

MASTER PLAN REPORT
OF
ELLANOR C. LAWRENCE PARK



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FAIRFAX COUNTY PARK AUTHORITY

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EXCERPTS FROM:

ENVIRONMENTAL ASSESSMENT OF CONCEPTUAL PLAN
BY ECOL SCIENCES, INC., VIENNA, VIRGINIA, OCTOBER 1977

*I should be glad if all the meadows on earth were left
in a wild state, if that were the consequence of men's
beginning to redeem themselves.*

-Henry David Thoreau

E.C. LAWRENCE MASTER PLAN REPORT

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PREFACE: The Park Authority received this parcel of land in December, 1970, as a well appreciated donation from Mr. David H. Lawrence. The donation was to honor his late wife Ellanor C. Lawrence, after whom the park is named.

A conceptual plan for E.C. Lawrence Park was prepared by the Park Authority staff in 1976. Proposed development was designed to provide both structured and unstructured recreational opportunities to park visitors. The overall emphasis was toward opportunities for environmental, aesthetic and historic appreciation and for facilities to satisfy active recreation needs.

The Park Authority staff recommended to the Park Authority Board, at their meeting on Sept. 21, 1976, that the services of Ecol Sciences, Inc., Vienna, Virginia, be engaged to do an environmental assessment of the conceptual plan. The environmental assessment was completed in October, 1977, and is referred to in this report as the assessment.

SUMMARY RECOMMENDATIONS: E.C. Lawrence Park is designed as a County serving park, intended primarily to provide both passive and active recreation opportunities. The envisioned development should include an active recreation area containing three lighted soccer fields, a lighted football field, two lighted basketball courts, eight lighted tennis courts, a concession building, seating areas with game tables, shuffleboard and horseshoe courts, three lighted baseball fields, tot lots and parking for 250 cars. This development should be screened from the other passive areas of the park.

Walney House and its surrounding area should be renovated and used as a living historical farm. Parking for 40 cars should be provided at this facility. The mill near the main house is currently being designed as a conference center which will accommodate meetings of up to 70 people. An environmental education center is planned for the area near the mill. This will operate as a programmed facility for students on an overnight basis. A nature center similar to other Fairfax County Park Authority nature centers should be developed near the mill complex. The existing main house near the mill should be used as a manager's residence and office. Near the mill complex an amphitheatre should be developed as an outdoor classroom to be used for park programs. The existing pond should serve as a central element for a surrounding picnic area. This area should also have tot lots for children to play. Parking to accommodate 150 cars for the facilities at the mill complex should be developed in the open field in front of the main house.

Another feature of the park should be camping facilities. Campsites should be walk-to, for primitive tent camping. To support the development in this park, a maintenance center should be developed in the southern portion of the site.

The concept reflects an intent to provide recreational facilities with minimal impacts on the site.

E.C. LAWRENCE MASTER PLAN REPORT

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I. LOCATION

E. C. Lawrence Park is located in the Springfield Magisterial District, in western Fairfax County, (tax map no. 54-2) near the intersection of Routes 29/211 and 66 (Figure I-1). The community of Centreville lies immediately south of the park and Dulles International Airport is approximately two miles to the north. Route 28 passes north-south through the park. Walney Road (Route 657) also passes through the park. Poplar Tree Road is the northern boundary of the park and I-66 is the southern boundary. The park is approximately 21 miles west of Washington, D. C.

This 638.9 acre park site has retained a natural character with much woodland, a rolling stream valley and several historic buildings. The park blends with the surrounding properties of dense woods, farmlands, sparse housing and generally rural countryside.

For analysis and planning purposes, the boundaries of the park define the primary study area (Figure I-2). A peripheral study area (Figure I-3) was established to analyze regional land use characteristics.

II. SITE ANALYSIS: NATURAL FEATURES

A. Geology

The geology of the park area is described to provide a basis for the analysis of the area's topography, soils, and ground water resources. The topography of the park area is the surface manifestation of geologic and hydrologic processes such as subsidence and emergence, erosion and sedimentation. The weathering of geologic formations is a primary source of the area's soils. The porosity and the permeability of geologic formations are primary factors determining the area's ground water resources.

Fairfax County lies within three north-south trending geologic provinces: Coastal Plain, Piedmont and Triassic lowlands. E. C. Lawrence Park is located entirely within the Triassic lowland province.

Four distinct geologic units are identified within the park area (Figure II-1). These units represent at least two geologic eras and two periods. The map units delineated on Figure II-1 are identified in Table II-1 and further discussion is available on Page II-6 of the assessment.

Table II-1 Explanation of Map Units Identified on Figure II-1
(Source: Nelson, 1976).

<u>Map Unit</u>	<u>Period</u>	<u>Era</u>	<u>Description of Symbol</u>
QAL	Cenozoic	Quaternary	Stream valley or flood plain alluvium
TRM	Mesozoic	Triassic	Manassas sandstone, upper member
TRBB	Mesozoic	Triassic	Balls Bluff siltstone
TRTM	Unconformity	- -	Thermally metamorphosed triassic rocks

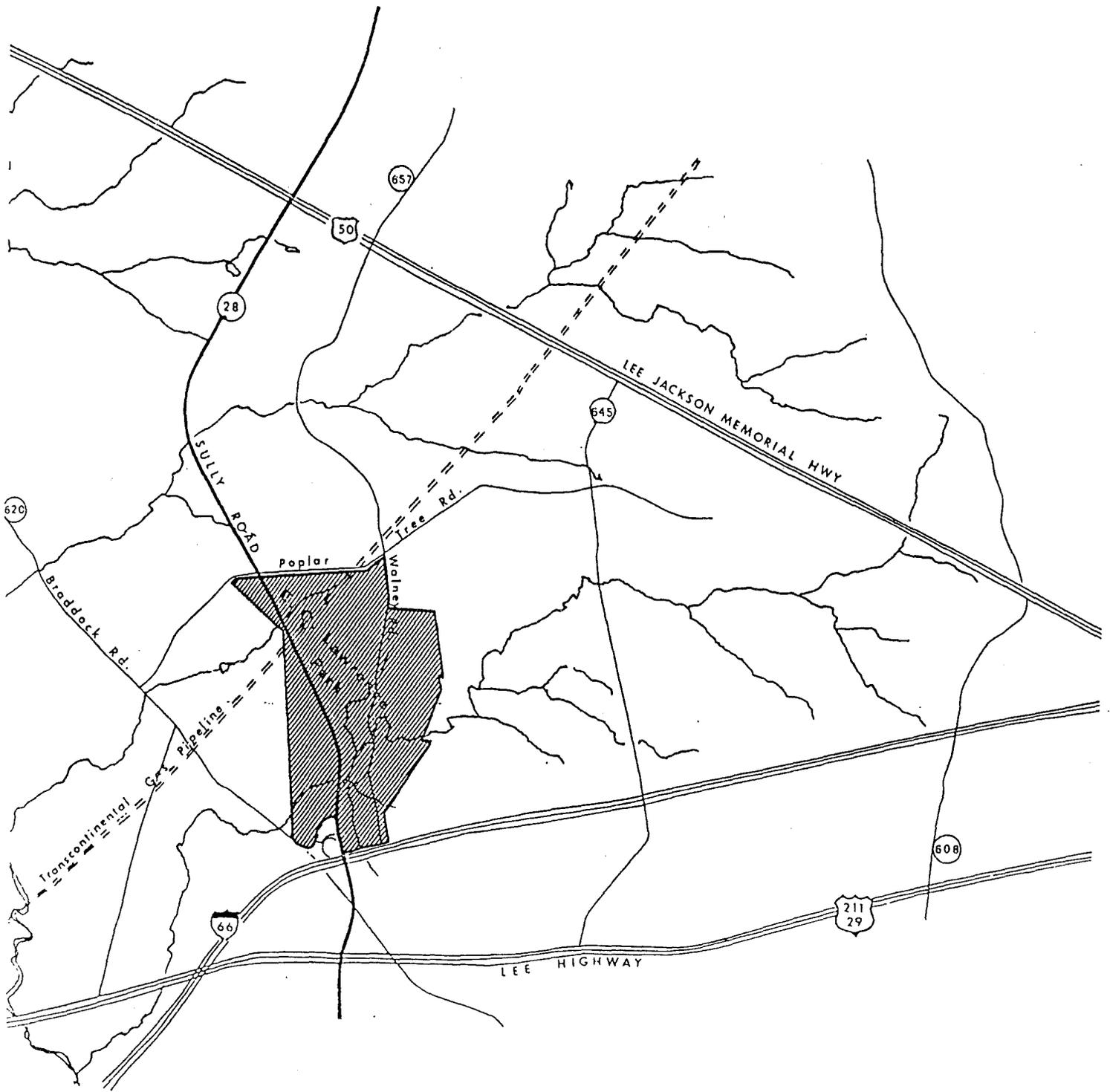
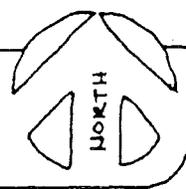
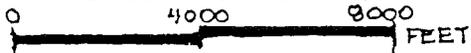


FIGURE I-1 LOCATION



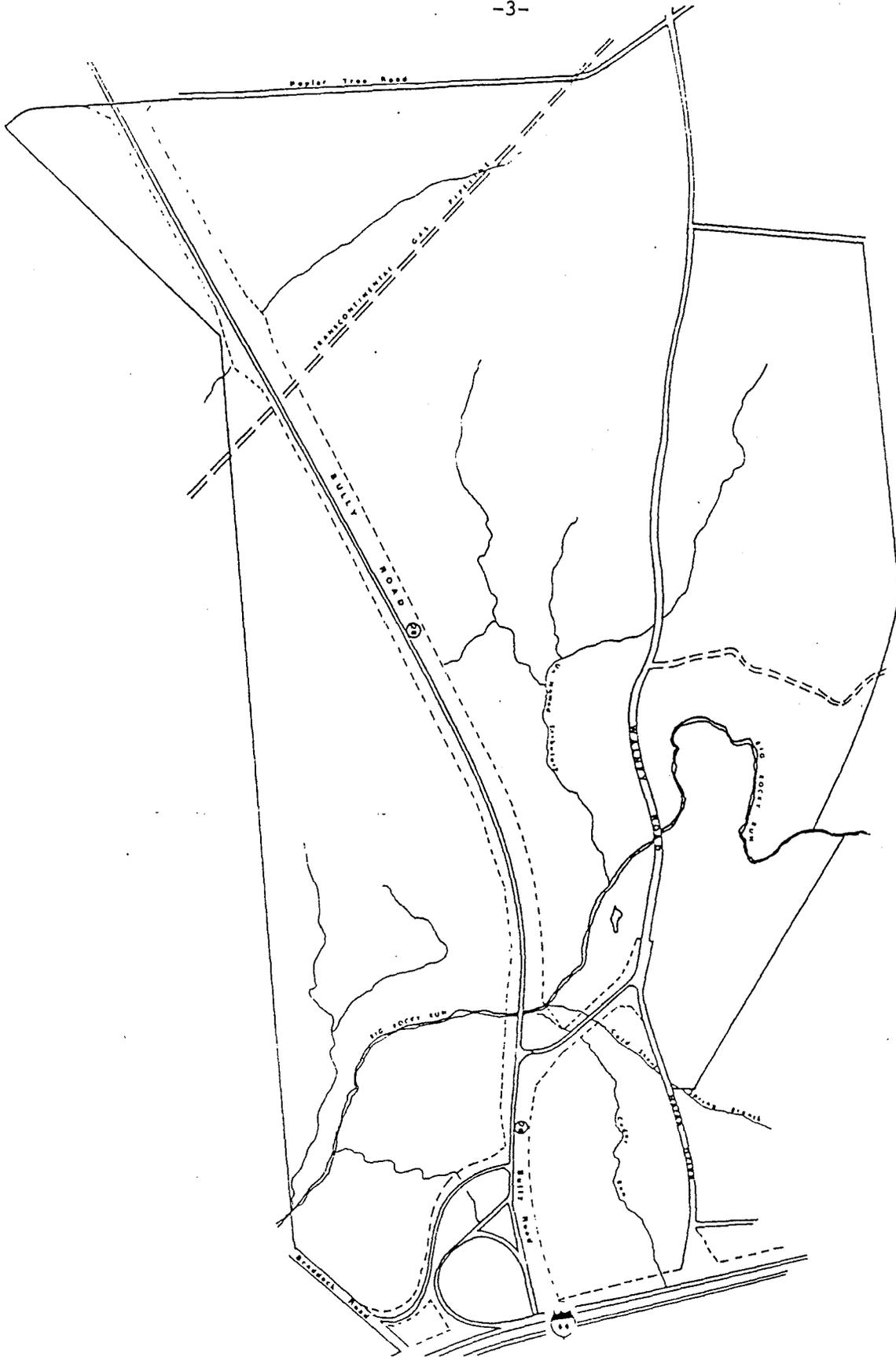


FIGURE I-2 PRIMARY STUDY AREA

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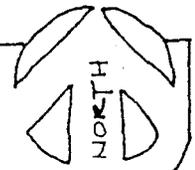
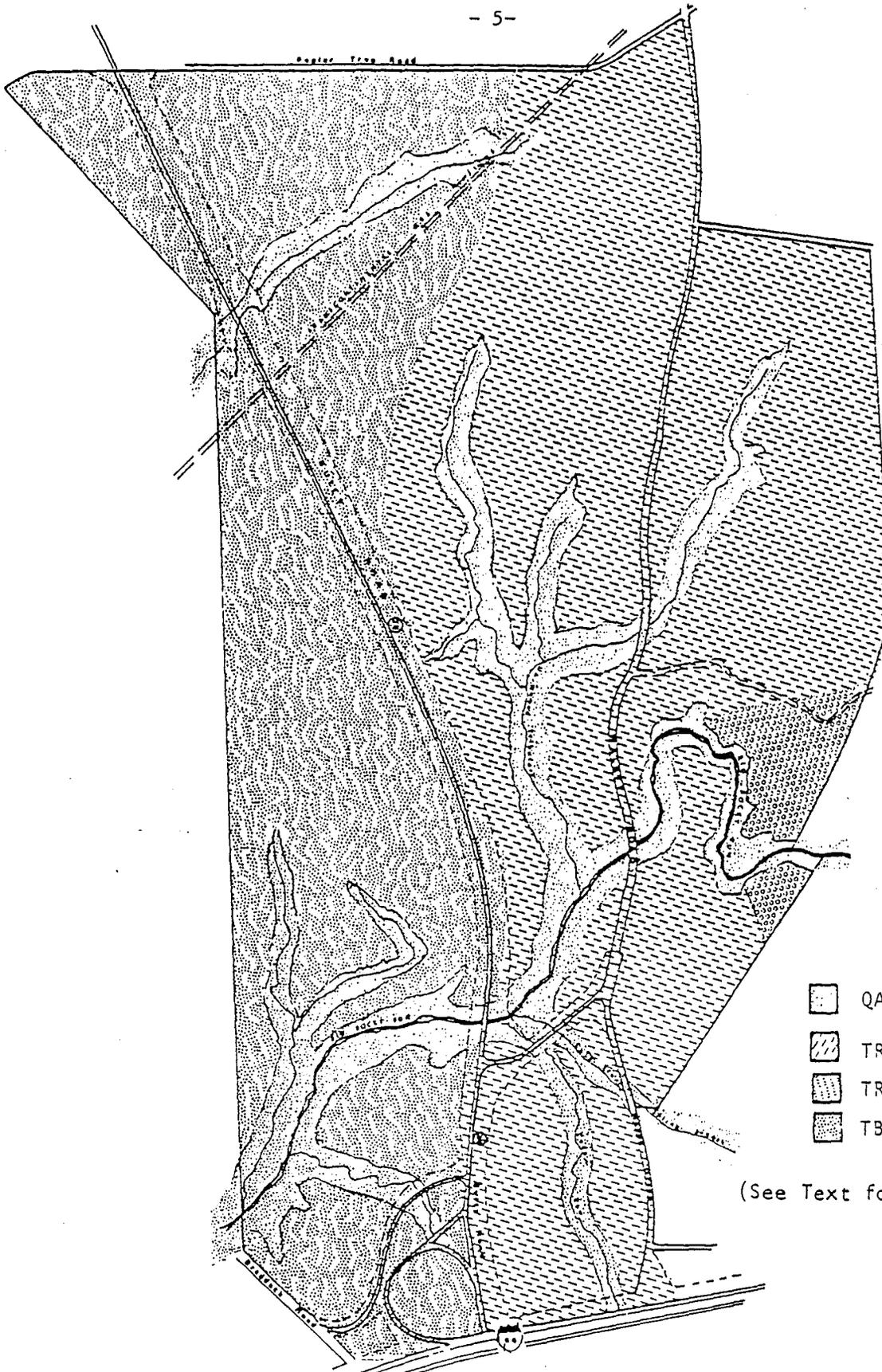




FIGURE I-3 PERIPHERAL STUDY AREA

0 FEET 4000 8000

NORTH



- QAL
- TRM
- TRTM
- TBB

(See Text for Description)

FIGURE II-1 SURFICIAL GEOLOGY

(FROM: NELSON, 1976)

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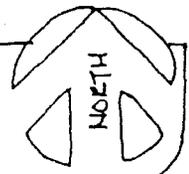


Table II-2 Soil Types and Characteristics in E. C. Lawrence Park¹

Soil Name	Soil Number ²	Erosion Potential ²			Slope ² Range ¹	Permeability		Internal Drainage	Water-Holding Capacity	Shrink-Swell Potential	Septic Tank Suitability
		Surface	Subsoil	Substrate		Surface	Subsoil				
Rowland Silt Loam	12A	None	None	None	0-2	Moderately Rapid	Moderate to Moderately Slow	Slow	Moderate	Low	Poor; floodplain high water table
Manassas Silt Loam	14B	Slight	Slight	Slight	2-7	Moderate	Moderate	Moderate	Moderate to High	Low	Poor; high water table
Rocky Land (Acidic)	18C	None	None	None	7-14	- ³	- ³	Moderate to Rapid	Low to Moderate	Variable	Poor; outcrops of bedrock
" " "	18D	None	None	None	14-25	- ³	- ³	Moderate to Rapid	Low to Moderate	Variable	Poor; outcrops of bedrock
Brecknock Loam	57B	Slight	Slight	Slight	2-7	Moderate to Rapid	Moderate to Moderately Slow	Moderate	Moderately High	Low	Good
Penn Fine Sandy Loam	67B	Moderate	Slight	None	2-7	Rapid	Rapid	Very Rapid	Low to Very Low	Low	Good
" " "	67C	Severe	Slight	None	7-14	Rapid	Rapid	Very Rapid	Low to Very Low	Low	Good
Buck's Loam	72B	Slight	Slight	Slight	2-7	Fairly Rapid	Fairly Rapid	Moderate	High	Low	Good
Penn Silt Loam	73B	Moderate	Slight	None	2-7	Moderately Rapid	Moderately Rapid	Moderate to somewhat Rapid	Low	Low	Good
" " "	73C	Severe	Slight	None	7-14	Moderately Rapid	Moderately Rapid	Moderately Slow	Low	Low	Good
Penn Loam	75B	Moderate	Slight	None	2-7	Rapid	Rapid	Rapid to Moderately Rapid	Low to Very Low	Low	Good
" "	75C	Severe	Slight	None	7-14	Rapid	Rapid	Rapid to Moderately Rapid	Low to Very Low	Low	Good
" "	75D	Severe	Slight	None	14-25	Rapid	Rapid	Rapid	Low to Very Low	Low	Good
Penn Shaly Silt Loam	77E	Severe	None	None	25-45	Rapid	Rapid	Rapid	Low	Low	Poor; hard shale near surface
Calverton Silt Loam	78B	Slight	Slight	Slight	2-7	- ³	- ³	Slow to Very Slow	Moderately Low	Moderate to High	Poor; fragipan and high water table
Clinton Silt Loam	80A	None	None	None	0-2	Moderate	Moderate	Slow to Very Slow	Moderate to High	Moderate to High	Poor; high water table
Pendington Silt Loam	273B	Slight	Slight	None	2-7	Moderately Rapid	Moderately Slow	Moderate to Slow	Moderately Low	Low	Poor; high water table

¹All data, unless otherwise cited, is from the Fairfax County Soil Survey (SCS, 1963).

²(Porter, et al., 1970).

³Data unavailable.

B. Soils and Topography

Twelve major soil types were identified on the park site, from information contained in the Fairfax County Soil Survey (Soil Conservation, 1963). The location and extent of these soil types in the park are given in Figure II-2. Table II-1 lists the soil types by name and soil number and indicates their classification relative to a group of four characteristics. These characteristics include erosion potential and steepness of slope as well as several engineering properties relevant to the location of structures (see Figures II-3, II-4).

In general, most soils found on the property are only moderately susceptible to erosion. Areas in and near stream valleys are subject to soil accumulation. Some soils found near Cabell's Mill are only slightly susceptible to erosion. Occasional instances of gullies are found, but these are very infrequent.

One major problem which may be encountered is the shallow depth to bedrock. Most bedrock on the park site is found from 0' to 2' below ground surfaces. This is characteristic for all areas except for stream valleys.

Percolation for these soils range from poor to good. In many instances, the bedrock underlying the soil is very porous and internal drainage is rapid. Percolation is poor in or near the stream valleys.

The soils of the site are discussed in more depth on page II-9 of the assessment.

C. Elevations

The highest elevation of the park is approximately 370.0, found in the northeast corner of the park. The north half is very flat but slopes gently towards the southwest to an elevation of approximately 277.0.

D. Hydrology

1. Ground Water - Ground water is that portion of precipitation that has penetrated the earth's surface, either by direct infiltration or seepage from surface water, and is contained in the porous fissures or spaces in the sub-surface geologic materials. The geologic character of sub-surface formations influences the quantity of ground water available. The ground water potential of each was examined and discussed in the assessment, page II-17.

Depth to water table ranges from 10 to 155 feet. The Rowland silt loam has the shallowest water table, especially for the Big Rocky Run stream bed. Quality of the underground water ranges from fair to good.

2. Surface Water - The park area is located entirely within the Cub Run Watershed. Most of the park is drained by Big Rocky Run, passing from east to west through the south-central portion of the park. A portion of the north end drains to Cub Run via Round Lick Run. The extreme northwest corner drains to a tributary of Flatlick Branch before entering Cub Run. Cub Run discharges into Bull Run, approximately four miles south of the park area. From this point, Bull Run flows southeast to the Occoquan River, continuing to the Potomac.

