

POHICK PLANNING DISTRICT

Overview & Character

The [Pohick Planning District](#) is located in the southwest part of the county and surrounds the [Town of Clifton](#). The major roads in the District are Ox Road (Route 123), Braddock Road, Rolling Road, Fairfax County Parkway, Old Keene Mill Road, Hoopes Road, Pohick Road, and Clifton Road. Pohick is predominantly a residential area in which the eastern portion has suburban densities (single-family detached dwellings and townhouses) and the western part is predominantly large lot



residential development, five acre lots and larger. There are some commercial areas serving the immediate residential communities. The large lot residential pattern in the western portion of the District, which is in the Occoquan basin, was planned at low densities in part to help protect the water quality of the Occoquan Reservoir. The District also major recreational parkland and facilities associated with the Occoquan River. The 48,952 acre District, the largest in the County, has seven community planning sectors and is located in the Braddock, Mount Vernon, and Springfield Supervisory Districts. It is in Park Maintenance Areas 4 and 5.

The Pohick Planning District contains land in eleven watersheds: Accotink, Little Rocky Run, Pohick, Johnny Moore, Wolf Run, Sandy Run, Mill Branch, Old Mill Branch, Popes Head, Ryan's Dam and Occoquan. The largest watersheds in the planning district are Pohick (36%), Popes Head (18%), Mill Branch (10%), Sandy Run (8%) and Johnny Moore (6%). Accotink and Pohick Creeks flow directly to the Potomac River, as where the other watersheds in the district flow to the Occoquan. Most of the Park Authority land holdings in the planning district are concentrated in the Pohick and Johnny Moore watersheds. The Park Authority owns no land within several of the smaller watersheds. Zoning efforts to protect the Occoquan Reservoir have significantly influenced the character of the Pohick Planning District.

Several of these watersheds, such as Wolf Run, Mill Branch and Sandy Run have an almost rural nature and much higher water quality because of the large lot, private land holdings. Popes Head and Johnny Moore Creeks have some dense development in the upper portions of their watersheds, but much

lower density in the lower portions and retain relatively good water quality. Pohick and Little Rocky Run have much more intense development in their watersheds and have branches or segments with fair or poor water quality.

In 2005, the [Pohick Planning District](#) had 23 percent of the County's population, the second highest in the County. However, it had the second lowest density of people per acre, 3.1, as shown in Table 1. Pohick had 45 percent of households with children under the age of eighteen, which was the second highest of all districts. This is pertinent because households with children under eighteen have more active park users.

Table 1: Demographic Indicators for Pohick

Pohick Demographic Data			
	Pohick	Fairfax County	District Rank
Total Population			
1980 Population	71,543	596,901	2 of 14
2005 Population	139,932	1,041,242	2 of 14
2005 Population Density	3.1	4.5 per acre	13 of 14
Median Market Housing Value	\$367,538	\$349,000	5 of 14
Housing Units 2005	46,197	384,683	2 of 14
Nonresidential Structure Gross Floor Area 2005	7,602,914	229,527,736	11 of 14
2000 Households (HH)	44,925	348,714	2 of 14
w/o Children	55%	63%	13 of 14
w Children under 18	45%	37%	2 of 14
Total Population in 2000	137,166	969,749	2 of 14
White	75.4%	69.9%	3 of 14
Black	5.9%	8.6%	10 of 14
Asian & Pacific Islander	13.2%	13.1%	9 of 14
Other or Two or More	5.5%	8.5%	13 of 14
Hispanic (can be of any race)	6.7%	11.0%	13 of 14

There are 56 public parks with a total of 8,335 acres in the [Pohick Planning District](#). The [Fairfax County Park Authority](#) protects and maintains around 4,212 acres in forty-nine parks, which is 54 percent of the public parkland in the District. Other entities provide 4,123 acres of public parkland in Pohick. Total public parkland in Pohick amounts to 16 percent of the total acres. The largest parks are regional parks: [Fountainhead](#) Park, [Hemlock Overlook](#) Park, and [Sandy Run Park](#), all of which are owned by the [Northern Virginia Regional Park Authority](#). These large regional park lands were purchased in the 1960s and 70s with the primary purpose of protecting the drinking water resource in the Occoquan Reservoir. Burke Center Conservancy, which is part of the privately owned Burke Centre planned community, maintains over 470 acres of open space with trails and recreational facilities. There are 150 acres of private golf course land in the District. Parks in the District are shown on Map 1. Table 2 lists individual public parks by classification and community planning sector.

