MASTER PLAN REVISION

August 2001

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Approved
8/1/01

Fairfax County Park Authority

South Run District Park Master Plan Revision

August 2001

Park Authority Board

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The Fairfax County Park Authority acknowledges the special efforts of the South Run Park Citizens Task Force in developing a recommendation for this plan.

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I. INTRODUCTION

A. Purpose and Plan Description

The purpose of this master plan revision is to update the plan that was first approved in 1979. Since approved, this plan has served as a guide for all planning of the site. However, many of the facilities remain unbuilt and the plan seems out of place within the community as it is today. In addition, numerous proposals have been received over recent years with ideas for change at South Run. This master plan revision is a means to update the plan by removing unbuilt elements and possibly add other new elements. 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.

The plan will address new conceptual development, describing what facilities should be developed based on a variety of factors, how they fit into the established plan, where they will be constructed and how these facilities will be operated in conjunction with other areas of the park and existing uses.

B. Property Description

South Run District Park is located at 7550 Reservation Drive, in Springfield, Virginia, in a densely developed area in the Springfield Supervisory District. This is a District Park, 192.17 acres in size and represents one of the few remaining large tracts of open space in this area of Fairfax County. The land is generally bounded by Route 7100, Fairfax County Parkway on the north, undeveloped school property on the east, residential property on the south and Route 643, Lee Chapel Road on the west. The site is comprised of gently rolling forested hills and ravines, as well as athletic fields, tennis courts, a recreation center and field house and other recreational facilities. A 230,000 volts high-tension power line right-of-way transects the western portion of the property. Steep slopes, stream corridors and wetlands are also located on site.

II. PARK CLASSIFICATION

A. District Park

South Run District Park falls under Fairfax County Park Authority classification 3, District Park, which provides diversified area-wide recreation services to several sectors of the County; intended to support extended day use for both informal and organized activities; and to protect and interpret identified natural and cultural resources. A district park may be located anywhere in the County outside of Urban Centers, preferably with access by secondary or arterial roads. Access should be available by the Countywide Trail System to encourage pedestrian and bicycle trips; access by public transit is highly desirable. On site parking is required. A District Park may be from 50 – 200 acres. 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, extent of environmentally sensitive land 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 with athletic field complexes or a recreation center.

III. EXISTING FACILITIES

A. Listing of Existing Facilities

The following facilities are currently existing at South Run Park:

- Recreation Center
  - Parking – (170 spaces)
- Field House
  - Parking – (40 spaces)
- Ballfields
  - 1 - 60' Diamond (lighting under construction)
  - 2 - 65' Diamonds (lighted)
  - 5 – Rectangular Fields (4 lighted)
- Parking (117 spaces)
- Courts (lighted)
  - 2 - Basketball Courts
  - 2 - Tennis Courts
- Playground/Totlot
- Hike/Bike Trails
- Equestrian Trails

IV. EXISTING SITE CONDITIONS

A. Natural Resources

South Run Park is a mosaic of many ecological cover types with varied habitat, recreational and service values. In some sections of the park the natural vegetation is not as important for habitat value but rather as green infrastructure which provides pollution reduction services and mitigates the effect of development nearby in other ways. Then there are park areas developed for active recreation and services that do not have positive environmental values or provide environmental health benefits.

A Forest Stand Delineation (FSD) and a Natural Resources Inventory (NRI) have been completed in order to assess the forest resources of South Run. The FSD characterizes and quantifies existing forest resources, identifies forest cover and identifies those areas of forest with priorities for retention. The NRI inventoried the following items: Slopes 25% and greater; Forest Cover; Tree Cover; Soils and Stream Buffer. The park property was divided in Forest Stand areas indicated in numerical order.

Forest Stand 1 totals 9.56 acres and is located on the northwest corner of the tract. Stand 1 possesses characteristics suggesting a blend between the *tulip poplar association*, and the *chestnut/post oak/black oak associations*. Black oak dominates the stand, with white oak co-dominant. The larger canopy trees

average 12 to 18 inches in diameter at breast height (dbh). Also present in the canopy include Virginia pine and tulip poplar. Canopy coverage averages 50 percent. The understory species include black gum, red maple, tulip poplar, white oak and black oak. The shrub layer is composed of highbush and lowbush blueberry, mountain laurel, native wild azalea, viburnums as well as several tree species. Herb species are sparse but include ground pine, bellwort, New York fern, pipsisewa and partridgeberry. Thus far the forest floor is almost free of exotics. Black oak and white oak will continue to dominate the stand for quite some time, with black gum, red maple and tulip poplar becoming co-dominant over the long term. On a scale of 0 – 21, this forest stand rates a 13, forest structure classified in the good range.