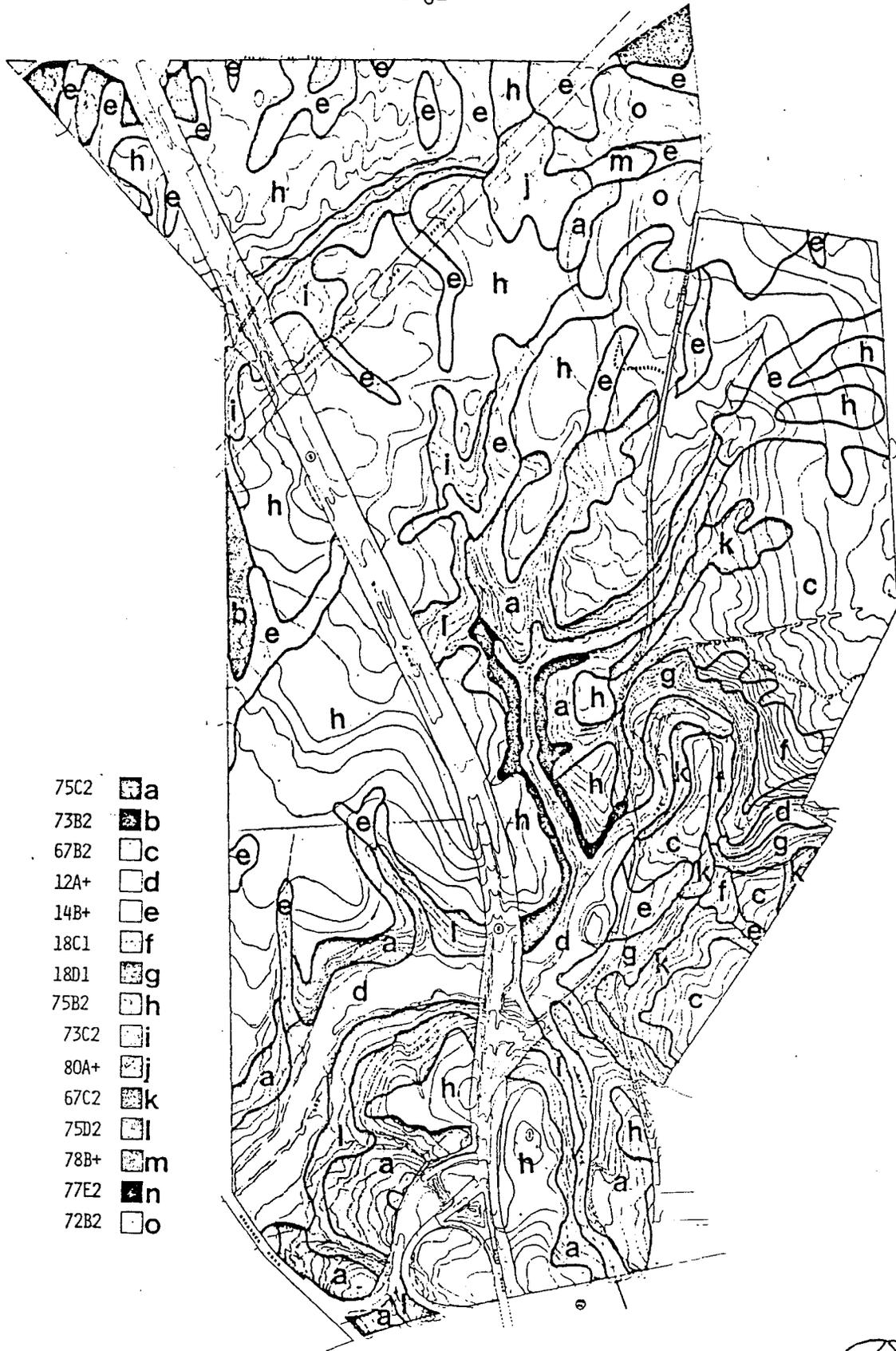
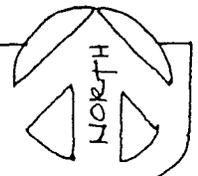


FIGURE II-2

SOILS



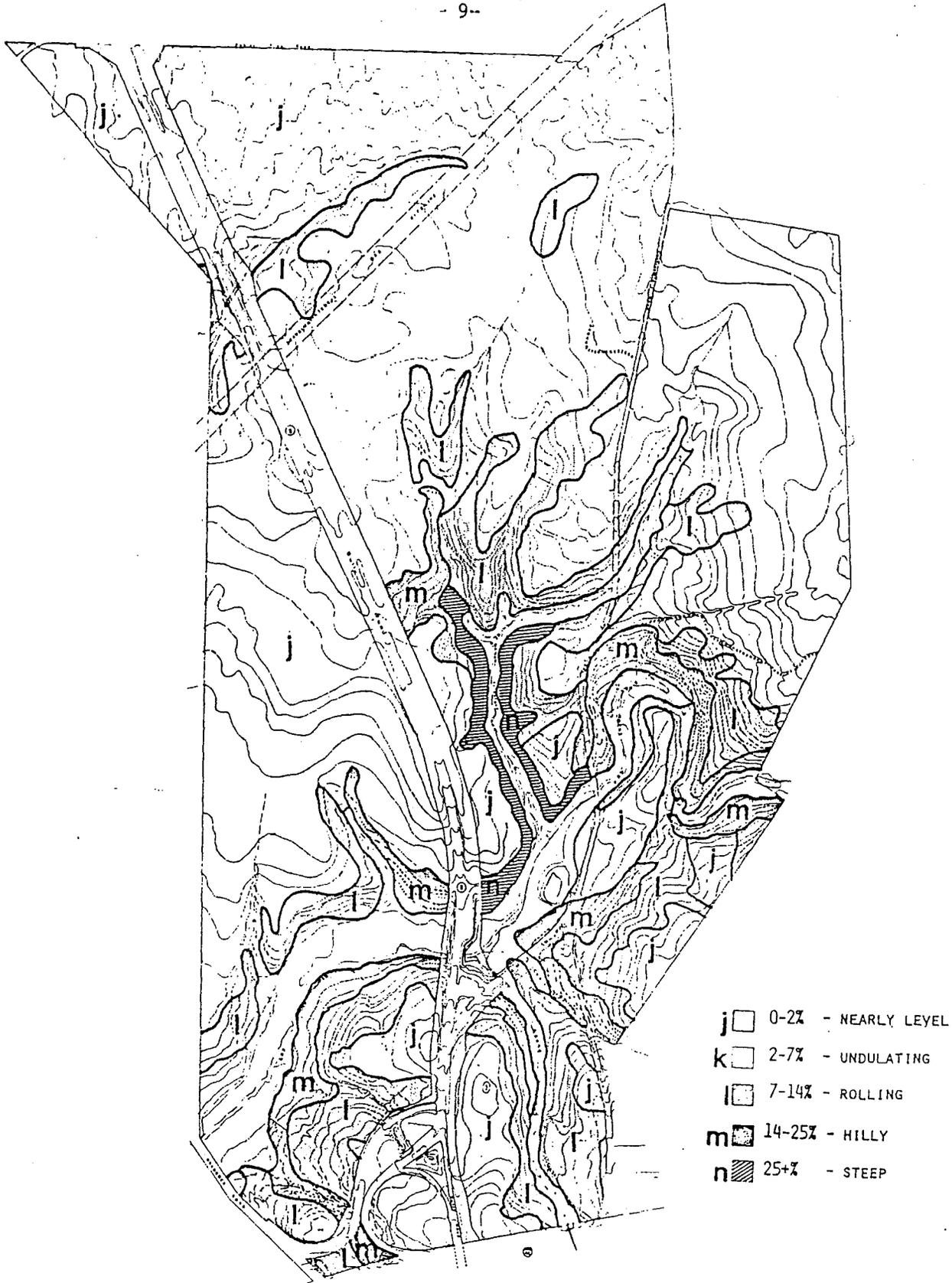
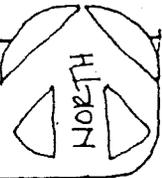


FIGURE III-3 SLOPE CATEGORIES BY SOIL GROUP



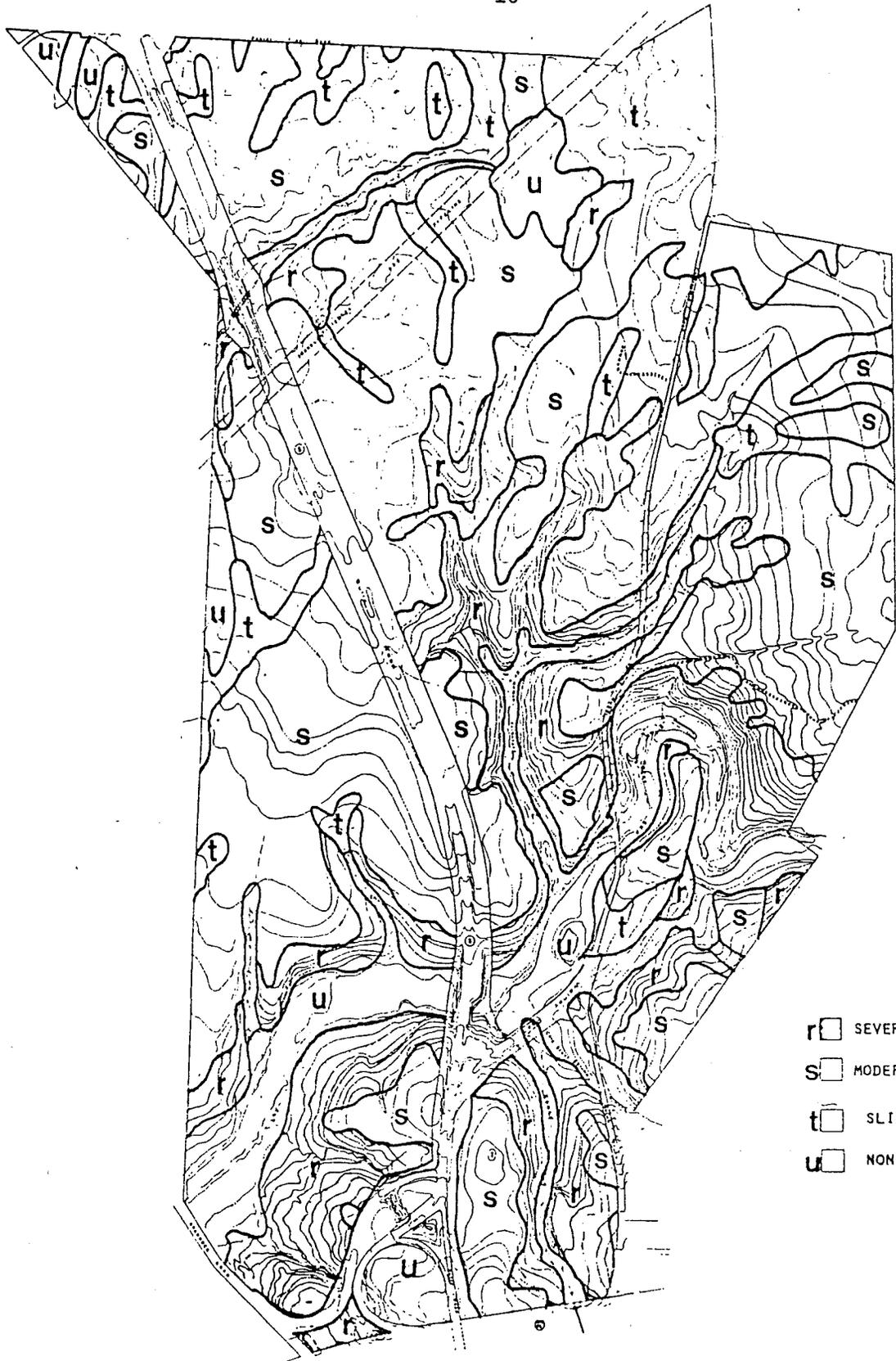
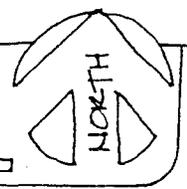


FIGURE II-4 SURFACE SOIL EROSION POTENTIAL



Three small tributaries enter Big Rocky Run in the park area. One unnamed stream enters from the north, draining a large portion of the central study area. A second stream, Cedar Run, enters from the south, paralleling Route 28. The third tributary, also entering from the south, is Cold Scent Spring Branch. Approximate watershed areas for these streams are delineated in Figure II-5. The watershed area of the unnamed tributary entering from the north is slightly larger than the combined area of Cold Scent Spring Branch and Cedar Run, which are similar in size. A man-made pond is found opposite Cabell's Mill on the west side of Walney Road.

Periodic flooding of the low-lying floodplain and bank areas of Big Rocky Run is fairly frequent, occurring several times annually, as evidenced by debris accumulations. The width of the floodplain increases downstream from Route 28 and wide low-lying areas are subject to inundation there.

More detailed information about flows, discharge and water quality is available in the assessment on page II-21.

E. Biology

1. Terrestrial - The majority of the park is forested by an oak-hickory forest and Virginia pine forest. The only open spaces are found by the Cabell's Mill complex, an existing picnic area and pond on the west side of Walney Road, the area surrounding Walney House and the mowed area of the Transcontinental Gas pipeline easement. Another area of approximately 10 acres is found north of Walney where a once open area is now changing into a young Cedar forest.

A map of the forest types (Figure II-6) was constructed using aerial photographs of the area. A detailed discussion and inventory of each vegetation association can be found on page II-29 of the assessment.

2. Aquatic - In 1975-1976, Big Rocky Run was seined at four locations: Stringfellow Road, Route 28, Braddock Road and a point between Route 29/211 and I-66. Sampling was conducted by George Mason University students under the direction of Dr. D. Kelso. No fish were found at the upstream Stringfellow Road collection site. Water quality degradation resulting from sewerage treatment plant outfall at this location is tentatively cited as responsible for this absence of fish. (See table II-3).

Species compositions in Northern Virginia streams have been narrowed in recent years as a result of habitat degradation from urbanization. Many of these streams once supported native trout populations.

A complete listing of aquatic life in the ecosystem can be found on page II-37 of the assessment.

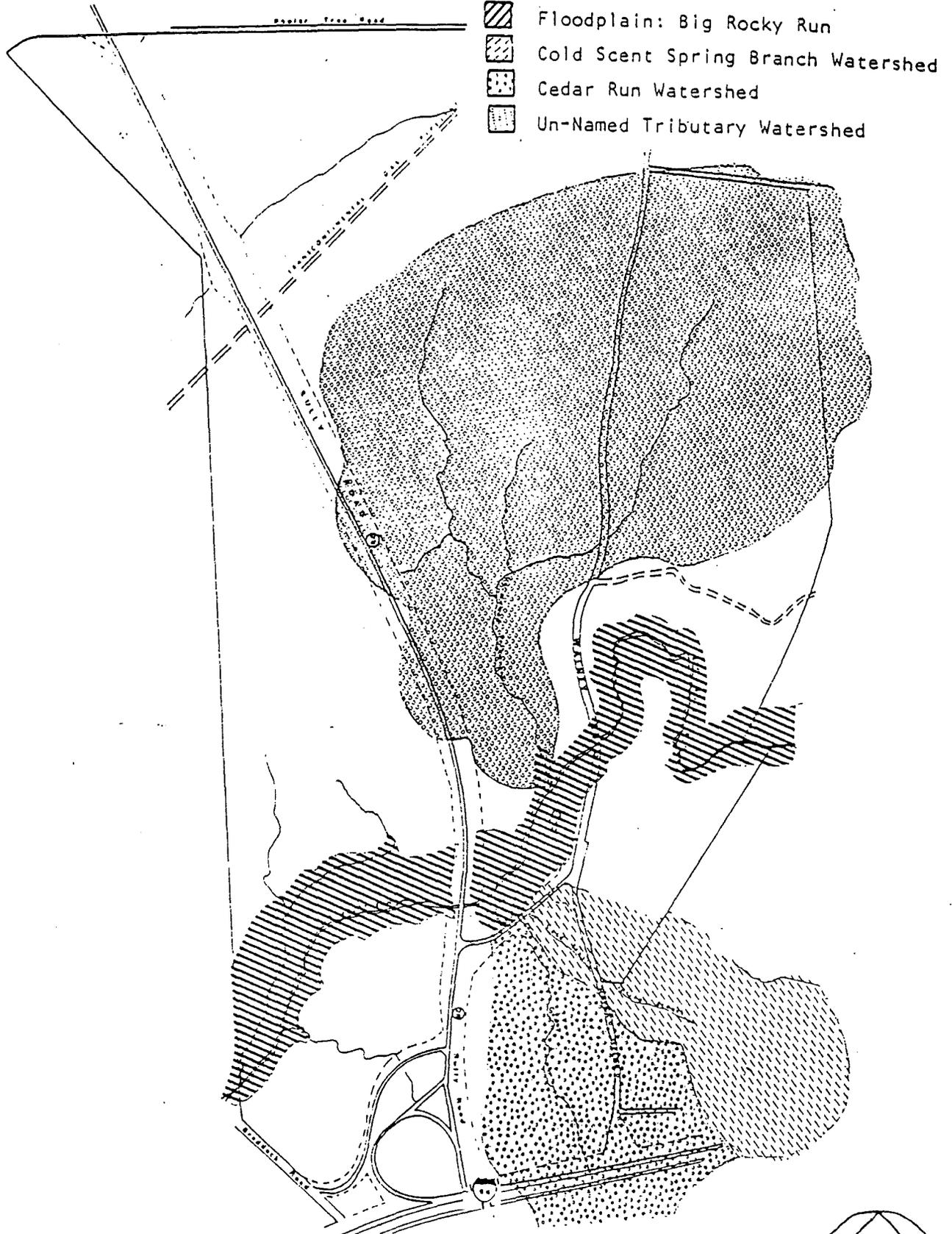
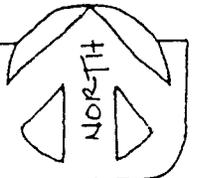


FIGURE II-5

FLOODPLAINS & WATERSHED

0 500 1000 FEET



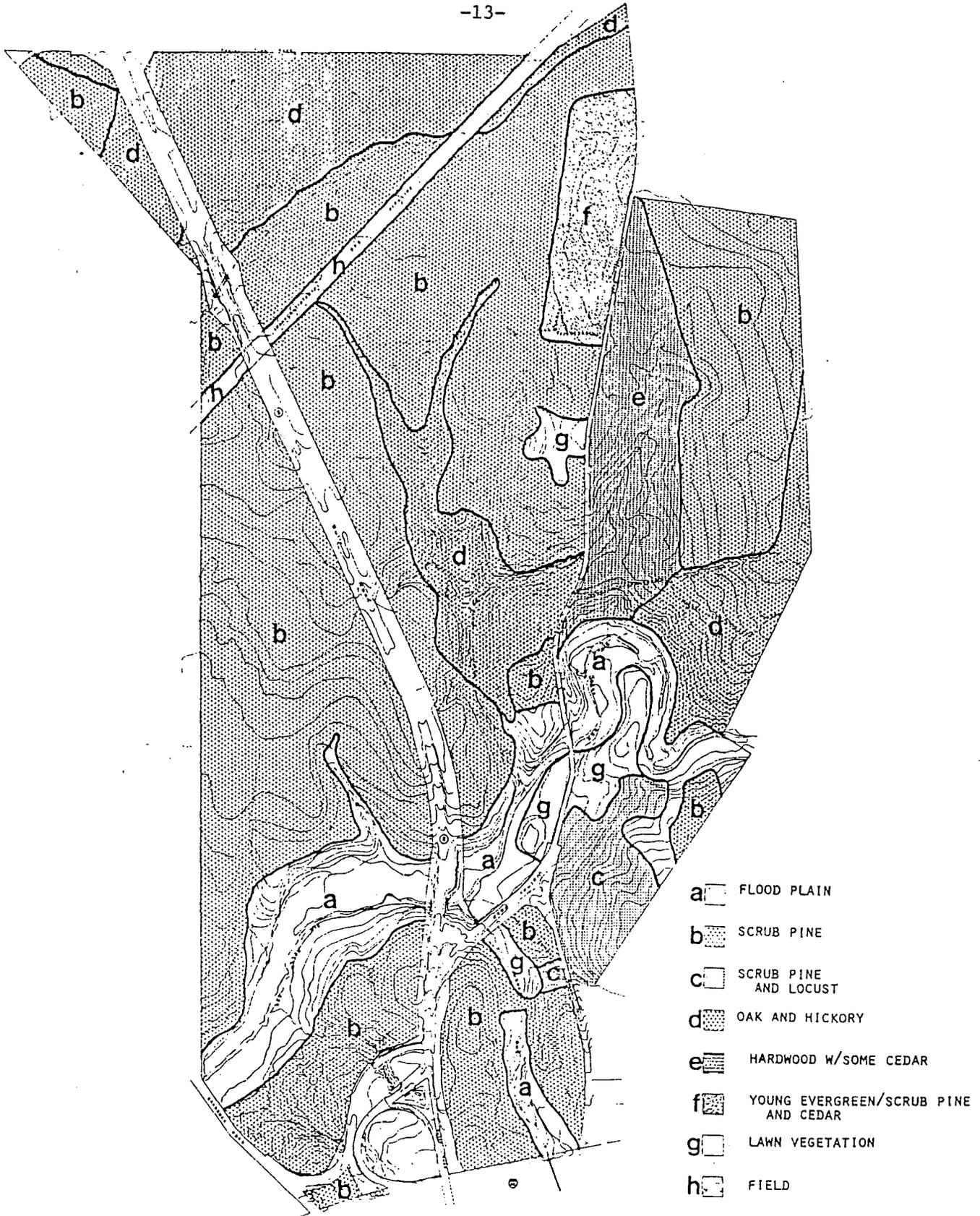


FIGURE II-6 VEGETATION



Table II- 3. Fish Species Collected from Three Sampling Locations on Big Rocky Run, 1975.
 [Source: Kelso, 1976: Fairfax County, Virginia, 1976].

Fish Recorded			Sampling Locations & Dates		
Family	Genus	Species	Sully Rd.	Braddock Rd.	Between Rt.'s
			(Rt. 28) 8/7/76	(Rt. 620) 8/7/76	29/211 and 66 8/7/76
Catostomidae (suckers)	<i>Catostomus commersoni</i>	(White Sucker)	X	X	XX
Cyprinidae (minnows)	<i>Notropis cornutus</i>	(Common Shiner)	X	XX	
"	<i>Rhinichthys atratulus</i>	(Blacknose Dace)		XX	XX
"	<i>Rhinichthys cataractae</i>	(Longnose Dace)			XX
"	<i>Semotilus atromaculatus</i>	(Creek Chub)		XX	XXX
"	<i>Exoglossum maxillingua</i>	(Cutlips Minnow)			X
"	<i>Clinostomus funduloides</i>	(Rosyside Dace)			XX
"	<i>Pimephales notatus</i>	(Bluntnose Minnow)		XXX	
Centrarchidae (Sunfish)	<i>Lepomis macrochirus</i>	(Bluegill)	X		
"	<i>Lepomis gibbosus</i>	(Pumpkinseed)	X		
Percidae (Perch)	<i>Etheostoma olmstedi</i>	(Tessalated Darter)			X
	TOTAL NUMBER OF SPECIES		4	5	7
X=infrequent	XX=common	XXX=abundant			

III. SITE ANALYSIS: MAN MADE FEATURES

A. Structures

There are very few buildings found on the Lawrence property, considering its size. The most significant are Cabell's Mill, Cabell's Miller's house and Walney. A recent architectural study was made on the structural condition of each of these.¹ Cabell's Mill has been closed to the public. The other two buildings also need repairs to bring standards up to County codes. A Park Authority staff family inhabits Cabell's Miller's house, and Walney is inhabited by the Beresford family. Drawings and estimates for repairs are underway for all three buildings.

Within the main complex of Cabell's Mill, there exists a small caretaker's house with a greenhouse and a garage presently used by Park Authority maintenance crews. The only other structure found on the property is a house located off Heron Drive; it is also presently inhabited by a Park Authority employee and his family.

Historically, the Mill and house may have been built around 1800. Walney may be slightly older, but the exact date of construction is unknown. Today, it is significant as an example of various architectural styles through the years. The Fairfax County Park Authority Division of History is conducting an archeological study of the Walney House and its immediate surroundings.

B. Roads

E. C. Lawrence property is transected from north to south by the major highway of Route 28 (Sully Road). It serves as a connector between Centreville area and Dulles Airport with additional access to Route 66. While it travels through the Park, Sully Road very definitely divides the two parks into two parcels of land.

Walney Road (also known as Old Centreville Road) also travels north to south through the Park but it remains as a minor rural country road which provides access to the Cabell's Mill complex and Walney. Heron Drive, which intersects Walney Road at its southern end, provides access for several homes adjacent to Park property. Poplar Tree Road exists now as a dirt road in very poor condition and forms the northern boundary to the Park, intersecting both Route 28 and Walney Road. The property deed also provides for a 20' easement for an outlet road bounding the park and an 8' travel way that crosses park property north of Big Rocky Run to a private residence.

C. Utilities

Two major utility easements cross the park: the Transcontinental Gas Pipeline and Upper Occoquan Sewer Authority. The pipeline runs from northeast to southwest and is a 150' wide clearing running thru the northern section of the park. The sewer easement follows the Big Rocky Run stream. (See Figure III-1).

Utilities provided to existing structures are: electricity, well water, telephone and septic sewerage. Walney has had problems of contamination of well water and failure of septic field.

If development proceeds as planned, deep wells would have to be drilled to meet the new water requirements. Sewerage would be tied into the existing line crossing the park.

D. Existing Park Uses

1. Landscape Maintenance Crews run their operation on a temporary basis from the garages near the mill.
2. The Forestry Crew which is a part of the above operation also operates on a temporary basis from the mill area.
3. The field adjacent to the mill complex is used as a temporary nursery.
4. General maintenance includes mowing of 15 acres, seasonal snow plowing and refuse collection on a weekly schedule.
5. Special events such as meetings and parties held at the mill attracted 5,000 people in 1975.
6. Park visitation is estimated at 10,000 people per year. Uses included ice skating, Boy Scout camp outings, naturalists programs and picnicking.

IV. HISTORICAL

As a part of the environmental assessment, a historic/archaeologic survey of the park site was prepared.

A. Historic Background

The parcel of land known today as Ellanor Lawrence Park has a documented history which spans nearly three hundred years. Until 1680, the area was in dispute between the colonies of Maryland and Virginia. However, in that year a legally recognized assessment of the true course of the Potomac River brought the region under the jurisdiction of the Fairfax-Culpeper proprietary interests. Following this the property changed ownership several times, finally to end in possession of David H. Lawrence.

B. Pre-Historic Survey

Little published field research relating to pre-historic sites in western Fairfax County has been done. Therefore, in preparing for this phase of the survey the researchers relied on available historic documentary sources as well as interviews with persons familiar with the area, and scanning some sparse artifact collections from the site.

Documentary research shows the northern Potomac area was principally inhabited by the Doeg Indian tribe in Northern Virginia. Findings to date have supported the hypothesis that these people led a relatively settled existence, in town having an agrarian base.

Interviews with residents of the present park indicate that few, if any, finds of artifacts relating to prehistoric occupation had been made. Only two projectile points, unearthened during a hurricane in 1972 were reported. These were unavailable for analysis.

The actual field survey was disappointing in that it revealed no obvious prehistoric sites. Likely sites where Indians may have camped showed no surface evidence of Indian occupation.

