

# SPRINGFIELD PLANNING DISTRICT

## Overview and Character

The Springfield Planning District is located in the central-southeast Fairfax County. It has a predominantly suburban residential character with retail and commercial development in various locations. There is mid-rise office and commercial development in the Springfield Community Business Center (CBC) located at I-395 and Old Keene Mill Road. An industrial area is located to the south of the CBC. The District is located primarily in the Lee Supervisory District with small portions in the Braddock, Springfield and Mount Vernon Supervisory Districts. This district is located in Park Authority Maintenance Areas 3 and 4.



The District is generally bounded by the Southern Railroad right-of-way and the Capital Beltway on the north; the CSX Railroad right-of-way and Beulah Street on the east; Fort Belvoir, Accotink Creek on the south; and Rolling Road on the west. Springfield is located in four watersheds: Accotink Creek (89 percent), Cameron Run (10 percent), and the remaining in the Pohick Creek watershed and Little Hunting Creek watershed. Most of the Park Authority land in the District is in the Accotink Creek watershed.

The Springfield Planning District contains a significant portion of the Accotink Creek watershed and some of the headwaters for creek systems in Fairfax County, and therefore highly impacted from all upstream activities. Several of these watersheds, such as Accotink Creek, have an almost urban watershed with few to no stormwater controls and severe degradation from excessive runoff, despite the relatively diffuse development in portions of the planning district.

The Springfield Community Business Center (CBC) is an extensive commercial area located near the I-95/Old Keene Mill/Franconia Road interchange, known as the “mixing bowl”. The Springfield commercial areas have a variety of retail, commercial and office types of development. The Joe Alexander Transportation Center is located near the crossing of the Franconia-Springfield Parkway and the CSX Railroad, south and east of Springfield Mall. The Fort Belvoir Engineer Proving Ground is located west of I-95 and south of the

Franconia-Springfield Parkway that is no longer used as a proving ground. It is planned for development as a major federal employment center, although the amount of development is being debated by the County and the federal government.

The Springfield Planning District contains several major transportation corridors: the Capital Beltway (I-495) and the Southern Railroad along its northern boundary; I-95, which bisects the District north to south; and the CSX Railroad traverses the district from north to south. The alignment of the Franconia-Springfield Parkway extends west to east from the Rolling Road/Hooes Road intersection to the Beulah Street/Manchester Boulevard intersection. The Fairfax County Parkway traverses the Planning District from the Rolling Road/Hooes Road intersection to the Backlick Road/Telegraph Road intersection.

As Table 1 shows that the District population density is greater than the County average and that there are more households with children than the County average. Springfield has the fourth largest amount of non-residential structure gross floor area of all the County planning districts.