Forest Stand 2 totals 18.92 acres, and borders the south side of forest stand 1. Suggesting more of a *tulip poplar association*, Virginia pine dominates the stand, with tulip poplar usually co-dominant. White oak and black oak co-dominates in other sites within the stand. Canopy coverage averages 60 percent. The larger canopy trees average 10-20" dbh. Understory species include black gum, white oak, black oak, pignut hickory, tulip poplar and beech. Shrub species include lowbush and highbush blueberry, viburnum dentatum, smilax, mountain laurel, American holly, as well as several tree species. Herb species are sparse but include ground pine, bellwort, New York fern, pipsisewa and partridgeberry. Thus far the forest floor is almost free of exotics. It appears that Stand 2 will lose its dominant proportion of Virginia pine within the next twenty-five years or so, with tulip poplar ultimately becoming the primary canopy species. White oak, black oak, black gum, maple and beech will co-dominate from site to site within the stand. The southern portion should be considered for preservation in order to conserve forest interior habitat along the South Run corridor. On a scale of 0 – 21, this forest stand rates a 13, forest structure classified in the good range.

Forest Stand 3 totals 3.76 acres, and borders forest stands 2 and 4, and Lee Chapel Road. Stand 3 has attributes characteristic of the *tulip poplar association*. Tulip poplar dominates the stand with red maple co-dominate. The larger canopy trees average 20-30" dbh. Canopy coverage averages 55 percent. Common understory species include red maple black gum, red oak, ironwood and tulip poplar. Shrub species include spicebush, smilax, highbush and lowbush blueberry, Virginia creeper and such tree species as red oak, black gum, dogwood and hickory. Perhaps a dozen herb species were noted while sampling, including Christmas, New York and Sensitive ferns, Jack-in-the-pulpit, bedstraw and several grasses, as well as such exotics as *microstegium*, garlic mustard and Japanese honeysuckle. Tulip poplar will continue to dominate the stand. Over time, however, the stand will become more varied, with beech and red maple codominating, and with a stronger ironwood component in the understory. On a scale of 0 – 21, this forest stand rates a 14, forest structure classified in the good range.

Forest Stand 4 is an amorphous stand totaling 9.76 acres, being delineated around floodplain soils west of the power line. Stand 4 possesses characteristics suggestive of the *river birch/sycamore association.* Tulip poplar and red maple codominate along the outer reaches of the floodplain, with river birch dominant along the immediate margins of South Run and tributaries. The larger canopy trees range from 20-30" dbh. Canopy coverage averages 55 percent. Common understory species include beech, ironwood, bitternut hickory, American holly, red maple, dogwood, and black gum. The shrub layer includes Virginia creeper, arrowwood, strawberry and maple-leaved viburnums, smilax, low and highbush blueberry and several tree species. Herb species include Christmas, New York and Sensitive ferns, Jack-in-the-pulpit, Joe Pye weed, wild yam, several grasses, as well as such exotics as *microstegium*, garlic mustard and Japanese honeysuckle. The existing tree composition appears to be in a steady state that will remain in equilibrium indefinitely barring unforeseen disturbances, although the native herbs will continue to be displaced by exotics. On a scale of 0 – 21, this forest stand rates a 16, forest structure classified in the priority range.

Forest Stand 5, totaling 16.75 acres, is quite similar to stand 1, but separated by the power line. Like stand 1, stand 5 is a blend of the *tulip poplar association* and the *chestnut oak/post oak/blackjack oak association*. White oak dominates the stand, with tulip poplar and Virginia pine co-dominant. Southern red oak figures prominently as well. The larger canopy trees range from 10-18" dbh. Canopy coverage averages 65 percent. Common understory species include beech, black gum, red maple, white oak, hickory, dogwood, American holly and southern red oak. The shrub layer includes smilax, American holly, fothergilla, lowbush and highbush blueberry, grape, raspberry as well as several tree species. The herb layer is sparse but largely free of exotics. The climax sere will include a more diverse canopy, judging by the shade tolerant species in the herb, shrub and understory layers, with beech, red maple and black gum assuming a more prominence in canopy composition, as Virginia pine drops out and southern red and white oaks remain steady. On a scale of 0 – 21, this forest stand rates a 13, forest structure classified in the good range.