Map 1: Park and Recreation Lands

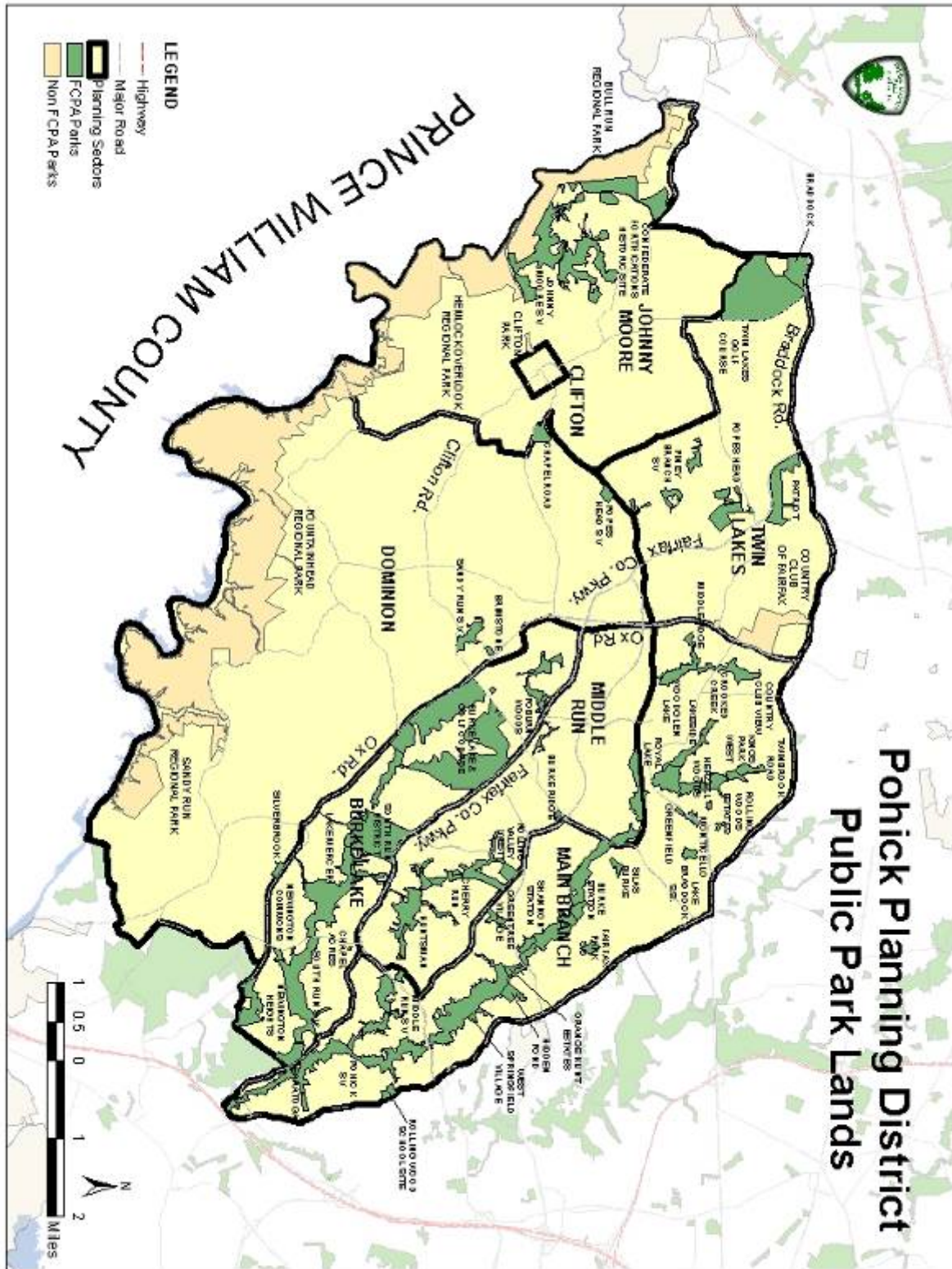


Table 1: Parks by Planning Sector in the Pohick District

SECTOR	PARK NAME	CURRENT CLASSIFICATION	ACRES	MASTER PLAN
Twin Lakes	Braddock	District	57.0	1981
	Country Club Of Fairfax Golf Course	Private	150.0	
	Patriot	District	96.1	2003
	Piney Branch Stream Valley	Stream Valley	44.8	
	Pohick Stream Valley	Stream Valley	788.7	
	Popes Head	District	74.7	1981
	Popes Head Stream Valley	Stream Valley	20.2	
	Twin Lakes Golf Course	District	357.2	1970
	Main Branch	Burke Station	Community	18.2
Country Club View		Community	39.1	1970
Crooked Creek		Community	12.3	
Fairfax Park School Site		Neighborhood	13.2	
Greenfield		Neighborhood	4.9	
Greentree Village		Community	19.3	
Herzell Woods		Neighborhood	2.9	
Hidden Pond		Community	25.4	1974
Kings Park West		Community	31.1	
Lake Braddock School Site		Community	13.0	
Lakeside		Community	21.1	1969
Middle Run Stream Valley		Stream Valley	209.1	
Middleridge		Neighborhood	7.9	1979
Monticello		Community	8.8	
Orange Hunt Estates		Community	8.1	1967
Rolling Wood School Site		Community	13.0	1976
Rolling Woods Estates		Neighborhood	3.4	
Royal Lake		Community	58.5	1973
Saratoga		Community	7.3	1983
Shannon Station		Neighborhood	13.6	
Silas Burke		Community	10.3	1983
Twinbrook Road		Neighborhood	4.4	
West Springfield Village		Neighborhood	10.3	
Woodglen Lake	Community	53.8	2003	
Johnny Moore	Bull Run Regional Park	NVRPA	62.1	
