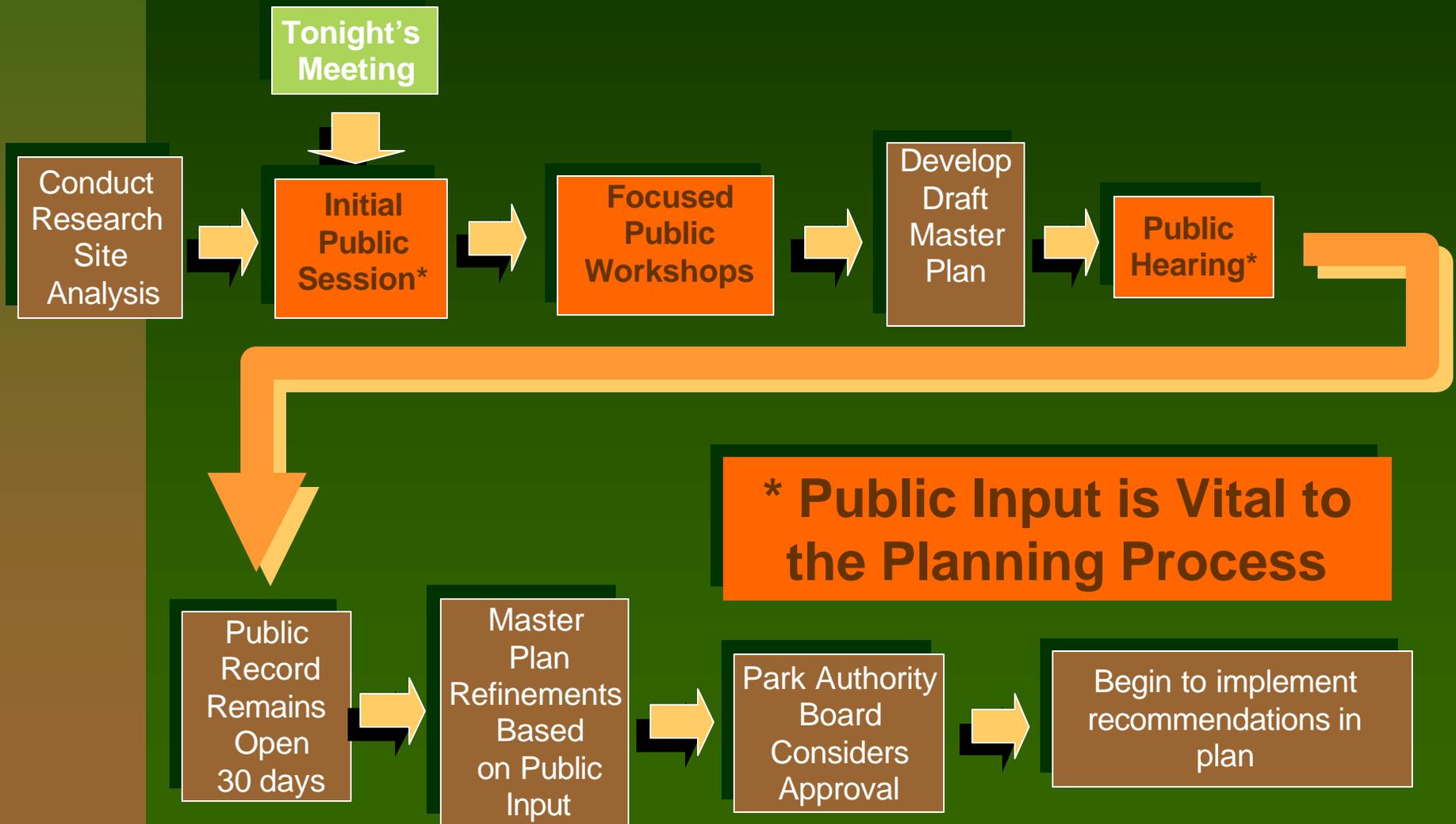


PRODUCT

- Broad scale, regional master plan with defined use and character zones
- Overall parkland management recommendations
- Outline and prioritization of next steps:
 - Conceptual Development Plans
 - 2232s
 - Revision to existing master plans
 - Natural/Cultural Resource Management Plans
 - Resource inventories
 - Trails Plan
 - Interpretive Plans