*Table 1: Demographic Indicators for Springfield District*

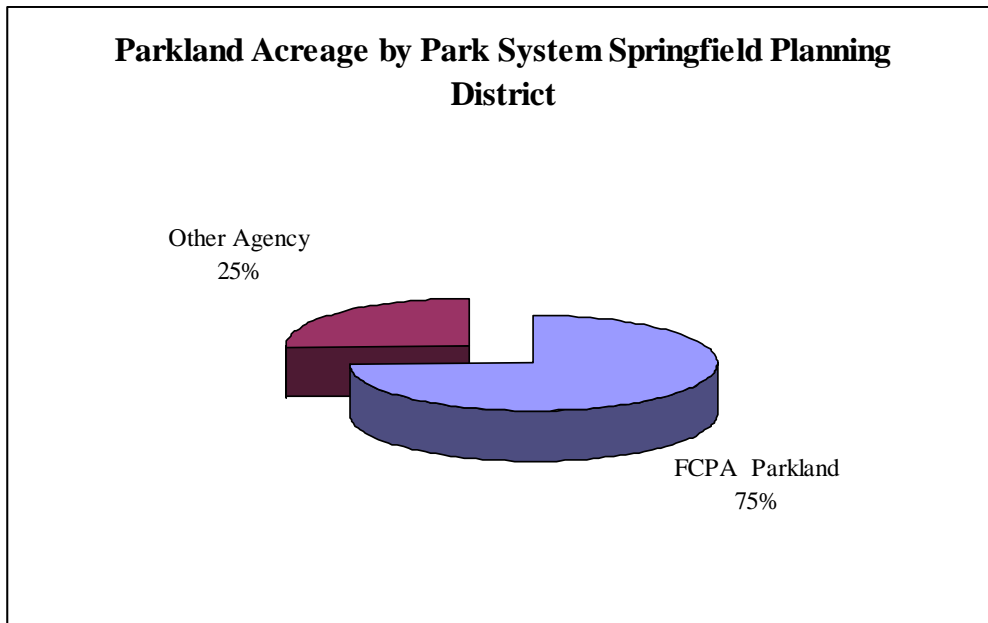
| Springfield Demographic Data                          |                    |                |               |
|---|--------------------|----------------|---------------|
|   | <b>Springfield</b> | Fairfax County | District Rank |
| <b>Total Population</b>                               |                    |                |               |
| 1980 Population                                       | 31,667             | 596,901        | 9 of 14       |
| 2005 Population                                       | 50,270             | 1,041,242      | 9 of 14       |
| <b>2004 Population Density</b>                        | 5.6                | 4.5 per acre   | 7 of 14       |
| <b>Median Market Housing Value</b>                    | \$ 302,652         | \$349,000      | 11 of 14      |
| <b>Housing Units 2005</b>                             | 18,202             | 384,683        | 11 of 14      |
| <b>Nonresidential Structure Gross Floor Area 2004</b> | 19,740,619         | 229,527,736    | 4 of 14       |
| <b>2000 Households (HH)</b>                           | 17,401             | 348,714        | 11 of 14      |
| w/o Children  | 35%                | 63%            | 8 of 14       |
| w Children under 18                                   | 65%                | 37%            | 6 of 14       |
| <b>Total Population in 2000</b>                       | 48,735             | 969,749        | 9 of 14       |
| White   | 65.4%              | 69.9%          | 9 of 14       |
| Black   | 8.7%               | 8.6%           | 5 of 14       |
| Asian & Pacific Islander                              | 16.00%             | 13.1%          | 3 of 14       |
| Other or Two or More                                  | 9.90%              | 8.5%           | 5 of 14       |
| Hispanic (can be of any race)                         | 13.20%             | 11.0%          | 5 of 14       |

Park System Overview

Springfield has nine community planning sectors containing in its 8,836 acres. The Fairfax County Park Authority protects and maintains 963 acres of public parkland, which is 10 percent of the total land area in the District. Private entities maintain an additional 156 acres of open space in the District. Twelve percent of the total land area is maintained by the Park Authority for public recreation. Map 1 shows the parkland in the district by classification for each community planning sector.

The largest park in Springfield is the Accotink Stream Valley Park. It comprises over 500 acres concentrated along Accotink Creek and contains some significant natural resources. This park contains most of the Accotink Stream Valley in the district. The portion of the stream valley located on the Fort Belvoir Engineering Proving Ground (EPG) site is not under Park Authority protection. The remaining Springfield parks are located primarily in the northern half of the District where the residential areas are located.

There are a total of 24 public parks in Springfield. Table 2 lists the public parks, by classification and community planning sector.



