

BREN MAR PARK

DRAFT MASTER PLAN REVISION

August 2012





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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

The purpose of a Master Plan is to create a long-range vision for the park by determining the best uses and resource management for a specific site. During the planning process, the site is considered in the context of the surrounding community and as one park of many within the Fairfax County Park Authority system. The approved master plan serves as a long-term decision making tool to be referred to before any planning, design/construction projects, resource management activities, or programming is initiated. Master Plans are general in nature and can adapt over time to accommodate changing park users' needs, and management practices. They should be updated as necessary to reflect changes that have occurred both in and around the park site.

The Bren Mar Park Master Plan was originally approved in 1975 and this document represents a revision of the original master plan to reflect changes in the park's boundaries, uses and community needs.

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority kicked off the public Bren Mar Park Master Plan process on April 18, 2012, with a public information meeting attended by over 40 community members. Additional input was provided outside of the meeting. Comments centered on the proposed off leash dog area, other desirable park facilities, managing the environmental features, safety, traffic concerns, trails, and site access. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues in developing the master plan revision.

C. PARK MASTER PLANS

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The County's residents and work force all uniquely benefit from the more than 22,000 acres of parkland and a myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of maintaining the viability and sustainability of this expansive system of parks and facilities. In providing quality facilities and services while protecting the County's cultural and natural resources, the Park Authority seeks to serve the County's residents today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a consistent and equitable approach in the planning of park property and facilities. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the subject property with public input as a key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision-making tool to guide all aspects of the



development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. The approved Park Master Plan is presented at a conceptual level of detail and future site design and engineering may result in a shift of use location within the park.



Figure 1: 2011 Aerial Photo of Bren Mar Park



II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Bren Mar Park is a 26.3-acre park in the Mason Supervisory District, located at 6324 Edsall Rd. in Alexandria and classified as a Local Park. (Figure 2). It is adjacent to Turkeycock Run Stream Valley Park. The park is primarily undeveloped with mature canopy trees. The park has typical local park features located near the entrance roadway of the park. There is a little league field that is substandard for regulation play. The field was removed from County scheduling because of declining use. There is an existing playground, a small picnic shelter and a 19 space parking area. There are several existing natural surface trails and an asphalt trail within the park which connect to the stream valley trail network within Turkeycock Run Stream Valley Park. (Figure 2).

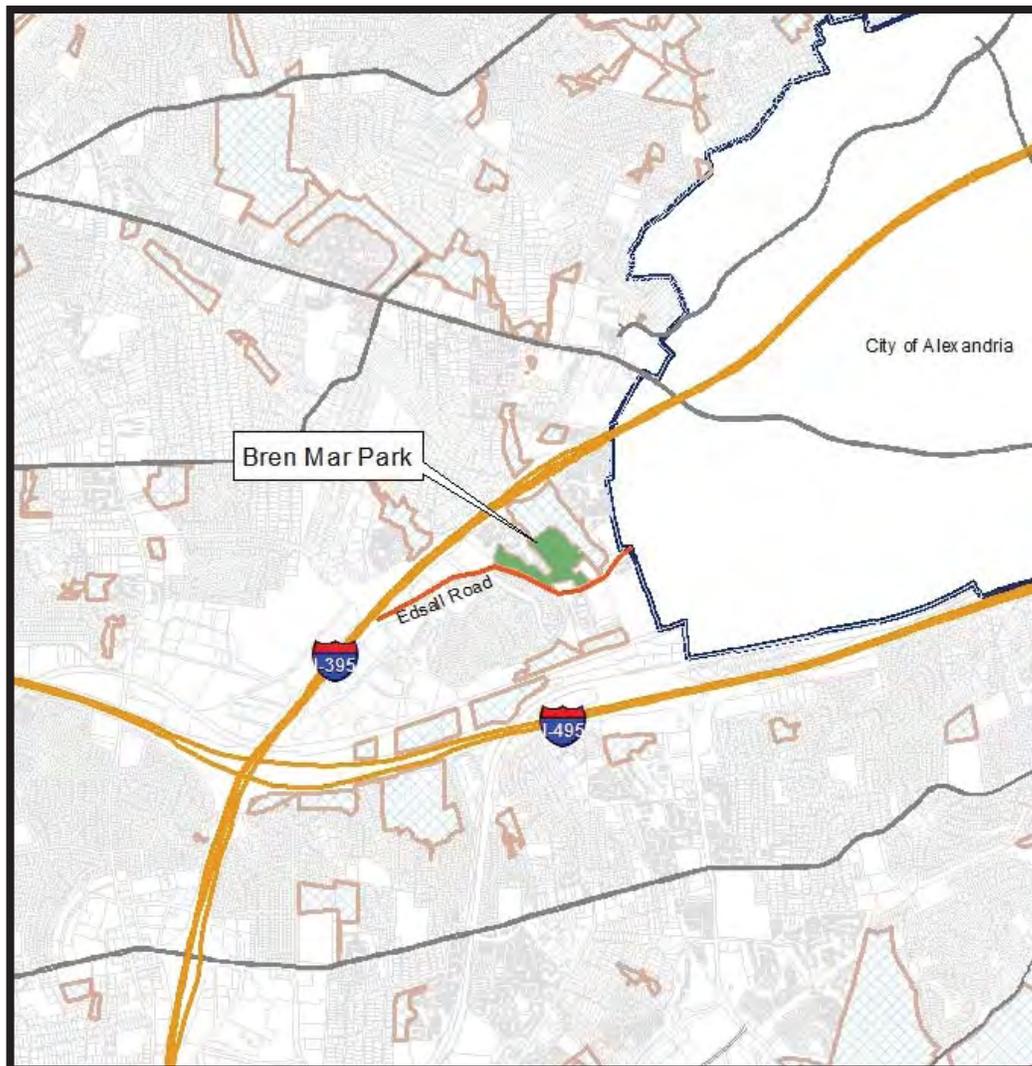


Figure 2: General Vicinity Map



B. CONTEXT

Bren Mar Park is located west of Interstate 395 (I-395) along Edsall Road. It is surrounded by the residential communities of Overlook, Bren Mar Park, Jefferson Green and the Ridges at Edsall. These neighborhoods consist of townhouses, apartments and single-family homes, built between the 1950s and 1980s. A private residence and the Bren Mar Swim Club are located to the east of the park entrance. In addition to being adjacent to Turkeycock Run Stream Valley Park, Backlick Stream Valley is located south of Bren Mar Park neighborhood across Edsall Road within walking distance of the park. (Figure 4)

Bren Mar Park is located in the Bren Mar Planning Sector (L3) of the Lincolnia Planning District as described in the Fairfax County Comprehensive Plan. (Figure 3) Surrounding areas are planned, zoned, and developed with residential uses ranging from four to thirty units per acre. Bren Mar Park is in the R-2 residential zoning district that allows residential use at one to three dwelling units per acre and public facilities, such as parks.

Sidewalks are located along both sides of Edsall Road and within residential neighborhoods and connect to other trails in the area. The Countywide Trails Plan Map shows a stream valley trail along Turkeycock Run, a large portion of which exists.

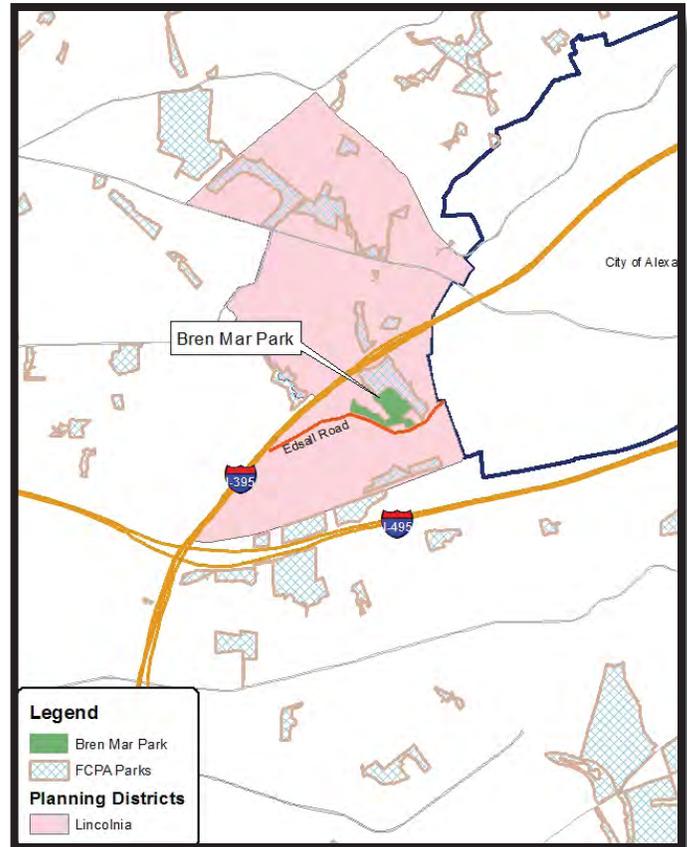


Figure 3: Lincolnia Planning District

C. ADMINISTRATIVE HISTORY

The land that became Bren Mar Park was acquired over a period of 40 years. The park was originally a single 9.45-acre parcel acquired by the Board of Supervisors (BOS) in 1959 (Tax Map Parcel 81-1 ((17) 16A). A second 5.25-acre parcel was purchased by the Park Authority in 1975 and allowed for the provision of active recreation facilities in the park (Tax Map Parcel 72-3 ((1) 27). As the Overlook residential development occurred in 2006 near the park, an additional 17 acres were dedicated to the Park Authority (Tax Map Parcels 72-3 ((33)) B2 B and 81-1 ((16)) B4). The addition of these parcels created the 31-acre park as it exists today. (Figure 5).