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PROCESS



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Natural and Cultural Resources Focused Public Workshop
Monday, July 11th

Recreation Focused Public Workshop
Tuesday, July 19th

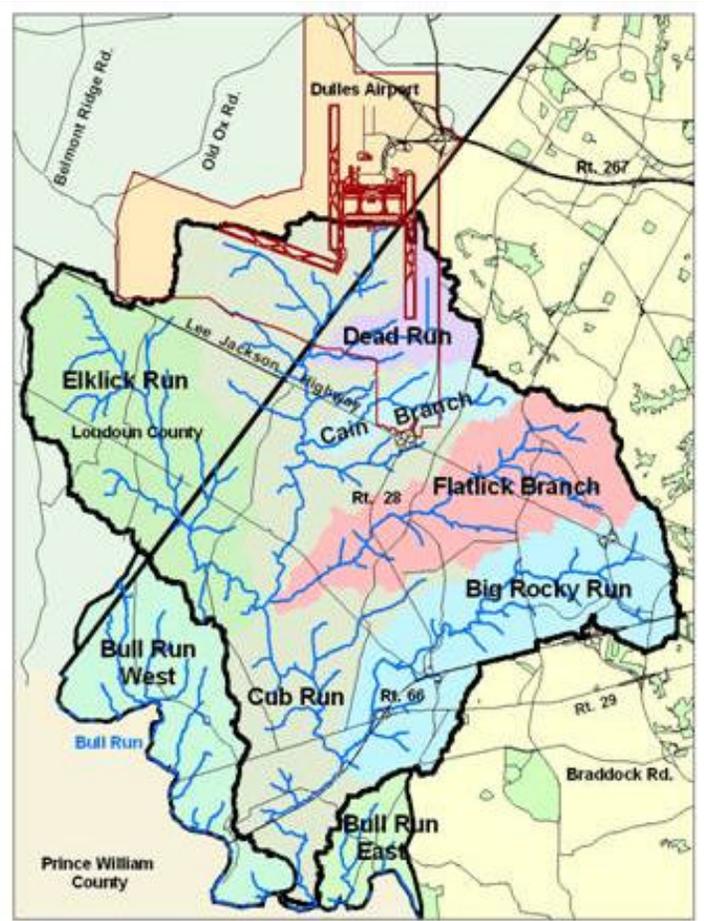
Trails Focused Public Workshop
Tuesday, July 26th

*All public workshops to be held at Rocky Run Middle
School (4400 Stringfellow Road, Chantilly), 7:00 pm*

PUBLIC WORKSHOPS



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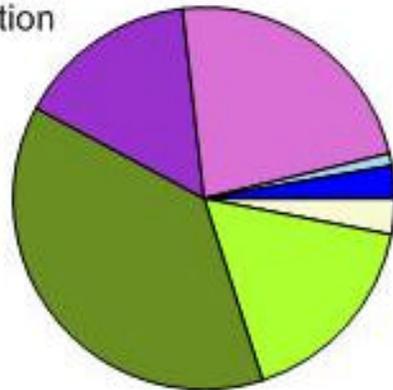
- Occoquan Reservoir Watershed—nearly 41,000 acs. downzoned to protect County's water supply