	Clifton Park	Town of Clifton	8.4	
	Confederate Fortifications Historic Site	Stream Valley	161.7	2004
	Hemlock Overlook Regional Park	NVRPA	804.0	
	Johnny Moore Stream Valley	Stream Valley	355.4	
Dominion	Brimstone	Neighborhood	4.9	
	Chapel Road	Community	25.3	1985
	Fountainhead Regional Park	NVRPA	2,307.1	
	Sandy Run Stream Valley	Stream Valley	38.8	
	Sandy Run Regional Park	NVRPA	341.7	
	Silverbrook	Community	10.7	
Middle Run	Burke Center Conservancy	Private	470	
	Burke Ridge	Neighborhood	3.8	
	Cherry Run	Neighborhood	3.9	
	Huntsman	Community	105.0	1985

	Poburn Woods	Community	10.5	
	Rolling Valley West	Community	20.4	1978
Burke Lake	Burke Lake & Golf Course	Stream Valley	597.4	2002
	Chapel Acres	Neighborhood	0.9	
	Lake Mercer	Stream Valley	194.7	2001
	Newington Commons	Neighborhood	8.5	
	Newington Heights	District	69.4	1986
	South Run District	District	191.3	2001
	South Run Stream Valley	Stream Valley	362.0	
TOTALS			8,355.6	23

The majority of parkland in the [Pohick Planning District](#) is classified as local, stream valley, and regional parkland, which is predominantly open space land. Map 2 shows the Pohick parks by classification. Approximately 15 percent of the District parkland is developed with Park Authority facilities that provide a range of passive and active recreation facilities, including playing fields, courts, a RECenter and playgrounds, which are listed in Table 3.