Map 1: Park and Recreation Lands in the Springfield Planning District

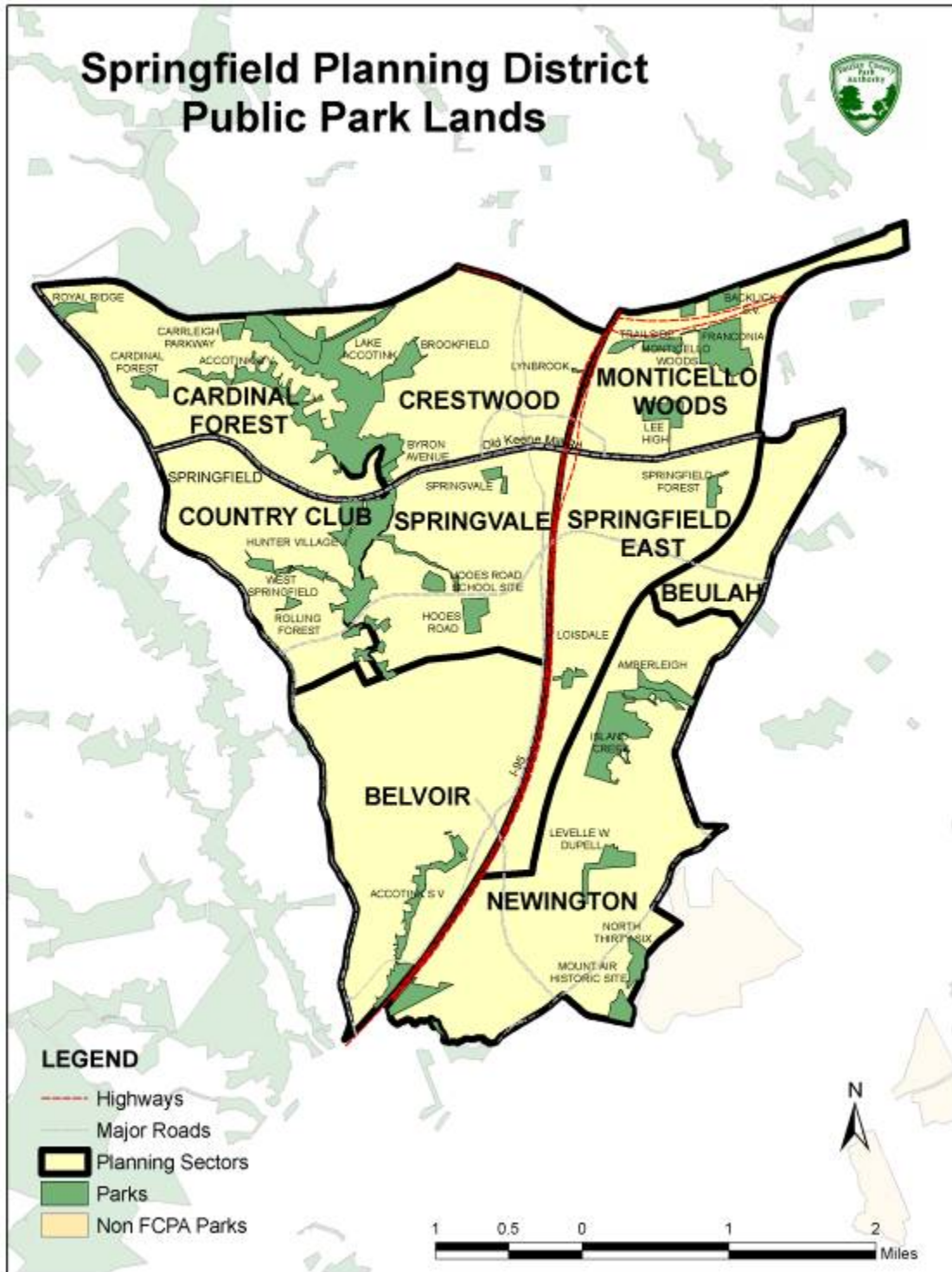


Table 2: Parks by Planning Sector in the Springfield District

| SECTOR                     | PARK NAME              | PARK CLASS        | ACRES  | MASTER PLAN DATE |
|----------------------------|------------------------|-------------------|--------|------------------|
| <b>S 1 CARDINAL FOREST</b> | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 153.25 |                  |
|                            | CARDINAL FOREST        | COMMUNITY         | 15.51  | 1964             |
|                            | CARRLEIGH PARKWAY      | NEIGHBORHOOD      | 10.11  |                  |
|                            | ROYAL RIDGE            | COMMUNITY         | 12.37  | 1973             |
| <b>S 2 CRESTWOOD</b>       | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 144.83 |                  |
|                            | BROOKFIELD             | COMMUNITY         | 25.65  | 1968             |
|                            | BYRON AVENUE           | COMMUNITY         | 5.64   |                  |
|                            | LAKE ACCOTINK          | MULTIPLE RESOURCE | 43.60  | 1993             |
|                            | LYNBROOK               | NEIGHBORHOOD      | 0.58   |                  |
| <b>S3 COUNTRY CLUB</b>     | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 74.90  |                  |
|                            | HUNTER VILLAGE         | COMMUNITY         | 19.80  |                  |
|                            | ROLLING FOREST         | NEIGHBORHOOD      | 3.95   |                  |
|                            | WEST SPRINGFIELD       | NEIGHBORHOOD      | 7.97   | 1970             |
| <b>S4 SPRINGVALE</b>       | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 49.42  |                  |
|                            | HOOES ROAD             | COMMUNITY         | 20.81  | 1974             |
|                            | HOOES ROAD SCHOOL SITE | COMMUNITY         | 10.14  | 1994             |
|                            | SPRINGVALE             | COMMUNITY         | 8.78   | 1973             |
| <b>S 5 BELVOIR</b>         | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 52.03  |                  |
| <b>S 6 NEWINGTON</b>       | ACCOTINK STREAM VALLEY | STREAM VALLEY     | 24.22  |                  |
|                            | AMBERLEIGH             | COMMUNITY         | 17.74  | 1988             |
|                            | ISLAND CREEK           | NATURAL RESOURCE  | 95.70  |                  |
|                            | LEVELLE W.             | COMMUNITY         | 28.02  | 1987             |