PLANNING CONTEXT



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Land Use
Classification



Legend

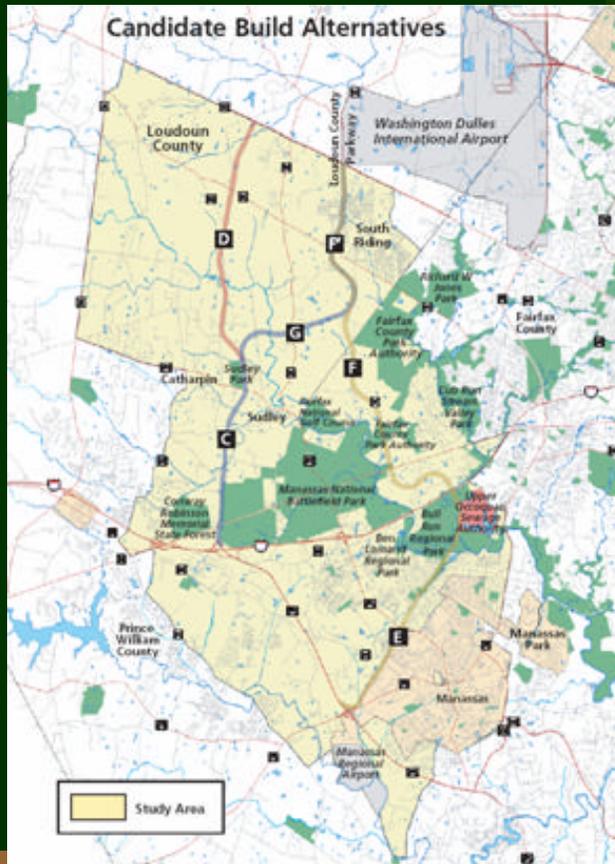
	Commercial - 0.04 (0%)
	Exposed - 3 (3%)
	Field / Pasture - 17 (17%)
	Forested - 37.82 (38%)
	High Intensity Res. - 15.34 (15%)
	Low Intensity Res. - 23 (23%)
	Open Water - 1.03 (1%)
	Wetlands - 2.77 (3%)

- Watershed Planning Project—developing comprehensive watershed management plans for all 30 watersheds in County, goal is to protect and restore County's streams and other natural resources

PLANNING CONTEXT



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Tri-County Connector

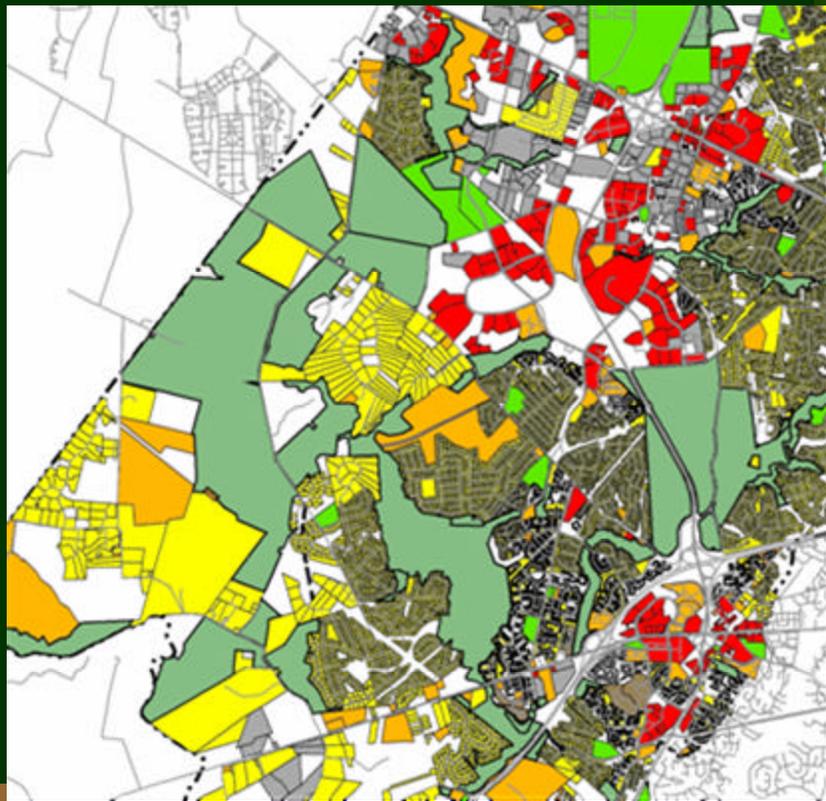
PLANNING CONTEXT

- Other planning issues:
 - Manassas National Battlefield Park Bypass
 - Tri-County Connector
 - Comprehensive Plan Road Improvements
 - Loudoun County growth adjacent to Hunter-Hacor assemblage