Map 2: Parkland Classification in the Pohick Planning District

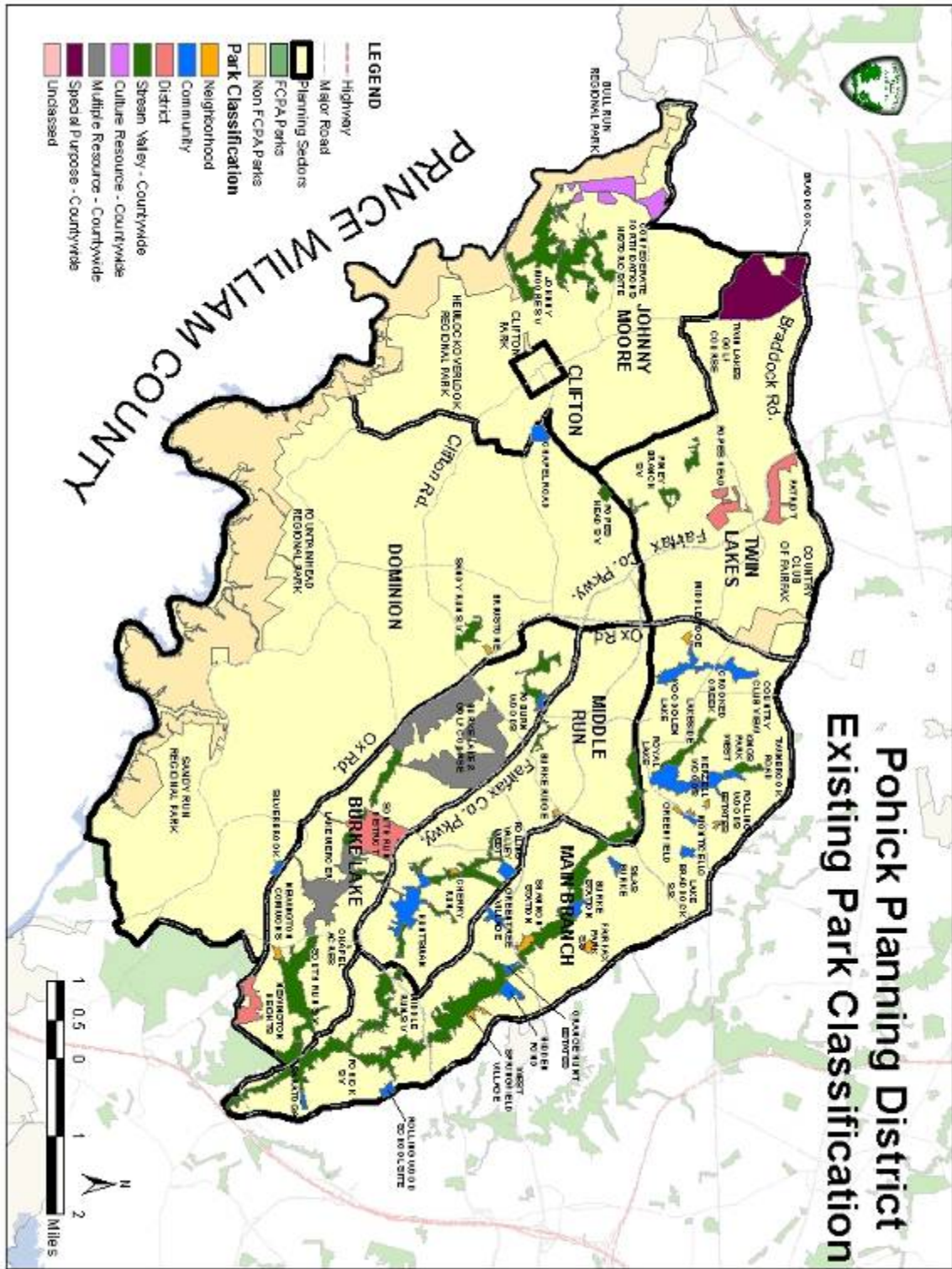


Table 2: Park Facilities provided by Park Authority in the Pohick Planning District