D. PARK CLASSIFICATION

Bren Mar Park is designated as a Local Park in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also

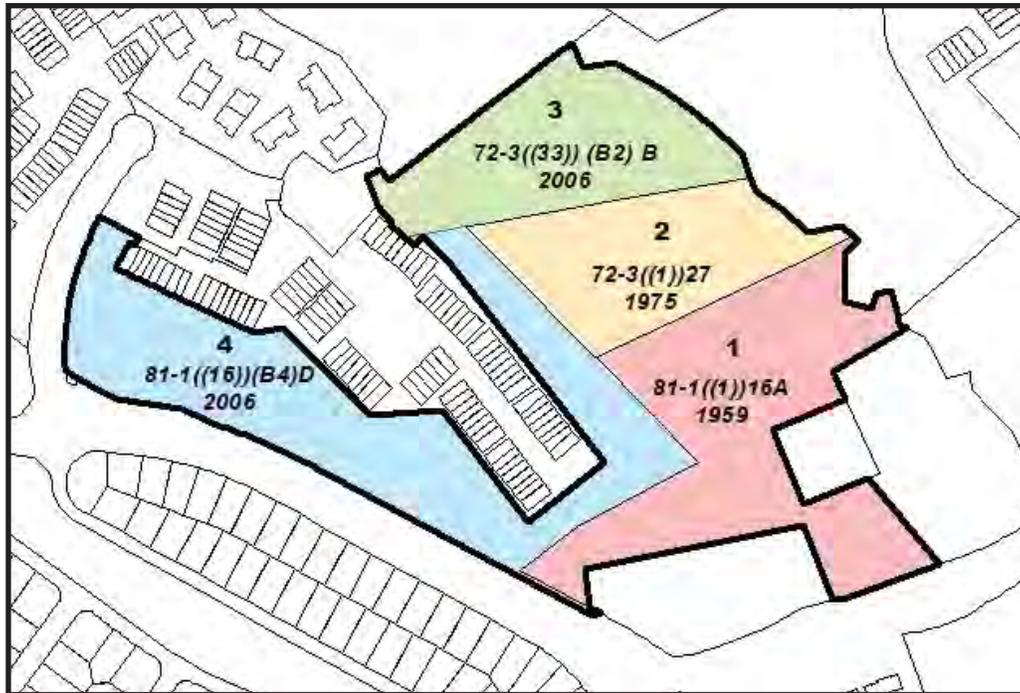


Figure 4: Bren Mar parcel history

common features of local parks. In suburban settings, such as the Bren Mar neighborhoods, local park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, off leash dog areas (OLDA) and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

E. PARK & RECREATION NEEDS

Overall, the park system around Bren Mar provides a range of offerings. The area park map shows that within two miles of Bren Mar Park are 20 park sites, several of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Figure 5). Some offer athletic facilities such as Mason District and Franconia parks. There are existing trail networks within Mason District, Turkeycock Stream Valley and Green Spring Gardens, Franconia Park offer garden plots. In addition, there are 13 public schools within a two-mile service area, which typically have athletic fields and playgrounds that are available to the public during non-school hours. Figure 4 shows the parks and facilities that are located within Bren Mar Park's 2-mile service area.

The need for park and recreation facilities is determined through long range planning efforts. Recreation needs are generally met through the provision of park facilities. The 2003-2013 Needs Assessment provides guidance for parkland and facility needs. As part of the Needs Assessment process, the Park Authority tracks inventory of facilities, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Park Authority Board adopted countywide population-based service level

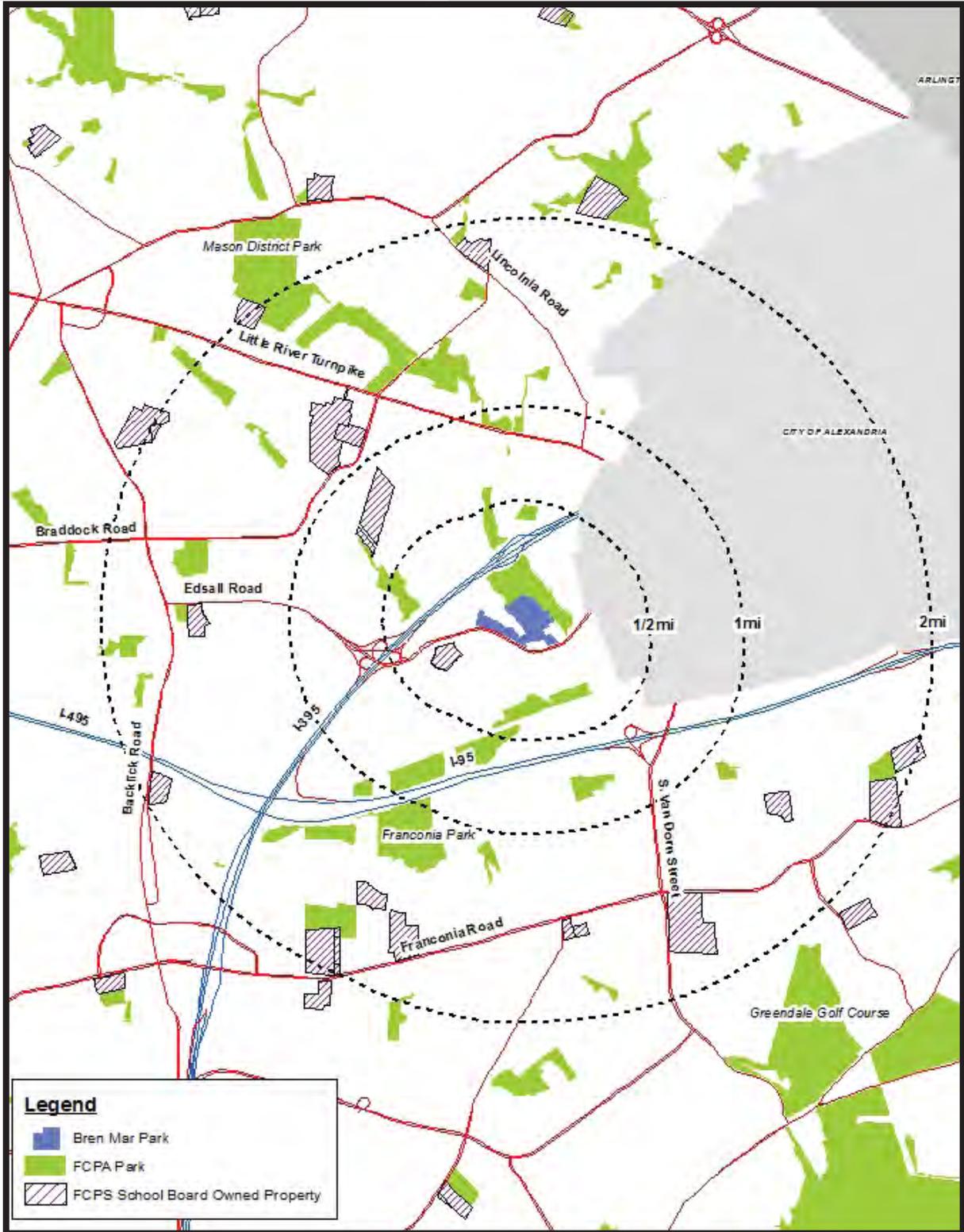


Figure 5: Bren Mar area parks and schools



standards for parkland and park facilities. Table 1 reflects projected local serving park facility needs in the Lincolnia Planning District in which Bren Mar Park is located.

Park facility service levels are examined using planning district geography that is established in the County Comprehensive Plan. As shown in Table 2, Lincolnia Planning District, which covers part of the Mason Supervisory District including the Bren Mar area, has a deficit of public playgrounds and athletic facilities (fields and courts). Typically local serving facilities such as playgrounds and picnic areas are located within easy access to residents. There are no dog parks in the Lincolnia Planning District, yet there is a high proportion of apartment and townhouse dwellers in this area of the County who have little or no yards. Few undeveloped public park opportunities are available where these needs could be addressed. Private facilities in homeowner common areas supplement the public inventory of trails, playgrounds, and courts.