|                             |                         |                   |                 |      |
|-----------------------------|-------------------------|-------------------|-----------------|------|
|                             | DUPELL                  |                   |                 |      |
|                             | MOUNT AIR HISTORIC SITE | HERITAGE RESOURCE | 32.20           | 1998 |
| <b>S 7 SPRINGFIELD EAST</b> | LOISDALE                | NEIGHBORHOOD      | 8.64            | 1974 |
|                             | SPRINGFIELD FOREST      | NEIGHBORHOOD      | 10.52           |      |
| <b>S 8 MONTICELLO WOODS</b> | BACKLICK STREAM VALLEY  | STREAM VALLEY     | 21.19           |      |
|                             | FRANCONIA               | COMMUNITY         | 63.67           | 1974 |
|                             | LEE HIGH                | COMMUNITY         | 24.58           | 2004 |
|                             | MONTICELLO WOODS        | COMMUNITY         | 13.76           |      |
|                             | TRAILSIDE               | COMMUNITY         | 6.75            |      |
| <b>S 9 BEULAH</b>           | 0                       |                   |                 |      |
| <b>TOTAL:</b>               |                         |                   | <b>1,006.33</b> |      |

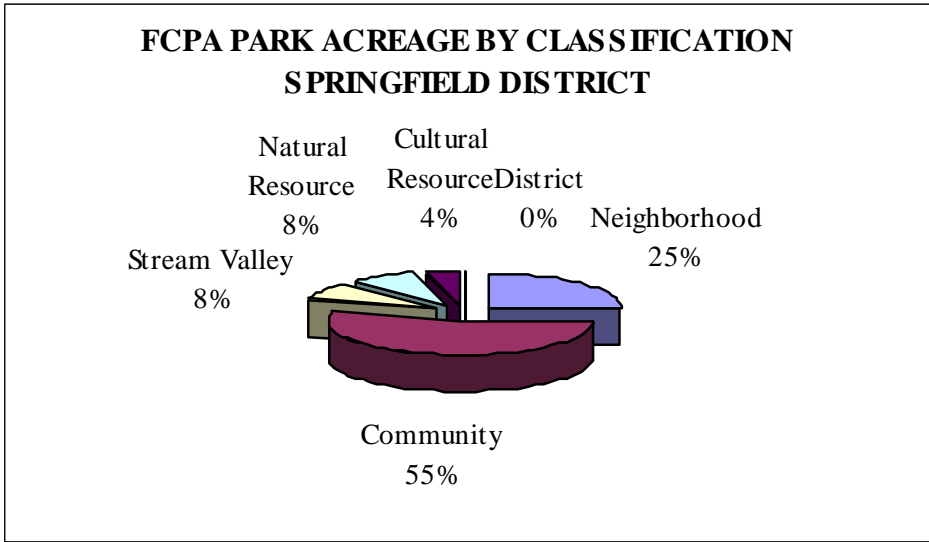
### Summary of Major Parks

#### *Park Authority Parks*

The majority of parkland in the Springfield Planning District is defined as neighborhood, community and stream valley. The Accotink Stream Valley Park is the largest Park Authority site in the District, comprising more than 50 percent of the total parkland. Other parks in the District are a mixture of community and neighborhood parks. Franconia Park, Hooes Road, Trailside Park and Byron Avenue Park have multiple athletic fields.

Island Creek Park, the second largest park in the District, is a natural resource park. Springfield has the Mount Air Historic Site. Map 2 depicts the parks with their classification. Table 3 indicates the type of facilities provided in each park.