It is hard to believe that there was no Indian activity within the confines of the park. However, the very sparseness of artifactual evidence tends to suggest that the area between the Potomac and Shenandoah Rivers (including the Park site) served primarily as a seasonal hunting ground.

C. Archaeological Methodology

The objectives of this site survey were: 1) the location of potential historic sites within the boundaries of the park; 2) the determination of the impact that planned park development would have on located sites; and, 3) the test excavation of any sites potentially threatened by park development. "Threatened sites" were defined as those upon which site development would impinge directly and those to which proposed development would tend to draw increased foot traffic.

D. Archaeological Findings

E. C. Lawrence Park presents the archaeologist with a unique opportunity to study the development of a parcel of land which has remained virtually intact for almost two hundred years. This piece of property exhibits features of every period of its development, with emphasis on nineteenth century.

For the nineteenth century, the archaeologist is again presented with the opportunity, not only to contribute substantially to the historic documentation of the property, but also to contrast life styles in a most significant fashion. Remains of both residences of large landowners and their tenants exist on the tract. Traces of field roads, fence lines, springs, barns and other auxiliary structures can also give tangible substance to that which documentation is beginning to reveal.

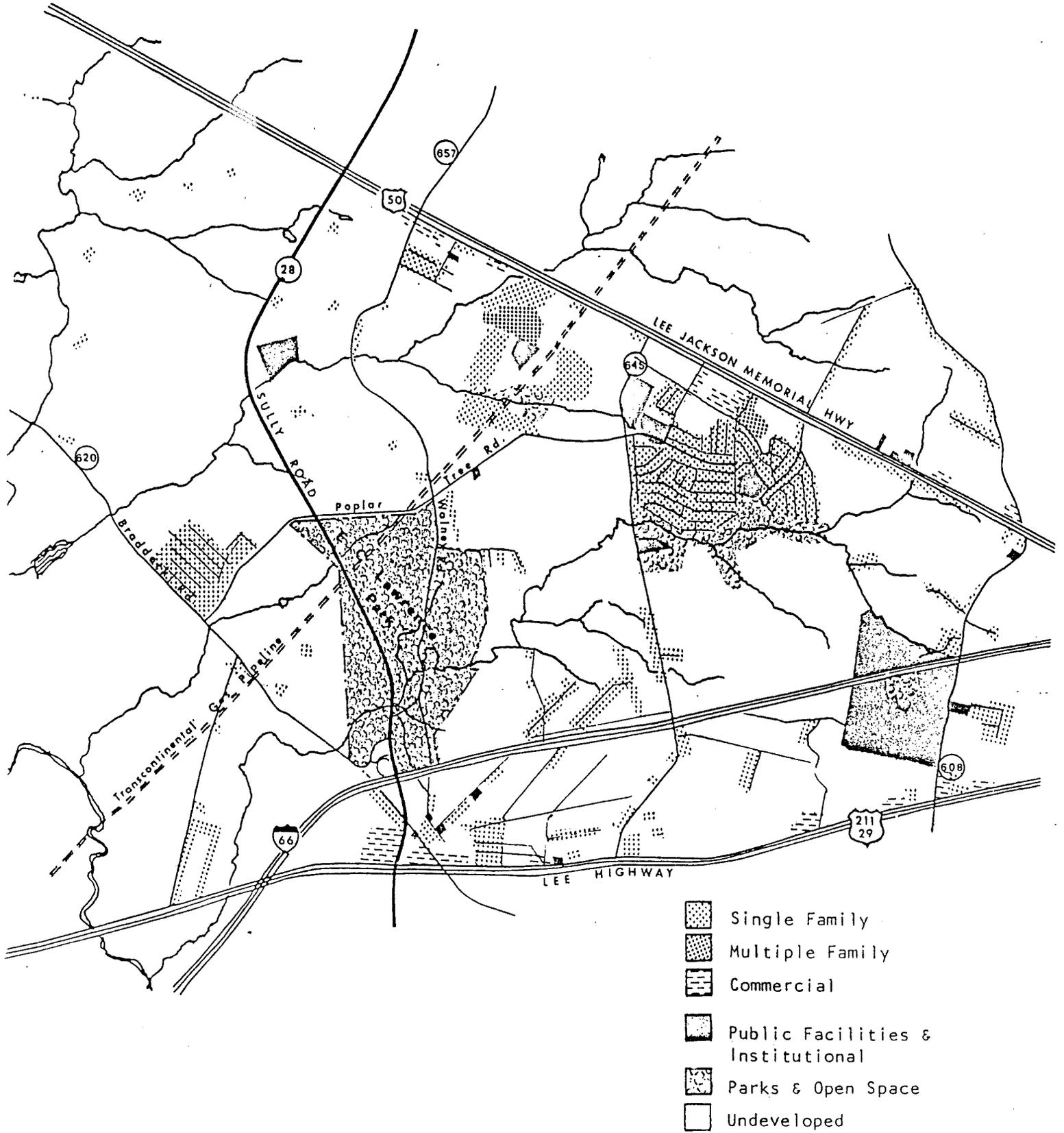
E. Historic Sites Survey

Altogether, 30 historic sites or features, ranging from potential construction areas and trash deposit to cellar holes and barn foundations were located (see figure IV-1).

For a description of each historic site explore see page II-68 of the assessment.

V. PLANNED AND PROJECTED DEVELOPMENT SURROUNDING THE PARK AREA

(Excerpts and conclusions drawn from Fairfax County PLUS Plan, The Assessment and the Fairfax County Park Authority staff.)

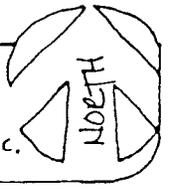


-  Single Family
-  Multiple Family
-  Commercial
-  Public Facilities & Institutional
-  Parks & Open Space
-  Undeveloped

FIGURE Y-1
4000 8000
FEET

**EXISTING PERIPHERAL
LAND USE**

BY FAIRFAX COUNTY PLANNING
AUTHOR. 1972 & ECOSCIENCES, INC.
IN 1976



A. Land Use

E. C. Lawrence Park lies in the Bull Run Planning Sector of Planning Area III in the County PLUS Plan. A peripheral study area of the park was delineated in assessing probable future development surrounding E. C. Lawrence Park. The following areas were included: (1) all lands within one-half mile surrounding the park site, and (2) the entire upstream watersheds of Big Rocky Run and Round Lick Run (the two watercourses passing through the park site.) Using these criteria, and the existing roads as convenient parcel boundaries, the peripheral study area (Figure I-3) was outlined. This area was examined to ascertain, (1) existing land uses, (2) Fairfax County's PLUS Plan, (3) future sewer service and, (4) recent zoning changes.

Existing land use in the peripheral study area is indicated in Figure V-1. The majority of the peripheral study area is presently undeveloped and consists of agricultural and open lands. The majority of residential development is single-family, much of it scattered in a typically rural pattern. Four single-family residential subdivisions contradict this general pattern: Greenbriar to the east of Stringfellow Road, Brookfield and the smaller Rockland Village north of Poplar Tree Road and Country Club Manor immediately to the west of the park site on Braddock Road. Relatively small concentrations of commercial and multi-family development occur in two general areas: Centreville, south of the park and Chantilly, along the Lee-Jackson Memorial Highway (Route 50) on the northern border of the peripheral study area.

Land uses projected for the peripheral study area on Fairfax County's Area III Plan composite area shown in Figure V-2.

The recommendations listed in the County Plan for the Centreville complex reflect current trends: Centreville is described as an approximate location for a regional center. The portion of Centreville complex north of I-66 and east of E. C. Lawrence Park is recommended by the County Plan for development as low density residential, "to provide a transition between the parkland and medium-density development on the south side of I-66". Finally, the County plan recommends that E. C. Lawrence Park be developed.

B. Transportation

Transportation improvements indicated on the Area III Plan composite map for E. C. Lawrence Park involve a widening of Route 28 from two to four lanes and a new two-lane secondary route to extend west from Stringfellow Road intersecting with the northern end of Herbert Road, crossing Doyle Road and the southeastern portion of the park, and meeting Route 28 at its intersection with Walney Road. The Fairfax County Office of Comprehensive Planning has indicated that neither of these improvements has been programmed or budgeted by the county. The necessary right-of-way (200') for widening Route 28 to four lanes, divided, is in the ownership of the State of Virginia. Poplar Tree Road is predicted, by the PLUS Plan, to be improved from a dirt road to a two lane paved road. Numerous new roads will obviously be built with new residential development.

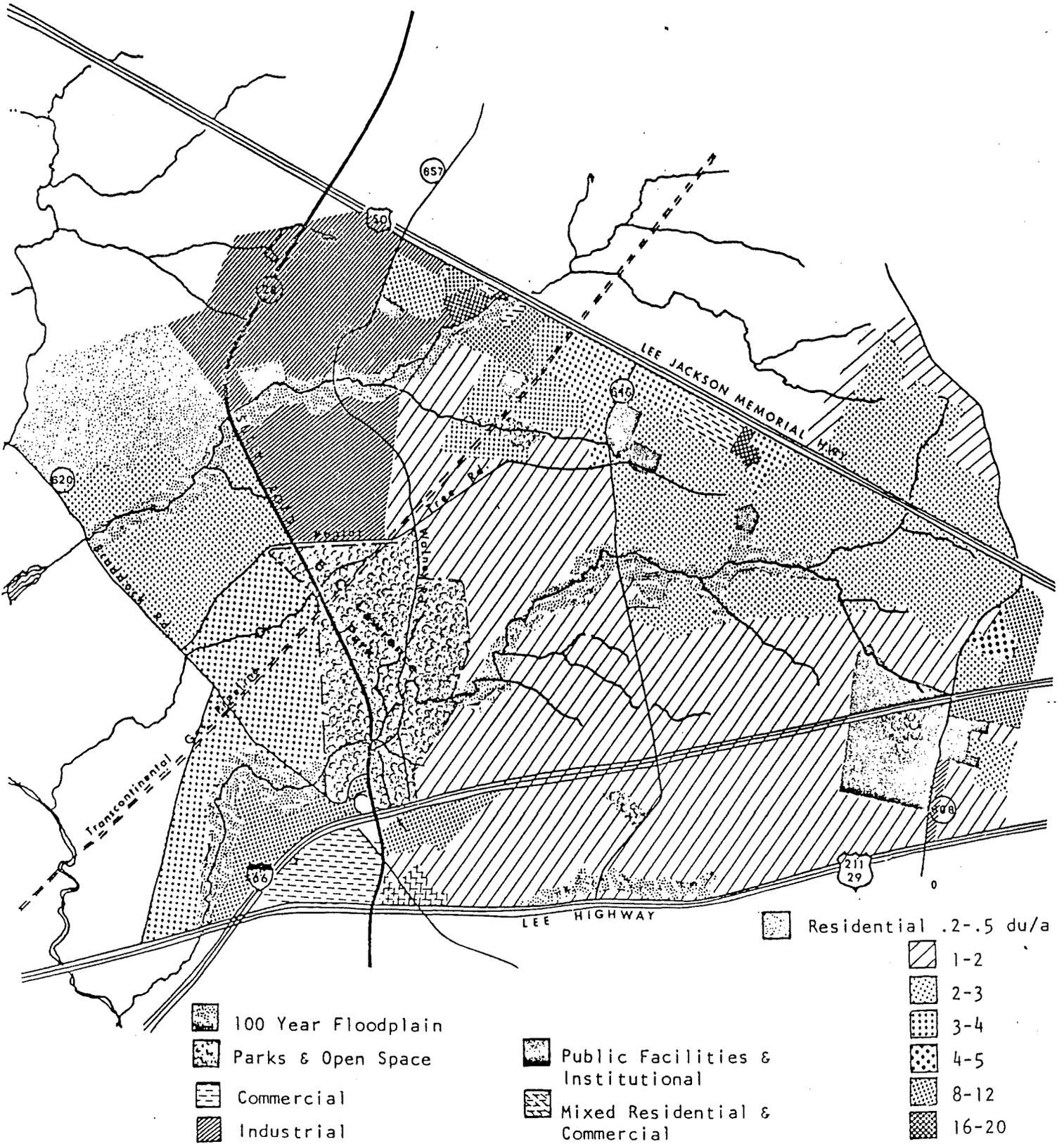
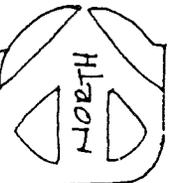


FIGURE IV-2

PROJECTED PERIPHERAL LAND USE

SOURCE: FAIRFAX COUNTY 1975

0 4000 8000 FEET



C. Trails

No existing trails are found in the Park at this time. However, the County-Wide Trail Plans for routes following Route 28, Route 66, Walney Road, Braddock Road, Poplar Tree Road and Big Rocky Run stream valley.

VI. ZONING

Seven zoning changes which were applied for in the past two years near E. C. Lawrence Park were reviewed to determine recent development pressures. Zoning change requests were seen as an indicator of development pressure since most of Fairfax County is currently underzoned as low-density residential, necessitating rezoning for most new development (Faubion, 1976). Three of the seven requests were for townhouses, the remainder for single-family units. This indicates that, while development pressure does exist for townhouses, significant demand is also present for single-family units. This demonstrates correlation between the land uses projected by the County Plan and existing land use demands (See Figure VI-1)

VII. RECREATIONAL FACILITIES INVENTORY

A. Parks

An inventory of surrounding parks within two miles and other recreational facilities include:

1. Sully Plantation - historical
2. Frying Pan Park - model farm
3. West Ox Road site (north of Route 66) maintenance center
4. Chalet Woods - neighborhood park with multi-use court, three tennis courts, parking and trails and proposed baseball field.
5. Cub Run - stream valley trails
6. Rocky Run - stream valley trails
7. Frog Branch - stream valley trails, proposed picnic area, proposed play apparatus area

There are also several golf courses found in the area including Twin Lakes, Pinecrest No. 2, International, Chantilly and Cedar Crest. (See Figure VII-1).

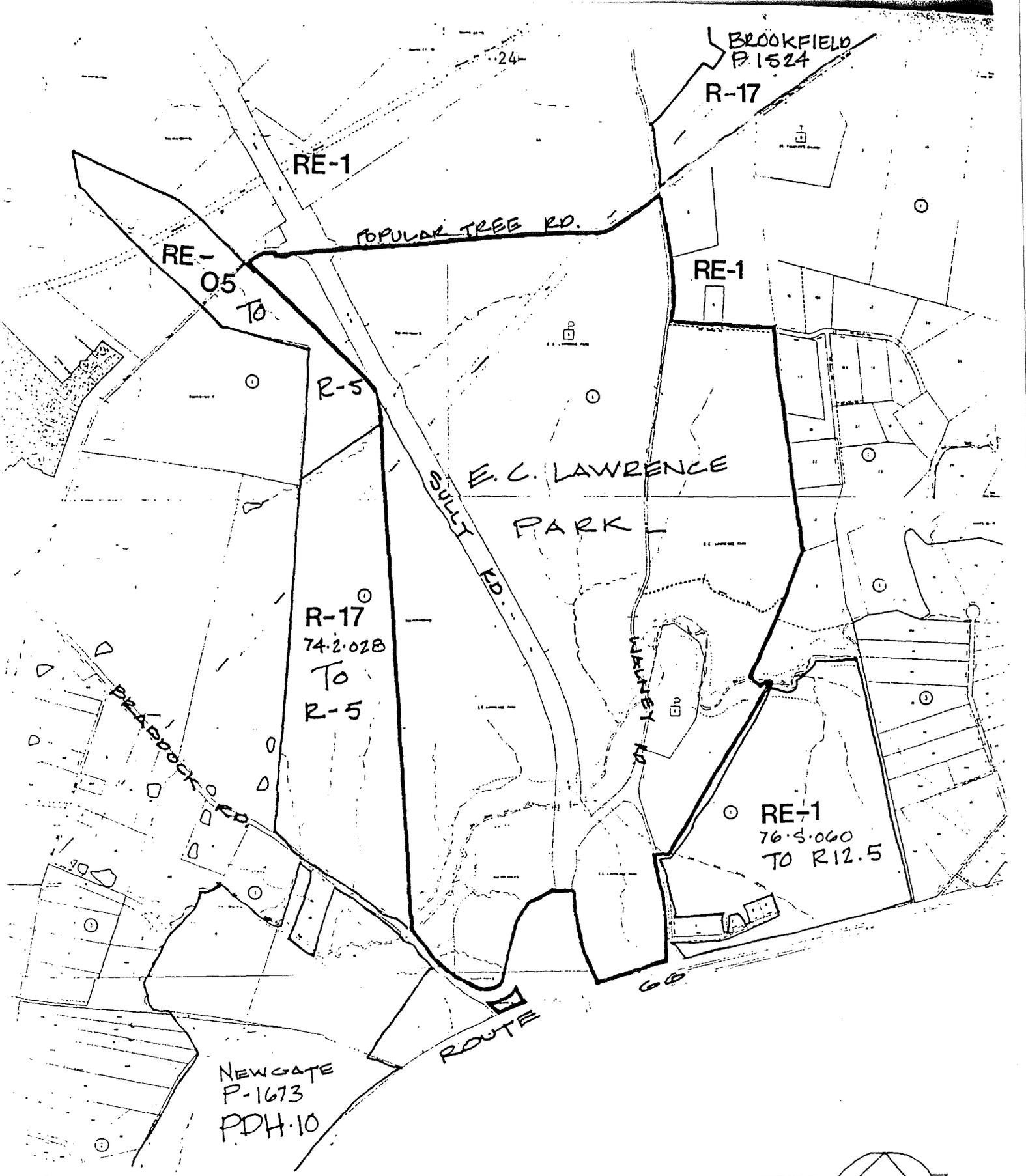
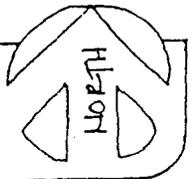


FIGURE VI-1 ZONING

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FEET



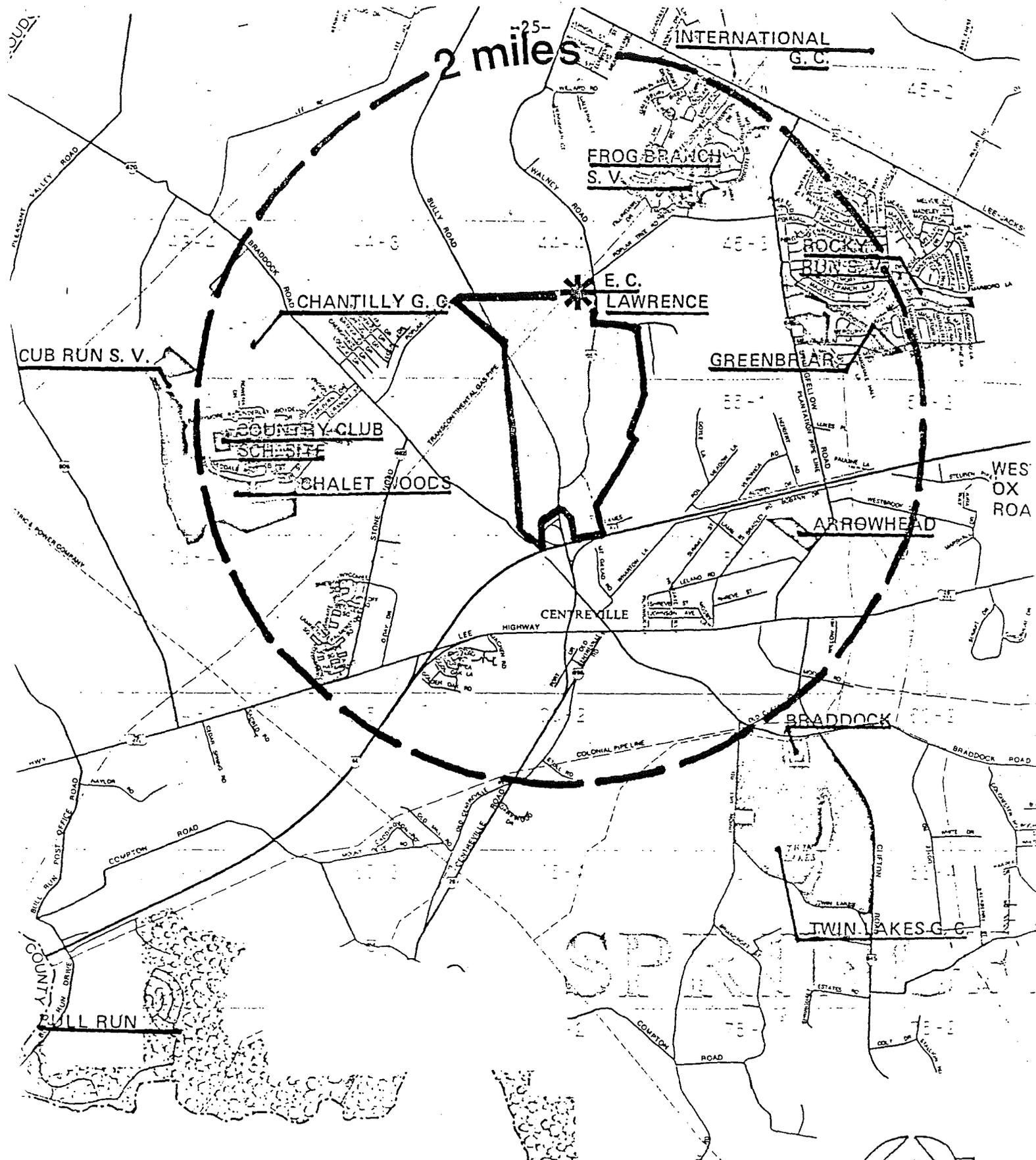
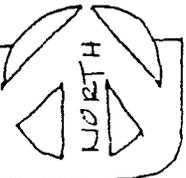


FIGURE VII-1

RECREATIONAL FACILITIES-PARKS

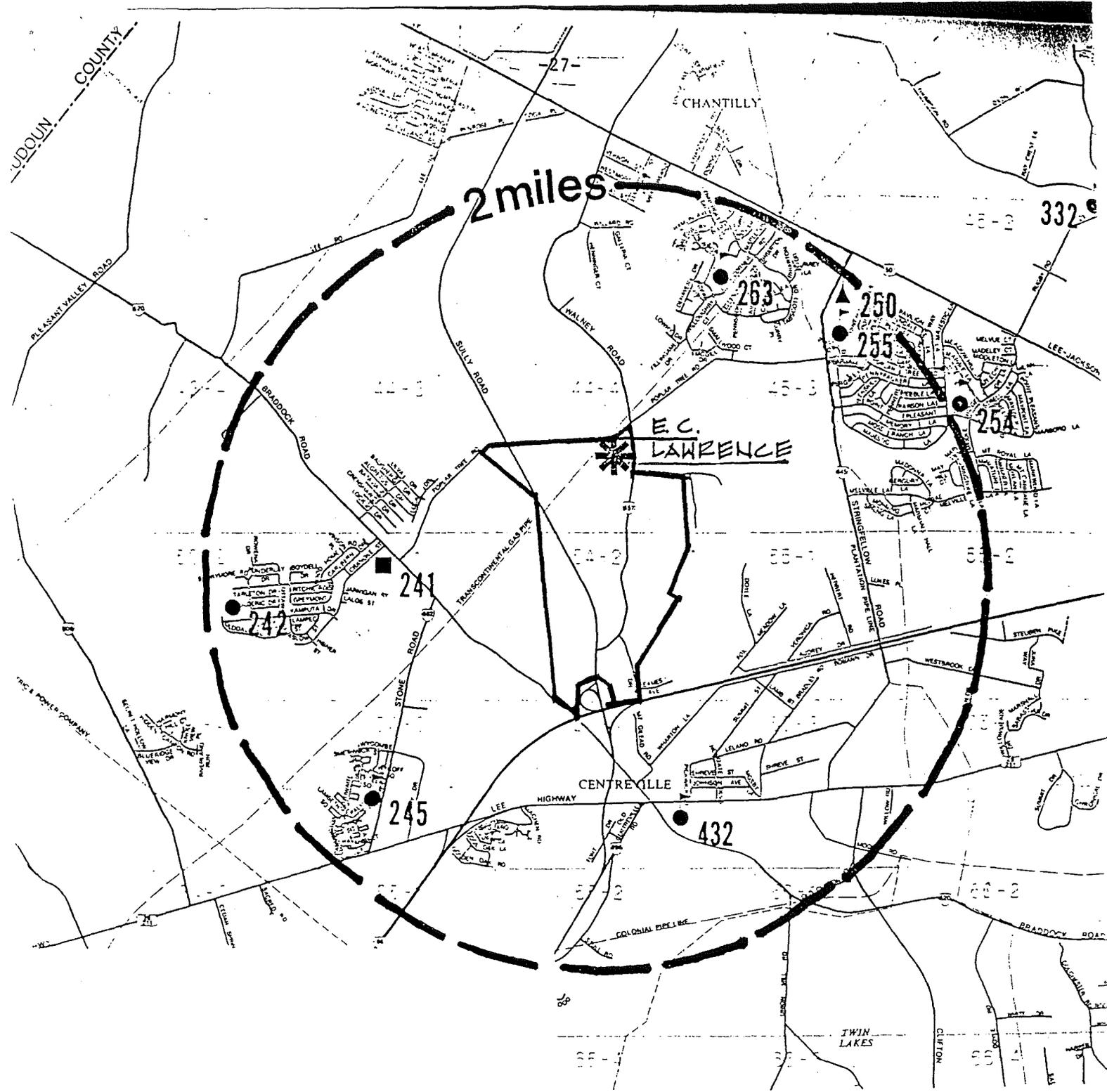


B. Schools

The following is a list of schools and their facilities within a two-mile radius of the park. (See Figure VII-2).