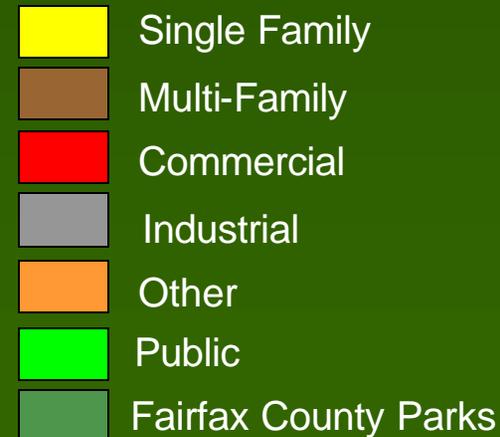


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Land Use



- Rapid growth in 1980s—today full range of commercial, industrial, and residential uses
- Population:
 - 104,060 in 2002
 - 118,795 estimated in 2015

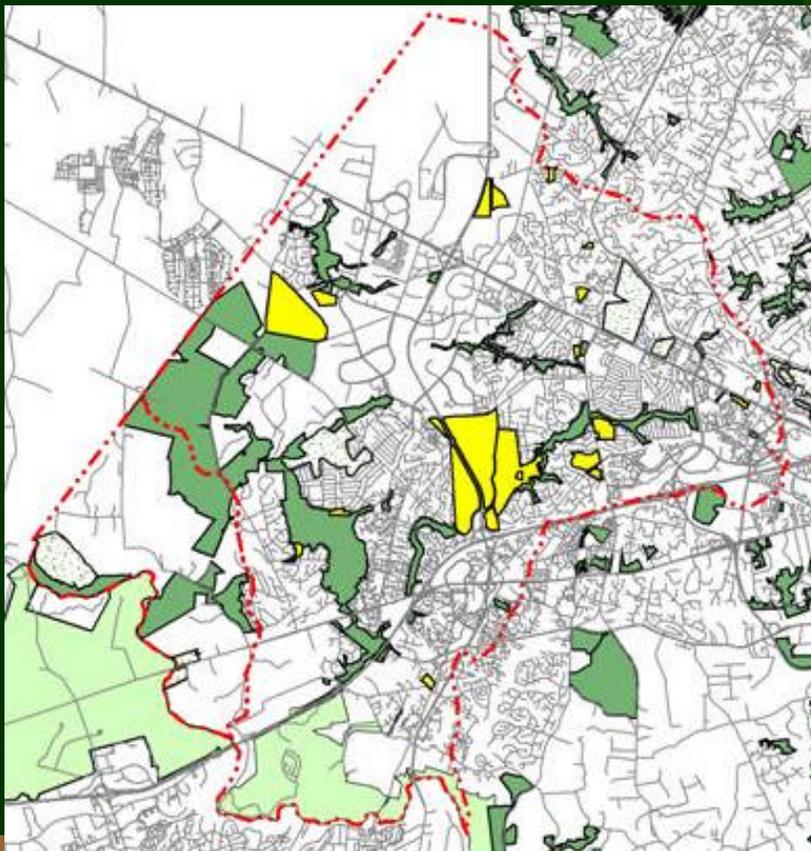


PLANNING CONTEXT



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Developed Parks



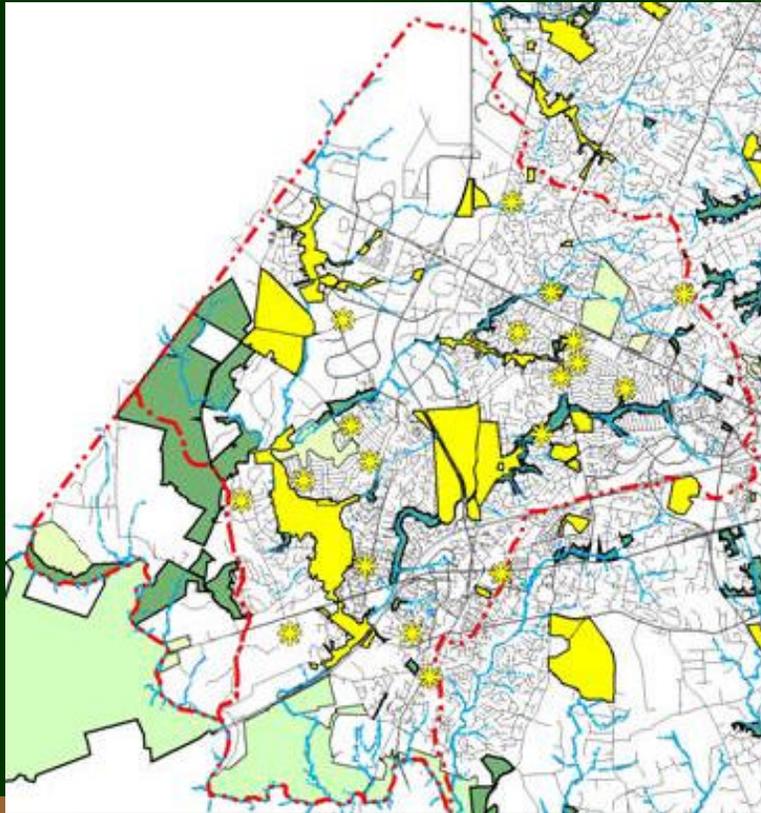
- 27 existing parks
 - 13 developed
- Currently in project area:
 - Less than 10% is developed
 - Almost 80% is forested

EXISTING FACILITIES



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Master Planned Parks



- 17 master planned parks
- Major Parks/Facilities include the Cub Run RECenter, Sully, EC Lawrence