	18,482	2010 population			
	19,153	2020 population			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 (Deficit)/ Surplus	2020 Projected Service Level
Rectangle Fields	1 field / 2,700 people	2.0	7.1	(5.1)	28%
Adult Baseball Fields	1 field / 24,000 people	1.0	0.8	0.2	125%
Adult Softball Fields*	1 field / 22,000 people	0.0	0.9	(0.9)	0%
Youth Baseball Fields*	1 field / 7,200 people	1.0	2.7	(1.7)	38%
Youth Softball Fields*	1 field / 8,800 people	0.0	2.2	(2.2)	0%
Basketball Courts	1 court / 2,100 people	1.5	9.1	(7.6)	16%
Playgrounds	1 playground / 2,800 people	3.5	6.8	(3.3)	51%
Neighborhood Dog Parks	1 dog park / 86,000 people	0.0	0.2	(0.2)	0%
Neighborhood Skate Parks	1 skate park / 106,000 people	0.0	0.2	(0.2)	0%

* 60 ft and 65 ft diamond fields are assigned to the sport where primarily allocated.

Table 1: Lincolnia Planning District 2020 Facility Needs Analysis

As the population of the Lincolnia District has increased, more outdoor places are needed for leisure and recreation. Bren Mar Park serves as an important component of the community and the Fairfax County park system. Like other county parks, it can serve as a neighborhood focal point by providing open space and trails for recreation, while at the same time preserving green space within the community.

Using the adopted County standards for dog parks, the need for a facility in Lincolnia District is for a small portion of a facility. However, looking beyond the simple math, the park's context must also



be considered. The surrounding area is densely populated and the majority of residents have little or no yards. Bren Mar Park is well connected through trails to a large number of residents, many of whom currently bring their dogs to the park. Bren Mar Park is the central public open space that serves many surrounding communities and is positioned better than any other park in the vicinity to support an off leash dog area. Off leash dog areas are becoming increasingly popular especially in the more urban context where park space is limited. The strong support of dog owners in this vicinity also adds to the need for such a facility.

In 2010, a group of dog owners in the Mason Supervisory District contacted the Park Authority and expressed an interest in having an Off Leash Dog Area (OLDA) at Bren Mar Park. OLDAs in County parks are allowed in cooperation with a sponsor group that supports the operation of the OLDA. Bren Mar Dogs was formed in order to generate support for and to sponsor an OLDA in the Bren Mar area. This sponsor group expressed an interest in looking at converting the existing little league baseball field to an OLDA. The field does not meet the minimum size requirements for league play and has been underutilized for a number of years. It is currently not scheduled for community use. Current use of this area in the park is limited to open, unscheduled play, pickup games and an informal dog park. Key suitability criteria for a potential OLDA site include at least 1/2 acre of un-forested land that is not occupied by, or planned for other park facilities. In addition, an OLDA cannot be located within a Chesapeake Bay Resource Protection Area (RPA), flood plain, areas with problem soils (hydric or asbestos), on steep slopes; in a historic site, stormwater management facility, or within 50 feet of a residential property. Figure 6 depicts the distribution of OLDAs around the County.

Other areas of Bren Mar Park were considered for the OLDA location but were rejected as trees would need to be removed and additional infrastructure would be needed. The existing baseball field's location, topography, size and shape offer advantages over other parts of the park. The size of the field cannot be feasibly expanded to provide a full sized athletic field, making this the most logical location within Bren Mar Park for an OLDA.

PARK NAME	Recreation	GOLF	Mini Golf	TENNIS	POLO BLENTERS	Picnic Tables	PLAYGROUND	RECTANGULAR FIELD	DIAMOND FIELD	Band Volleyball Courts	TENNIS	MULTI-JEOPARDY	RECENTR	Garden Paths	HISTORIC FEATURE	WATER ACTIVITIES	Nature Center	Dog Park	SPECIALTY FEATURE
BACKLICK RUN																			
BREN MAR				●		●	●		●		P	P							
GREEN SPRING GARDENS	●			●		P								P	●				●
INDIAN RUN STREAM VALLEY				●											●				
JOSEPH F. BARNES BATTERY																			
LINCOLNIA				●	●	●	●												
PINECREST GOLF COURSE	●	●												●					
TURKEYCOCK RUN STREAM VALLEY				●															
Facilities Exist ●																			
Facilities Planned P																			

Table 2: Bren Mar Area Recreation Facilities



Dogs socializing on-leash

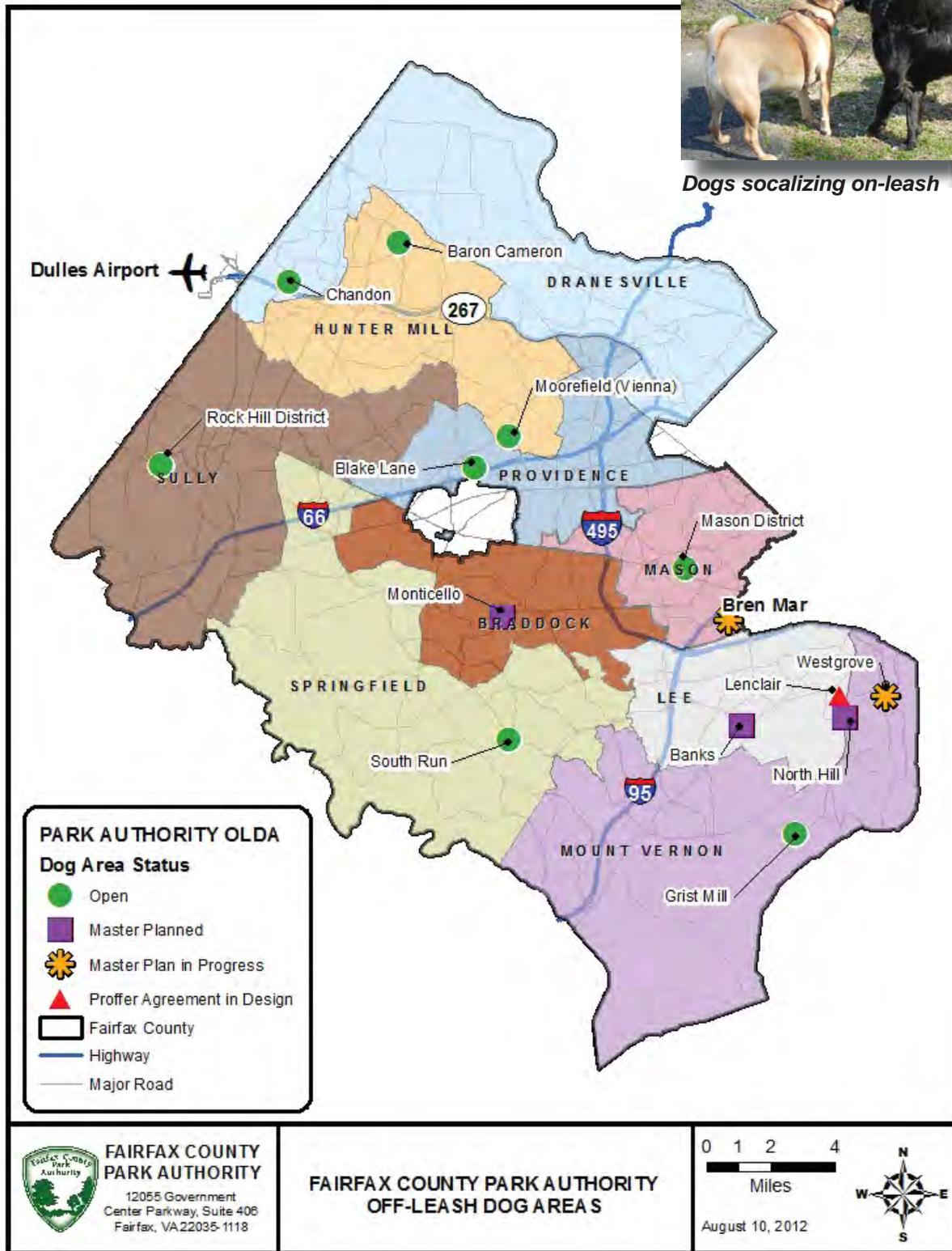


Figure 6: 2012 OLDA's in Fairfax County



III. EXISTING CONDITIONS

The existing site conditions are studied to determine the opportunities and challenges located on the site. Using the existing conditions data allows for more focused planning and development.

