



FAIRFAX COUNTY PARK AUTHORITY

12055 Government Center Parkway, Suite 927
Fairfax, VA 22035-1118



White Horticultural Park Planning Workshop- July 21, 2005

Access Elements	Princess Anne	Rolfs	Kerns	Horseman	Goldsboro
Functional Road Classifications	Local	Local	Collector (speed humps and traffic lights in place)	Local	Local
Approximate existing width of street	varies from 11' to 18'	varies from 15' to 19'	25'	18'	30'
Existing curbs	Grass shoulders	Grass shoulders	Grass/ditch shoulders and concrete curb and gutter on eastern end	Grass/ditch shoulders	Concrete Curb/gutter
Length of street to be improved, if required	660'	580'	Does not require widening	Does not require widening	Does not require widening
Roadway Improvements	Widen to 18-20' with aggregate, seeded shoulders	Widen to 18-20' with aggregate, seeded shoulders	Right Turn lane and possibly a left turn lane; Possible sight distance improvements	Possible sight distance improvements at Kennedy and Sleepy Hollow.	No widening required.
Cul de Sac Required	30' diameter	30' diameter	30' diameter	Existing cul de sac is adequate	30' diameter
Turn lane	Possibly at Annandale Road/Holloman	Possibly at Annandale Road/Holloman	Right and, possibly, a left turn lane	n/a	n/a
Off-site right of way acquisition required	no	yes	Perhaps, depending on design	Perhaps, depending on design	yes
Existing traffic (Average Daily Trips)	90 on Princess Anne;	80 on Rolfs;	3500 on Kerns	80 on Horseman;	400 on Goldsboro
	2300 on Holloman;	2300 on Holloman;		660 on Kennedy	
	660 on Kennedy	660 on Kennedy			
Existing pedestrian trail	no	no	yes	no	yes
Approximate Distance to Site to Annandale Rd	860'	1100'	1240'	3500'	4790'
Approximate Distance from Site to Sleepy Hollow Road	4370'	3960'	1625'	1800'	1310'
Site Issues/ Constraints	Changes site entrance character; steep topography; tree removal required, impacts to some horticultural resources	Tree removal required; impacts some horticultural resources	Tree removal required; impacts better horticultural resources;	Pond impact; some tree removal	Some tree removal; abandoned roadway needs reversal

**John C. and Margaret K. White Horticultural Park Alternative Use Concepts Proposed for
Public Planning Workshop on July 21, 2005**

Concept One : Minimize physical change to property and provide minimal site management

- House as a **caretaker's residence** only. No public use. Caretaker will have minimal site responsibilities.
- Existing **gardens** maintained with volunteer help, but not expanded.
- **Barn** stabilized, visual element but no public use.
- **Equipment storage building** added.
- Existing **pathways/trails** maintained.
- **Benches** placed near trails and along the edge of the lawn and forest for resting and contemplation.
- During peak bloom season, limited, scheduled self-guided garden tours provided.
- An **interpretive kiosk** located at the edge of the field becomes a point of orientation for visitors
- **Lawn** area is preserved as **open space or meadow**.
- **Vegetative screening** is added along the southern border
- **Small interpretive signs** along pathways.
- User experience would be short-term, self-directed and casual. Site management/maintenance supported by volunteers.
- No visitor support amenities (i.e. water fountain, restrooms)
- **Proposed parking spaces:** 25
- **Projected Average Daily Users :** up to 30/day

Concept Two: Uses and limited programs that complement or expand on those offered at Green Spring Gardens and Hidden Oaks Nature Center. Enhanced facility with limited programs, site management and maintenance.

Concept Two incorporates and builds upon all of the Concept One features with the following additions or changes:

- Residence would have a **dual use** as a **caretaker's residence** with part of the first floor (living room, restrooms, sunroom and greenhouse) used to support **garden/horticultural programs**.
- Limited adult and children **horticultural and nature programs** may demonstrate gardening techniques and promote sound ecological practices in partnership with Green Spring Gardens and volunteer organizations. Nature walks on the property with a naturalist from Hidden Oaks, or another volunteer group, may be offered.
- **Added gardens** that complement and expand on the existing woodland gardens and lawn areas.
- **Single picnic tables, seating areas and other visual/functional amenities**, like pergolas, gazebos, etc. are added along trails and woodland edge to enhance the landscape and support the visitor program.
- **Trails** are expanded and connected to create a woodland perimeter trail.
- **Nature interpretation/activity stations** are added along the perimeter woodland trail.
- Replace kiosk with a **small orientation building** with unstaffed information area, restrooms and water fountains is constructed near the residence with compatible architectural features.
- User experience would be enhanced with more features and program space with linkages to two nearby popular parks.
- **Proposed parking spaces:** 25-40 spaces
- **Average daily visitors:** Up to 50/day

Concept Three: Stand alone horticulture park with own identity and mission.

Concept Three incorporates and builds upon all of the Concept Two features with the following additions/changes:

- Active site management/ on-site staff.
- House is converted to a **visitors' center** with space for staff support (i.e. office and kitchen), visitor restrooms, staffed visitors' welcome desk, small horticultural/nature library and research area, visitor information and orientation area, meeting spaces, program/classroom spaces, water fountains and possibly vending machines and plant and gift sales. No separate orientation building.
- If feasible, **barn** is restored and improved/**adapted** for program and/or exhibit space or other functions
- New facilities are added
 - **Greenhouse/plant propagation** building is added
 - **Outdoor reservable shelter** is constructed for reservable casual group picnics, outdoor classroom and other casual outdoor group activities.
 - **Special outdoor group activity area** is dedicated for special group activities for up to 75.
- **Proposed parking spaces:** 50-75
- **Average daily visitors:** Up to 75/day