Franconia Park is 64 acres and is the largest park in the district with recreation facilities. It is located in a single family residential neighborhood. It is bounded on the north by I-495. It contains two parking areas and access points, five athletic fields, and a native plant nursery operated by the the not-for-profit group, Earth Sangha. One rectangle field is currently being converted to synthetic turf with lights to expand use capacity. Other fields show wear patterns consistent with heavy use. This park also contains community garden plots. There are some streams and Resource Protection Areas on the eastern portion of the site. The eastern half of the site contains mature canopy trees.

Lee High Park is a 24-acre site north of Lee High School. It is surrounded on three sides by residential development. It contains two tennis courts, two diamond fields, one with a junior rectangle field overlay, and a playground. There is no onsite parking for this site.

South Run District Park to the east and Lee District Park to the west are larger parks outside Springfield that serve the District. Lake Accotink, adjacent to the northwest portion of the District, is a 400-acre park that provides nature preserves, trails, boating, picnicking and camping facilities. [Lee District](#) and [South Run](#) District Parks have RECenters that provide Springfield with indoor fitness, swimming pools, and numerous indoor and outdoor programmed activities.

Map 2: Parkland Classification in the Springfield Planning District

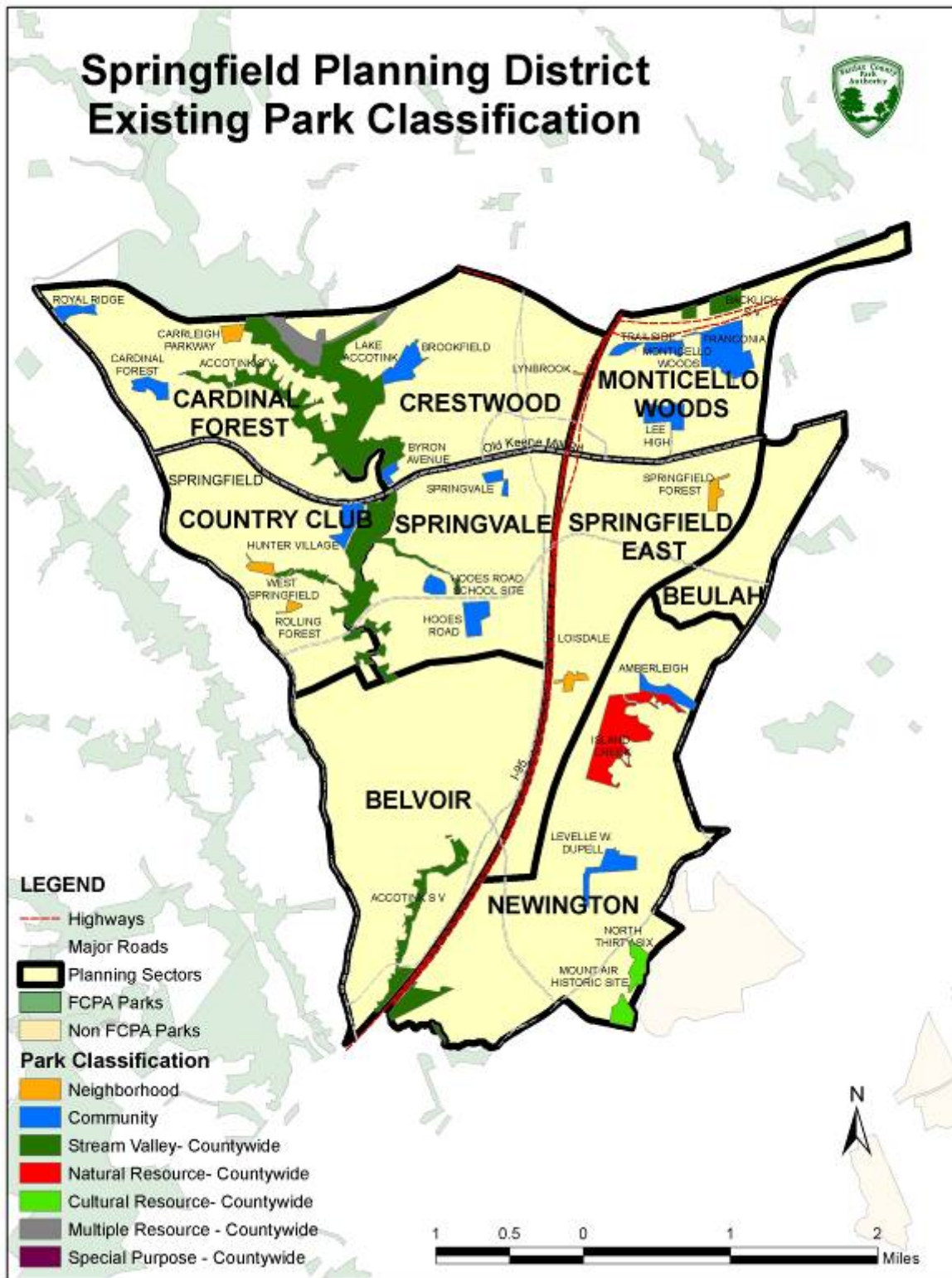


Table 3: Park Facilities provided by Park Authority in Springfield District

| 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 |
|-------------------------|-----------|------|-----------|--------|-----------------|---------------|-------------|------------------|----------------|------------------------|--------|------------------|----------|--------------|------------------|------------------|---------------|----------|--------------------|
| ACCOTINK STREAM VALLEY  |           |      |           | ●      |                 |               |             |                  |                |                        |        |                  |          |              | ●                |                  |               |          |                    |
| AMBERLEIGH              |           |      |           | ●      |                 |               | ●           |                  |                |                        |        | ●                |          |              | ●                |                  |               |          |                    |
| BACKLICK STREAM VALLEY  |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| BROOKFIELD              |           |      |           | ●      | ●               | ●             | ●           | P                |                |                        |        | ●                |          |              |                  |                  |               |          |                    |
| BYRON AVENUE            |           |      |           | ●      |                 |               |             | ●                | ●              |                        |        |                  |          |              |                  |                  |               |          |                    |
| CARDINAL FOREST         |           |      |           | ●      | P               | P             | ●           |                  | P              |                        |        | ●                |          |              |                  |                  |               |          |                    |
| CARRLEIGH PARKWAY       |           |      |           | ●      |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| FRANCONIA               | P         |      |           | ●      | P               | P             | P           | ●                | ●              |                        | P      | P                |          | ●            | ●                |                  |               |          |                    |