- Other facilities/parks—schools, other parks, golf courses

EXISTING FACILITIES



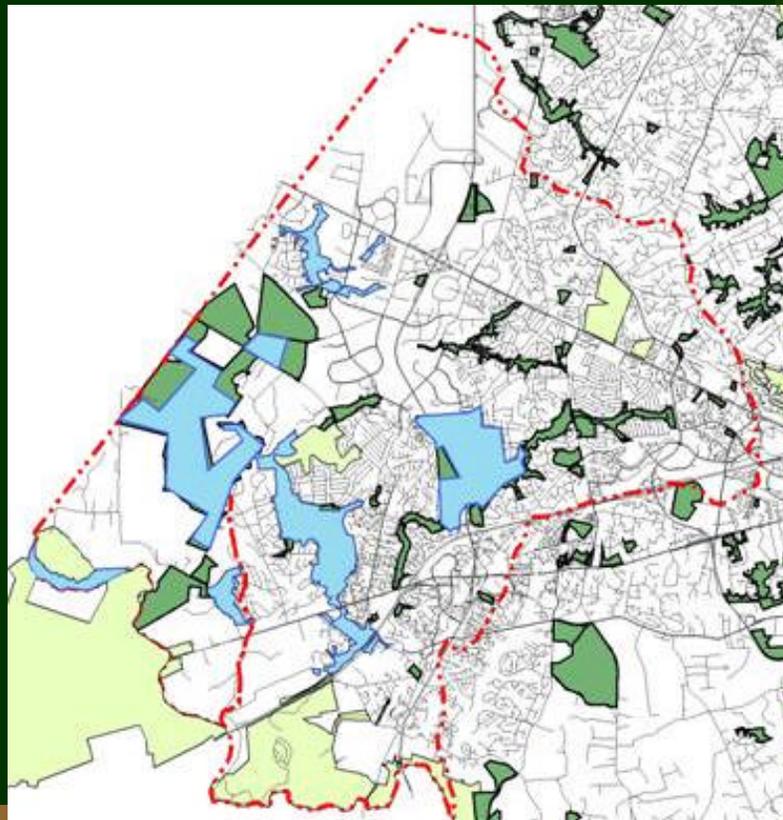
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			Based on 2002 Population		Based on 2015 Population	
Facility Type	FCPA Service Standard	Existing Facilities	Required by Standard	Facility Deficiency	Required by Standard	Facility Deficiency
Small Park	5 acres /1,000	338	520	183	594	256
Big Park	13 acres/1,000	4062	1353	0	1544	0
Rectangle	1/2,700	29	39	10	44	15
Youth Softball	1/8,800	14	12	0	13	0
Youth Baseball	1/7,200	13	14	1	16	3
Adult Softball	1/22,000	0	5	5	5	5
Adult Baseball	1/24,000	3	4	1	5	2
Playgrounds	1/2,800	23	37	16	42	21
Multi-use	1/2,100	4	50	46	57	53
Reservable Picnic Areas	1/86,000	0	1	1	1	1