A. NATURAL RESOURCES

1. Soils

Soils on the site consist primarily of Potomac Formation. The clay-dominated soils are marginal for development and has some stability issues commonly found in clay type soils. (Figure 7)

Bedrock Type	Description
Potomac Formation - sand dominated	Commonly contains medium-scale trough and planar cross beds, with most dips to the south, southeast, and east. Sedimentary structures and a lack of marine fossils indicate a fluvial depositional environment for this unit.
Potomac Formation - clay dominated	Distinguished by cross fractures that give a blocky structure not generally found in younger units. Clay is found as lenses in the sand at all scales.
Highly dissected gravel deposits	(Upper Pliocene) Highly dissected gravel deposits that are equivalent to the Yorktown Formation (Tyv) south of Hybla Valley and to the lower part of the Yorktown Formation (Tym) in Maryland

Table 3: Soils data

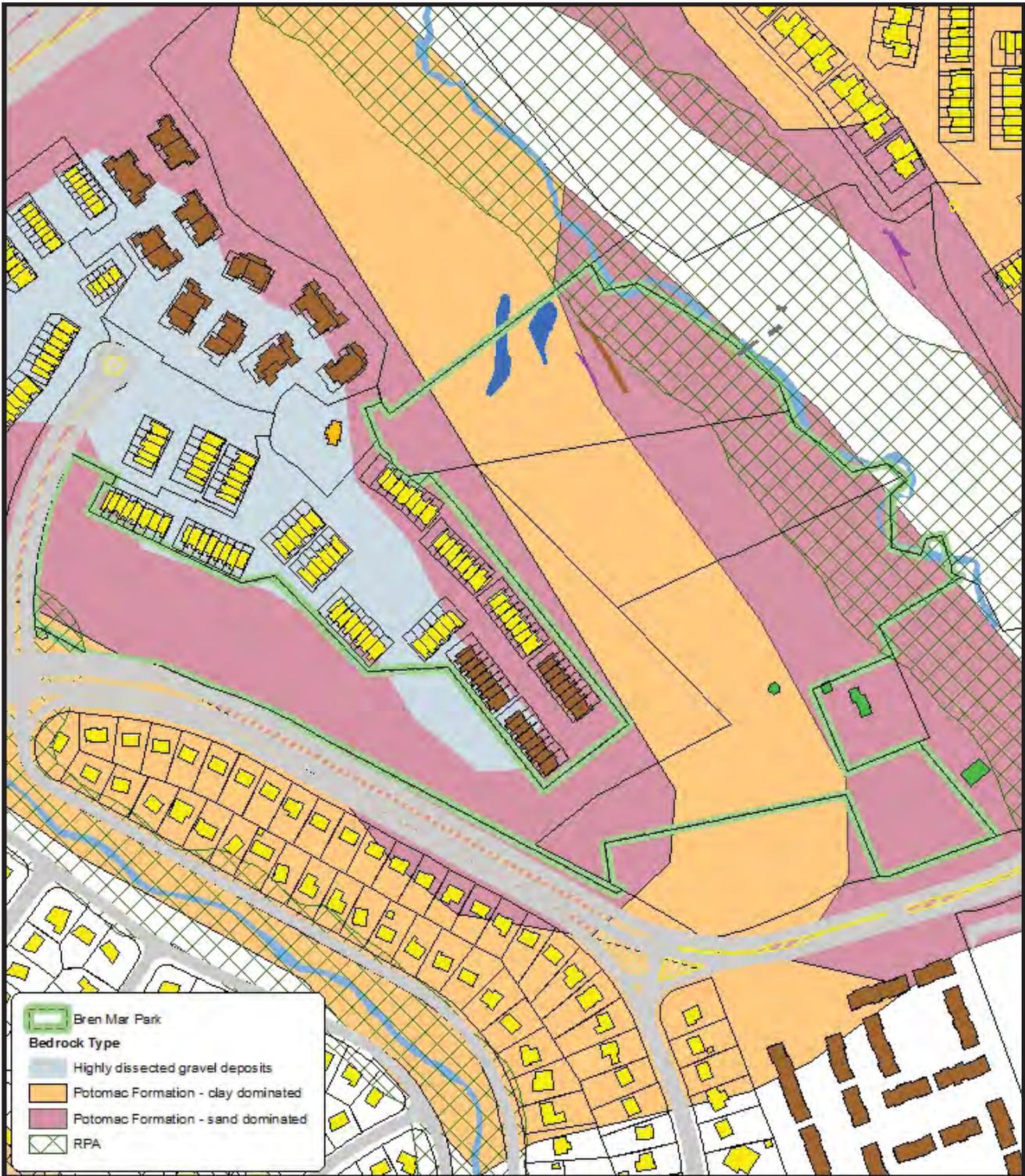


Figure 7: Soils Map



2. Topography

The topography of the park slopes generally from east to west across the park. There is a ridgeline along the western boundary adjacent to the Overlook residential development. The site drops steeply away from the west leveling out towards the center of the park. The eastern most portion of the site is located along Turkeycock Run and is generally flat. (Figure 8).

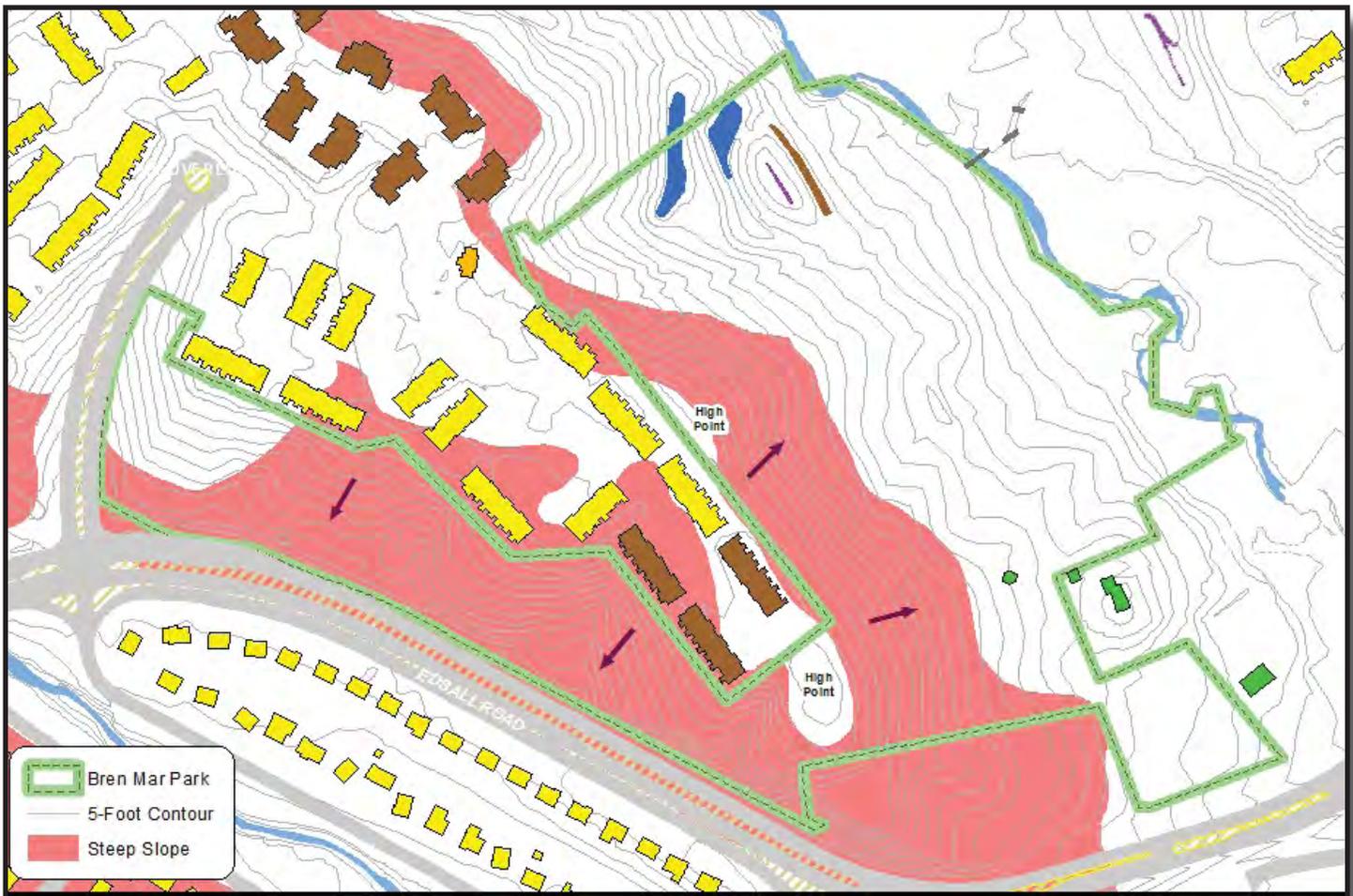


Figure 8: Topography Map



3. Hydrology

Bren Mar Park is located within the Cameron Run watershed (Figure 9). The Cameron Run watershed encompasses 44 square miles, 33 of which are located in Fairfax County, and has a long history of urbanization. Most land within the watershed was developed by the early 1970s, and only an estimated five percent remains vacant today. The watershed is divided into 10 smaller watershed management areas (WMAs). Bren Mar Park is located in the Backlick Run and Indian Run WMAs of the Cameron Run watershed.

Indian Run subwatershed covers 5.6% of the Cameron Run watershed. Twenty five percent (25%) of the subwatershed is impervious. Medium-density residential development dominates land use within the subwatershed. The headwaters of Indian Run originate near Little River Turnpike. From there, the stream flows southeast for approximately 3.6 miles toward its confluence with Backlick Run near Bren Mar Park.

Backlick Run subwatershed covers 19.9% of the Cameron Run watershed. Thirty one percent (31%) of the subwatershed is impervious. Medium-density residential development dominates land use within the subwatershed. Backlick Run and its tributaries drain the southwest portion of Cameron Run watershed. Turkeycock and Indian Runs are the two major tributaries of this system. The headwaters of Backlick Run originate in the vicinity of Ravensworth Road. The stream flows southeast toward the “mixing bowl,” the interchange of I-95, I-395, and I-495, and then east toward its confluence with Holmes Run in Alexandria, a length of 7.2 miles.