Forest Stand 6, like stand 4, is delineated around alluvial soils; therefore, it shares stand 4's attributes characteristic of the *river birch/sycamore association.* Tulip poplar and red maple co-dominate along the outer reaches of the floodplain, although river birch figures less prominently along the stream margins. Stand 6 appears to be a significantly younger stand than stand 4, with the dominant canopy trees ranging from 10-16" dbh. The site along the tributary corridor is less mesic than the tributary in Stand 4; consequently, the growth index is less robust. In addition, two linear disturbances transect the tributary at plots 30 and 31, further accounting for more youthful vegetation with pioneer species added to its composition. Total canopy coverage averages 70 percent. Common understory species include beech, ironwood, bitternut hickory, ironwood, red maple, dogwood, and black gum. The shrub layer includes Virginia creeper, witchhazel, arrowwood and maple-leaved viburnums, smilax, low and highbush blueberry and

several tree species. Herb species include Christmas, New York and sensitive ferns, Jack-in-the-pulpit, Joe Pye weed, wild yam, several grasses, as well as such exotics as *microstegium*, garlic mustard and Japanese honeysuckle. The existing tree composition will likely remain with beech becoming more prominent in the canopy. Native herbs will continue to be displaced by exotics. On a scale of 0 – 21, this forest stand rates a 12, forest structure classified in the good range.

Forest Stand 7, 14.28 acres in size, is separated from stand's 5 and 8 by the riparian corridor of South Run, but similar to 5 and 8 in composition. Stand 7 is most representative of the *tulip poplar association*. Tulip poplar dominates the canopy throughout the stand, just edging out white oak. Beech dominates along the escarpment overlooking South Run. The larger canopy trees range from 12-18" dbh. Canopy coverage averages 65 percent. Common understory trees include beech, red maple, ironwood, tulip poplar, white oak and black oak. The sparse shrub layer includes witchhazel, grape, mountain laurel, maple leaved viburnum, lowbush blueberry and several tree species. The herb layer is even more sparse but includes black cohosh, pipsisewa, indian pipe, and ground pine as well as scattered shrub and tree species. Few exotics were noted. The climax forest will include a more diverse canopy, judging by the shade tolerant species in the herb, shrub and understory layers, with beech, red maple and perhaps white ash emerging into the canopy, as the tulip poplar and white oak component remains steady. On a scale of 0 – 21, this forest stand rates an 11, forest structure classified in the good range.

Forest Stand 8, 14.49 acres in size, is also representative of the *tulip poplar association*. White oak, tulip poplar and American beech share in dominance from site to site within the stand, with tulip poplar consistently the most prevalent. The larger canopy trees average 10-14" dbh. Canopy coverage averages 70 percent. Common understory trees include red maple beech, white oak, tulip poplar, black oak, tulip poplar and black gum. A sparse shrub layer includes maple leaved viburnum, smilax, lowbush blueberry and several tree species. The equally sparse herb layer includes pipsisewa, indian pipe, and ground pine as well as several shrub and tree species. Within the park, it is uncertain whether sparse herb and shrub layers have more to do with deer than soils, shade and moisture. Once again no exotic herbs were noted. The future canopy composition will remain as it is for the most part, with red maple and black gum being added to the composition of the canopy. On a scale of 0 – 21, this forest stand rates a 12, forest structure classified in the good range.

Forest Stand 9, 0.42 acres in size, is a remnant of natural vegetation surrounded by Route 641, the park entrance road and adjacent ballfields. Large oaks that preexisted the surrounding Virginia pine saplings are now declining, and shade tolerant tree species sparsely inhabiting the herb and shrub layers will precipitate a stand most likely to be a blend of the *tulip poplar association* and the *chestnut oak/post oak/blackjack oak associations*, with a climax mix of beech, red maple, black gum and southern red oaks in the canopy, and American holly

prominent in the understory and shrub layers. A future Stand 9 will closely resemble Stand 10 in its existing composition. On a scale of 0 – 21, this forest stand rates a 6, forest structure classified in the poor range.