| HOOES ROAD              | P         |      |           |        |                 | ●             | P           | ●                | ●              |                        | ●      | ●                |          |              |                  |                  |               |          |                    |
| HOOES ROAD SCHOOL SITE  |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| HUNTER VILLAGE          |           |      |           | ●      |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| ISLAND CREEK            |           |      |           | ●      |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| LEE HIGH                | ●         |      |           | ●      | ●               | ●             | ●           | ●                | ●              |                        | ●      |                  |          |              |                  |                  |               |          |                    |
| LEVELLE W. DUPELL       |           |      |           | ●      | ●               | ●             | ●           |                  |                |                        | ●      | ●                |          |              |                  |                  |               |          |                    |
| LOISDALE                |           |      |           | ●      |                 | ●             | ●           |                  |                |                        | ●      | ●                |          |              | ●                |                  |               |          |                    |
| LYNBROOK                |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| MONTICELLO WOODS        |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| MOUNT AIR HISTORIC SITE |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              | ●                |                  |               |          |                    |
| ROLLING FOREST          |           |      |           |        |                 |               |             |                  |                |                        |        |                  |          |              |                  |                  |               |          |                    |
| ROYAL RIDGE             |           |      |           | ●      |                 | ●             |             |                  |                |                        | ●      |                  |          |              | ●                |                  |               |          |                    |
| SPRINGFIELD FOREST      |           |      |           | ●      |                 | ●             | ●           |                  |                |                        | ●      |                  |          |              |                  |                  |               |          |                    |
| SPRINGVALE              |           |      |           | ●      |                 | ●             | P           |                  |                |                        | ●      |                  |          |              |                  |                  |               |          |                    |
| TRAILSIDE               |           |      |           |        |                 | ●             |             |                  | ●              |                        |        |                  |          |              |                  |                  |               |          |                    |
| WEST SPRINGFIELD        |           |      |           | ●      |                 |               | ●           |                  |                |                        | ●      |                  |          |              | ●                |                  |               |          |                    |

Facilities Exist ●  
Facilities Planned P

*Other Providers*

The 156-acre private [Springfield Country Club](#) was constructed in 1960 and provides an 18-hole golf course; a clubhouse with fitness center and ballroom; three tennis courts under an all-season bubble; and a 6-lane, 25-meter outdoor swimming pool.