FACILITY	CHANTILLY HIGH	LONDON TOWNE ELEMENTARY	BROOKFIELD ELEMENTARY	GREENBRIAR EAST ELEMENTARY	GREENBRIAR WEST ELEMENTARY	CENTREVILLE ELEMENTARY
Apparatus Area		2	2	1	2	1
60' Baseball Field	2	2	3	2	2	2
90' Baseball Field	1					
Basketball Courts	4	3	2	2	1	2
Football Field	1*					
80 yard Soccer Field		1		1	2	1
Tennis Courts	4					
Track	1					

* Lighted



LEGEND

- | | | |
|------------------------|---------------------------|-----------------------|
| 241 FUTURE SCHOOL SITE | 250 CHANTILLY SEC. | 263 BROOKFIELD ELEM. |
| 242 FUTURE SCHOOL SITE | 254 GREENBRIAR EAST ELEM. | 332 NAVY ELEM. |
| 245 LONDON TOWNE ELEM. | 255 GREENBRIAR WEST ELEM. | 432 CENTERVILLE ELEM. |

FIGURE VII-2 RECREATIONAL FACILITIES-SCHOOLS

0 4000 8000 FEET

↑ NORTH

VIII. DEVELOPMENT PREFERENCE SURVEY

A public hearing was held on April 24, 1974, to assess the development interests of the public.

Similar to a master plan public hearing, the record was kept open for 30 days for interested groups or individuals to write in and have their letters put on file.

The letters were tabulated, the results are:

Active (football, soccer, tennis, baseball)	9 requests
Education center (cultural, historical, nature center)	11 requests
Moderate development (camping, picnicking)	6 requests
Natural area	23 requests

The overwhelming requests from the public hearing indicated a desire to keep E. C. Lawrence in a natural state. Second highest request was for an outdoor educational center. Although active recreation was in demand, the people requesting this also recognized the importance of preserving the natural character of the park.

IX. CONCEPTUAL PLAN DEVELOPMENT

A. Proposed Activities

1. Active area: This is for active recreation, potentially the heaviest used area. Development may include:

- 1 baseball field, 280'
- 1 baseball field, 200'
- 2 fields, 195 x 360, football/soccer
- 4 tennis courts
- 1 multi-use court
- parking for 200-250 cars
- these facilities may be lighted

2. Camping - It is planned that camping, in this case, will be of a primitive nature. Primitive is defined as tent camping with walk-to camp sites. Forty-five individual camp sites may be provided. Two group areas accommodating 40 persons each shall be provided. Two sites are designated for this activity, the one located closest to Walney Road is the primary site with the other being a secondary or overflow site.

Parking for this activity may be at the Historic Center or at the picnicking parking lot.

3. Conference Center - This will serve as a place for small groups of people, fifty or less, to schedule meetings. Possibly an existing structure will be used.³ Parking for 200 cars may be provided at this center. The parking lot may serve both the conference center and the environmental education center.

4. Nature Center - This center may provide relatively unstructured interpretive facilities open to the general public 290 days per year. Existing building may be used on a temporary basis.⁴ Buildings may provide space for interpretive facilities, office space for interpretive tools and materials and space for an interpretive display or exhibit area. Small auditorium, seating 100-150 people, may be attached.

Parking for this center may be shared with the conference center.

5. Environmental Education Center - This center may emphasize a more structured, group oriented learning experience than would be available through the nature center. Larger groups (up to 50 or more visitors) may be accommodated. Visits to this center would be more long term than at the nature center, lasting from overnight to several days. Facilities may include classrooms, dormitory style accommodations, rest room, etc.

Some facilities such as the auditorium and parking may be shared with other centers.

6. Historic Center - Long range development may provide for the reconditioning of the Walney House to pass public assembly building codes. At that time, this would serve as a center to provide the historical background of the area. The area is rich in Civil War nostalgia. Parking for 20 cars may be provided.

7. Information Center - An informative place to stop by and ask directions, read bulletin boards or whatever. A small structure gazebo/kiosk type approximately 100 square feet is suggested. Parking for 10 cars will be provided.

8. Picnicking - Approximately 40 picnic tables and 20 grills will be provided in this area, with a 40 car parking lot.

9. Trails - Trails will be constructed through the park to provide circulation to each facility. Trail surfacing will be gravel and asphalt. Approxiamtely 4.5 miles of trails are planned in this park.

X. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

Although development of the public recreational potential of E. C. Lawrence Park is intended to be strictly desirable, certain adverse impacts are unavoidable.

A. Air Quality

Air quality in the park will be degraded slightly by equipment used in construction of various facilities. Air quality degradation will also result from increased automobile traffic.

The effects of increased air pollution should initially be slight, and degrees of impact is rated as insignificant. As surrounding areas

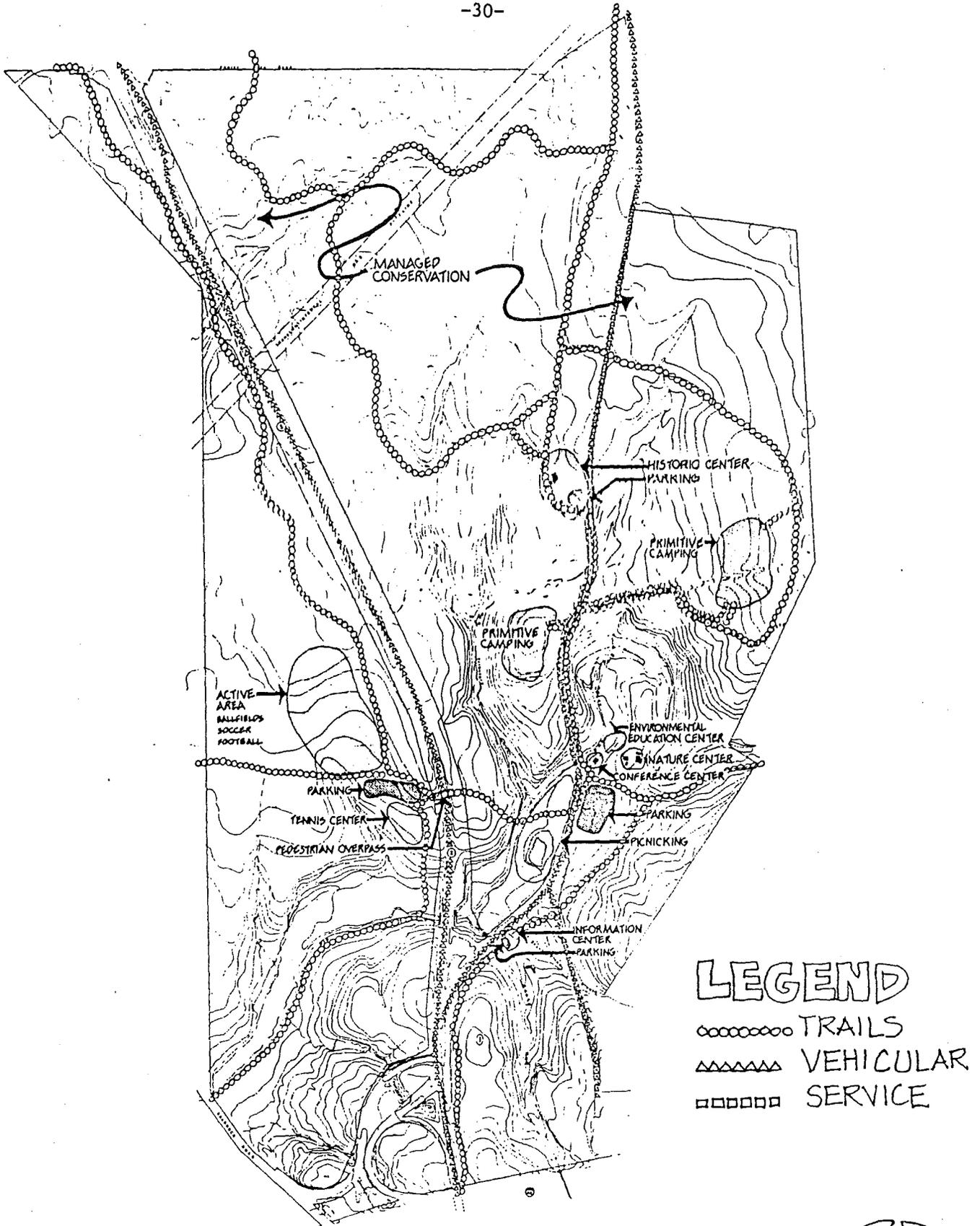
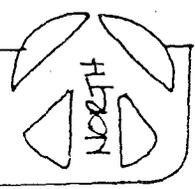


FIGURE IX-1 CONCEPTUAL PLAN



develop and park uses increase, this situation will worsen. Air quality in the park, however, will be influenced more directly by surrounding development than park users.

B. Soils

Construction-related impacts will include an increase in soil erosion as well as some soil compaction and plant machinery. User related impacts will occur over a period of years and will include plant litter loss, soil compaction and increased erosion, primarily through foot traffic and camping activities. With proper management techniques, the long-term user-related impacts should be slight.

Planned areas where soil conditions indicate relatively serious problems with erosion and slopes have been identified: The proposed western camping area occurs on soils classified as exhibiting a 50% moderate and 50% severe potential for erosion. Usage impacts on soils will be slight.

The site of the proposed conference center falls entirely on soils with severe erosion potential and 2-7% slopes. Although the planned use of an existing structure will greatly reduce construction-related erosion hazards, accessory development should be carefully planned. Usage will cause slight to moderate impacts through foot traffic around the center, depending on management techniques.

Approximately 25% of the proposed parking area indicated for the conference and environmental education centers occurs on soils classified as having severe erosion potential. Impacts of use will be slight.

All other uses and construction will also have impacts on soils, though less severe. A large portion of the park exhibits a moderate erosion potential. This indicates that, in general, slight to moderate erosion may be expected from most of the other programmed uses, depending on exact locations and management techniques.

C. Biology

1. Terrestrial - Construction of the three activity fields, tennis courts and parking facilities will result in the loss of approximately 10 acres of scrub pine forest, 1.5% of the total 640 acres. An additional 7½ acres of various forest types will be lost through trail construction, 1% of the total 640 acres. The total number of forested acres to be removed is less than 3%. Additional impact is expected to occur in primitive camping areas where clearing of camping sites is to occur. All vegetation with trunks less than four inches in diameter will be removed at each individual camping site. Because design specifications are not known, it is impossible to estimate the amount of acreage that will be removed. However, it is not expected to be significant. Construction activities will also result in the loss of spring wildflowers in each activity area.

Secondary impacts to vegetation will be related to trampling or deliberate destruction by park users. Some damage may also occur to the limbs or bark of trees around the camping sites and along the trails because of vandalism. These impacts could become moderate to severe in user areas. By reducing the number of acres of the existing forest, a decrease in wildlife population is expected.

Field observations indicate that the proposed eastern campsite may be situated in a travelway used by deer between the scrub pine forest and the black locust, yellow poplar, maple forest. This will cause deer to seek another area in which to move between these two habitats.

The most serious user-related impact to the terrestrial systems is the threat of fire. Fire is a hazard as part of the park will be devoted to camping.

2. Aquatic Biology - a. Fish - Numbers of fish as well as numbers of species will decline in Big Rocky Run. This decline will be a consequence of habitat degradation caused by increased rates of siltation and non-point pollution in the Big Rocky Run watershed.

b. Invertebrates - Water quality deterioration in Big Rocky Run, resulting from continuing urbanization in the watershed, may displace sensitive invertebrates. The overall, long-term erosion/siltation hazard of the proposed project has been rated as very low.

D. Groundwater

Quantities of shallow groundwater will be decreased by the development of impervious surfaces such as parking lots and buildings.

Given the total size of the study area and the relatively small total areas of land to be converted to impervious surfaces, the impact on quantity of shallow groundwater will be insignificant. Of the total 640 acres of park area, only approximately 2%, or 13 acres, will be converted to impervious surfaces. An increase in surface pollutants, associated with vehicular activity on parking lots and chemical leaching from asphalt surfaces, may degrade groundwater quality. This impact would be insignificant.

E. Surface Water

1. Flows - Long-term, primary impacts associated with development plans for the study area include decreased base flows and greater peak flows. Both are associated with the conversion of natural areas to impervious surfaces.

The picnicking area, the environmental education center, and the nature center are located in the flood plain of Big Rocky Run. The picnic area will not reduce the stream valley cross section and will have no

impact on flood flows. This use is compatible with the floodplain of Big Rocky Run although some minor damage to picnic tables and grills should be expected.

The environmental education center and nature center may require constriction of the stream valley cross section and increase flood damage. This effect would result from construction of buildings or addition of fill material which would reduce flood plain area.

2. Quality - Construction-related siltation of streams draining the study area will be a short-term, primary impact occurring as a direct consequence of the proposed project.

The emphasis on "natural" uses of the park will minimize the increase in non-point runoff which will be further reduced by the vegetative buffers existing between use areas and water courses.

The level of activity proposed and the degree of disturbance inherent in park use plans will not be sufficient to create a significant adverse impact on water quality in the three small tributary streams draining the study area.

F. User Impacts

1. Common User Impacts on Recreation Resources - Soil compaction, a reduction in available soil moisture and plant litter loss are three common effects of users. Plant litter loss can combine with direct effects of trampling in promoting greater soil erosion.

In turn, deteriorating soil conditions can adversely affect the reproduction, vitality and growth of vegetation and, therefore, adversely affect the appearance of a site as well as its susceptibility to further impacts and its response to rehabilitation efforts. Soil compaction indirectly affects the quality of a user's experience through its impacts on vegetation.

G. Irreversible and Irretrievable Commitments of Resources

Approximately 2% (13 acres out of 640 acres) of existing forest resources and wildlife habitat will be eliminated from the park site by construction of structures, trails and parking lots; these direct primary losses will be irreversible and irretrievable. Additionally, secondary impacts generated by usage and maintenance will diffuse outward from these points of direct elimination of wildlife habitat and will further reduce this resource. These reductions in habitat, in light of current trends in recreation demand and population, may be considered irretrievable.

H. Short-Term Effect Vs. Long-Term Productivity

Proposed development of the park area is as a county park, emphasizing managed conservation, study and appreciation of the natural and historic environment, and active recreational development harmonious with conservation goals. Preservation of this 640 acre lot as an essentially natural area will increase in significance as increased

urbanization in the surrounding area converts woodlots and fields to urban and suburban uses. Preservation of the park will significantly enhance the state of the environment for future generations. The cost of the project, short-term environmental disruption and long-term commitment of some resources are justified by its beneficial impacts.

No significant long-term deterioration of the environment is anticipated. Short-term degradation is unavoidable but may be minimized by proposed modifications, alterations and mitigating measures. No significant financial profits or losses to any individuals or groups will be realized from this project, at the expense of natural resources.

Valuable historic resources will be preserved for future generations, as well as contemporary visitors. Preservation of both the historic and natural environment of the study area, while facilitating access and enjoyment by visitors, will represent a significant long-term advantage for which very little commitment of resources is necessary. Regional growth and development will be neither enhanced or hindered by the project. However, the quality of life for future generations will be indirectly enhanced as opportunities for historic and aesthetic study and appreciation will be provided.

XI. RECOMMENDED MODIFICATIONS TO THE CONCEPTUAL PLAN

The Assessment evaluated the proposed development and made recommendations for relocation or other modifications of facilities.

In most cases, the degree of impact of a particular planned facility on a single component of the environment was not sufficient to merit modification or relocation.

The overall goal of the recommendations is to minimize the adverse environmental impacts associated with the development as proposed.

A. Active Area

No modification of the components of this facility are proposed. It is recommended, however, that the active area be moved in its entirety, as far as possible to the north-northwest.

This relocation is justified by a reduction in the erosion potential and a reduced water quality impact.

By maintaining an increased vegetative buffer between the active area and Big Rocky Run, the vegetation will act as a natural sediment trap.

B. Camping Areas

Due to highly erodible slopes and proximity to the un-named tributary, the deletion of the western camping area is recommended. Expansion of the eastern area or addition of a new, separate eastern camping area in the same section of the park could accommodate the desired number of campsites.

The eastern camping area should be moved to the north, approximately 250 feet to avoid disturbance to the oak-hickory association south of the old road cut. Other considerations which should govern the final location of these campsites include:

- as wide a forested corridor as possible should be left to connect the forested areas in the northern portion of the park and the oak-hickory association south of the proposed campsites; this corridor could fall either to the east or west of the camping areas;
- severely erodible soils should be avoided; and
- historic sites (see Section IV) should be avoided with a wide buffer.

The deletion of the western camping area is justified by a reduction in erosion potential. The proposed western camping area falls on slopes ranging from 7 to 25%. Also, if developed as planned, the lack of vegetative buffer between the unnamed tributary and the camping area will produce severe erosion.

The proposed camping area will destroy a wildlife grazing ground and an identified and valuable historic site.

C. Environmental Education and Nature Center

It is recommended that these centers in their entirety, be moved northeast to occupy the knoll area northeast of the existing structures.

This will take any development out of the flood plain of Big Rocky Run. Soils susceptible to erosion would not be disturbed for construction, thus reducing the water quality impact.

D. Pedestrian Trails

A pedestrian overpass was proposed near the intersection of Big Rocky Run with Route 28. It is recommended that we investigate the possibility of using an existing culvert which carries Big Rocky Run beneath Route 28.

Also at the north end of the park an existing culvert with some improvements may be used as an underpass.

E. Information Center

It was recommended by Park Authority staff to delete this facility. The concept of an information center may be incorporated into another facility.

F. Historical

1. General

Site H-1 (see Figure IV-1) is now scheduled for construction of a visitors' center. Due to the unanswered questions regarding this area, we feel that, optimally, the location of this center be removed from this site area, perhaps closer to the intersection of Walney Road and Route 28. This would leave the site untouched and place the visitors' center closer to the Park entrance.

Site H-12 does not appear directly threatened by revised park development plans at this time. However, its location in an area between a proposed campground and picnic area would seem to invite increased pedestrian traffic directly onto the site, particularly since this location is very attractive aesthetically. It should be noted that this site has already been vandalized to some extent. Steps should be taken to protect this resource and that footpaths be so constructed as to divert potential pedestrian traffic away from the site area (perhaps taking a route down one of the tributaries of Rocky Run).

Pedestrian traffic into the proposed eastern camping area should be routed by means of a well-defined footpath, located 750' north of Hackley's Road. This would avoid not only the H-15 site area, but also sites H-20-22, one of which, an open well, constitutes a safety hazard. Partial fencing of sites around H-13, and total security of H-15 and H-19-22 should also be accomplished.

Site H-15 is of exceptional historical interest, a full-scale excavation of H-15, and further testing of site H-19 should be a top priority. The H-15 site could yield important information on the quality of life enjoyed by nineteenth century tenants, while testing of site H-19, an associated structure, would reveal the function, dimensions, and age of this building.

2. Specific Recommendations: Long Range

Should the suggestion for making use of Lawrence Park as a nineteenth century farm be pursued, much more archaeological work would be necessary, in order to fully expose the locations of all structures associated with relevant sites, and to gain information to aid in an accurate historical interpretation. The number of sites to be secured and/or investigated would also be greatly broadened, if the full potential of the project is to be realized. These long-range recommendations include:

- Further excavation of the dependencies at Walney itself, including such associated components as the ice-house, "cheese factory" or springhouse, various barns and other utilitarian structures, the kitchen dependency, and the large manor house destroyed in the 1870's.
- Full excavation of the following sites (in addition to those recommended in short-range plans); H-13 and associated components, and H-20-22. This work might be followed by reconstruction of some buildings, with H-20 (a presumed tobacco barn) and one of the tenant houses as top priority.
- Preservation of fence and field road lines, as well as springs, from undue disturbance by park visitors, and installation of appropriate interpretive signs.

XII. RECOMMENDED ADDITIONS

At the time of the Assessment, recommended additions were suggested by Ecol Sciences, Inc. They recognized that many of the additions will probably be included in the final detailed master plan as prepared by the Park Authority staff. Consequently, the recommendations are primarily brief, summary type suggestions.

During all construction, use of dust suppressors and effective erosion and sediment control measures is highly recommended in recognition of the overall sensitive nature of the park.

In trail construction, specifically, use of switchbacks, runoff diversions, etc. is recommended to minimize initial and secondary erosion.

In heavy use areas such as around camping sites and trails, use of commercial fertilizers, irrigation, soil aeration, organic mulch, understory thinning, and plant species tolerant to heavy traffic is recommended. These measures are commonly used where recreation use is heavy (Held, 1969 and Lime, 1971).

Regulation of user levels is recommended to selectively protect natural resources. Management practices might include reduced parking availability, limits on party size, hours regulations, fees and emphasis on interpretive education and other passive programs.

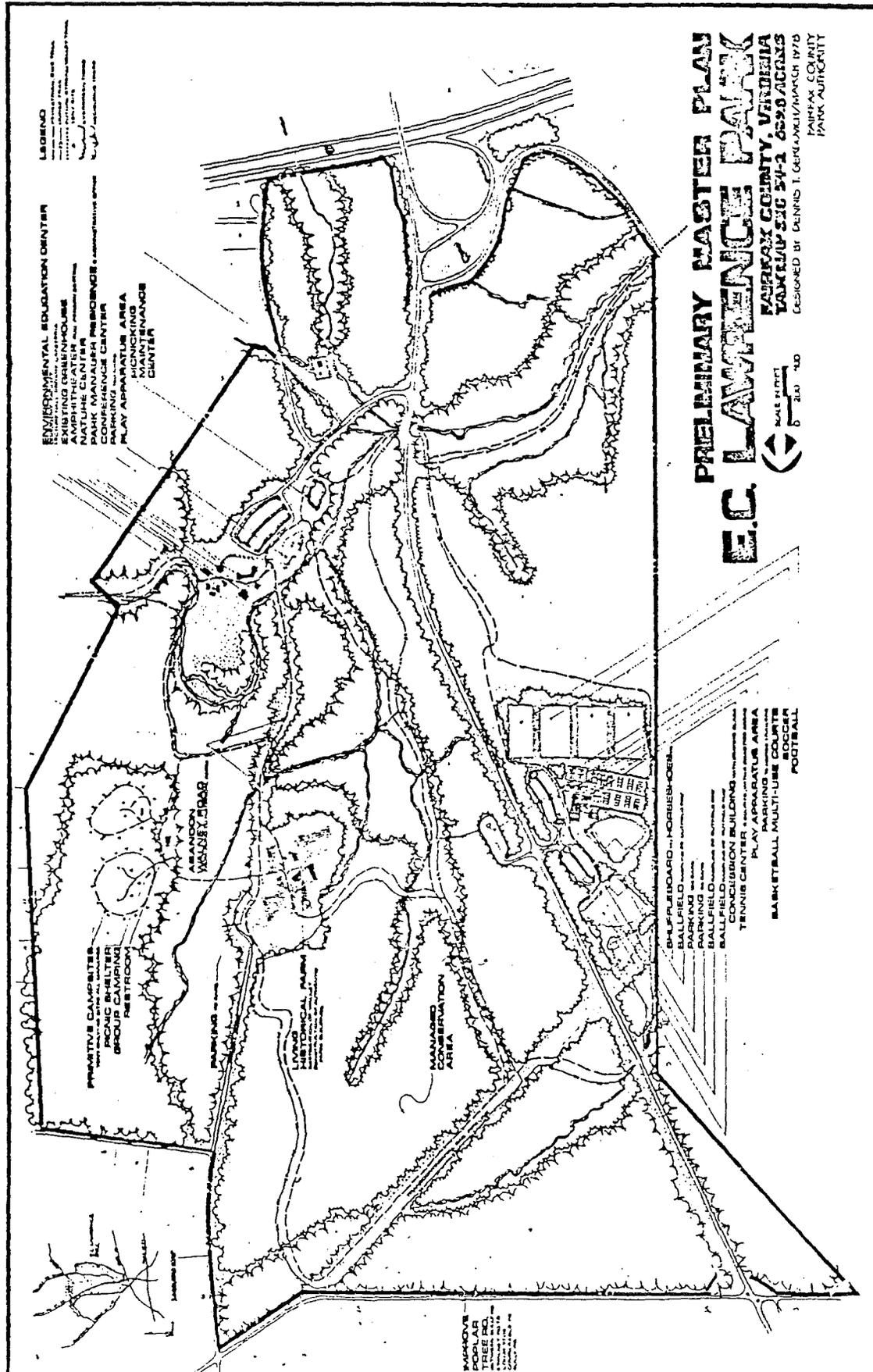
Providing woodpiles near camping areas will reduce user impacts on the contiguous forests. Some camper foraging of wood will be unavoidable, however, and degradation of the forest near camping areas must be anticipated.