Forest Stand 10, 4.16 acres in size, has attributes roughly characteristic of the *chestnut oak/post oak/blackjack oak association.* Black oak, southern red oak, white oak and, in places, Virginia pine, dominates from site to site within the stand, with no species dominant throughout. The dominant understory tree by far, however, is American holly with black gum co-dominant. The larger canopy trees average 12-16" dbh. Canopy coverage averages 75 percent. The shrub and herb layers are very sparse, but include lowbush and highbush blueberry, smilax, American holly, and tree species such as red maple, beech and white oak. Few herbs are present. No exotic species are present. It appears that a future canopy will include beech and red maple as well as southern red, black and white oaks, with Virginia pine dropping out. The future canopy, assuming no disturbance, will, once again, be a blend of the *tulip poplar and chestnut/post oak/blackjack oak associations.* On a scale of 0 – 21, this forest stand rates an 11, forest structure classified in the good range.

Forest Stand 11, totaling 3.08 acres, straddles alluvial soils and possesses attributes characteristic of the *tulip poplar association.* Preexisting large tulip poplar trees dating back to when the area was pasture dominate the stand. Preexisting red maple codominates. Understory trees include black cherry, red maple, sycamore, tulip poplar and residual red cedar. The herb and shrub layers are decidedly compromised by exotic species. The shrub layer includes bush honeysuckle, Japanese honeysuckle, multiflora rose, poison ivy, smilax, Virginia creeper and spicebush. The herb layer includes stinging nettle, New York and sensitive ferns, as well as a host of exotic species. Composition of the canopy will likely remain, with sycamore becoming locally dominant within the stand. . On a scale of 0 – 21, this forest stand rates a 14, forest structure classified in the good range.

Forest Stand 12 includes the entire right-of-way corridor extending from the southern end of the park to Route 23. Originally a road corridor, a naturalized colonnade of trees succeeded along either side. Today, a few large tulip poplars dominate the stand. Black oak codominates, particularly where stand 12 is actually a southern extension of stand 7, and therefore representative of the *tulip poplar association*. Sweetgum is co-dominant along the southern extent of the right-of-way. The compacted dirt road remains free of vegetation in spots, and overgrown with poison ivy, smilax and blackberry elsewhere. The original width has been choked to as little as 25 feet between fence lines. Common understory species include beech, southern red oak, red maple, dogwood, white ash, black gum and sassafras. Herbs include false solomon seal, New York and Christmas ferns, as well as many exotics. In one area, the ornamental exotic, *vinca minor*, assumed 60 percent of a sample plot. The canopy composition will include beech, southern red oak, black gum as well as tulip poplar in the future, assuming

no future disturbance. On a scale of 0 – 21, this forest stand rates a 12, forest structure classified in the good range.

B. Cultural Resources

A reconnaissance survey by the Cultural Resources Protection Group was conducted in April 1991 and again in October 2000 in response to proposed changes in the Master Plan. The net result of both surveys indicates a variety of cultural resources that, depending upon the extent of development, may be negatively affected.

Historic:

The major archaeological resource is the remains of a mid to late 19th century farmhouse and suspected outbuildings. The ruins represent a domestic structure measuring 15 feet by 24 feet with a bulk head entrance. The cellar hole foundation was built from fieldstone (quartz, quartzite and sedimentary rock) in a semi-cut random arrangement. Other outbuildings, while not located during this low level reconnaissance survey, most likely exist.

An additional resource, likely associated with the farm complex area, is a springhouse which was not field located during the October 2000 reconnaissance survey. It was, however, described in 1981 by Ed Chatelain, of the Fairfax County Archaeological Survey. He noted that it had an arched stone roof and constructed with the same stone type as the farmhouse foundation. It measures 20 feet by 10 feet. Chatelain assumed, and probably correctly, that the springhouse was contemporary with the stone foundation of the farmhouse (location map) based on similarities in stone type and construction technique. The structure, however, may no longer exist or has been severely disturbed due to construction activities.

The Heritage Resources Management Plan, adopted by the Board of Supervisors as an addition to the County Comprehensive plan, refers to these structures as rare in Fairfax County and should be protected and publicly interpreted.