PARK NAME	Restrooms	GOLF	Mini Golf	TRAILS	PICNIC SHELTERS	Picnic Tables	PLAYGROUNDS	RECTANGLE FIELDS	DIAMOND FIELDS	Sand Volleyball Courts	TENNIS	MULTI-USE COURTS	RECenter	Garden Plots	HISTORIC FEATURE	WATER ACTIVITIES	Nature Center	Dog Park	SPECIALTY FEATURES
BRADDOCK	●		●	●	●	●	P	●	●	P	P								
BRIMSTONE				●															
BURKE LAKE & GOLF COURSE	●	●	●	●	●	●	●			●						●			●
BURKE RIDGE																			
BURKE STATION				●			P	●			●	●							
CHAPEL ACRES				●			●	●				●							
CHAPEL ROAD				P	P		P				P	P			●				P
CHERRY RUN																			
CONFEDERATE FORTIFICATIONS HISTORIC SITE				●											●				
COUNTRY CLUB VIEW	P			●			●				●	●							
CROOKED CREEK							●								●				
FAIRFAX PARK SCHOOL SITE																			
GREENFIELD																			
GREENTREE VILLAGE				●			●												
HERZELL WOODS																			
HIDDEN POND	●			●	●	●	●				●				●		●		●
HUNTSMAN				●			●	●				●							
JOHNNY MOORE STREAM VALLEY																			
KINGS PARK WEST																			
LAKE BRADDOCK SCHOOL SITE								●											
LAKE MERCER				●	P										●	P			P
LAKESIDE				●			●	●	●			●							
MIDDLE RUN STREAM VALLEY				●															
MIDDLERIDGE				●			P	●			●	●			●				
MONTICELLO																			
NEWINGTON COMMONS				●								●							
NEWINGTON HEIGHTS				●			●	●	●		●	●							
ORANGE HUNT ESTATES				●			●	●				●							
PATRIOT				P				P	P										P
PINEY BRANCH STREAM VALLEY				●			●												
POBURN WOODS																			
POHICK STREAM VALLEY				●			●								●				
POPES HEAD	P			●	P		●	●	●		●	●			●				
POPES HEAD STREAM VALLEY				●															
ROLLING VALLEY WEST				●	P		●	●	●		●	●							
ROLLING WOOD SCHOOL SITE							●	●			●	●							
ROLLING WOODS ESTATES					P														
ROYAL LAKE				●			●				●	●			●				
SANDY RUN STREAM VALLEY																			
SARATOGA				●			P	P	P		P	P							
SHANNON STATION				●															
SILAS BURKE							●	●			P	●							P
SILVERBROOK																			
SOUTH RUN DISTRICT	●			●	P	P	●	●	●		●	●	●		●			●	●
SOUTH RUN STREAM VALLEY				●															
TWIN LAKES GOLF COURSE	●	●		●											●				
TWINBROOK ROAD																			
WEST SPRINGFIELD VILLAGE																			
WOODGLEN LAKE																			

Facilities Exist ●
Facilities Planned P

The majority of the public parkland in the [Pohick District](#) contains natural and cultural resources, such as those in the Park Authority’s Pohick Stream Valley Park and [Burke Lake](#) as well as the extensive [Northern Virginia Regional Parks](#) along the Occoquan River. The northeastern part of the District contains several parks, including stream valley parkland. The southwestern portion of

the District has large continuous [NVRPA](#) parks located along the Occoquan River, which is the County boundary in this part of the County.

Additional the [Park Authority](#) recreational facilities are co-located at County public school sites. [Laurel Hill](#) and [E. C. Lawrence](#) regional parks serve Pohick but are located outside the District. They provide a variety of resources, including historic, natural and active recreational facilities. There are Pohick parks, such as [Burke Lake](#) Park, [South Run](#) Stream Valley Park with its [RECenter](#), [Twin Lakes Golf Course](#), [Braddock](#) Park and [Patriot](#) Park that serve adjacent districts.

Summary of Major Parks and Facilities

Park Authority Parks and Facilities

- Stream Valley Parks: Johnny Moore, Middle Run, Piney Branch, Pohick, and Sandy Run provide natural and cultural resources and trails.
- [Braddock Park](#) provides six lighted softball fields, two rectangular fields, mini golf, batting cages, picnic area, multi-use trails, and an open play area.
- [Burke Lake Park](#) is the second largest Park Authority facility in the Pohick District and provides a unique mixture of facilities, including an accessible amphitheater, carousel, mini-train, ice cream parlor, disc golf, mini-golf and lake. Other facilities include accessible fishing dock, boat launch, boat rentals, volleyball, horse shoe pits, golf course, driving range, club house, picnic area with grills, campgrounds, and playground. It also provides for biking, equestrians, nature appreciation and fitness trails. There are also programs, and a boat launch. One of the most popular fishing destinations in the area, the lake itself is owned by the [Virginia Department of Game and Inland Fisheries](#), who manage its resources. Burke lake contain significant natural resources in the form of largely intact upland and riparian forested corridors that have relatively low coverage by non-native invasive species. The site plays host to numerous resident and migratory animal species including birds and dragonflies.
- [Confederate Fortifications Historic Site](#) is the most important historic feature in the Pohick District with fortifications and McLean's Ford Road. These earthworks are the best surviving examples of the fortifications constructed by the Confederate Army of the Potomac. Having played an important roll during both battles of Bull Run, the site provides the opportunity to preserve and interpret the significant Civil War associated resources. This site also contains a stand of the globally rare Diabase Flatwoods forest type, and is contiguous with a large forested tract along Bull Run owned by the Northern Virginia Regional Park Authority. Deer

browse is the single biggest threat to the vegetative resources at Confederate Fortifications Historic Site at this time.