The addition of tot lots near the Active Area is recommended. Many of the users in this area will be short duration visitors and will bring children.

Closing of Walney Road to through traffic traversing the park is recommended. Vehicular traffic on this route customarily exceeds safe speed levels and would present a significant safety hazard to pedestrians. Virginia Department of Highways and Transportation recently conducted a traffic count on Walney Road, from Poplar Tree Road to Heron Drive. In one 24 hour period, counting both directions, 1,528 vehicles passed thru the park. This number is high because of the park operation vehicles and Park Authority employees driving to and from their jobs.

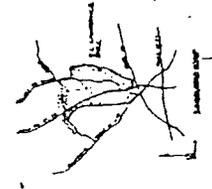
Addition to sewage facilities to tie into the upper Occoquan Sewer Authority interceptor following Big Rocky Run, will be necessary. State law exempts "primitive camps" from flush toilet requirements (VSDH, 1973). The County Health Department disallows installation of "pit toilets" in Fairfax County (Hill, 1977). Topographic conditions favor a gravity drain system, and pump stations will not be necessary.

Frequent garbage collection with numerous collection sites is recommended. This practice will reduce aesthetically displeasing, health endangering litter while discouraging wildlife raiding of, and dependence on, garbage cans.



- LEGEND**
- ENVIRONMENTAL EDUCATION CENTER
 - EXISTING GREENHOUSE
 - AMPHITHEATER
 - NATURE CENTER
 - PERFORMANCE CENTER
 - PARKING
 - CONCRETE CENTER
 - PLAY APPARATUS AREA
 - HOCKEY CENTER
 - PERFORMANCE CENTER

PRELIMINARY MASTER PLAN
E.C. LAWRENCE PARK
 FAIRFAX COUNTY, VIRGINIA
 TAKEN UP 210 54-1 6598 ACRES
 DESIGNED BY DENNIS T. GERRARD/MARCH 1978
 FAIRFAX COUNTY PARK AUTHORITY



MANAGED RESERVATION AREA

- BUFFBOARD - FOREST-COR.
- BALLFIELD
- PARKING
- BALLFIELD
- BALLFIELD
- CONCRETE BUILDING
- TENNIS CENTER
- PLAY APPARATUS AREA
- BASKETBALL MULTI-USE CENTER
- SOCCER
- FOOTBALL

XIII. PLAN DESCRIPTION

The character of E. C. Lawrence Park is interrupted by the two north-south roadways crossing the park. The roadways divide this 640 acre parcel into three separate areas.

The plan uses this division to its advantage in the separation of the active area from the passive areas by Route 28. However, Walney Road disturbs the flow of activity and uses in the area between Walney House and Big Rocky Run. Many motorists speed through this area of narrow roadway and dangerous curves presenting a possible hazard to park users.

It is recommended that Walney Road be closed in the section discussed above. When Poplar Tree Road is improved north of the park it will serve as a replacement for Walney Road's access to Route 28.

If Walney Road is closed to through traffic, it will need to be maintained for clear passage to the 8' travelway easement. Gates should be installed, with a key given to the occupant who has access to his property via the 8' travelway. The roadway should serve as a pedestrian walkway and service drive.

An option to providing an exclusive use for access by the occupant would be the provision of a roadway to the occupant's property along the eastern property line via the 20' easement to other properties.

A. Active Area

Active recreation will be contained to the west side of Route 28. It will offer the park user such facilities as:

- Three lighted soccer fields
- One lighted football field
- Two lighted basketball/multi-use courts
- Eight lighted tennis courts with four practice areas
- A concession building with rest room facilities
- Seating area with game tables, benches, etc.
- Four shuffleboard courts
- Four horseshoe courts
- A lighted 60' baseline, 200' outfield, ballfield
- A lighted 60' baseline, 280' outfield, ballfield.
- A tot lot area for children to play, designed to offer visual supervision for parents using other facilities such as tennis in the park.
- Parking will be provided in two areas. The southern parking lot will accommodate approximately 130 cars to serve the tennis center and soccer fields, with the northern parking lot accommodating approximately 85 cars to serve the ballfields.

The master plan will take advantage of an existing access into the site, constructed during the improvement of Route 28. This access is asphalted to just beyond the VDH&T right-of-way, and exists on both sides of Route 28. Concrete islands in the access lanes were also constructed.

To the east of Route 28 using the above mentioned access, a horse trailer parking lot is planned to accommodate 15 trailers. This will be a gravel parking lot offering parking for use of the 4.5 to 5 miles of planned horse trails.

B. Living Historical Farm

In November, 1976, discussions were initiated on the feasibility of developing Walney House and the surrounding area as a nineteenth century historical farm.

Walney House is planned to be renovated to meet public facility standards. Other dependencies such as the barn, cheese factory, storage cellars, etc. are planned to be restored on the existing original foundations.

Approximately 10 acres of land are planned to be cultivated with the same crops and agricultural techniques used in the nineteenth century. Parking for 40 cars will be provided.

To be incorporated into the design and operation of this facility, garden plots may serve as a very good park use. Although not shown on the master plan, garden plots should be considered as an alternate.

Garden plots could also be incorporated into the master plan by an agreement with the Transco Gas Company to use their 150' wide easement as garden plots.

C. Conference Center

Cabell's Mill is planned to be renovated for public meeting use. Plans are now in progress and should be ready for bidding of the project in the near future.

The renovated mill will accommodate meetings of up to 50 people and 20 people simultaneously. Handicap access will be provided to the mill and parking will be provided.

D. Environmental Education Center

This facility will operate as a programmed facility for students on an overnight basis. The detailed operations program has not been investigated at this time. This facility is planned to have dormitories for male and female students, with enough space to house and feed approximately 100 students. A lecture hall and library are planned, the existing park and nature will be the classroom.

This facility will require new buildings with some features shared with other programs.

The existing garage and guests cottage occupy the probable sites of the dormitories. The lecture hall complex will be southeast of the dormitories.

An existing greenhouse adjacent to an existing dwelling will be retained to be used for propagation and exhibits in interpretive programs.

E. Nature Center

Similar to other Fairfax County Park Authority nature centers, this facility will operate on the same schedule. It will also be closely associated with the operation of the education center.

A new building is planned to house this facility. A site to the east of the miller's house is the probable location of this center.

F. Park Manager's Residence and Administrative Office

The existing miller's house is planned to be renovated to serve as a park manager's residence and administration office. It was felt that a park of this size and such facilities should have a resident staff person.

G. Amphitheatre

There exists a natural bowl to the north of the miller's house. This site is planned to be used as an amphitheatre, to accommodate approximately 300 people. Development will be low key but functional. All operations will program this facility.

H. Picnicking

Plans for this facility are directed toward the pond area. However, this will be the only formalized picnic area and picnicking will occur throughout the entire park. This area will have 20 tables, 20 grills and 10 trash cans.

Along with picnic tables and grills, a well designed modern playground is planned for the open area north of the pond. Play equipment for this area should be sculptural timber play equipment to give a unique appearance to a very busy area.

I. Camping

Planned for an area to the east of Walney House, this would be primitive (tent) walk-to camping.

Campers would park at the parking area near the conference center and walk to the camping sites, approximately 2,500 feet away.

The camping area will have rest room facilities and picnic shelters for group use. Approximately 30-40 individual camp sites will be provided.

Service and emergency access is planned to this area. A pay telephone should be installed in this area.

J. Trails

Separation of walking, bicycling trails and horse riding trails is possible in a park this size. The two trails will parallel each other with a vegetative buffer between. In most cases, this is true, but at certain points of the trails, they will cross each other.

There are 4.5 to 5.0 miles of horseback riding trails planned and 6.0 miles of walking, bicycling trails planned.

K. Maintenance Center

The site of an existing residence in the south portion of the site just east of Walney Road and presently occupied by a Park Authority employee is planned for a maintenance center. This facility will house any maintenance operations for this park.

L. Parking

The following facilities will use the parking area to be located in the open area south of the proposed manager's residence and office.

1. Camping
2. Nature Center
3. Amphitheatre
4. Environmental Education Center
5. Conference Center
6. Picnic Area at Pond
7. Passive Area Users

To accommodate the cars from the above facilities, the parking lot should hold 150 cars.

XIV. REPORTS ON PLANNED DEVELOPMENT

The following were contacted and asked to review the preliminary master plan:

<u>Park Authority</u>	<u>County</u>
Conservation	Fire
History	Police
Park Operations	Recreation

The reports appear as a part of the appendix.

XV. USER LEVELS

A number of assumptions in estimating the future use of E. C. Lawrence Park have been made in this analysis. Among the assumptions made are the following:

- the active area will have the heaviest concentration of use;
- the active areas will be used most heavily during the warm months, particularly on weekends and in the evenings;
- the Conference Center will continue to attract people for meetings but at an increased rate because of improved facilities;
- the Nature Center will attract 50 to 125 persons per day for non-scheduled activities and scheduled sessions and this center will be open approximately 350 days per year;
- the Environmental Education Center will attract 50 visitors for scheduled 1 to 3 day sessions and this center will be open 290 days per year;
- the camping and picnicking facilities will be used primarily between April and October;
- the trails will be used on a year-round basis weather permitting.

The following is the estimated use of E. C. Lawrence Park, the total figure and the figure for each activity represent the yearly number of user days which can be expected:

<u>Activity</u>	<u>Number of User Days/Year</u>
A. Active Area	
1. Tennis	32,000
2. Ballfields	37,800
3. Soccer	64,800
4. Football	10,500
5. Multi-use Courts	5,400
6. Shuffleboard	14,400
7. Horseshoes	<u>7,200</u>
Sub-total	172,100
B. Passive Areas	
8. Camping	9,600
9. Conference Center	7,500
10. Nature Center	43,750
11. Environmental Education Center	14,500
12. Living historical farm	7,500
13. Picnicking	9,600
14. Trails	<u>30,000</u>
Sub-total	<u>122,450</u>
Total Estimated Use	294,550
Total Estimated Persons/Year (one person equals 1.5 user days)	196,367

1. Based on 20 players per tennis court for a 200 day season. The average number of users is higher than the county norm because of the use of lights enabling night play. (20 x no. of courts) x 200 days
2. Primary use is from organized recreation ball leagues. This assumes a 6 month season with each ballfield being used two times per day, and 35 persons per game not including spectators 35 x (no. of fields x 2) 180 days.
3. Primary use is for organized soccer. This assumes an eight month season, with each field being used 12 times each week for games or practice sessions and 50 persons per game not including spectators. 50 (no. of fields x 12/7) x 240 days.
4. Similar to soccer, primary use is for organized football. Assuming a 5 month season with the field being used 10 times each week and 50 persons per game not including spectators. 50 (no. of fields x 10/7) x 150 days.
5. The multi-use court is planned to be two basketball courts for unorganized play. A nine month season and 10 persons for each court day are anticipated. (20 x 270 days).
6. Shuffleboard courts are assumed to be used during the warm months, a four month season, used by four people, 10 times per day. 2 (no. of courts x 10) 180 days.
7. Based on two players per horseshoe court, five times a day for six months, the courts will be used mostly by campers staying in the park. 2 (no. of courts x 5) 180 days.
8. The camping area will primarily be used on weekends, except during the summer. The individual sites will average two persons per site with 120 days of use. 40 sites x 2 persons x 120 days.
9. The conference center will continue to attract groups for meetings. The increase in attendance is assumed to be 50% from 5 00 to 7500 persons per year.
10. The nature center will operate 350 days per year with an average attendance of 50 to 125 persons per day.
11. The environmental education center will attract up to 50 visitors for between 290 to 297 days per year assuming 1 to 3 day visitor sessions.
12. The living historical farm concentrating primarily on agrarian procedures will attract an estimated 7500 persons per year. An increase could be anticipated if the farm is visited often by school classes during the school year.
13. Picnicking is estimated at four persons per table with the heaviest use on weekends between April and October. The turnover is estimated at two per day.
14. Trail use primarily for walking is estimated at 30,000 users per year for the six miles of planned trails.

Bicyclers will share the use of the walking trails with other trail users, while the horseback riders will enjoy five miles of trail. This trail will be physically separated from the walking/bicycling trail wherever possible.

Because of the many variables which would affect the accuracy of user level estimates, several uses which are an integral part of the master plan could not be estimated, they are: tot lots, bicycle/walking trails and bridal trails.

XVI. COST ESTIMATE - All costs for renovation of existing facilities were taken from a report on the structures by M2 Associates.

A. ACTIVE AREA

ITEM	UNIT	PRICE	TOTAL
1. Clearing, grubbing	23 ac.	\$1000	\$ 23,000
2. Stripping, stockpiling and spreading topsoil	10000 CY	\$3.00	\$ 30,000
3. Storm drainage	LS	\$30,000	\$ 30,000
4. Excavation and grading	40,000 CY	\$2.00	\$ 80,000
5. Sewer and water system	LS	\$30,000	\$ 30,000
6. Irrigation system	LS	\$30,000	\$ 30,000
7. Seeding	12 ac.	\$1500	\$ 18,000
8. Sodding	1 ac.	\$10,000	\$ 10,000
9. Baseball fields - fine grading	1 ac.	\$4,000	\$ 4,000
10. Soccer fields and football	11 ac.	\$4,000	\$ 44,000
11. Tennis courts	8	\$15,000 ea.	\$ 120,000
12. Practice areas (two walls)	4	\$10,000 ea.	\$ 40,000
13. Concession building	LS	\$180,000	\$ 180,000
14. Concession building plaza benches, game tables, bike racks, furnishings	LS	\$25,000	\$ 25,000
15. Shuffleboard courts	4	\$3000	\$ 12,000
16. Horseshoe courts	4	\$250	\$ 1,000
17. Play apparatus area	LS	\$10,000	\$ 10,000
18. Site electrical and lighting			
Tennis courts	8	\$7000 ea.	\$ 56,000
60' ballfield	1	\$16,000	\$ 16,000
90' ballfield	2	\$20,000	\$ 40,000
Soccer/football field	4	\$16,000 ea.	\$ 64,000
Basketball courts	2	\$5000 ea.	\$ 10,000
Roadway	LS	\$20,000	\$ 20,000
Parking lots	LS	\$40,000	\$ 40,000
19. Landscaping	LS	\$30,000	\$ 30,000

ITEM	UNIT	PRICE	SUBTOTAL
20. Horse trailer parking	LS	\$10,000	\$ 10,000
21. Multi-use courts	2	\$8000	\$ 16,000
22. Entrance roadway incl. curb and gutter and paving	LS	\$10,000	\$ 10,000
23. North parking lot 85	LS	\$85,000	\$ 85,000
24. South parking lot 130	LS	\$130,000	\$ 130,000
Subtotal			\$1,214,000
20% contingency			\$ 242,800
TOTAL			\$1,456,800

B. LIVING HISTORICAL FARM

1. Renovation			
Structural	LS	\$42,000	\$ 42,000
Mechanical	LS	\$10,000	\$ 10,000
Plumbing	LS	\$6,500	\$ 6,500
Electrical	LS	\$11,000	\$ 11,000
General (Architectural)	LS	\$42,000	\$ 42,000
Well	LS	\$5,000	\$ 5,000
Septic	LS	\$5,000	\$ 5,000
			\$ 121,500
2. Reconstruction			
Barns, out buildings	LS	\$75,000	\$ 75,000
3. Clearing, grubbing	15 ac.	\$1,000	\$ 15,000
4. Landscaping	LS	\$10,000	\$ 10,000
5. Parking, 40 cars	LS	\$40,000	\$ 40,000
			\$ 140,000
Subtotal			\$ 261,500
20% contingency			\$ 52,300
TOTAL			\$ 313,800

C. CAMPING

1. Individual camp sites, clearing, fire ring, etc.	40	\$200	\$ 8,000
2. Picnic shelter	2	\$8000	\$ 16,000
3. Toilet facilities	LS	\$65,000	\$ 65,000

ITEM	UNIT	PRICE	SUBTOTAL
4. Sewer and water system	LS	\$30,000	\$ 30,000
Subtotal			\$ 119,000
20% contingency			\$ 23,800
TOTAL			\$ 142,800

D. CONFERENCE CENTER

1. Renovation of Existing Mill			
Architectural	LS	\$175,000	\$ 175,000
Water System	LS	\$12,000	\$ 12,000
Sewer System	LS	\$11,000	\$ 11,000
			\$ 198,000
2. Site work			
Handicap access, walks, etc.	LS	\$15,000	\$ 15,000
3. Landscaping	LS	\$5,000	\$ 5,000
Subtotal			\$ 218,000
20% contingency			\$ 43,600
TOTAL			\$ 261,600

E. PARKING - Parking area located near existing pond at Walney Rd.

1. Parking 150 cars	LS	\$150,000	\$ 150,000
2. Entrance Drive	200LF	\$200/LF	\$ 40,000
Subtotal			\$ 190,000
20% contingency			\$ 38,000
TOTAL			\$ 228,000

F. MANAGER'S RESIDENCE/OFFICE

1. Renovation existing main house			
Structural	LS	\$33,000	\$ 33,000
Mechanical	LS	\$6400	\$ 6,400
Plumbing	LS	\$4800	\$ 4,800
Electrical	LS	\$8000	\$ 8,000
Architectural	LS	\$44,000	\$ 44,000
Water system	LS	\$5000	\$ 5,000
			\$ 104,200
Site work	LS	\$12,000	\$ 12,000

ITEM	UNIT	PRICE	SUBTOTAL
3. Landscaping	LS	\$5000	\$ 5,000
Subtotal			\$ 121,200
20% contingency			\$ 24,200
TOTAL			\$ 145,400

G. ENVIRONMENTAL EDUCATION CENTER

1. Dormitories to accommodate approx. 50 students	LS	\$250,000	\$ 250,000
2. Lecture hall/cafeteria	LS	\$250,000	\$ 250,000
3. Site work	LS	\$20,000	\$ 20,000
4. Landscaping	LS	\$10,000	\$ 10,000
Subtotal			\$ 530,000
20% contingency			\$ 106,000
TOTAL			\$ 636,000

H. PICNIC AREA

1. Picnic tables	20	\$150	\$ 3,000
2. Grills	10	\$70	\$ 700
3. Trash cans	10	\$70	\$ 700
Subtotal			\$ 4,400
20% contingency			\$ 880
TOTAL			\$ 4,280

I. PLAY APPARATUS AREA

1. Tot lot	LS	\$10,000	\$ 10,000
2. Play apparatus	LS	\$5,000	\$ 5,000
Subtotal			\$ 15,000
20% contingency			\$ 3,000
TOTAL			\$ 18,000

J. NATURE CENTER

1. Nature center building	LS	\$180,000	\$ 180,000
Subtotal			\$ 180,000
20% contingency			\$ 36,000
TOTAL			\$ 216,000

ITEM	UNIT	PRICE	SUBTOTAL
<u>K. MAINTENANCE CENTER</u>			
1. Maintenance bldg.	LS	\$65,000	\$ 65,000
2. Utilities			
Water well	LS	\$5000	\$ 5,000
Septic	LS	\$6500	\$ 6,500
Electric	LS	\$15,000	\$ 15,000
3. Site work	LS	\$78,000	\$ 78,000
Maintenance yard			
Fuel tanks			
Fencing			
4. Entrance drive	LS	\$16,000	\$ 16,000
Subtotal			\$ 185,500
20% contingency			\$ 37,100
TOTAL			\$ 222,600
<u>L. TRAILS</u>			
1. Pedestrian/bicycling trail, gravel	4.0 mi.	\$30,000	\$ 120,000
2. Pedestrian/bicycling trail, asphalt	1.0 mi.	\$40,000	\$ 40,000
3. Bridal trail	5.0 mi.	\$5000	\$ 25,000
Subtotal			\$ 185,000
20% contingency			\$ 37,000
TOTAL			\$ 222,000
M. Consultant Costs	LS		\$ 100,000
GRAND TOTAL			\$4,089,780

XVII. MAINTENANCE COSTS

These costs were derived from Cost and Work Guidelines for Park Maintenance and Operation, October 1975, revised June 1977. Costs given are for a one year period.

A. Active Area

1. Soccer fields

a. 3 @ \$779 ea.	\$2337	
b. lights, 4 hrs./night 3 @ \$847	<u>\$2541</u>	
		\$ 4,878

2. Football fields

a. 1 @ \$779 ea.	\$779	
b. lights, 4 hrs/night 1 @ \$847	<u>\$847</u>	
		\$ 1,626

3. Basketball courts

a. 2 @ \$373 ea.	\$746	
b. lights, 4 hrs./night 2 @ \$353	<u>\$706</u>	
		\$ 1,446

4. Tennis courts

a. 8 @ \$597 ea.	\$4776	
b. lights, 4 hrs./night 8 @ \$707	<u>\$5656</u>	
		\$ 10,432

5. Concession building

a. 1 @ \$6000	LS	\$ 6,000
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6. Seating Plaza

a. Tables, chairs, furnishing	LS	\$ 500
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7. Shuffleboard courts

a. 4 @ \$250 ea.		\$ 1,000
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8. Horseshoe courts

a. 4 @ \$100 ea.		\$ 400
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9. Ballfield (200' outfield)

a. 1 @ \$5852	\$5852	
b. lights, 4 hrs./night	<u>\$ 847</u>	
		\$ 6,699

10. Ballfield (280' outfield)

a. 1 @ \$6417	\$6417	
b. lights 4 hrs./night	<u>\$ 847</u>	\$ 7,264

11. Ballfield (315-350' outfield)

a. 1 @ \$6975	\$6975	
b. lights, 4 hrs./night	<u>\$ 847</u>	\$ 7,822

12. Tot lot LS \$ 800

13. Parking lots

a. 210 cars @ \$7.90 ea.	\$1659	
b. lights	<u>\$1000</u>	\$ 2,659

14. Gravel horse trailer parking

a. 15 spaces @ \$15.00 ea.		\$ 225
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Active Area Subtotal \$ 41,319

B. Living Historical Farm

Because of the unknowns of this facility, maintenance costs were unable to be estimated.

C. Conference Center

1. Staff	\$14,000	
2. Maintenance	<u>\$ 6,000</u>	\$ 20,000

D. Environmental Education Center

The costs to maintain this facility cannot be estimated at this time because of the unknown features of the design and future programming.

E. Nature Center

1. Staff, 3 people	\$15,963	
2. Utilities	\$ 3,774	
3. Exhibits, printing, misc.	<u>\$ 9,664</u>	\$ 29,401

F. Park Manager's Residence and Administrative office

\$ 4,000

G. Amphitheatre - general maintenance	LS	\$ 500
H. Picnicking		
1. 20 table		
2. 20 grills		
3. 10 trash cans	LS	\$ 1,520
I. Camping		
1. 40 sites @ \$30.	\$1200	
2. Picnic shelters 2 @ \$500	\$1000	
3. Restroom facility LS	<u>\$3000</u>	\$ 5,200
J. Trails		
1. 4.0 mi. gravel @ \$1630/mi.	\$6520	
2. 1.0 mi. asphalt @ \$965/mi.	<u>\$ 965</u>	\$ 7,485
K. Maintenance center		
1. Utilities	\$5000	
2. General	<u>\$1000</u>	\$ 6,000
L. Managers Salary - Park Specialist I		\$ 14,000

TOTAL

\$129,425

XVIII. FUNDING

Funds available for implementation of the master plan are budgeted as follows:

1. General Funds FY 78	\$ 292,000
FY 79	\$ 200,000
2. History Funds FY 80	\$ 126,000
FY 82	\$ 150,000
3. Conservation Funds FY 81	\$ 322,000
	\$1,090,375

XVIX. PHASING

A. Phase One (General Funds FY 78, 79)

1. Renovation of Cabell's Mill	LS	\$261,000
2. Active Area		
a. Entrance road	LS	\$ 20,000
b. Parking (gravel)	LS	\$100,000
c. Soccer fields (3) and football field (1)	LS	\$ 50,000
d. Baseball fields	LS	\$ 20,000
e. Picnic area	LS	\$ 5,000

TOTAL \$456,000

B. Phase Two (History FY 80)

1. Living historical farm

Renovate Walney	LS	\$137,000
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TOTAL \$137,000

C. Phase Three (Conservation FY 81)

1. Nature center	LS	\$216,000
2. Trails, 4.0 mi. (gravel)	LS	\$120,000

TOTAL \$336,000

D. Phase Four (History Funds FY 82)

1. Completion of living historical farm	LS	\$150,000
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TOTAL \$150,000

E. Phase Five

1. Completion of active area including horse trailer parking lot	LS	\$1,000,000
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TOTAL \$1,000,000

APPENDIX

F. Phase Six

1. Managers residence/office	LS	\$145,000
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TOTAL		\$145,000
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G. Phase Seven

1. Camping	LS	\$142,800
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TOTAL		\$142,800
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H. Phase Eight

1. Maintenance center	LS	\$222,600
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2. Play apparatus area near pond	LS	\$ 10,000
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3. Trails, 1 mi. asphalt	LS	\$ 40,000
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TOTAL		\$272,600
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I. Phase Nine

1. Parking Area (near conference cntr.)	LS	\$228,000
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2. Environmental education center	LS	\$636,000
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TOTAL		\$864,000
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APPENDIX A

TO: Dennis Gerdovich

FROM: Bill Beckner

SUBJECT: Interpretive Efforts at E.C. Lawrence Park

Dan James filed the following report. A more in-depth Interpretive Plan will be undertaken within the year.