Turkeycock Run is located along the northwest portion

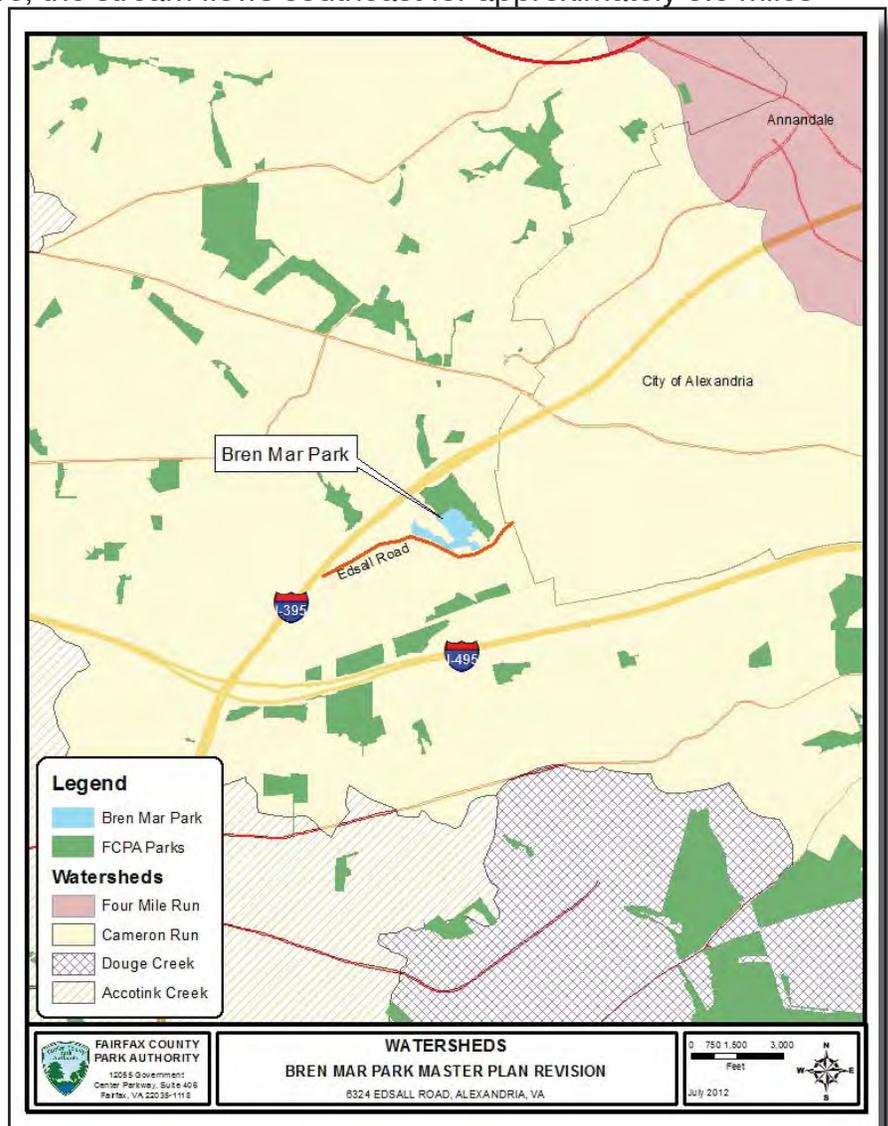


Figure 9: Bren Mar Watershed Map



of the site and serves as the boundary between Turkeycock Stream Valley Park and Bren Mar Park. The associated Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) along Turkeycock Run are located within the park. Drainage from the park flows mostly into Turkeycock Run. Drainage from the southeastern portion of the site, along Edsall Road, flows into Indian Run.

No specific watershed management projects are identified in the Cameron Run Watershed Management Plan that are targeted for Bren Mar or Turkeycock Run Parks. It is the intent of this planning process, however, to establish stormwater management practices that are supportive of the efforts of the Department of Public Works and Environmental Services in protecting Fairfax County's water resources.

The park has several conservation easements established for water quality purposes for the Overlook community. There is also a stormwater management facility for the Overlook community located on the northwest portion of the site. This facility is maintained by others.



Stormwater facility



Eroded banks along Turkeycock Run

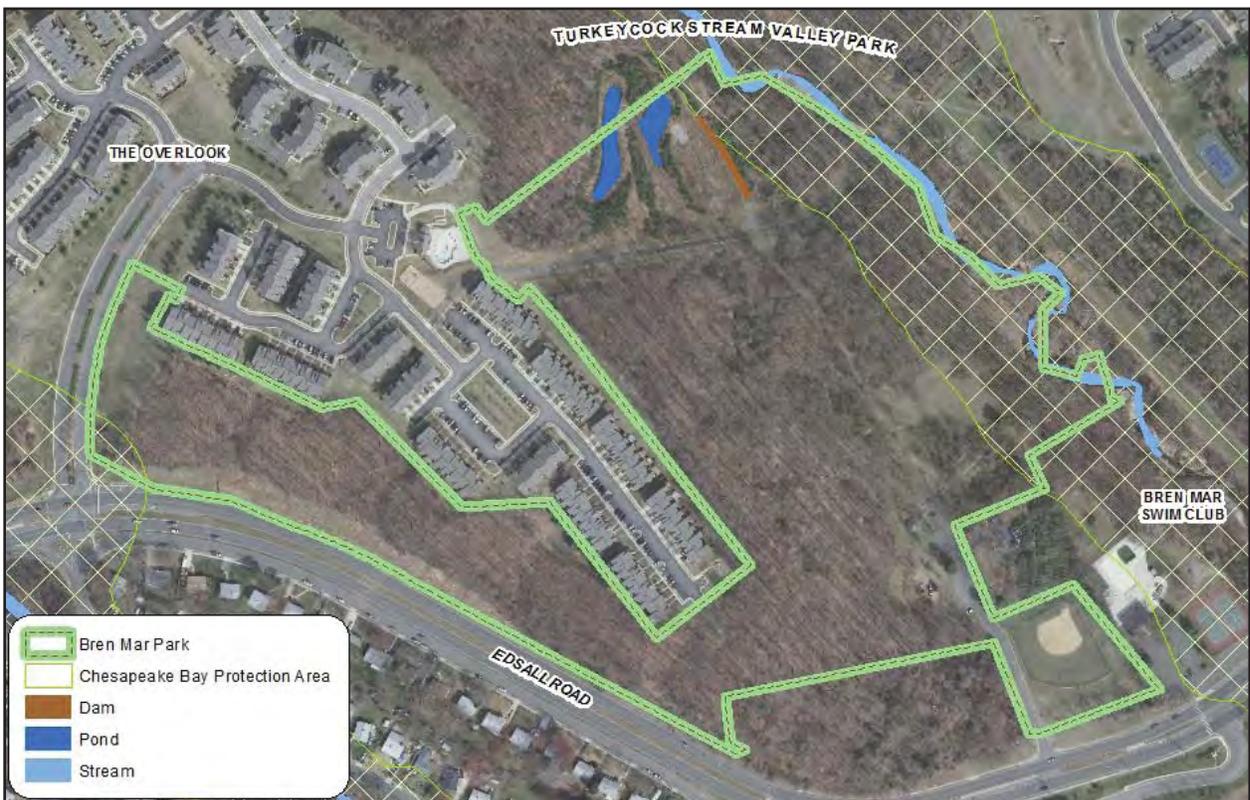


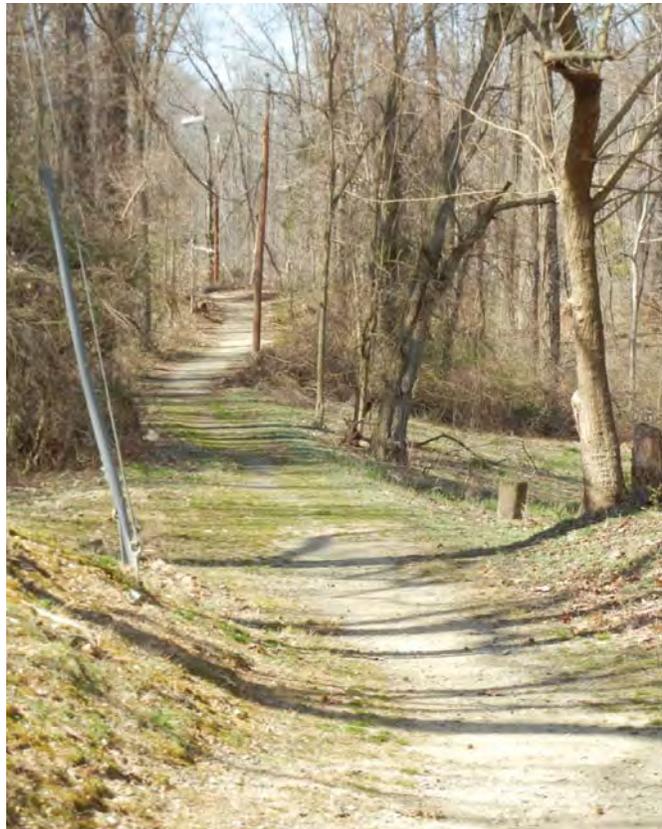
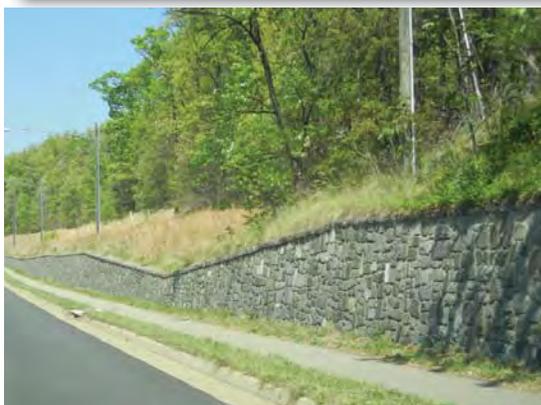
Figure 10: Bren Mar Environmental Resource Map



4. Vegetation

Bren Mar Park is largely an urban woodland falling on very steep slopes above Turkeycock Run. The park is contiguous with Turkeycock Run Stream Valley Park which enhances its ecological connectivity, but there are also negative locational impacts due to the park's proximity to high-density development and Interstate 395.