- [The Cross County Trail](#), is over forty miles long and connects the northern and southern boundaries of Fairfax County as the primary north-south trail corridor. [The Trail](#) extends south through the eastern corner of the Pohick Stream Valley Park, where it provides a link to a trail through the stream valley.
- [Hidden Pond Park](#) provides an amphitheater, historic site, tennis courts, picnic area, open play area, and play ground. It also has a [nature center](#) with trails, nature area, pond, and wetlands. The nature center features exhibits and live displays that help orient visitors to the park and nature in general. The center has a small sales area with books and other items for nature enthusiasts and nature study groups. The nature center has trails along the stream and woodland walking trails; a self-guided nature trail and a one-acre pond. The nature center staff offers programs for school, youth and scout groups, community organizations and the general public. Activities include guided walks, field trips, workshops, demonstrations and special request programs on a variety of topics by reservation. Hidden Pond is adjacent to a section of the Pohick Stream Valley Park which contains large tracts of bottomland forest, vernal pools and at least one known large shrub wetland.
- [Patriot Park](#) was named to commemorate patriots from the county. This 96-acre park provides recreational facilities and protection of extensive natural resources. The first phase of development includes the Park Authority's largest synthetic turf field, which is accessible from Braddock Road and visible from the Fairfax County Parkway (Route 7100). This lighted rectangle field, though striped for soccer, serves a variety of sports.
- [South Run District Park](#) and [RECenter](#) are located along Fairfax County Parkway (Route 7100), just south of [Burke Lake Park](#). It has a variety of athletic fields and courts, including two lighted synthetic turf fields. The park has a field house with indoor synthetic field, a playground, a [dog park](#), and multi-use trails. [South Run RECenter](#), currently under expansion, provides a fitness center, indoor courts, and several [aquatic facilities](#). These including a 25 x 25 yard pool with two one-meter springboards, an outdoor sundeck, poolside spa, locker rooms with saunas, and showers. In addition the RECenter also provides extensive [programs and camps](#). South Run District Park contains known significant natural resources in its upland and bottomland forest and grass and shrub dominant utility corridors.
- [Twin Lakes Golf Course](#) is located at the intersection of Braddock Road and Union Mill Road and is listed in [Golf Styles Magazine](#) as one of the "100 Must Play" courses of the mid-Atlantic region. The park offers two

18-hole golf courses, a driving range, a practice range, golf lessons, a clubhouse, and multi-use trails.

Other Park Providers

Other park entities operate and maintain 46 percent of the parkland in the Pohick District. The [Town of Clifton](#) is located in the southwestern part of the [Pohick Planning District](#) and provides one small local park that has ball courts, athletic fields, a picnic area, a playground, and a community center.

The private, 150-acre [Country Club of Fairfax](#) maintains a private golf course around its facility that includes a clubhouse, a swimming pool, tennis courts, and a fitness center. Other private golf facilities include the Virginia Golf Center and Academy and Four Season Golf Center.

The [Burke Center Conservancy](#) is part of the privately owned 1,700 acre Burke Centre planned residential community and it provides over 470 acres of open space as well as several miles of trails for its community. The community has five community centers, multi use courts, volleyball courts, seven playing fields, tot lots, and fishing piers.

The [Northern Virginia Regional Park Authority](#) maintains four major parks in the Pohick District: Fountainhead Park, Hemlock Overlook Park, Sandy Run Park, and part of the Bull Run Regional Park, which provide miles of trails and boating opportunities:

- [Bull Run Regional Park](#) has extensive natural areas with miles of trails. It also has a pool, large open fields to accommodate large group events, archery and trap shooting, and camping areas.
- [Fountainhead Regional Park](#) is part of the Bull Run – Occoquan Trail Network, [Occoquan Water Trail](#). There is boating, fishing, picnicking, and mini-golf.
- [Hemlock Overlook Regional Park](#) is an Outdoor Education Center that provides several environmental education and team development programs. Hiking and horse trails run throughout the park.
- [Sandy Run Regional Park](#) was established for sculling, rowing, canoeing, and kayaking. The park has facilities for education, training, practice, racing, and recreation related to these sports.

These parks form an extensive public open space system along the southern boundary of the Pohick District and the County.