RECREATION NEED



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Priority Natural Resource
Protection Areas

NATURAL RESOURCES

What is unique?

- Large Contiguous Landscapes
- Unique Plant Communities
- Havens for Wildlife
- Protecting Water Resources



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purple milkweed

Large Contiguous Landscapes

- Large areas with few roads, little development, and low levels of human disturbance
- Mature & diverse plant communities
- Quality water resources
- Links to large private and public lands
- High-value resources

NATURAL RESOURCES



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Basic oak hickory forest



Unique Plant Communities

- Basic Oak Hickory Forest
- Upland Depressional Forest
- Large meadow complexes
- Bottomland forest



NATURAL RESOURCES



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Coyote with meadow vole



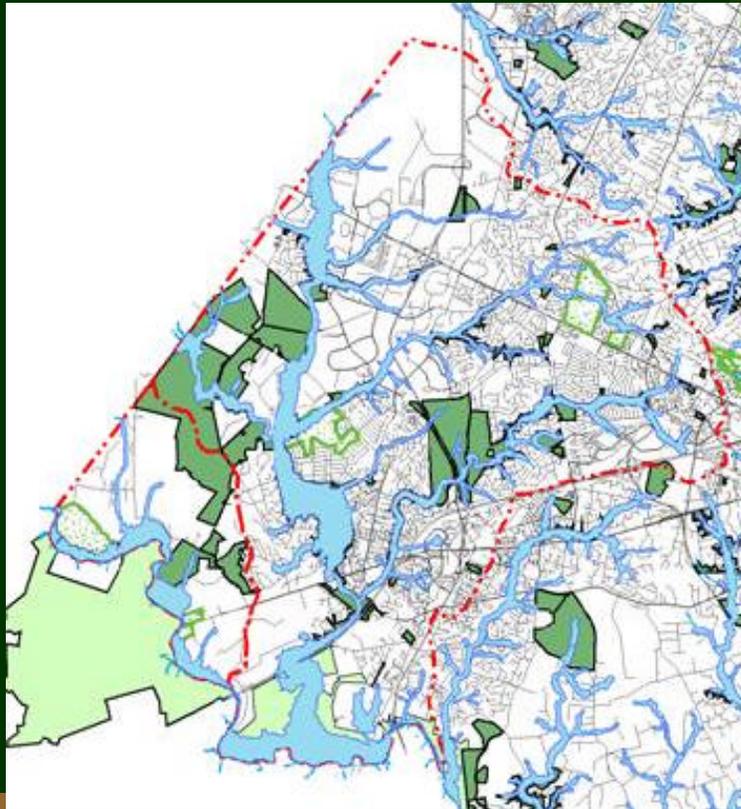
Havens for Wildlife

- Rare birds
- Uncommon mammals
- Abundant prey species
- Room for predators

NATURAL RESOURCES



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Resource Protection Areas

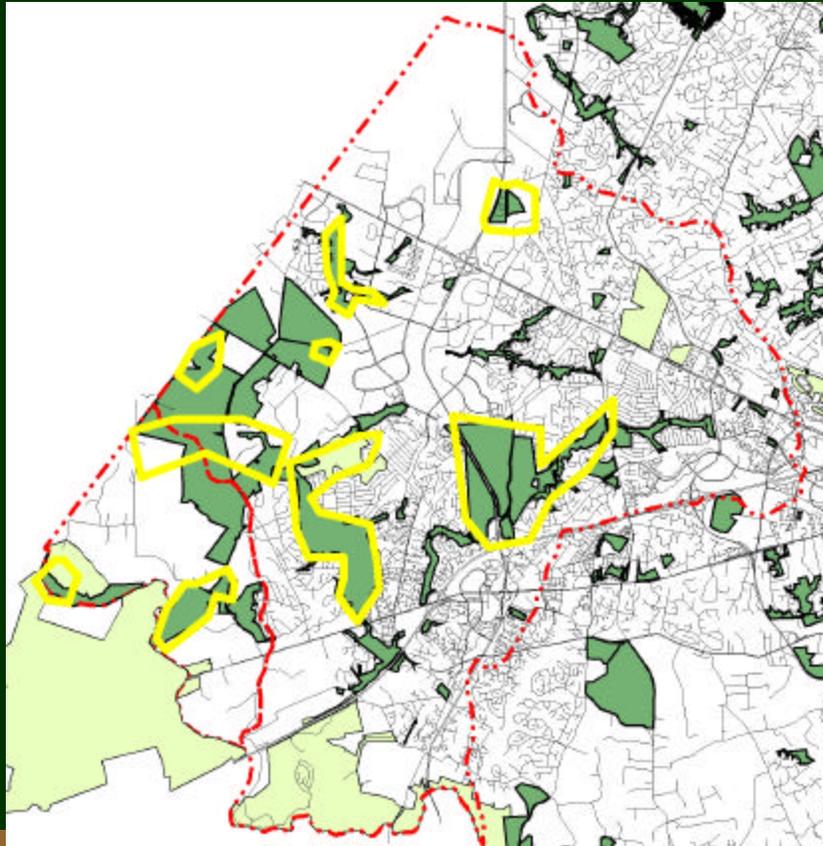
Protecting Water Resources

- Preserved headwaters and stream corridors
- Little impervious surface
- Large floodplains
- Healthy stream organisms

NATURAL RESOURCES



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Priority Cultural Resource
Protection Areas

- Large number of Native American and historical site found within project boundary
- Many eligible or already listed on National Register of Historic Places

CULTURAL RESOURCES



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Prehistoric Context

- Sites found from Late Woodland Period through Archaic to Paleo-Indian Period
- Richest sites along Cub Run and its tributaries

CULTURAL RESOURCES



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Historic Context



**Manassas Gap
Railroad Abutment**

- European settlement of Northern Virginia began in 1649
- Project area sparsely populated in 18th and 19th Centuries
- Key resources:
 - Historic Roads—Braddock, Pleasant Valley
 - Manassas Gap Railroad
 - Sully Plantation
- Potential resources:
 - Native American sites
 - 18th and 19th C. domestic/agricultural sites
 - Civil War Resources

CULTURAL RESOURCES



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Existing Trails

TRAILS

- Existing trail network of natural surface trails, paved trails, and sidewalks
- Goal is to increase connectivity—create trail network to connect all parks and integrate communities in project area, and provide recreational trails for all users



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- Identify crucial gaps in existing trail network
- Provide trails to accommodate pedestrian, bicycle, and equestrian use



TRAILS



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NEXT STEPS



Sully Woodlands Regional Master Plan

Written Comments:

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Project Website:

<http://www.fairfaxcounty.gov/parks/sullywoodlandsplanning.htm>