Bren Mar Park supports a significant canopy of mature trees including species typical of Mesic Mixed Hardwood Forests such as tulip poplar, oaks, hickories, beech and maple. Several tulip poplar are greater than 40" DBH indicating some forest continuity, though this species is known to be fast-growing. Native midstory species include ironwood, spicebush, and maple leaf viburnum. The quality of this forest community ranges from good to poor, being heavily impacted by invasive species in most areas and completely overtaken in others. The northern slopes of Turkeycock Run Stream Valley Park closest to I-395 are heavily impacted by Asian Wisteria, so much so that in some places any entrance or activity would be extremely difficult. Other areas of the slopes contain large patches of Oriental bittersweet, English ivy, Japanese stilt-grass, Gill-over-the-ground and bush honeysuckle. Very few native wildflowers or grasses are present. The source of these infestations is likely from the park's proximity to dense urban areas and a high level of long-term disturbance along the stream valley.





Turkeycock Run

The health of the watershed is poor and water over washes the floodplain during significant rain events at both high velocity and volume. There are some areas of the floodplain that retain native vegetation including skunk cabbage and spicebush, however the stream is likely to be an invasive seed source and the turbulent environmental conditions encourage the establishment of non-native species.

5. Wildlife

A comprehensive wildlife survey has not been conducted for this park, but Park Authority staff observed white-tailed deer, chipmunk, gray squirrel, and forest birds including Acadian Flycatcher, Red-eyed vireo, Red-tailed hawk, and Northern Cardinal. Acadian Flycatcher requires large blocks of mature forest to breed and indicates that at the canopy level, Bren Mar Park provides good quality wildlife habitat. White-tailed deer are likely abundant in the park and have a strong detrimental effect on native vegetation. The amount of noise and light pollution from Interstate 395 is significant and reduces the overall quality of the site for wildlife.

6. Rare Species

Though a survey has not been undertaken, archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Bren Mar Park. There is a historical record of a rare invertebrate last observed in 1973, but this species is believed to no longer occur in Virginia.



B. CULTURAL RESOURCES

Bren Mar Park is located on land that was originally part of an old farmstead, Turkey Cock Farm, dating back to the early 1800's. The farm remained intact over the course of a number of property sales. In 1856 the Turkey Cock Farm contained 330 acres. Emma Carter, owner of Turkey Cock Run Farm before and during the Civil War was adversely affected by her proximity to Washington, D.C. It is likely that she witnessed skirmishes in the midst of the ever moving military boundary. The property was put up for sale by Emma Carter shortly after the end of the Civil War in 1865, but the purchaser defaulted and ownership remained with Carter. Its condition at that time is not known, nor is it known if Emma Carter and family were Federal sympathizers or Confederates. Usually, sympathizers had an overwhelming reason to move further south after the War. Either way, Turkey Cock Farm was likely in poor condition giving the closeness of the farm to military skirmishes and a floating North-South military boundary. Carter subdivided the property and sold off lots between 1876 and 1880s. The property was further subdivided in the early 20th century by the Hall family who owned a portion of the farm in the general vicinity of Bren Mar Park.

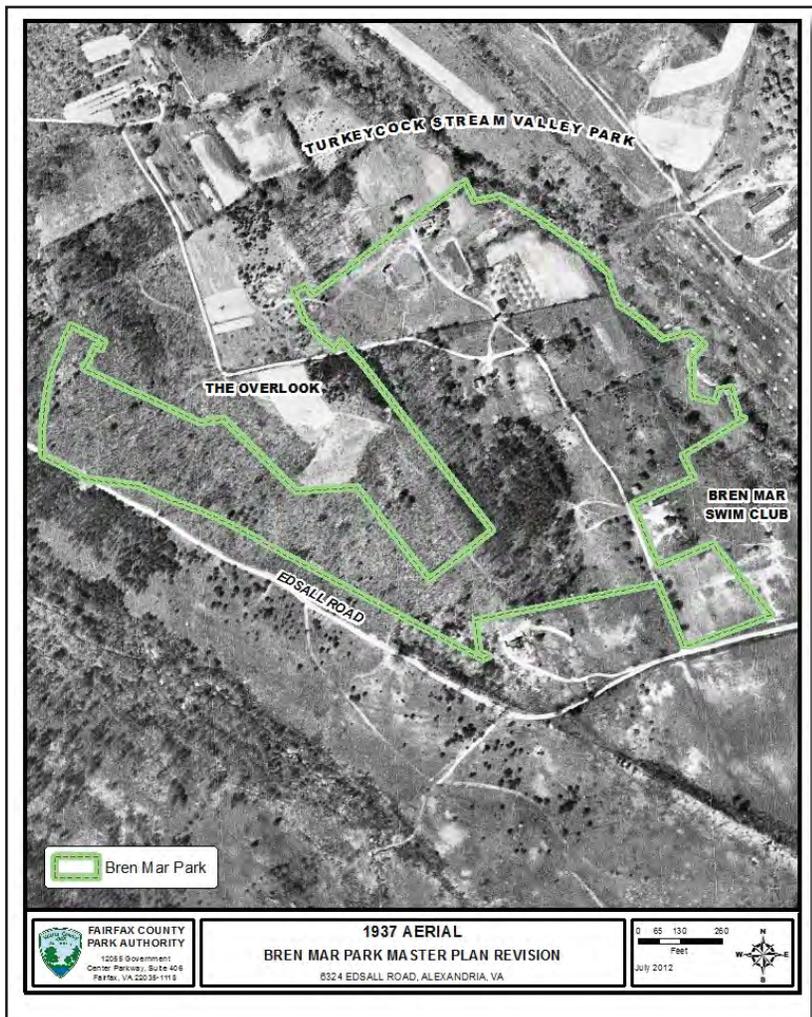


Figure 12: 1937 Aerial photo

An 2012 archaeological reconnaissance survey conducted by Cultural Resource Management Branch staff confirmed earlier documented domestic structure remnants within the park. The location of two domestic structures found adds to the confidence that others may exist within the park and provides an interesting insight into the beginning of suburbanization as Turkey Cock Farm was subdivided in the late 19th century and early to mid-20th century.

Although not located in the 2012 site survey, this site has a documented link to a portion of the Manassas Gap Unfinished Railroad, National Register Historic Places nomination (pending), which ran through the southwest section of the Bren Mar Park adjacent to Edsall Road. , During the mid-19th century, the Manassas Gap became an excellent trail for both Federal and Confederate soldiers throughout Fairfax County. It was also used for defense and ambush. The Manassas Gap Unfinished Railroad, as its name implies, was never finished and in many



places never constructed. This may explain the lack of any remaining physical evidence on the park site.

There were areas within the County where start-ups were planned and begun. This stretch may not have begun construction before the whole line went out of business shortly after the start of the Civil War. Second, the topography at the time of construction may not have required deep grading and any soil disturbance related to the construction of the Manassas Gap has since