Prehistoric:

Several prehistoric sites were located in the early 1980s and may still exist (location map). These prehistoric sites are lithic scatters with no known cultural affiliation or age. However, they likely represent late archic Indians (3,000 BP) based on previous cross-site analysis. Other prehistoric sites may exist throughout South Run District Park.

Recommendation:

Due to the extent and number of possible additional facilities, it is recommended that the park be contractually surveyed at the phase I level of intensity, as well as, conducting systematic walk-overs. Phase II testing of the Farm Complex area is also recommended to define the significance and extent of the site. The purpose of the phase I survey and phase II testing, in addition to protecting the resources from

facility development is to enhance public awareness of the vastness and breadth of the cultural resources in their parks.

V. CONCEPTUAL DEVELOPMENT PLAN FOR SOUTH RUN PARK

A. Recommendations on Conceptual Development Plan

The purpose of the Conceptual Development Plan (CDP) is twofold. First, it describes elimination of facilities previously planned but not built that are no longer appropriate or needed in the park. Second, the CDP contains descriptions of the concept plan elements, design concerns and a plan that shows the general locations of recommended facilities.

B. Elimination of Previously Master Planned Facilities

The following facilities are recommended for elimination from the previous master plan for the park:

Shuffleboard Courts (lighted)
Outdoor Ampitheatre
Outdoor Classroom Area
Garden Plots
Equestrian Stables
East Side Entrance Road (adjacent to future high school site)
Parking Lot – 202 spaces
(co-located on & adjacent to future high school property)
Parking Lot – 110 spaces - (located on southeastern edge of site)
Tennis Courts (4) w/ Practice Tennis (lighted)
Pond on South Run

C. Description of New Plan Elements

1. Athletic Field Area Parking

A new asphalt parking area designed for 105 spaces is desired to specifically serve the eastern most athletic fields currently existing at the park. This lot was previously part of a planned 202 space parking lot adjacent to the high school property that was never developed. A 94 space, asphalt parking area, approved under the original master plan but never built, is recommended in its planned location between the southern most athletic field parking area and the RECenter. Both parking areas would be lighted.

2. Athletic Fields

<u>Diamond Field</u>

A new diamond field with a 200 ft. outfield distance is recommended in a wooded area northwest of the entrance road in an area bordering the Fairfax County Parkway. The field would be irrigated and lighted for level 1 status. A new lighted, asphalt parking area would be located directly south of the field to accommodate at least 35 spaces. A lighted asphalt trail would connect the field area with the parking area for ease of access.

Rectangular Field

A new rectangular field is desired in the wooded area located in the northeastern most part of the park. This field location was approved on the previous master plan in 1979 but never built. The field would be irrigated and lighted for level 1 status. A lighted, asphalt trail would connect the field area with the proposed parking area for ease of access.

3. Restrooms

A stand-alone restroom facility is recommended to be located within the athletic field area of the park. The facility must be ADA accessible, should be designed for low maintenance and should serve the majority of park visitors utilizing outdoor facilities.

4. Off-Leash Dog Area

An off-leash dog area with a minimum size of one-quarter acre and a preferred size of one-half acre or larger is recommended to the west of the park entrance road within the forested area and extending into the open, grassed area of the Dominion Virginia Power utility-line easement. The area would be contained by a 5 ft. high chain link perimeter fence. An adjacent asphalt parking area for 20 spaces is recommended, to be co-located within the immediate area of the picnic area parking lot.

5. Field House Renovation

The existing field house, currently an empty building shell that is rented as programmed space for special events, should continue to be used for the same venue. Several private interest groups have stepped forward with proposals for consideration of utilizing the building for its current uses, ie. indoor sports, at no cost to the Park Authority. Public/private partnership opportunities should be considered for utilizing the structure for indoor sports venues such as soccer, lacrosse, etc. The plan should remain flexible in that other uses should also be considered for the Field House if indoor sport use opportunities do not materialize.

6. RECenter Expansion

Current RECenter use figures, as well as trends in exercise, fitness, sports and children's programming indicate the need for expansion of aquatic features and additional fitness/program space. Staff recommends that an investigation of the feasibility to expand the RECenter fitness center be undertaken. Expansion of the current parking lot by 175 additional spaces is also recommended.

A telephone survey of households within the South Run market area conducted as a part of the feasibility study found far greater levels of interest in activities associated with the fitness facility than in facilities associated with the gym concept. For example, 44% of households surveyed expressed an interest in using a fitness facility at the renovated field house frequently for cardio-vascular equipment workouts, 40% for strength training and 32% for aerobics programs.