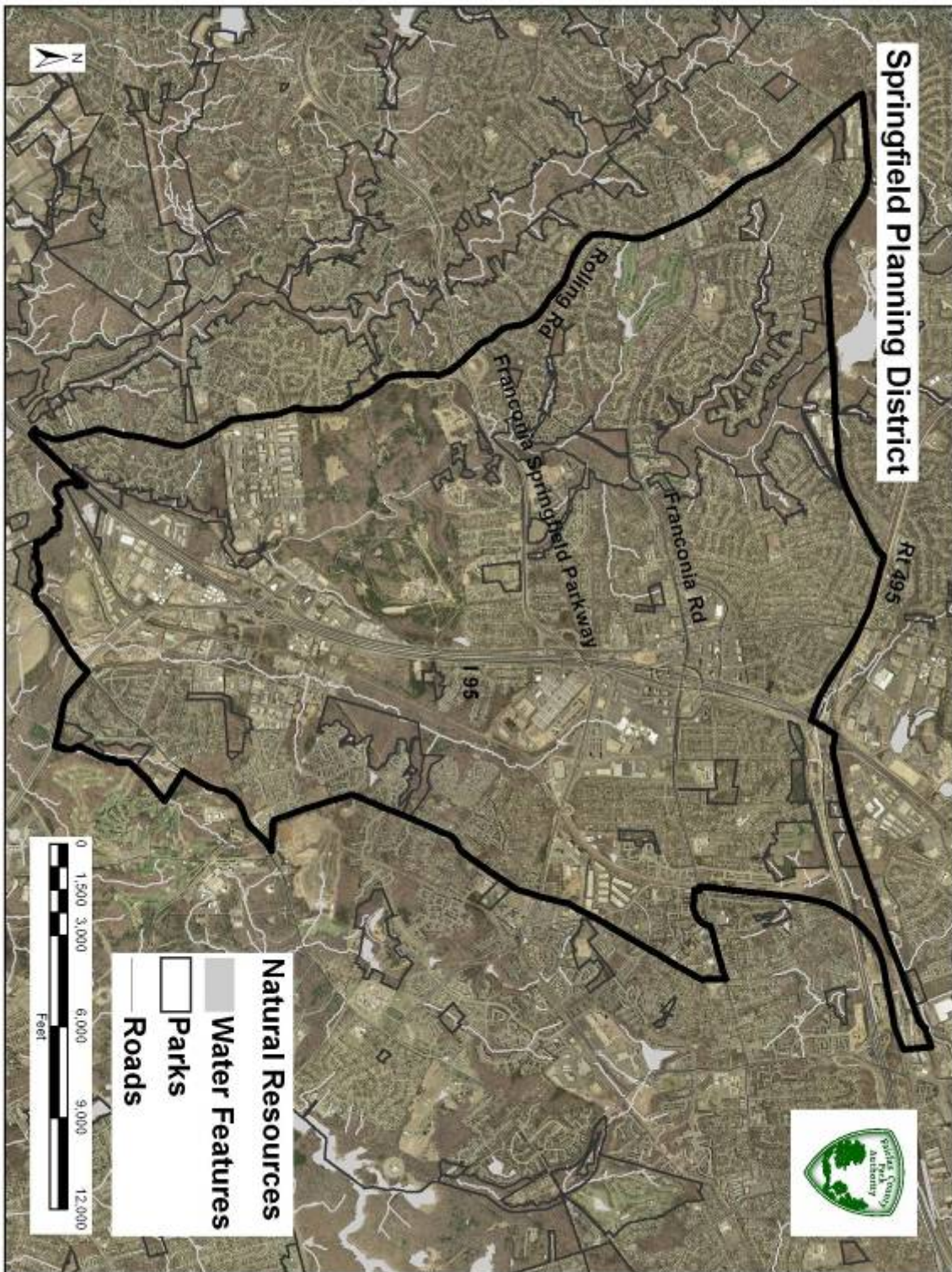
Other private entities, such as homeowners’ and condominium owners’ associations and private swim and tennis clubs also provide private open space and recreation facilities in the Springfield District.