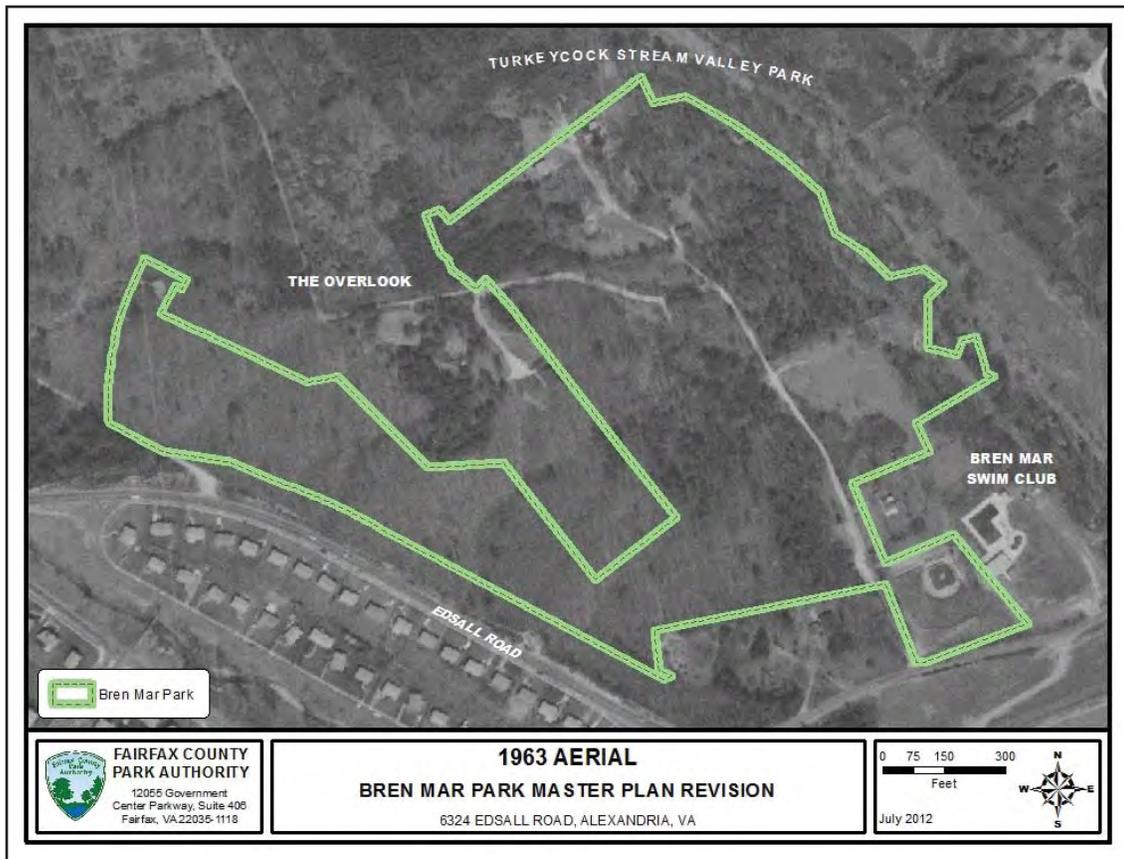


Figure 13: 1963 Aerial photo

eroded away. Third, and most likely, the Manassas Gap Unfinished Rail Road may have been destroyed in the rerouting and construction of Edsall Road.

One surface prehistoric site was located which contains a component of widely scattered quartz flakes in addition to one quartz knife and one quartz scraper. A sharpened narrow angle edge stone is best for cutting while a sharpened steep angle edge stone tool is more inclined to be used for scraping animal hides.

The discovery of a prehistoric materials site continues the land use pattern of six prehistoric sites located outside the park boundaries. From the terrain inspected by the the 2012 survey it is not anticipated that the park will yield archaeological sites with vertical or strong horizontal control - mimicking the results of the adjacent prehistoric sites in Turkey Cock Run Stream



B. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water and electric services. There is a 3" waterline located in Colliers Lane.

2. Vehicular Access

Access to the park is via Collier Lane off Edsall Road. This access drive is a public access easement and serves the residential parcel within the park. There is a median break on Edsall Road that allows full access into the park.

3. Pedestrian Access and Trails

There is a well-established trail network within Bren Mar Park and the adjacent Turkeycock Run Stream Valley Park. Sidewalks are in place along Edsall Road and in the surrounding neighborhoods providing good pedestrian connectivity to the park.

C. EXISTING USES

The park currently reflects the guidance of the 1975 master plan. Development in the park was limited until the early 2000's when Pulte Homes, the private developer of the adjacent community, improved a number of the park facilities. Existing facilities include a playground, a small picnic shelter, 19 asphalt parking spaces, a little league baseball diamond with backstop and fencing, two natural surface trails and an asphalt trail with bridges over Turkeycock Run.



Photo 6: Bridges over Turkeycock Run



IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Bren Mar Park as with other local serving parks is:

- To meet the community recreation and leisure needs
- To preserve the natural character and values of the site.

B. DESIRED VISITOR EXPERIENCE

Bren Mar Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space.

Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trashcans, picnic tables, and signage.

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides an overall vision of the park's ultimate development. These facilities are not intended to be constructed at the same time, but might be combined in various ways as funding becomes available for these facilities, depending on sustainable community sponsorships that will facilitate the implementation of the master plan. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access, will be required preceding the implementation of any greater public use.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives guide actions and strategies for dealing with management issues:

- Bren Mar Park should be a focal point of the neighboring communities and a space for community-building activities.
- Bren Mar Park will continue to be managed to provide public recreational opportunities in the Mason District.
- Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.



The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; repairing pavement; pruning; deadwooding; and removal of hazardous trees as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff. Interim and sponsored uses may be managed or maintained in a special manner consistent with the nature of such uses and will be provided primarily by the sponsor.





V. CONCEPTUAL DEVELOPMENT PLAN

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations. CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering.

EXISTING MASTER PLAN

The current master plan for the park was approved in 1975. (Figure 14)

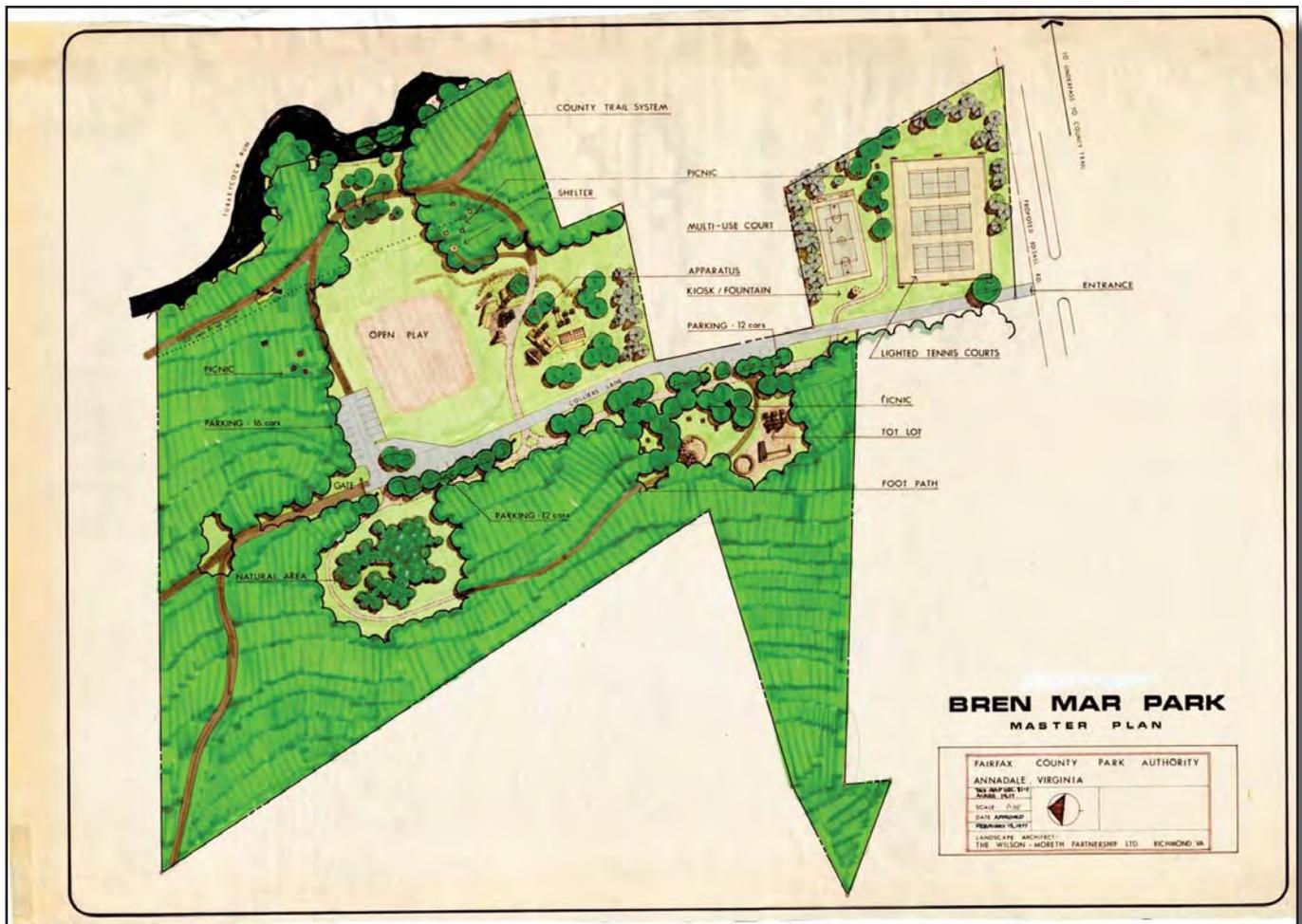


Figure 14: 1975 Master Plan



Given the changes that have occurred to the park and the surrounding communities since the original master plan was approved, it was determined that a master plan revision was necessary. The proposed master plan revision keeps a number of the original plan recommendations while offering some new elements that enhance the parks value and usability to the surrounding communities. Below is a comparison of the existing park elements to the revised park elements (Table 4).