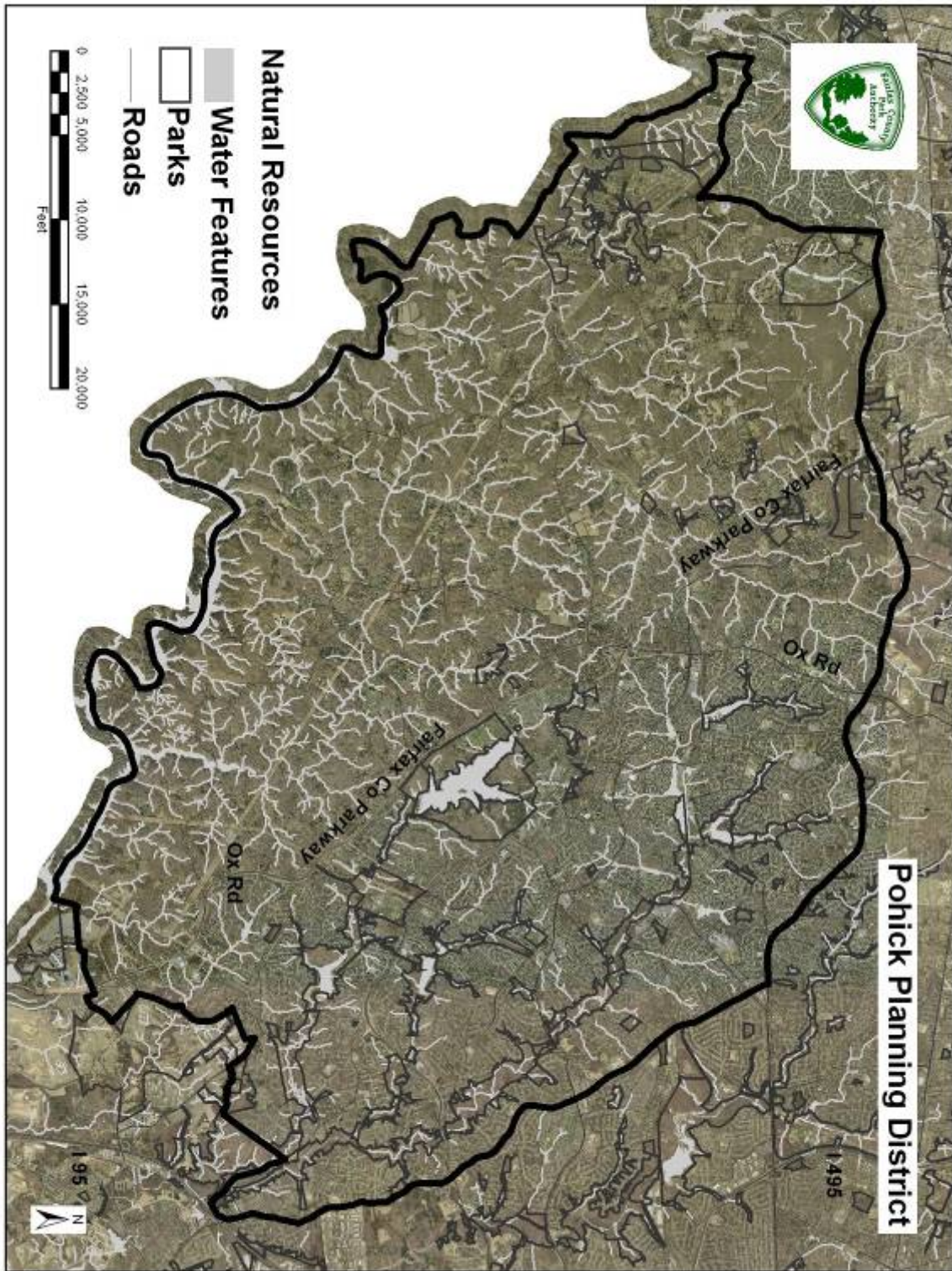
Summary of Natural Resources

Geologic variability with underlying diabase rock on the west and granitic rock on the east combined with large intact private and public land holdings has

resulted in a great deal of variability and richness within the plant communities found within the district. There are large stream valleys with significant topographic relief. These streams are very clean compared to others in the County due to low-density development in portions of the district supporting unusual species such as the two-line salamanders and river otter.