E.C. Lawrence is a park which offers opportunities for outdoor learning, unique among the landholdings presently under the stewardship of the Fairfax County Park Authority. The rich cultural and historical background combine with over six-hundred acres of diverse natural habitat, to provide all the raw materials necessary to develop a quality Outdoor Education/Interpretation Program and a sound Natural Resource Management Plan for the park.

The Nature Center and Environmental Education Center planned for the park will serve as focal points from which the various Conservation Division programs and resource management activities will be administered.

The Nature Center will target walk-in and day visitors to the park, with self-interpreting exhibits of area flora and fauna, self-guiding nature trails, and seasonal naturalist led programs for the family group.

The Environmental Education Center will target school classes and youth groups, with the necessary facilities and staff to sustain these groups on site for several days. Under these circumstances the visitors have the opportunity to become familiar with their leaders and their surroundings, and programs will be developed which provide an indepth approach to studying the park's resources. Pond and Stream Study, Acclimitization, Nature Olympics, Forestry and Wildlife Study are but a few examples of the extended programs which will be developed.

E.C. Lawrence Park has a variety of outstanding features upon which to base seasonal and special interpretive programs. Hiking and camping programs will be encouraged due to the size of the park and the primitive camping area, spring wildflower and bird walks, and star-gazing programs will be presented at the park. The presence of the mill, Civil War encampment, and the development of a historical farm in the park encourages the presentation of programs integrating the natural and cultural aspects of these sites.

Particular habitats and wildlife populations would be managed as outlined in a Natural Resource Management Plan, to be developed by the Conservation Division. The pond, fields, and upland hardwood habitats are candidate areas for management. While there will be a decided effort to improve population of non-game species for non-consumption (birdwatching, photography) purposes, particular attention will be given to improving the status of the White Tailed Deer and the Wild Turkey inhabiting the park, due to the widespread appeal of these animals.

The overall goal of the Natural Resource Management Plan will be to utilize accepted wildlife management principles to improve the number and diversity of wildlife in E.C. Lawrence Park, for the ultimate benefit of the park visitor. Wayside exhibits, hand-outs, self-guiding trails and naturalist led programs will be employed to interpret resource management activities to the general public.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
HISTORIC LANDMARKS SURVEY

Name of Property: Cabell's Mill

Owner: Fairfax County Park Authority

Location (Street Address): 5235 Centreville Road, Centreville, Virginia

Mailing Address: P. O. Box 236, Annandale, Virginia 22003

Other Locational Data: North of the intersection of Centreville Road (Route #657) and Sully Road (Route #28)

Acreage: 40.0164

Property Identification Number: 54-2-001-2

Deed Book Reference: Deed Book 422, page 303; Will Book 125, page 335.

Location of Title: Fairfax County Courthouse

Assessed Value: \$45,510 (\$16,700 buildings), January 1970 listing.

Zoning Status: RE-1

Present Use: Guest House

Restrictions: This structure and 14.7 surrounding acres, part of the Ellanor Lawrence Park, are set apart for the lifetime use of the occupant.

Magisterial District: Centreville

Planning District: Bull Run

Open to Public: No

Setting: Set in woods and rolling fields, adjacent to Big Rocky Run.

Additional Material Available: See Virginia Collection files, Fairfax County Public Library: HABS forms 1958 and 1970; photographs; slides; clippings; correspondence; W. P. A. form. Laurence Mitchell, "Old Mills in the Centreville Area," Historical Society of Fairfax County, Yearbook, Volume 6, page 23, 1958-59. Eleanor Lee Templeman and Nan Netherton, Northern Virginia Heritage, Templeman, Arlington, Virginia, 1966.

Date: 8/24/70

Recorder: Mrs. Ross D. Netherton
Division of Planning



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
HISTORIC LANDMARKS SURVEY

Name of Property: Cabell's Miller's House

Owner: Fairfax County Park Authority

Location (Street Address): 5235 Centreville Road, Centreville, Virginia

Mailing Address: P. O. Box 236, Annandale, Virginia 22003

Other Locational Data: North of the intersection of Centreville Road (Route #657)
and Sully Road (Route #28)

Acreage: 40.0164

Property Identification Number: 54-2-001-2

Deed Book Reference: Deed Book 422, page 303; Will Book 125, page 335.

Location of Title: Fairfax County Courthouse

Assessed Value: \$45,510 (\$16,700 buildings), January 1970 listing.

Zoning Status: RE-1

Present Use: Residence

Restrictions: This structure and 14.7 surrounding acres, part of the Eleanor
Lawrence Park, are set apart for the lifetime use of the occupant.

Magisterial District: Centreville

Planning District: Bull Run

Open to Public: No

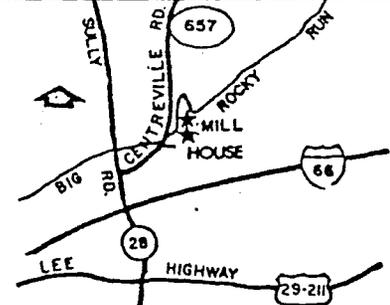
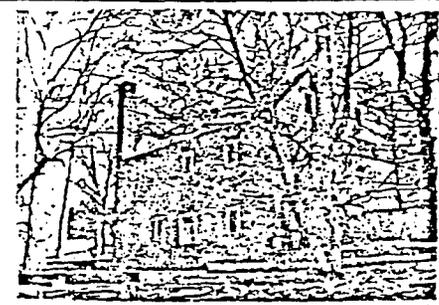
Setting: Set in rolling fields and woods beside Rocky Run.

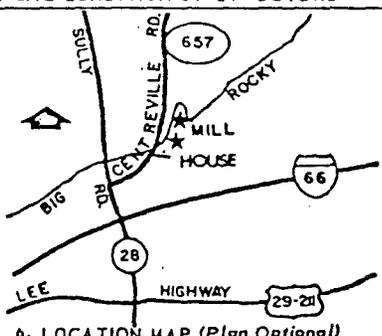
Additional Material Available: See Virginia Collection files, Fairfax County Public
Library: HABS forms 1958 and 1970; photographs; slides;
clippings; correspondence; W.P.A. forms.
Historical Society of Fairfax County, Yearbook, Volume 6,
1958-59.
Eleanor Lee Templeman and Nan Netherton, Northern Virginia
Heritage, Templeman, Arlington, Virginia, 1966.

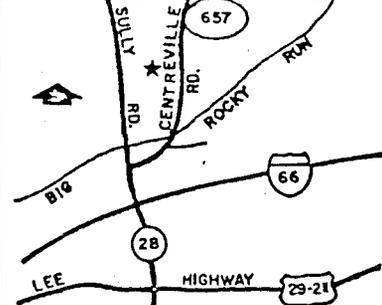
Date: 8/24/70

Recorder: Mrs. Ross D. Netherton
Division of Planning

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

<p>1. STATE Virginia COUNTY Fairfax TOWN --- VICINITY Centreville STREET NO. 5235 Centreville Road Centreville, Virginia ORIGINAL OWNER Unknown ORIGINAL USE Mill PRESENT OWNER Fairfax County Park Authority PRESENT USE Residence WALL CONSTRUCTION Stone and clapboard siding NO. OF STORIES 2 1/2</p>	<p style="text-align: center;">HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME Cabell's Mill</p> <p>DATE OR PERIOD c. 1800 with 1944 alterations STYLE --- ARCHITECT Unknown BUILDER Unknown</p> <p>3. FOR LIBRARY OF CONGRESS USE</p>
<p>4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No</p> <p>Cabell's Mill, known at different times as Rocky Run Mill, Triplett's Mill, Pittman's Mill, Middlegate, and Sandy Folly, is said to have been built before 1800 by William Carr Lane or Carr Wilson Lane. It was sold to George Britton in 1816, to James L. Triplett in 1818, and to Thomas Cabell in 1866, although Cabell seems to have been operating it by 1861, when it was designated Cabell's Mill on military maps. It was later sold to Edward Pittman, inherited by his niece, Caroline Settle, who sold it to J. W. Rixey Smith in 1929. In 1932 it was purchased by Commander (later Admiral) Arthur N. Radford, then by David Lawrence, publisher. In 1969 the 640 acre estate was given to the Fairfax County Park Authority through the will of the late Mrs. Lawrence, and will become the Ellanor Lawrence Park. The Mill and Miller's house and 14.7 surrounding acres are set apart for the lifetime use of the occupants.</p> <p>The mill was converted to a guest house in 1944 by the Lawrences, according to stone mason W.A. Crouch of Clifton who worked under the chief mason, "Mac" McGroarter. Now the fine pair of buhr stones is set on end at the rear steps of the mill and the coarse pair set at the front. The south-end chimney is original. The masons built a new chimney at the north end. An Italian mason from Florida built most of the garden and retaining walls, and Mr. Crouch fashioned the sidewalks and terraces.</p> <p>Foot-square summer beams supported by posts are in evidence on the main and basement levels. The walls are two feet thick on the first two levels. The high ceilings and interior window treatment in the great hall of the basement resemble the sculptural effect achieved by Le Corbusier in his chapel at Ronchamp, France. S. M. Scarfenni of Tampa, Florida, was the architect for the remodelling of the mill.</p> <p>(Please refer to material on Cabell's Miller's House for information on other buildings on the site.)</p> <p>5. PHYSICAL CONDITION OF STRUCTURE Endangered No Interior Good Exterior Good</p>	
 <p>6. LOCATION MAP (Plan Optional)</p>	 <p>7. PHOTOGRAPH E. Breitenbach, 1967</p>
<p>8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. See Virginia Collection files, Fairfax County Public Library. Historical Society of Fairfax County, Yearbook, Volume 6, 1958-59.</p>	<p>9. NAME, ADDRESS AND TITLE OF RECORDER Mrs. Ross D. Netherton Fairfax County Division of Planning 4100 Chain Bridge Road Fairfax, Virginia 22030 DATE OF RECORD 9/4/70</p>

<p>1. STATE Virginia COUNTY Fairfax TOWN --- VICINITY Centreville STREET NO. 5235 Centreville Road Centreville, Virginia ORIGINAL OWNER Unknown ORIGINAL USE Residence PRESENT OWNER Fairfax County Park Authority PRESENT USE Residence WALL CONSTRUCTION Stone NO. OF STORIES 2</p>	<p style="text-align: center;">HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME Cabell's Miller's House</p> <p>DATE OR PERIOD c. 1800; 1944 addition STYLE --- ARCHITECT Unknown BUILDER Unknown</p> <p>3. FOR LIBRARY OF CONGRESS USE</p>
<p>4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No</p> <p>The miller's house at Cabell's Mill is part of a large complex of stone buildings erected at different times, possibly beginning as early as 1790. When J.W. Rixey Smith purchased the property in 1929, the mill itself was in poor condition, although apparently all the machinery was intact. The house needed only minor repairs to the masonry and replacement of missing hardware, which he effected by purchasing items from other old houses. The persistent local tradition is that much of Mount Gilead's hardware was used, although at the present time (1970) Mr. Smith does not recall specific sources. He does recall that the panelling came from a crumbling plantation house in Prince William County called Sandy Folly, and he used this name for the Cabell's Mill property while he lived there.</p> <p>In 1944, the David Lawrences had the wooden outbuildings replaced with stone structures and a kitchen addition was made to the house. In the walls of this addition are several small millstones and a block of Seneca stone inscribed "1790." Mr. W.A. Crouch, stonemason during the 1944 renovation, took the stone from a position under the eaves in the original stone house and placed it in the addition, but he questions the date because of lack of weathering and aging evidence. A large block of stone set half way up the wall at a corner of the earliest section of the house is inscribed "C.T. Palmer." It was mortared in place upside down and Mr. Crouch was unable to explain its presence or significance. A broken gravestone found in the fields in 1944 under a stone fence was pieced together and mounted in one of the garden walls above the house.</p> <p>(Please refer to materials on Cabell's Mill.)</p>	
<p>5. PHYSICAL CONDITION OF STRUCTURE Endangered No Interior Good Exterior Good</p>	
 <p>6. LOCATION MAP (Plan Optional)</p>	 <p>7. PHOTOGRAPH N. Netherton, 1970</p>
<p>8. PUBLISHED SOURCES (Author, Title, Page) INTERVIEWS, RECORDS, PHOTOS, ETC. See Virginia Collection files, Fairfax County Public Library. Historical Society of Fairfax County, <u>Yearbook, Volume 6, 1958-59.</u></p>	<p>9. NAME, ADDRESS AND TITLE OF RECORDER Mrs. Ross D. Netherton Fairfax County Division of Planning 4100 Chain Bridge Road Fairfax, Virginia 22030 DATE OF RECORD 9/4/70</p>

<p>1. STATE Virginia COUNTY Fairfax TOWN --- VICINITY Centreville STREET NO. 5040 Centreville Road Centreville, Virginia ORIGINAL OWNER Possibly George Britton ORIGINAL USE Residence PRESENT OWNER Fairfax County Park Authority PRESENT USE Residence WALL CONSTRUCTION Stone NO. OF STORIES 2 1/2</p>	<p style="text-align: center;">HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY</p> <p>2. NAME Walney</p> <p>DATE OR PERIOD Unknown; renovation 1876; STYLE --- additions, 1948 ARCHITECT Unknown BUILDER Possibly George Britton</p> <p>3. FOR LIBRARY OF CONGRESS USE</p>	
<p>4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION OPEN TO PUBLIC No</p> <p>According to local tradition, the stone house was built by slaves and Hessian soldiers about 1790. It is possible that there has been more than one stone house on the property. There are references to a stone house built by George Britton about 1818 (Fairfax County Will Book P, page 405) and in 1844 to a "very old stone house" (Fairfax County Deed Book I-3, page 198).</p> <p>In 1844, Lewis Machen purchased 725 acres of land formerly owned by the Lewis family, and named it "Walney" after an island off the coast of Lancashire, England. Two mansion houses were on the property at that time, in addition to a stone house.</p> <p>According to Calder Loth of the Virginia Historic Landmarks Commission, the structure is without much architectural style and has been so altered over the years that it is difficult to arrive at any positive conclusions about its true age and original form. He stated that some of the interior woodwork seems to date from about 1840, and the cast stone lintels over some exterior windows about 1870. A major renovation of the building was made in 1876.</p> <p>In 1948, architect Clarendon Peterson and stone mason William Crouch added a wing on the north end, built garden walls, relined all fireboxes and chimneys, replaced a kitchen/dining room wall, installed a flagstone floor in the kitchen, and repaired all masonry. An old hipped-roof log cabin was moved from the rear of the house to the side yard, and a stone garage was built.</p> <p>The stairway to the attic level was later closed off. An unexplained bas-relief head adorns an upstairs hall wall.</p> <p>Ruins of several stone buildings can be seen at the spring on the property. Local tradition dates them to 1710 and holds them to be remains of a cheese factory or dairy. There is a small cemetery on the grounds, marked with rough stones without inscriptions.</p>		
<p>5. PHYSICAL CONDITION OF STRUCTURE Endangered No Interior Good Exterior Good</p>		
 <p>6. LOCATION MAP (Plan Optional) c. 1920</p>	 <p>7. PHOTOGRAPH N. Netherton, 1970</p>	
<p>8. PUBLISHED SOURCES (Author, Title, Pages) INTERVIEWS, RECORDS, PHOTOS, ETC. See Virginia Collection files, Fairfax County Public Library. <u>A.W. Machen, Jr., Letters of Arthur W. Machen, Baltimore, Maryland, 1917.</u></p>	<p>9. NAME, ADDRESS AND TITLE OF RECORDER Mrs. Ross D. Netherton Fairfax County Division of Planning 4100 Chain Bridge Road Fairfax, Virginia 22030 DATE OF RECORD 8/24/70</p>	



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
HISTORIC LANDMARKS SURVEY

Name of Property: Walney

Owner: Fairfax County Park Authority

Location (Street Address): 5040 Centreville Road, Centreville, Virginia

Mailing Address: P. O. Box 236, Annandale, Virginia 22003

Other Locational Data: West side of Centreville Road (Route #657) north of its confluence with Sully Road (Route #28).

Acreage: 600.4804

Property Identification Number: 44-4-001-3

Deed Book Reference: Deed Book V-11, page 227.

Location of Title: Fairfax County Courthouse

Assessed Value: \$449,060 (\$16,715 buildings), January 1970 listing.

Zoning Status: RE-1

Present Use: Residence

Restrictions: This structure, part of the Ellanor Lawrence Park, is reserved for the use of the present tenants.

Magisterial District: Centreville

Planning District: Bull Run

Open to Public: No

Setting: Set back from Centreville Road, with stone gateposts on either side of the driveway. The property includes a wild flower garden, trees, and a brook slightly north of the house.

Additional Material Available: See Virginiana Collection files, Fairfax County Public Library: HABS forms 1958 and 1970; photographs; slides; clippings; correspondence.
Arthur W. Machen, Jr., Letters of Arthur W. Machen, Baltimore, Maryland, 1917.
Eleanor Lee Templeman and Nan Netherton, Northern Virginia Heritage, Templeman, Arlington, Virginia, 1966.

Date: 8/24/70

Recorder: Mrs. Ross D. Netherton
Division of Planning

Walney

Walney, the antebellum plantation house, is projected to become an operational historic site/living historical farm. The home will reflect the lifestyle of antebellum life in Northern Virginia, and will serve to complement the interpretive programs of two other historical farms from different time periods. The first of these is Turkey Run Farm, an early 19th century subsistence farm, operated by the National Park Service. The other is Frying Pan Farm, an early 20th century farm operated by the Fairfax County Park Authority. Plans are to tie the three sites together in a joint interpretive planning process that will enable our audience to obtain a comprehensive view of 100 years of agriculture in Northern Virginia.

Given that the site becomes an operational historic site, a program of collections acquisition, research, grant funding, staffing, exhibits, and interpretation will be developed and implemented as a scope of the project becomes more clearly defined.

Much of what is developed interpretively will be based on the manuscript collection of Lewis Machin, who was an occupant of Walney during the mid nineteenth century. Another important research source will be the soon to be published study of Walney Farm by the staff of the History Section of the Office of Comprehensive Planning. Information found in these and other sources will provide a sound basis from which to develop specific interpretive themes and programs. These sources will also be invaluable during the restoration process.

Miller's House

Projected plans for the Miller's house are to develop a portion of the building into a permanent archaeology laboratory for the Division of History.

APPENDIX B

E.C. Lawrence Park

Projected Historical Interpretive Plan

E.C. Lawrence consist of three primary historic facilities: Cabell's Mill, Miller's House, and Walney, an antebellum plantation home. Interpretive planning for these facilities is still in the initial stages and, therefore, the following projected plans will necessarily be somewhat general in scope. The historical development of the site is not slated until FY 80, at which time a more detailed plan will be developed. (The nature and scope of the historical development of Walney will depend largely on the evaluation of the Lewis Machin manuscript collection. Machin was an occupant of Walney during the mid nineteenth century, and his papers hopefully will provide a basis from which to develop the specifics of this project.)

Cabell's Mill

Cabell's Mill, a grist mill built circa 1800, is being planned for two separate uses. The first use will be that of adaptive usage as a community center for citizens in the Centreville area. The structure provides ample space for such usage, and will provide an historical/cultural environment for members of the community.

The Mill will be interpreted throughout by a series of passive interpretive exhibits and "windows" that will illustrate early methods used in constructing the Mill.

In addition to serving as a workshop area in which artifacts are cataloged and analyzed, the structure will also serve as storage facility for present and future archaeological collections.

Another projected use of the Miller's House will be to convert the interior into a permanent living quarters. This area will be utilized for meetings, offices, etc.; but will also be used to house visiting consultants, trainees and college interns, those in attendance at Park Authority related conferences, and various related purposes that are compatible with those described by the Division of Design.

Overall Site

An important feature of site interpretive development will be a network of nature/history trails that will connect the various structures within the site, and will interpret (by use of appropriate signage) the natural and archaeological aspects of the site. In terms of archaeology (for both the trail system and restoration/interpretation), we will use as an aid the study prepared by EcoSciences, Inc., in which archaeologist Martha Williams analyzes the archaeological significance and the desirability of preserving archaeological remains for study and interpretation. Much of what is done interpretively will be based on archaeological field work and research. (It should be noted that the History Division will work with the Conservation Division in related interpretive programs.)

Also planned throughout the site will be series of exterior interpretive signs in which visitors will be guided from area to area, while at the same time the interpretive themes are communicated to the visitor.

General visitation will take the form of passive exhibits at the Mill complex (with brochures), with a more active interpretive effort at Walney Farm - guides, demonstrations, etc. All buildings within the site will be tied together into a coherent overall theme.

As the historic complex matures, we will be able to offer school education programs, special events, museum sales and wide ranges of interpretive activities. The nature of these and other programs will be refined as a development of the project progresses.

APPENDIX C
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Dennis T. Gerdovich
Park Authority **DATE** February 13, 1978

FROM: Jared D. Stout, Director
Police Plans and Research

FILE NO:

SUBJECT: Preliminary Master Plan for E.C. Lawrence Park

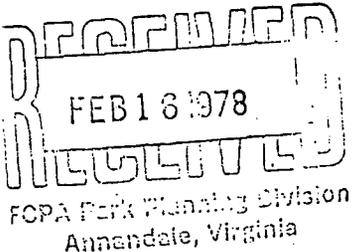
REFERENCE:

Review of the sketch plan for the E.C. Lawrence Park suggests a number of changes which you may wish to consider. The issues may have already been addressed in your planning and may not be shown on the sketch plan. But in the event these items have not been considered they are offered for your consideration.

1. With respect to the intersection of Sully Road, Route 28, and the proposed parking associated with the ball fields, tennis courts and soccer/football field and the parking for horse trailers, you may wish to consider beginning now to establish a traffic signal which would be brought into action as vehicles are attempting to enter Route 28 from the parking lots.

The posted 55 mph speed limit on Route 28 is substantial and the horse trailers attempting to enter this fast moving traffic from the parking lot would have some difficulty in attaining highway speed. The combination of speed limit and the relatively slow moving nature of the horse trailer vehicles could create substantial traffic hazards.

2. For security and patrol purposes, it would be highly desirable to establish a means to



Dennis T. Gerdovich
February 13, 1978
Page Two

permit cruisers to enter the area at the rear and to the west of the proposed concession building, because this may well be a perceived target for burglary or vandalism. One means of assuring the access to police department personnel would be to include a 14-foot paved pathway from the access road to the area of the concession stand. This access together with appropriate lighting at the rear of the concession stand should assure that those portions of the building which are not observable from the highway would be covered by police officers on regular patrol in that area.

3. Access for Walney Road to the proposed camp sites is another concern. It is more difficult to deal with because of the intent on your part to keep the area in a near natural state thereby enhancing the attractiveness as a camping area. Yet if there is a way to assure that the trail leading from Walney Road to at least the rest room facility is sufficient to support the entry of either police or fire emergency vehicles--in the case of fire particularly ambulance equipment--would be very desirable. You may wish to consider relocating rest room facilities closer to Walney Road and providing at that site a pay telephone. The intent here is to provide reasonable and speedy access to difficulties which may arise in the camping area while at the same time preserving as much as possible the natural state of the site.
4. Access to all other proposed points at the E.C. Lawrence Park appear to be adequate.

The concern over access and lighting are raised for your consideration because it appears that the

Dennis T. Gerdovich
February 13, 1978
Page Three

capacity of the existing park police unit to provide direct and continuous coverage of E.C. Lawrence Park and other new developments will not increase in the foreseeable future. That means that the protection of people and property in these areas will fall more heavily on the patrol activity that have been assigned to the County Police. We would hope that you would be able to accommodate the needs by insuring that appropriate lighting and access is provided.

JDS/das

Attachment

cc: Captain Wingo, Commander
West Springfield Station

APPENDIX D

FROM: Fire/Rescue Service Research & Planning Division

The report from Fire and Rescue Service came as comments on a conceptual plan that was routed to them. Because of the size of the plan, it could not be included in the report.

They accepted the plan with the following recommendation:
If Walney Road is closed, the portion from Route 28 to Heron Drive needs to be renamed, because it will not connect with Walney Road at the north end of the park.