Existing Master Plan Park Elements with Built Facilities Noted in Bold	Revised Park Elements
Tennis and Multi- purpose courts (small diamond field built)	Convert to Off Leash Dog Area
Approximately 3000 LF of trails	Expand trail network (approximately 5000 LF); coordinate and connect Bren Mar Park trails with additional trails in Turkeycock SV.
1 small shelter ; 4 picnic areas	Add 1 small picnic shelter and additional picnic tables
Open play area	Convert to meadow habitat area
2 apparatus/playground areas / 1 playground	Retain 1 playground area; remove unbuilt apparatus/playground area recommendations
40 parking spaces spread around the park. 19 of which are built in one area	Expand parking to 58 spaces concentrated near the park entry and facility areas.

Table 4: Master Plan element comparison

The following park features and facilities are planned as depicted in the Conceptual Development Plan graphic (Figure 15):

A. VEHICULAR ENTRANCE & PARKING

Vehicular access to the park and the existing parking area will remain in the present location from Edsall Road. Expansion of the existing parking is planned to be added in the general areas shown on the CDP. Additional parking is planned in a separate lot located to the right of the entrance road and will have 20-30 parking spaces to support the developed facilities within the park. Low impact development (LID) techniques are recommended for the parking lot to reduce stormwater runoff quantity and reduce water quality impacts. Consideration should be given to the use of pervious paving and/or LID structures to manage and reduce stormwater runoff.

B. OFF LEASH DOG AREA

By Park Authority policy, an established dog owners group must be in place to sponsor a new Off Leash Dog Areas (OLDA) before the facility can be established. OLDAs are created as a partnership between the Park Authority and a sponsor group who is responsible for funding the development as well as most of the recurring operational costs. These sponsors are the agency’s liaison between facility users, local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce OLDA regulations; and report maintenance needs.

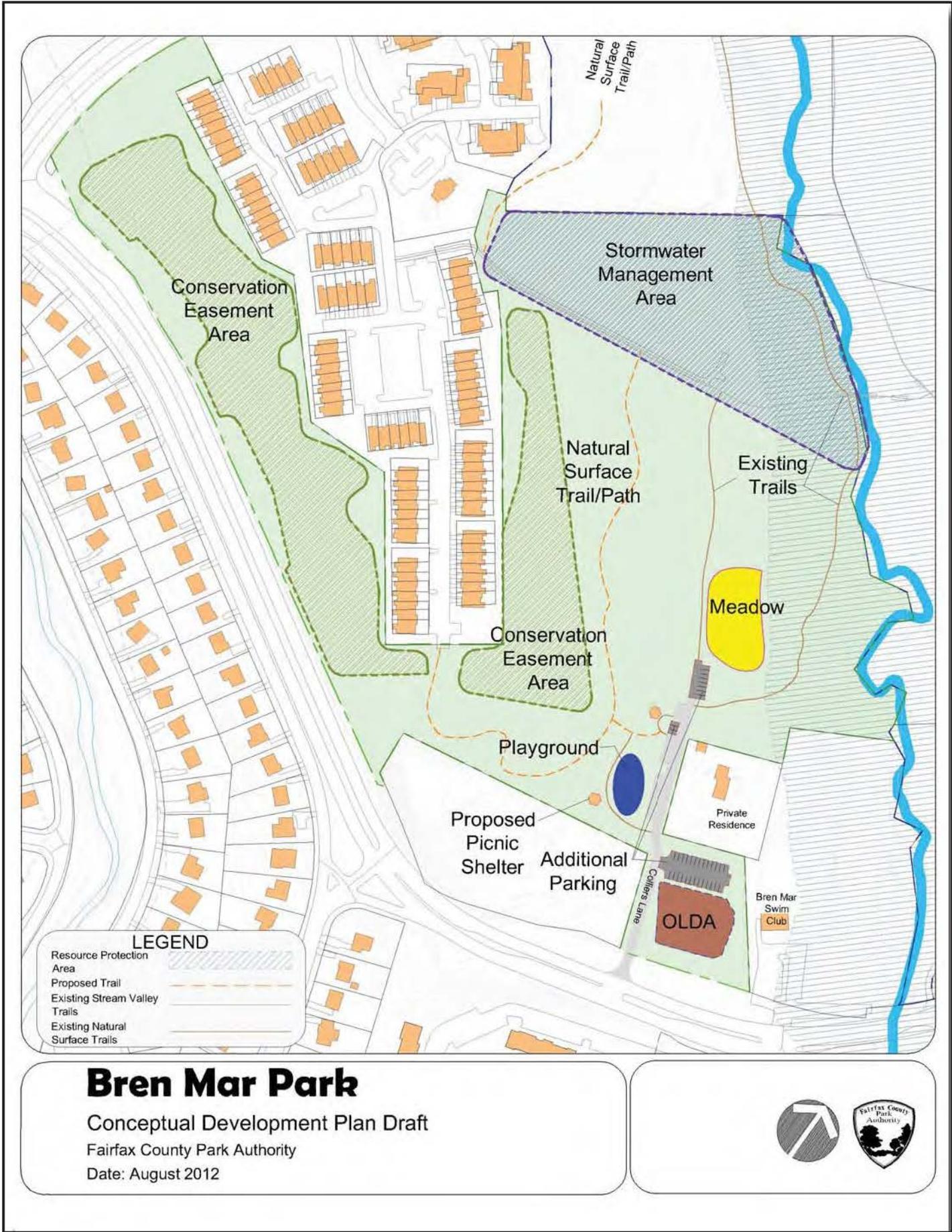


Figure 15: Bren Mar Park CDP



Bren Mar Dogs, an organized sponsor group, sought a location for an off-leash dog area within the Bren Mar area. Bren Mar Park provides group members a readily accessible site that provides maintenance access. The following features are desirable to the extent they are feasible:

A preferred size of 0.5 to .8 acre or larger is recommended for an off-leash dog area at Bren Mar Park. It may have two sections, one for small dogs and one for large dogs if desired by the sponsor group. The general capacity is one dog for every 700 square feet within the OLDA fence. The OLDA is to be enclosed in a 5' high, black vinyl coated fencing with a double gated portal entrance. A 12' wide maintenance access gate is required as well. Shade and access to water should be made available in the OLDA. An information kiosk with OLDA rules, contact information, and other pertinent information should be posted near the entrance. A minimum of two benches, two doggy bag dispenser boxes, and trashcans should be provided.

C. MEADOW

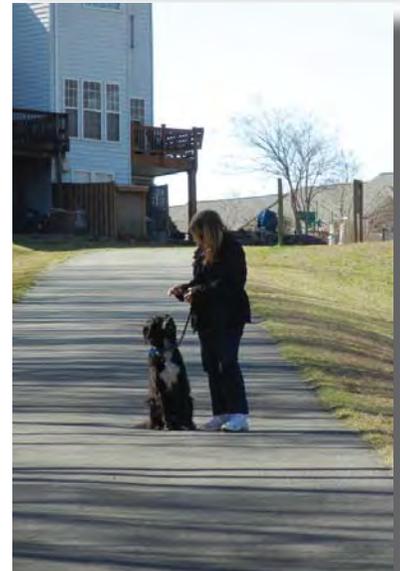
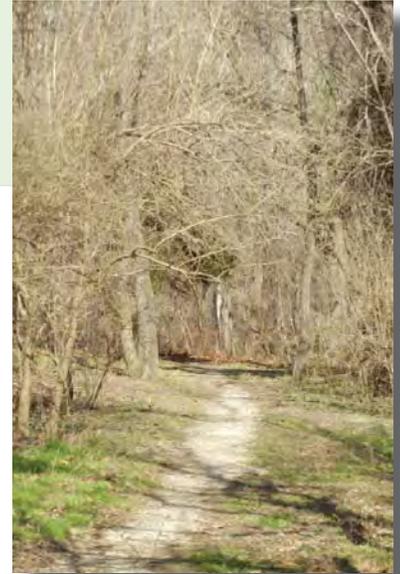
A large open grass field will be retained as a central feature of the site to provide a meadow wildlife habitat and passive outdoor enjoyment. This space shall be mowed 1-2 times annually to preserve the open grassy area. The proposed expansion of the nearby parking area should be designed to minimize disturbance to this area.

D. PLAYGROUND

An existing playground is located between the proposed off-leash dog area and the picnic shelter area. This location provides easy access from the parking lot and is a complementary use to the other park facilities. If the play area is expanded in the future, particular attention should be made to include skill development and fitness facilities that serve the young teens and adult age group.

F. TRAILS

Trails allow access to facilities throughout the site as well as form a loop through the park to facilitate exercise. Additional trails will enhance the experience of the current park users by opening up additional areas of the park to park use, promote connectivity to surrounding neighborhoods, and allow for a variety of trail options for pedestrians.





G. PICNIC FACILITIES AND SITE FURNISHINGS

Picnic tables, shelters, benches, and trash cans should be provided in appropriate locations throughout the park to support the other uses. Fitness equipment may be located along the trails to serve adult users.

H. STORMWATER MANAGEMENT

Construction of stormwater management facilities may be necessary to address water runoff from the addition of park facilities. Low Impact Development (LID) principles should be used to the extent possible for this purpose.

I. VEGETATIVE BUFFER

The existing forested areas along the southeastern border of the park are located within conservation easements and serve as a buffer to provide screening between neighboring homes and the park uses. The park has a high percentage of invasive species and would benefit from an invasives management program. The forested area along the western portion of the site should remain intact to provide water quality benefits within the Cameron Run watershed.