There are several park properties surrounding large lakes in the Pohick watershed. The largest of these, Burke Lake, contains very mature upland hardwood forest and riparian corridors but also faces significant challenges due to human activity, invasive plant species and encroachments. Additional unique forest stands exist in Patriot Park and Confederate Fortifications Historic Site. Other high quality vegetative resources likely occur within the larger stream valley and upland park sites. Vernal pools are known to occur at several sites within the Popes Head and Pohick watersheds and there are likely many more that have not been discovered or identified. Due to the presence of larger park parcels within the Pohick Planning District, there is the possibility of preserving upland adult habitat for species that utilize the vernal pools to breed and for their first life stage. The aerial photo in Map 3 shows the parkland in a landscape context.

Map 3: Aerial Photo of Pohick Planning District with Streams



Coordinated assessment, research and documentation of natural resources on public and private properties are lacking. In the district, only four natural resources inventories have been completed for three parks (Patriot, Union Mills, and South Run).

Cultural Resources

The Pohick Planning District contains the Robey's Mill Historic Overlay District and the St. Mary's Church Historic Overlay District and many important cultural resources. The most important of these are Civil War features, a number of 18th and 19th century mills and domestic sites, as well as many Native American sites. These Native American sites exist in abundance in the undeveloped portions of our park lands. Sites types include Native American campsites, hunting stations and stone quarries. The Native Americans used outcrops of quartz and steatite for the manufacture of many types of tools, including spears, knives, arrow points, scrapers, axes and awls. Also located in the Pohick District are outcrops of high quality steatite (soapstone) used to create bowls, used prior to the advent of ceramics, as well as ceremonial items. The district contains Native American sites that date from the earliest known occupations in the county, some 12,000 years ago up to European contact.

Civil War sites include a series of well-preserved earthen fortifications, encampment tent platforms, a battery fort, trenches, powder magazines, and breastworks as well as the historic road traces. These earthworks in this planning district are among the best surviving examples of the network of fortifications, and last remaining fortifications constructed by the Confederate Army of the Potomac in Fairfax County. Many of these resources are preserved on parkland and allow the opportunity to preserve and interpret these significant Civil War features.

Also in the District, can be found the remains of the Clifton Quarry a steatite quarry discovered and first documented in the 19th century by William Henry Holmes, Chairman of the Department of Anthropology at the US National Museum (Smithsonian). This was the site of what is probably the earliest archaeological investigations in the County.

Park Access & Connectivity

Some of the larger Pohick community and district parks are generally located near major roads and only accessible by automobile because of their distance from populated portions of the District and the County and because of the lack of interconnecting trails.

Many of the neighborhood and stream valley parks in the District are accessible by pedestrians from adjacent communities. Such parks were created with adjacent housing developments and are often embedded within the communities. The parks surrounding [Royal Lake](#) are an example where

there are sidewalks or trails into parks as well as informal paths from yards into the parks. These parks often do not have trail connections to the countywide trail system and access to them by people outside the neighborhood is difficult.

The Cross County Trail is forty miles long connecting the northern and southern boundaries of the County. It crosses the Pohick District in the eastern tip of the Pohick Stream Valley Park.

Anticipated Land Use and Demographic Changes

In 2005 the Pohick District had a population of 139,932 people. It is projected to be 148,248 in the year 2015, which would make Pohick the third fastest growing planning district in the County (Table 4). The population growth would be associated with an increase of 2,676 housing units, the third slowest housing growth rate in the County. It is anticipated that commercial and office development in this area will continue at a moderate rate. Few land use changes are anticipated for this planning district as there are no growth centers located in Pohick that are not already developed.

Without increases in stormwater management, control of human activities and encroachments, and population control of white-tailed deer and non-native invasive species, the quality of preserved parkland is threatened.

Table 4: Growth Rates for Pohick Planning District

Pohick Planning District			
	Pohick	Fairfax County	Rank
Total Population			
2005	139,932	1,041,242	2 of 14
Forecast 2015	148,248	1,179,258	2 of 14
Growth Rate 1980-2005	96%	74%	5 of 14
Growth Rate 2005-2015	6%	13%	12 of 14
Housing Units			
2005	46,197	384,683	2 of 14
Forecast 2015	48,873	436,436	3 of 14
Growth Rate 1980-2005	5%	78%	5 of 14
Growth Rate 2005-2015	6%	13%	12 of 14