Natural Resources

A significant number of the natural areas in the district are owned by the Park Authority, though there are some on Federal lands or in significant private holdings. There are many areas where connectivity in the stream valley corridors is tenuous due to numerous private parcels in those areas with no permanent protection. In addition, most of the uplands are developed thus

limiting available upland habitat. The aerial photo in Map 3 shows the parkland in a landscape context with streams. The larger park parcels including portions of Accotink Stream Valley, Island Creek and Franconia Parks are isolated within urban land areas and contain some high-quality resources but remain under stress due to human activity and encroachment, non-native invasive plant species, excessive stormwater flows and deer herbivory. Coordinated assessment, research and documentation of natural resources on public and private properties are severely lacking in the planning district, as none of the parks have natural resource inventories.

Map 3: Aerial Photo of Springfield Planning District with Streams



### Summary of Cultural Resources

The Springfield Planning District does not contain any Historic Overlay Districts, but does have a number of cultural resources. The cultural resources within the district include a range of prehistoric Native American sites, 18<sup>th</sup> and 19<sup>th</sup> century domestic and industrial sites, including 19<sup>th</sup> and 19<sup>th</sup> century mills, and Civil War sites.

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 cobbles available in streams for the manufacture of many types of tools, including spears, knives, arrow points, scrapers, axes and awls. Sites in this district range in age from 12,000 years ago to the time of European Contact.

The stream valleys, including Accotink Stream Valley, Backlick Stream Valley, and Lake Accotink Parks contain some of the more significant Native American and Civil War cultural resources. Mount Air Historic Site contains the remains of an 18<sup>th</sup> century home of Dennis McCarty and associated gardens and outbuildings.

### Park Accessibility and Connectivity



**Cross County Trail through Accotink Stream Valley Park**

Major trails in the Springfield District include a portion of the [Cross County Trail](#) (CCT) along the Accotink Stream Valley and the Fairfax County Parkway trail. The Cross County trail runs generally north-south and the Fairfax County Parkway trail runs east-west. The Cross County Trail has access to the Accotink Stream Valley Park and Byron Avenue Park.

This District is bisected north and south by I-95. The Fairfax County Parkway, Franconia-Springfield Parkway and Old Keene Mill Road are major roads in the District. The Capital Beltway (I-495) is the northern boundary of the District. These transportation corridors do not provide direct access to the parks in the District.

The parks in this district are mostly community and neighborhood parks located within established single family neighborhoods. Access to these

facilities is generally via neighborhood streets and there is limited on-site parking.

Anticipated Demographic and Land Use Changes

The Springfield Planning District population in 2005 was 50,270, which was a 16 percent increase from 43,240 in 1995. The projected 2015 population is 54,982. As table 4 shows, the Springfield District has been one of the most stable parts of the County in terms of growth in the past twenty years. It is anticipated that this district will continue this pattern over the next ten years. Growth will most likely be the result of redevelopment and infill development. A large part of Springfield is commercial, industrial and transportation-related. Little change is anticipated in the character of the existing land uses in the near future, except in the Springfield Community Business Center. Major anticipated development changes that will impact parks and recreation in the District include that planned in the [Springfield Town Center](#) and the high density mixed development around existing and planned transit stations. These land use and density changes will attract additional residents and increase the need for additional park and recreation facilities.

The proposed federal Department of Defense Base Realignment and Closure (BRAC) policy and plan will potentially result in an additional 8,500 employees to Fort Belvoir, the Environmental Proving Ground and General Services Agency sites by 2011. The increased residential and commercial development in the region caused by the BRAC action will result in additional park and recreation needs in Springfield.

Table 4: Growth Rates for the Springfield District

| <b>Springfield Planning District</b> |             |                |          |
|--------------------------------------|-------------|----------------|----------|
|                                      | Springfield | Fairfax County | Rank     |
| <b>Total Population</b>              |             |                |          |
| Forecast 2005                        | 50,270      | 1,041,242      | 9 of 14  |
| Forecast 2015                        | 54,982      | 1,179,258      | 10 of 14 |
| Growth Rate 1980-2005                | 59%         | 74%            | 8 of 14  |
| Growth Rate 2005-2015                | 9%          | 13%            | 10 of 14 |
| <b>Housing Units</b>                 |             |                |          |
| Forecast 2005                        | 18,202      | 384,683        | 11 of 14 |
| Forecast 2015                        | 19,894      | 436,436        | 11 of 14 |
| Growth Rate 1980-2005                | 59%         | 78%            | 7 of 14  |
| Growth Rate 2005-2015                | 9%          | 13%            | 10 of 14 |