Interest levels were much lower for gym-related activities such as basketball (12%), indoor soccer (10%), roller/floor hockey (8%) and volleyball (7%).

Greater attendance potential. Analysis from the feasibility study also indicated that the fitness facility would enable the Park Authority to serve larger numbers community residents than the gym concept. Projected annual attendance of the fitness facility was 279,000 compared with 95,000 for the gym.

Greater cost recovery potential. Financial analysis that was done as a part of the feasibility indicated that the fitness option had greater potential to recover operating costs than the gym concept. Annual revenues were projected to be 120% of operating costs in a stabilized year of operation for the fitness option versus only 70% for the gym option. Cost recovery is an important consideration since South Run RECenter/Field House operates in the Park Authority's Revenue Fund and must, therefore, be operationally self-sustaining.

7. Skate Park

A skate park of approximately 16,500 sq. ft. (the size of a double tennis court) is recommended in an open area near the RECenter. The concrete surfaced skate park would be fenced with 10 ft. high black vinyl chain link fabric for security, would be lighted to allow for night time use and would include a spectator seating area. Other small-scale outdoor youth/teen oriented facilities could be co-located with the skate park, if desired, to provide additional activities for this age group. The general area could be utilized for this function if space is available after the skate facilities are built and taking into consideration the intensity of uses in the immediate area. Skate park users should be encouraged with appropriate directional signage along the entrance road to utilize the designated parking spaces behind the RECenter.

8. Entrance Roads

Two internal park road connections are proposed under this master plan revision recommendation. The first is proposed to provide direct entrance road access to the field house area while bypassing the existing RECenter parking lot, thereby eliminating a series of 90 degree turning movements and resulting traffic congestion. The road extension would be asphalt surface with standard curb and gutter sections.

The second park road is recommended to connect the main entrance road with Lee Chapel Road at Pond Point Drive while also serving proposed facilities in the west end of the park. The road is recommended as having controlled access (a locking gate), indicating that ingress/egress would occur only during times of peak use periods and would remain closed at all other times. However, the internal park road connection should not be implemented until Lee Chapel Road improvements are made in the future. If the equestrian area is not developed in this park because of the availability of the Laurel Hill site for equestrian activity, the entrance road connection to Lee Chapel Road should be removed from the master plan through administrative action.

9. Ropes Course

This mini obstacle course for both children and adults is a team building challenge activity that will be used in conjunction with Park Authority programming during the warmer months. Successful completion of the course would require competitors to take initiatives to work together for successful completion of the course. Events could include working through a maze blindfolded or moving an entire group of participants through a 'web' made of rope so that no one touches the web.

10. Trails

The network of existing trails in the park will largely remain unaffected by the master plan revision including the 'cross-country' trail used for high school activities. When future development occurs, trail alignment adjustments will be coordinated with local trail user groups for their input. A new trail alignment will be constructed that will connect the trail network along the Fairfax County Parkway with the RECenter.

11. Other Facilities

Other park facilities that were approved on the 1979 master plan but not built include picnic areas with lighted shelters, four (4) lighted tennis courts and a nature study area.

D. Relocation of Previously Approved Master Plan Elements

1. Equestian Facilities

Equestrian facilities were approved on the previous master plan but not built. The recommendation includes locating these facilities in the northern end of the park. Facilities would include a covered and lighted outdoor arena with dimensions of 150' x 300', an exercise ring – uncovered, lighted with dimensions of 100' x 200', a restroom, a storage facility and judges' stand. Parking would include space for 60 horse trailers on a blue-stone dust surface, to be located within the power line easement. Horse stables, previously approved on the earlier master plan, would no longer be considered under this plan.

If opportunities arise to include an equestrian facility at Laurel Hill before the South Run plans are implemented (ie. constructed), the South Run equestrian site should revert back to its former designation as undisturbed forest area.

E. Design Concerns:

1. Certain restrictions and a permit approval process apply to any construction occurring within the Dominion Virginia Power easement.
2. The existing park entrance road should be widened as soon as possible to improve traffic flow, especially during peak use periods.
3. Proposed parking areas should be developed as soon as possible in the athletic field area to accommodate visitors during peak use periods.