APPENDIX E

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joseph P. Downs, Director
Fairfax County Park Authority

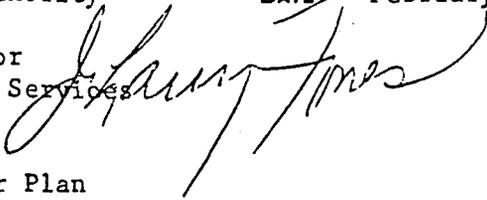
DATE: February 17, 1978

FROM: J. Larry Fones, Director
Recreation & Community Services

FILE NO:

SUBJECT: E. C. Lawrence - Master Plan

REFERENCE:



I concur with the proposed E. C. Lawrence Park Preliminary Master Plan dated 1/24/78 dg; however, in addition to this plan, the following additional facilities are suggested for your consideration:

- a. One 90' baseball field
- b. Six soccer fields (three of which should be built to maximum field specifications)
- c. One 60' baseball/softball field
- d. Request no ballfields be superimposed
- e. All ballfields should be lighted (if funding is available)

Installation of permanent standards for volleyball, tether ball, badminton and horseshoe pits in suitably level areas within or near the picnic and camping areas.

A playground apparatus near the designated picnic area.

In addition to the tennis courts, consideration may be given to one platform tennis court due to the wide interest shown in racquetball.

It is hoped that a portion of this tract be set aside as a sport complex and that adequate lighting and parking facilities be provided.

At present there is an inadequate supply of soccer fields to satisfy community needs. Any additional soccer facilities which can be developed on this site or other park land anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities to all programs.

JLF:gr
cc: Dennis Gerdovich, Landscape Architect
CSAD

APPENDIX F

FOOTNOTES

1. A report by M2 Associates, Architects/Planners
'An Analysis and Report of the Existing Conditions and Renovation Requirements for Cabell's Mill, Cabell's Miller's House and Walney on the Ellanor C. Lawrence Park Property,' February 1976.
2. Hackley's Road is the same as the 8 foot travelway easement as shown on Figure III-1.
3. From a report by M2 Associates, Architects/Planners
'An Analysis and Report of the Existing Conditions and Renovation Requirements for Cabell's Mill, Cabell's Miller's House and Walney on the Ellanor C. Lawrence Park Property', February 1976.
4. Ibid.

FOR ACTION

A-1. Revised Master Plans - Athletic Field Lighting - Ellanor C. Lawrence, Howery Field, Idylwood and Nottoway Parks (Grouped Project) (Springfield, Annandale and Providence Districts).

ISSUE: Park Authority Board approval of the revised Master Plans for Ellanor C. Lawrence, Howery Field, Idylwood and Nottoway Parks (Grouped Project).

RECOMMENDATION: I recommend that the Park Authority Board approve the revised Master Plans as presented at the public hearing on November 14, 1989 or as amended:

1. All Parks

During the design/build phase provide for maximum control of light spillover through lighting design, type of luminaire, shielding, luminaire mounting height, etc.

2. Ellanor C. Lawrence Park - Approve Option A or B:

Option A (preferred option) - Provide lighting for: four soccer/football fields (reduce size of relocated field), one softball field, one baseball field, five tennis and four practice tennis courts, two multi-use courts, concession building/plaza and the expanded parking lot (expanded to 270 spaces from 225). Delete the following facilities: lighting for the Little League field, three tennis courts, two multi-use courts, four horseshoe and four shuffleboard courts.

Option B - Provide lighting for: four soccer/football fields (relocate and reduce size for one field), one softball field, one baseball field, eight tennis and four practice tennis courts, four multi-use courts, concession building/plaza and the expanded parking lot (expanded to 290 spaces from 225). Delete lighting for the Little League Field.

3. Howery Field Park - Light the Little League field as presented at the public hearing.

4. Idylwood Park - Delete lighting for the soccer/football and softball fields, increase parking lot size to 136 spaces (40 existing) and change master plan labeling to correctly identify ballfields, tot lot and shelter/restroom.

5. Nottoway Park - Light the Little League and baseball fields and the parking lot adjacent to the Little League field.

TIMING: Routine.

BACKGROUND: This project includes four of the parks listed in the 1988 Bond Program under the project entitled Athletic Field Lighting, Project Number 474288. In order to develop field lighting at the four parks the existing Master Plans were revised based on the Park Authority's Capital Improvement Program (CIP) Procedures.

The initial phase of the project involved data collection and analysis in order to formulate a preliminary revised master plan which was then presented at a public hearing. This public hearing, the first of two formal opportunities for public involvement, was held on November 14, 1989 at the Luther Jackson Intermediate School. Approximately 65 citizens were in attendance along with FCPA staff and Board members. Generally, the comments expressed were favorable for lighting at Nottoway and Howery Parks with opposition to the lighting at Idylwood Park. Lighting at Ellanor C. Lawrence was strongly supported by the athletic groups and some citizens while other citizens expressed concerns, opposition and general questions about the project. Please refer to the attached Summary Report for details.

Immediately following the public hearing, a second opportunity for public input occurred which enabled citizens or groups to submit written comments for a period of ten days. At the end of this period, November 24, 1989, 24 letters and one petition were received from citizens or organizations. The results indicated: mostly positive support for lighting at Ellanor C. Lawrence and Nottoway, opposition at Idylwood and opposition at Howery. Please refer to the attached Summary Report for details.

Based on the evaluation of project scope, site analysis, staff input and public involvement, the above recommendation was formulated by staff.

FISCAL IMPACT: None.

ENCLOSED DOCUMENTS: Master Plan Summary Report.

STAFF: William C. Beckner, Director;
James A. Heberlein, Deputy Director;
Donald F. Lederer, Manager, Design
Division; Mark Holsteen, Project
Manager.

REVISED MASTER PLAN SUMMARY REPORT

FOR

ATHLETIC FIELD LIGHTING

AT

ELLANOR C. LAWRENCE PARK
HOWERY FIELD PARK
IDYLWOOD PARK
NOPTOWAY PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

WILLIAM C. BECKNER, DIRECTOR
JAMES A. HEBERLEIN, DEPUTY DIRECTOR FOR PARK DEVELOPMENT
DONALD F. LEDERER, MANAGER, DESIGN DIVISION

AUTHORITY MEMBERS:

THOMAS B. WHITE, CHAIRMAN
RAYMOND W. PHILIPPS, VICE CHAIRMAN
LAURIE SISSON, SECRETARY - TREASURER
MARGARET ANDINO
TOMMY BEATTY
FREDERICK M. CRABTREE
JAMES A. DAVIS
ESTELLE HOLLEY
ROBERT HULL
ROBERT D. MOSS

JANUARY 1990

PREPARED BY:

FAIRFAX COUNTY PARK AUTHORITY STAFF
MARK HOLSTEEN, LANDSCAPE ARCHITECT

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MASTER PLAN SUMMARY REPORT

I. INTRODUCTION

This summary report relates factors evaluated in proposing athletic field lighting at four county parks. Four basic groups of information (project scope, site analysis, staff input, and public involvement) were analyzed in formulating the final recommendations which appear near the end of this report. Additional detailed information can be found in the Design Division's Master Plan Record entitled ATHLETIC FIELD LIGHTING - GROUPED PROJECT - 4701MP.

II. PROJECT SCOPE

This project includes four of the parks listed in the 1988 Bond Program under the project entitled Athletic Field Lighting, Project Number 474288. Four of the parks which required master plan revisions to include athletic field lighting are Ellanor C. Lawrence, Howery Field, Idylwood and Nottoway. Fields proposed for athletic field lighting at each park were as follows:

Ellanor C. Lawrence Park

4 soccer/football fields
1 baseball field
1 softball field
1 Little League field

Howery Field Park

1 Little League field

Idylwood Park

1 medium sized softball field
1 soccer/football field

Nottoway Park

1 baseball field
1 Little League field

These fields, when coupled with other existing site facilities, were proposed for lighting as they addressed the following issues:

- A. The parks selected are located throughout the county to serve a wide population of citizens, both at the community and district level:
 1. Two district parks address countywide and community needs (Ellanor C. Lawrence and Nottoway Parks).
 2. Two community parks address local community needs (Idylwood and Howery Field Parks).
- B. The types of fields selected relate to FCPA Needs Assessment which indicates types of fields in greatest demand throughout the county and within planning districts.

- C. Each park had a complex of athletic fields as opposed to parks with just one athletic field.
- D. The fields proposed for lighting are also to be renovated and/or irrigated as a part of the 88 Bond Referendum enabling maximum use of these facilities.
- E. The cost of lighting existing fields is less expensive than acquiring new park land and developing fields without lights.
- F. Maintenance costs can be reduced by maintaining athletic field complexes versus numerous sites with individual fields.
- G. The existence of an approved master plan enables changes to be made in a quicker time frame than master planning and developing a new park site.

III. SITE ANALYSIS

All four park sites were visited by staff to record existing site features and conditions related to the proposed lighting. Site observations were analyzed along with other factors in formulating the final recommendation for proposed athletic field lighting.

A. ELLANOR C. LAWRENCE PARK

1. Site Characteristics: The following characteristics were noted:

Adjacent Landowners: The park's active recreation area is located west of Sully Road (Route 28). This triangular area is bounded by single-family detached residences (Sequoia Farms) on the west, Sully Road and additional park land to the east and park land to the north and south.

Existing Facilities: Facilities currently located at the active area include: one Little League field, one baseball field, one softball field, two soccer/football fields, one multi-use court, a tot lot/playground, 8,735 linear feet of trails including a fitness trail with 22 fitness stations, two portable rest rooms and parking for 208 cars.

This active area at the park has excellent access via Sully Road (Rt. 28). Future access, once Sully Road improvements are complete, will probably be from Poplar Tree Road.

Utilities: No utilities exist in this portion of the site to service on-site facilities. However, as a part of the Sully road development it is anticipated that electricity will be brought on site somewhere in the vicinity of the Little League field. A gas pipeline easement (117 feet wide) also crosses the park in this

northern part of the athletic field complex (under the Little League field).

Vegetation: The plant buffer along the west property line (adjacent to the Sequoia Farms residences) is mainly composed of mature hardwoods with a scattering of native pines. Limited understory exists due to the dense overstory and the buffer width varies from 10 to 150 feet. At the northern end of the west property line the Transcontinental Gas Pipeline easement crosses the park. Due to the alignment and maintenance of this easement a 165 foot section is entirely void of any buffer.

Vegetation along the east side of the recreation area (adjacent to Sully Road) is similar to that along the west property line. Extensive plant buffers also exist to the south and north of the recreation area.

2. Additional Factors

Design development plans are currently underway to develop two additional soccer fields and pave the graveled parking area. Landowners next to the proposed soccer field (soccer field closest to the west property line) have, through Supervisor McConnell, requested that the soccer field be relocated on-site due to its proximity to their homes. Staff was directed to investigate this request as well as adding lighting for the tennis and multi-use courts. Numerous design options were evaluated to provide a plan which addresses this citizens' request and its impact on other master planned facilities.

3. Site Summary

Staff concludes that four soccer/football fields, one softball field, one baseball field, all tennis courts and multi-use courts at the park are suitable for lighting. The presence of existing plant buffers, excellent site access and field locations, coupled with the latest lighting design technology should allow the fields to be lit while minimizing effects on the adjacent community. Lighting for all parking lots is also recommended.

Relocation and reorientation of the soccer field in question will increase the amount of buffer between adjacent landowners and the field. As a part of the present development plans additional landscape screening will be provided in compliance with county screening ordinances. Additionally, the field's orientation will allow for greater control of spillover lighting.

Lighting for the Little League field is not recommended because it is partially located within the Transcontinental Gas Pipeline Easement. More importantly, the lack of existing buffer (within the easement) and easement planting restrictions (no trees allowed) greatly reduces the opportunity to control spillover

lighting. Furthermore, plant buffers for homeowners down the easement (southwest along the north side of the easement) do not exist as the developer cleared vegetation to the easement line.

B. HOWERY FIELD PARK

1. Site Characteristics: The following characteristics were noted:

Adjacent Landowners: The park is bounded by Park Glen Heights residences to the north, Braddock Road, the Lake Accotink Stream Valley and park land to the south, The Townes of Wakefield residences to the west and Wakefield Park West to the east.

Existing Facilities: Facilities currently located at the site include: four Little League fields (two of which are lighted but are not currently functioning), one overlay football/soccer field and asphalt trails.

This site has good vehicular access due to its location next to Braddock Road. Road improvements will be made to a section of Glen Park Road (from the park entrance to Braddock Rd.) as a part of the present development plans. These improvements (road widening and turn lanes) will have a positive impact on the safety of this intersection and access to the park site.

Utilities: Electricity is presently available on-site for the existing lights and future electrical needs. Sanitary sewer connections will be installed at the time the concession/rest room building is constructed.

Vegetation: A plant buffer (approximately 150 feet wide) is located north of the field proposed for lighting. This mature vegetation of mixed hardwoods and evergreens is located on a slope which is, at the top, approximately 23 feet higher than the elevation of the Little League field.

The existing vegetation adjacent to the west property line varies in width from 20 to 35 feet. In locations where the plant buffer is less than 35 feet wide, additional plantings have been included in the current development project in compliance with county screening requirements. Additional landscape buffer also exists on adjacent landowners property along this west property line.

2. Additional Factors

Design development plans are currently underway to develop the three Little League fields, one overlay football/soccer field, parking, trails and landscaping. Due to the age, condition and repair costs of the existing lights, new lights will be installed as a part of Park Authority's athletic field lighting project.

3. Site Summary

Staff concludes that the Little League field at the park is suitable for lighting. Present construction plans will vastly improve the quality of this park and access to it. Additionally, the presence of existing plant buffers and associated topography, the fact that two of the existing fields are scheduled to receive new lights and incorporating the latest lighting design technology should enable the fields to be effectively lit while minimizing effects on the adjacent community.

C. IDYLWOOD PARK

1. Site Characteristics: The following characteristics were noted:

Adjacent Landowners: The park is bounded by the Idylwood Knoll and Shreve residences to the north, Shrevecrest residences to the west, Route 66 to the south and southeast and the Washington and Old Dominion Railroad Regional Park (Virginia Power easement) to the southwest.

Existing Facilities: Facilities currently located at the site include: one softball field, one Little League field, one soccer/football field, two tennis and two practice tennis courts, one multi-use court, 1,091 linear feet of trail, two portable rest rooms and gravel entrance road and parking (40 cars).

Vehicular access to this community park is from Virginia Ave. Although this park is not located along a main thoroughfare, adequate access is provided as Virginia Ave. provides a connection between two main roads (Shreve Rd. and Idylwood Rd.) and crosses over I-66.

Utilities: No sanitary or electrical utilities presently exist on site but electricity is available along the Virginia Power easement to the southwest of the park. Street lights, for I-66, currently exist adjacent to the park's southeast property line also provide some lighting for the Washington and Old Dominion Regional Trail. Quick-coupler irrigation systems are installed in both baseball fields.

Vegetation: The majority of the existing vegetation is located along the north and northwest property lines. Plant material is primarily composed of mature mixed hardwoods with some scattered evergreens and the buffer width varies from 20 to 280 feet. Smaller masses of similar vegetation are scattered throughout the park and along the southeast and southwest property lines.

2. Additional Factors: On November 7, 1989 FCPA Board member Robert Hull (Providence District) and staff met with the Shrevecrest Homeowners Association to discuss the project. Their questions

and concerns generally focused on project scope details and about negative affects of the lighting project on their adjacent homes and community, poor site access, additional park facility development and maintenance issues (See Appendix).

Staff has already responded to some of the concerns voiced by the Shrevecrest Association (See Appendix). One of the major issues expressed concerned the lack of adequate off-street parking and associated problems. A parking improvement project is included in the 88 Bond Referendum to pave the existing gravel entrance road and parking lot. The master plan has been revised to reflect additional parking based on existing site facilities and county requirements. Other minor issues, such as relabeling baseball fields to reflect current uses, identifying a tot lot and restroom have been addressed in the revised master plan.

3. Site Summary

Staff concludes that, based on site characteristics and the above additional factors, the soccer/football field and the softball field are suitable for lighting. The presence of adequate site access, existing plant buffers, expanded parking facilities, field location within the park (fields are adjacent to I-66 and Virginia Power easement) and present lighting design technology should allow the fields to be effectively lit while minimizing effects on the adjacent community.

D. NOTTOWAY PARK

1. Site Characteristics: The following characteristics were noted:

Adjacent Landowners: The park is bounded by Vienna Oaks and Pine Glen residences to the north, Country Creek residences and undeveloped properties to the south, the Towns of Moorefield residences and the Town of Vienna to the east, and other residences to the west. The two fields proposed for lighting are located in the southeast corner of the park.

Existing Facilities: The facilities currently located at the site include: two Little League fields -one of which is lighted and irrigated, two baseball fields - one of which is lighted and irrigated, one lighted and irrigated softball field, one lighted and irrigated soccer/football field, six lighted tennis courts with four practice courts, one open play area, three lighted basketball courts, the Hunter House community center/Historic site, one rest room, one picnic shelter, one tot lot, one concession building, an 18 station fitness trail, 175 garden plots, one volleyball court and parking for 325 cars.

Adequate vehicular access to this park is from Courthouse Road, which is easily accessible from either Nutley St. and Chain Bridge Rd., both of which are main thoroughfares.

Utilities: Electricity is available on site as four of the six athletic fields are lighted. Parking lot lighting exists for the parking near the four ballfields and concession stand as well as for the lot near the Hunter House. Sanitary sewer also exists for the Hunter House and rest room building adjacent to the Little League field which is proposed for lighting.

Vegetation. The fields proposed for lighting are bordered by mature mixed hardwoods interspersed with evergreens. Plant buffers along the southeast, south and southwest property lines vary in width from 25 feet at the narrowest part to 220 feet at the widest portion.

2. Additional Factors: The property immediately south of the baseball field is currently undeveloped. However, site plans for a mixed use development are currently being reviewed by the Department of Environmental Management.
3. Site Summary: Staff concludes that both of the athletic fields at the park are suitable for lighting. The presence of existing lighted fields, adequate site access and parking, plant buffers, coupled with the latest lighting design technology should allow the fields to be lit while minimizing effects on the adjacent community. Staff also recommends that the parking lot near the two fields proposed for lighting be lit.

IV. STAFF INPUT

Various agencies and departments within the County and Park Authority were contacted and requested to provide comments and information related to the lighting of these athletic fields. Concerns expressed included:

- o Lighting and noise impact on adjacent homes.
- o Lighting impact on wildlife and other passive recreation activities at Ellanor C. Lawrence.
- o Increased maintenance needs.
- o Lighting design issues related to maintenance.
- o Rest room facilities for Ellanor C. Lawrence.
- o Lighting impacts on adjacent residences due to elevation differences between the baseball field and adjacent homes at Nottoway.

V. PUBLIC INVOLVEMENT

The master plan revision process provides for formal citizen input at two points in the process, initially during the public hearing itself and then again, immediately following the hearing for a period of ten days.

A. PUBLIC HEARING

In accordance with the master plan revision process the proposed athletic field lighting project was presented at a public hearing on November 14, 1989 at the Luther Jackson Intermediate School. Approximately 65 citizens were in attendance along with FCPA staff and Board members. The information given below briefly summarizes the hearing results. Please see Appendix for additional detail on staff responses to hearing and post hearing comments.

1. TOTAL NUMBER OF PUBLIC HEARING SPEAKERS = 41 *

Support lighting project	= 32 **
Against lighting project	= 5 **
Undecided (need more info)	= 4

- * Speakers represented organizations as well as private citizens
- ** Support and opposition were, in some cases, related to specific parks (ex. Idylwood - Petition against lighting with 55 citizen signatures).

2. ORGANIZATIONS REPRESENTED

The following lists are derived from public hearing sign-in sheets:

a. ATHLETIC GROUPS (13)

- American Legion Post in Vienna
- Braddock Road Youth Club
- Fairfax County Adult Softball League
- Fairfax County Athletic Council
- Fairfax County Baseball and Softball Advisory Council
- Falls Church Kiwanis Little League
- Greater Vienna Babe Ruth League
- Northern Virginia Fall Baseball League
- Reston Youth Baseball
- Southwestern Youth Association
- Vienna Little League
- Vienna Pigtail/Ponytail Girls Softball League
- Vienna Youth, Inc.

b. CIVIC ASSOCIATIONS (2)

Sequoia Farms Homeowners Association
Shrevecrest Homeowners Association

B. POST-HEARING INPUT

After the public hearing the master plan record remained open for ten days to receive additional written comments. At the end of the period, November 24, 1989, 24 letters and one petition had been received from citizens or organizations. The summarized results are given below:

1. TOTAL NUMBER OF RESPONDENTS = 25

Support lighting project	= 17 *
Against lighting project	= 7 *
Neutral	= 1

* Support and opposition were, in some cases, related to specific parks. (ex. Ellanor C. Lawrence - Southwestern Youth Assoc. supported project - petition with 43 signatures)

2. ORGANIZATIONS REPRESENTED

a. ATHLETIC GROUPS (3)

Fairfax County Girls Softball League
Home Plate Club
Southwestern Youth Association

b. CIVIC ASSOCIATIONS (1)

Shrevecrest Homeowners Association

3. CITIZEN COMMENTS

In those cases where citizens or organizations were opposed to the project, the following issues and comments were provided:

- Lighting project will have detrimental affects on the adjacent community: noise, trash, potential parking problems and vandalism (Ellanor C. Lawrence)
- Park should continue as a site for daytime recreation (Ellanor C. Lawrence).
- Park maintenance for existing facilities should improve to increase field usage before additional lights are added. Lights at park do not work so maximize use of facilities

already approved for lighting before additional fields are lit. Light would spillover into adjacent townhouses (Howery Field).

- d. No details were provided on light location, height of fixtures, hours of operation, etc. Safety of intersection at Glen Park Road and Braddock due to increased traffic from park use (Howery Field).
- e. Opposed to any facilities which increase the use of the park beyond the hours already allocated (Idylwood).
- f. The fields are elevated in relation to our community which has no street lights. Current parking facilities are inadequate. Park access is inadequate for traffic which would be generated by increasing park usage. Lighting will compound problems that already exist at the park: trash, noise, requests to use citizens' phones and restrooms (Idylwood).

VI. FINAL RECOMMENDATION

The final recommendations given below are based on the evaluation of site analysis, staff input and public involvement. Please refer to the Appendix for additional detail on staff responses to specific issues and concerns mentioned by citizens.

A. Ellanor C. Lawrence

The analysis of the various site characteristics listed in this report indicates that the proposed athletic field lighting scheme can work at this site. Furthermore, the redesign of the future site facilities to accommodate relocation of one soccer field enhances the feasibility of the proposed lighting by centralizing the lighted facilities away from the adjacent homes.

Because of the numerous issues involved at this park, two revised master plan options have been provided. Although both options focused on relocating the soccer field (the field previously adjacent to the west property line), the following differences are noted below and delineated on the revised Master Plans. Under both options, lighting for the Little League field is not recommended due to its partial location within the Transcontinental Pipeline Easement and related construction restrictions which reduce the control necessary for proper lighting design.

Option A (Preferred Option)

The concept of Option A was to 1) relocate the soccer field to decrease its impact on adjacent homeowners, 2) increase the number of parking spaces per FCPA standards while minimizing

the reconstruction of the existing parking lot, 3) relocate as many of the existing master plan facilities as possible which were displaced by the soccer field relocation and 4) retain as much of the existing vegetation as possible.

Based on the facilities provided and current FCPA parking standards the existing parking lot was enlarged by 45 spaces in the area between the existing gravel bays and paved bays. Adding the stalls in this area enables the overall layout to remain. Total parking spaces is increased from 225 to 270.

Option B

The concept of Option B was to 1) relocate the soccer field to decrease its impact on adjacent homeowners, 2) increase the number of parking spaces to FCPA standards, 3) relocate all facilities displaced by the relocation of the soccer field and 4) retain as much of the existing vegetation as possible.

The overall impact of this concept lead to the redesign of half of the parking lot layout. Based on the facilities provided and current FCPA standards, 65 additional stalls are required which results in a total of 290 stalls. Under this option the existing paved bays would remain but the gravel bays would need to be reconstructed to accommodate the relocation of other site facilities.

B. Howery Field

The examination of the various site characteristics listed in this report indicates that the proposed athletic field lighting scheme can work at this site. Support and opposition to the proposed lighting at the public hearing and following it was minimal. The few concerns raised after the hearing were directed towards increased maintenance of the existing facilities as a method to increase utilization of the fields without lighting them. The present construction plans and the improved lighting for the two Little League fields will vastly improve the quality of this park and resolve the problems associated with the present park. Staff investigation of the need for these types of facilities indicates that the fields will be utilized by local and county residents.

C. Idylwood

The investigation the various site characteristics listed in this report indicates that the proposed athletic field lighting scheme could work at this site. Although staff concludes the site is suitable for lighting the opposition expressed both before, during and after the public hearing suggests otherwise. The revised Master Plan

therefore, does not reflect athletic field lighting, but reflects improvements to the park in response to citizens' concerns. The major change is the enlarged parking which, based on current FCPA standards, is increased from 40 to 136 spaces. Additional citizen issues are referenced in the Appendix.

D. Nottoway

The analysis of the various site characteristics listed in this report indicates that the proposed athletic field lighting scheme can work at this site. Support and opposition to the proposed lighting at the public hearing and following it was minimal (only one letter was received after the hearing).

The lighting for these two last ballfields will provide this district park with excellent facilities for county citizens. Because of the number of lighted facilities which exist at the park and in order to increase safety, staff has recommended that the parking lot adjacent to the Little League field also be lit.

E. All Parks

Issues and concerns raised by non-design staff and citizens have been useful in refining the proposed lighting plans and will be referred to again to influence the detail design phase. Staff investigation of past lighting projects and contact with lighting consultants indicates that careful lighting design can minimize impacts on the nearby communities. Due to the nature of this type of project staff recommends the following for each of the parks:

- A. During the design/build phase provide for maximum control of light spillover through lighting design, type of luminaire, shielding, luminaire mounting height, etc.
- B. Restrict light usage to 11:00 p.m. during the summer and 10:00 p.m. during the school year.

VII. PRELIMINARY COST ESTIMATE

13

PARK NAME	FACILITY	QUANTITY	UNIT COST *	TOTAL COST	TOTAL PER PARK
ELLANOR C. LAWRENCE (Option A)	ADULT SOFTBALL	1	\$92,061 /FIELD	\$92,061	
	BASEBALL	1	\$107,616 /FIELD	\$107,616	
	SOCCER/FOOTBALL	4	\$99,143 /FIELD	\$396,572	
SUBTOTAL - FIELD LIGHTS				\$660,439 **	
DESIGN FEES				\$118,878	
CONTRACT ADMINISTRATION				\$110,624	
TOTAL - FIELD LIGHTS				\$889,941	
	PARKING LOT LIGHTS	270	\$350 /STALL	\$108,515 **	
	DESIGN FEES			\$19,532	
	CONTRACT ADMINISTRATION			\$18,177	
TOTAL - PARKING LOT LIGHTS				\$146,224	
GRAND TOTAL - FIELD AND PARKING LOT LIGHTS					\$1,036,165
HOWERY FIELD	LITTLE LEAGUE	1	\$84,980 /FIELD	\$84,980	
	SUBTOTAL - FIELD LIGHTS				\$98,043 **
	DESIGN FEES				\$17,647
CONTRACT ADMINISTRATION				\$16,421	
TOTAL - FIELD LIGHTS				\$132,111	
NOTTOWAY	BASEBALL	1	\$107,616 /FIELD	\$107,616	
	LITTLE LEAGUE	1	\$84,980 /FIELD	\$84,980	
	SUBTOTAL - FIELD LIGHTS				\$216,421 **
DESIGN FEES				\$38,956	
CONTRACT ADMINISTRATION				\$36,250	
TOTAL - FIELD LIGHTS				\$291,627	
	PARKING LOT LIGHTS	142	\$350 /STALL	\$59,235 **	
	DESIGN FEES			\$10,662	
	CONTRACT ADMINISTRATION			\$9,922	
TOTAL - PARKING LOT LIGHTS				\$79,819	
GRAND TOTAL - FIELD AND PARKING LOT LIGHTS					\$371,446
GRAND TOTAL - ATHLETIC FIELD LIGHTING AND PARKING					\$1,539,722

* SOURCE: CIP COST ESTIMATE FY 90

** TOTAL FIGURE INCLUDES AS-BUILTS AND 10% CONTINGENCY

VIII. FUNDING AND CONSTRUCTION

The 1988 Bond Referendum included \$3.8 million dollars for the project entitled Athletic Field Lighting. The four parks in this grouped project require master plan revisions before the field lighting can be constructed. Once the revisions are approved, the design and construction of the lighting systems will be completed as a part of the 1988 Bond Projects.

IX. PRELIMINARY ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

The Park Authority Maintenance Division is assuming the responsibility for the maintenance of athletic field lighting at many park sites. The annual operating and maintenance cost estimates given below are based on contractor and utility costs. No lighting is proposed for Idylwood Park.

A. Ellanor C. Lawrence Park

4 soccer/football fields
1 baseball field
1 softball field

6 FIELDS x \$4,500/FIELD/YEAR = \$27,000

B. Howery Field Park

1 Little League field

1 FIELD x \$4,500/FIELD/YEAR = \$ 4,500

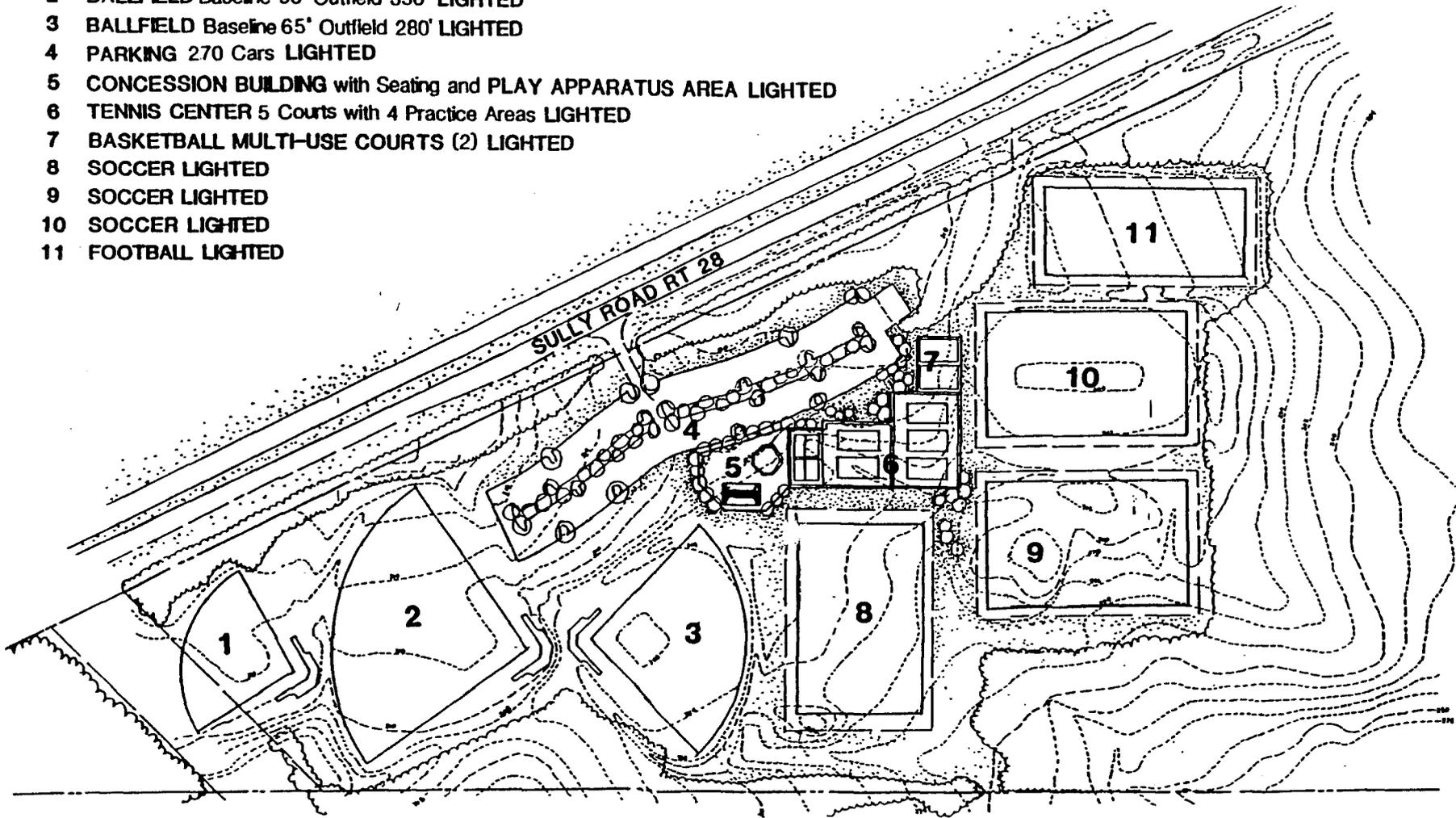
C. Nottoway Park

1 baseball field
1 Little League field

2 FIELDS x \$4,500/FIELD/YEAR = \$ 9,000

TOTAL FIELDS 9 x \$4,500/FIELD/YEAR = \$40,500

- 1 BALLFIELD Baseline 60' Outfield 200'
- 2 BALLFIELD Baseline 90' Outfield 350' LIGHTED
- 3 BALLFIELD Baseline 65' Outfield 280' LIGHTED
- 4 PARKING 270 Cars LIGHTED
- 5 CONCESSION BUILDING with Seating and PLAY APPARATUS AREA LIGHTED
- 6 TENNIS CENTER 5 Courts with 4 Practice Areas LIGHTED
- 7 BASKETBALL MULTI-USE COURTS (2) LIGHTED
- 8 SOCCER LIGHTED
- 9 SOCCER LIGHTED
- 10 SOCCER LIGHTED
- 11 FOOTBALL LIGHTED

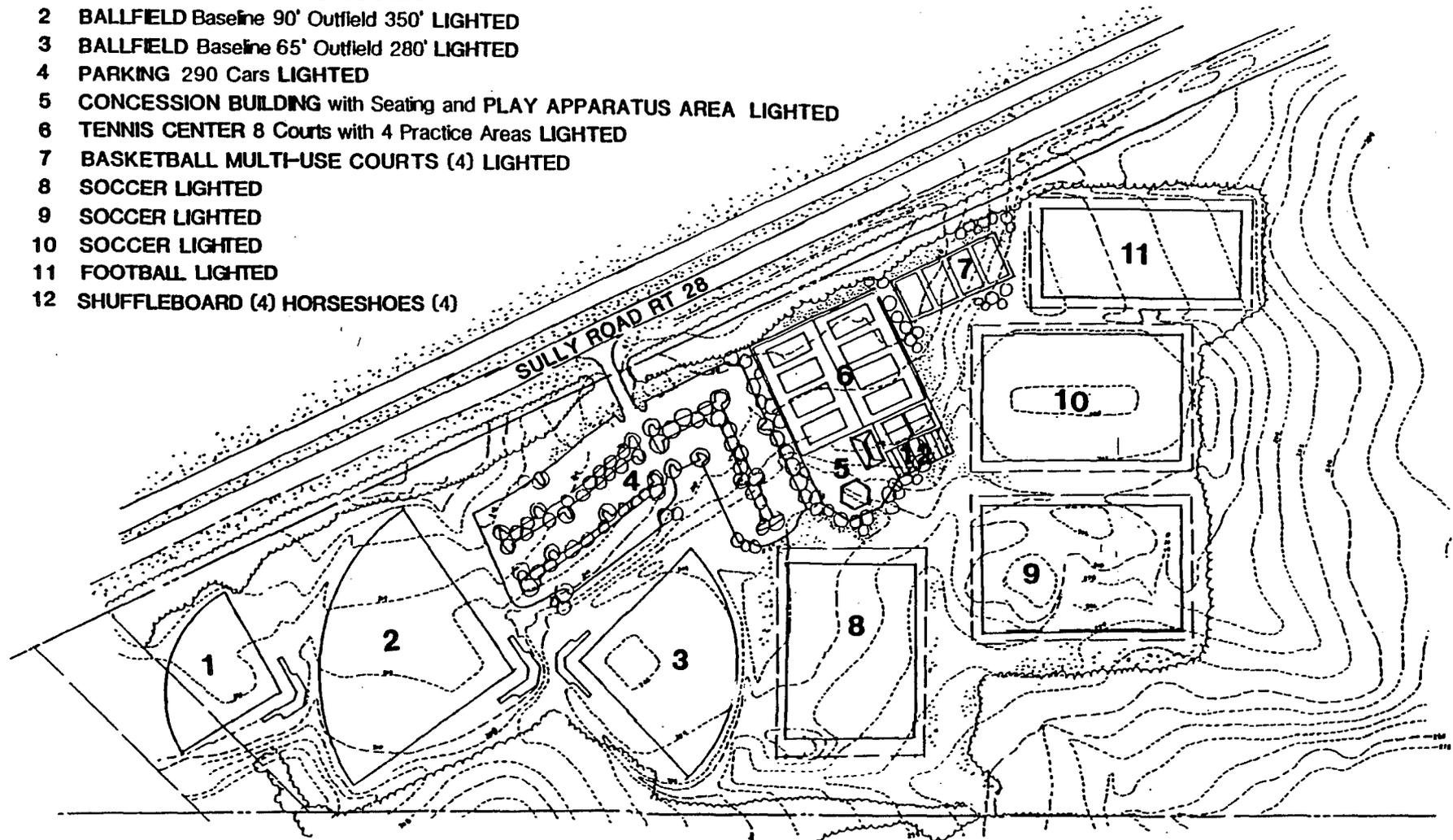


Revised Master Plan
ELLANOR C. LAWRENCE PARK

← NORTH SCALE 0 100 200 300

JANUARY 1990
 OPTION A

- 1 BALLFIELD Baseline 60' Outfield 200'
- 2 BALLFIELD Baseline 90' Outfield 350' LIGHTED
- 3 BALLFIELD Baseline 65' Outfield 280' LIGHTED
- 4 PARKING 290 Cars LIGHTED
- 5 CONCESSION BUILDING with Seating and PLAY APPARATUS AREA LIGHTED
- 6 TENNIS CENTER 8 Courts with 4 Practice Areas LIGHTED
- 7 BASKETBALL MULTI-USE COURTS (4) LIGHTED
- 8 SOCCER LIGHTED
- 9 SOCCER LIGHTED
- 10 SOCCER LIGHTED
- 11 FOOTBALL LIGHTED
- 12 SHUFFLEBOARD (4) HORSESHOES (4)



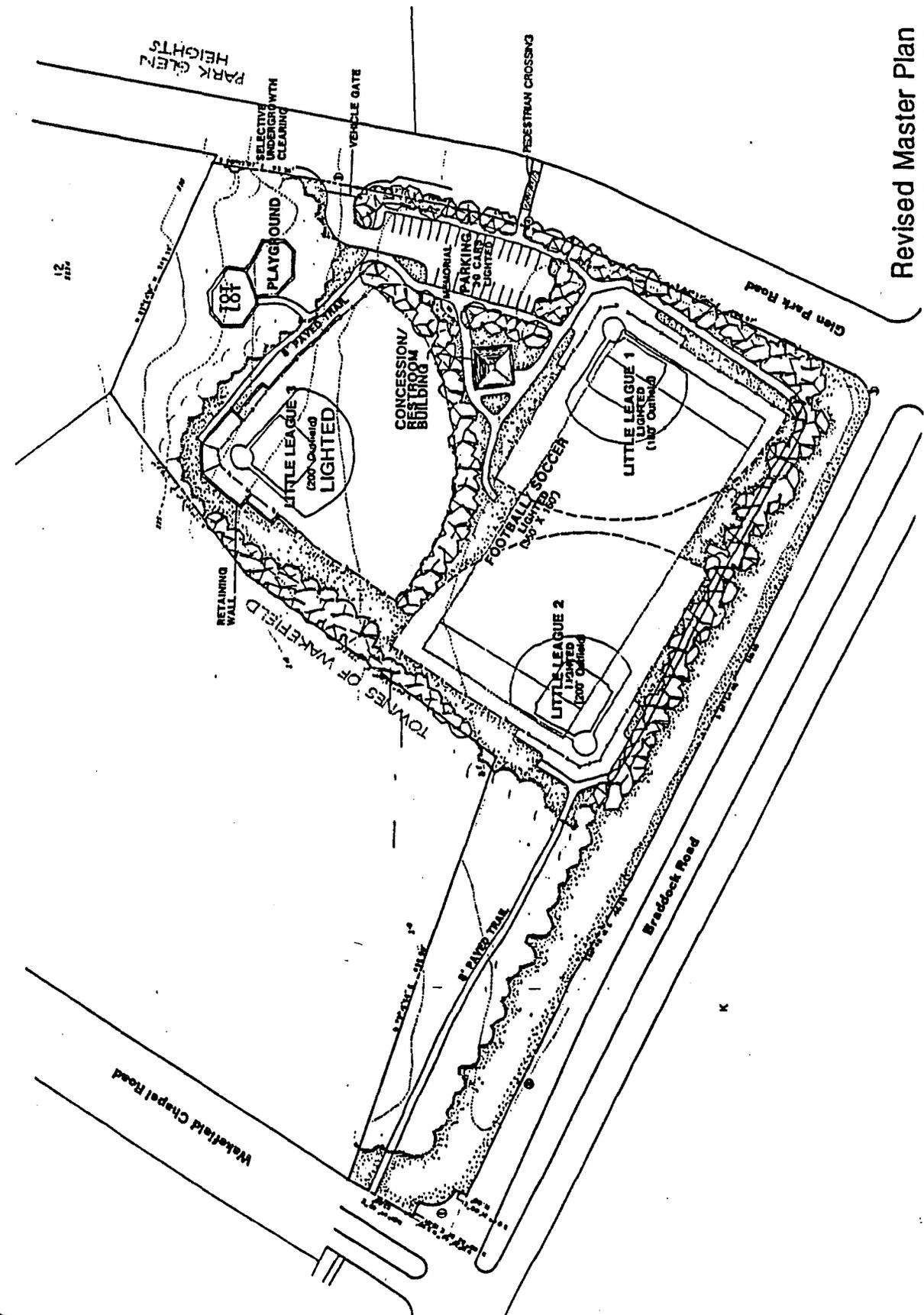
**Revised Master Plan
ELLANOR C. LAWRENCE PARK**

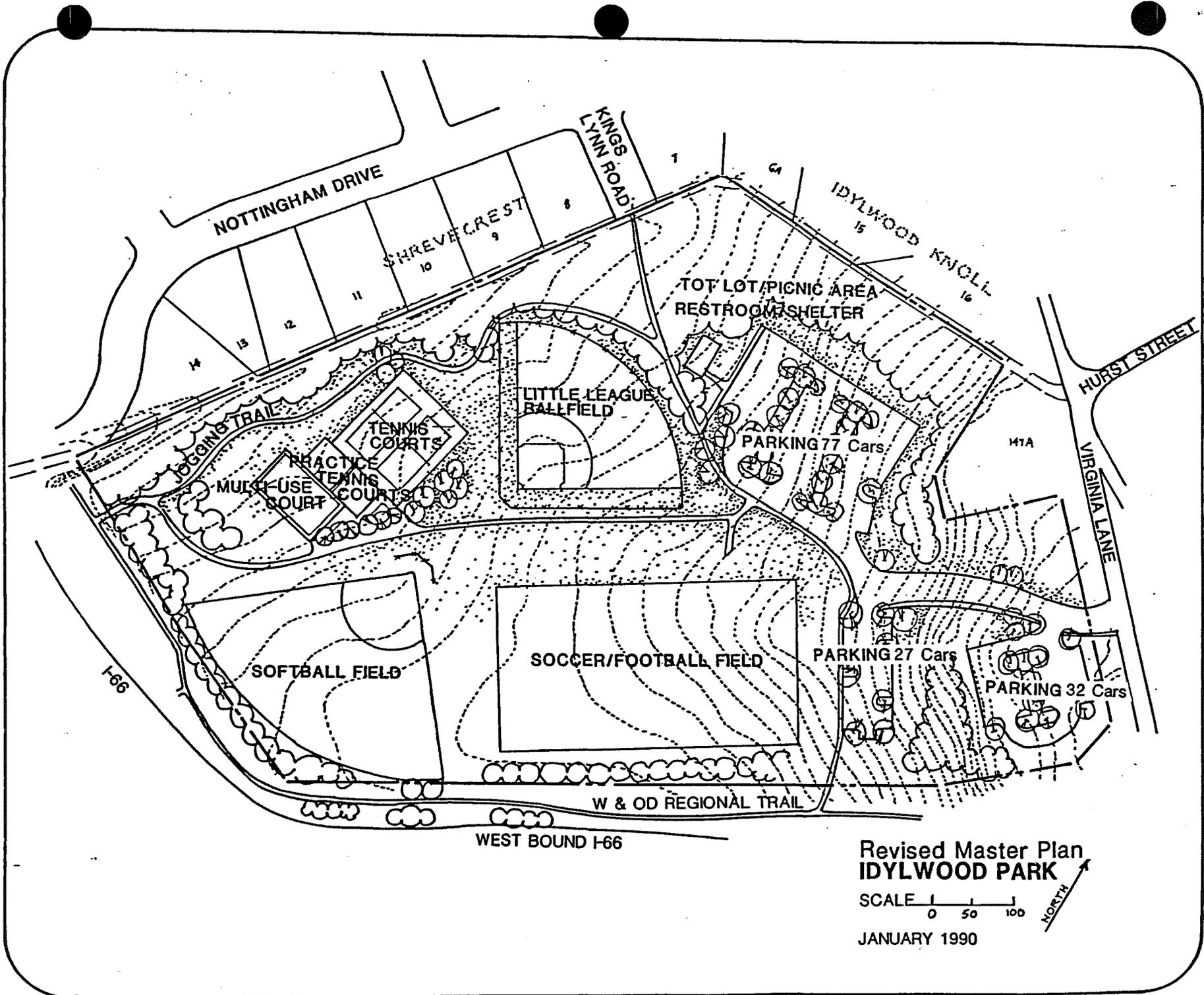


JANUARY 1990
OPTION B

Revised Master Plan HOWERY FIELD PARK

SCALE 0 50 100
NORTH
JANUARY 1990



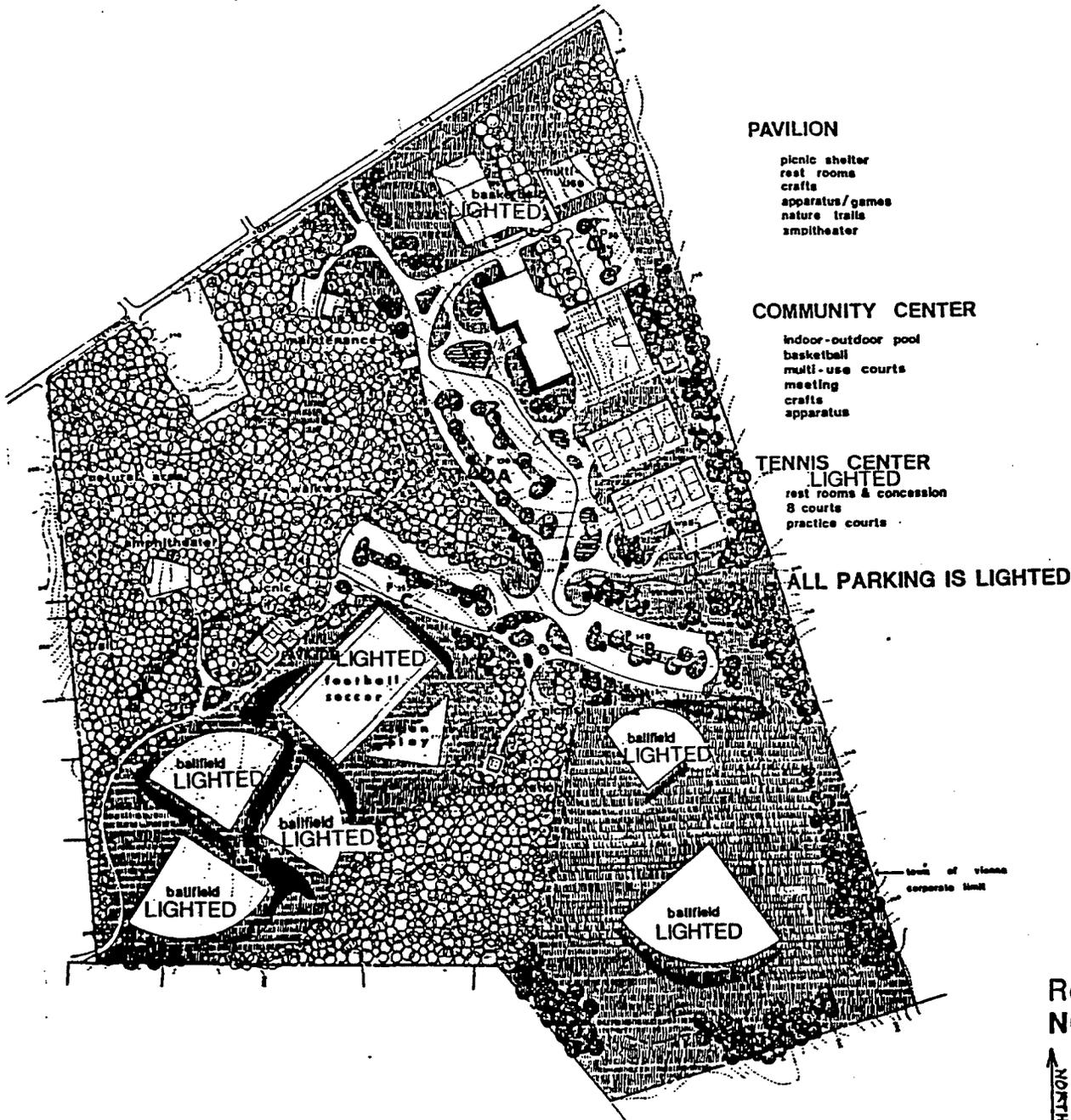


**Revised Master Plan
IDYLWOOD PARK**

SCALE 0 50 100



JANUARY 1990



PAVILION

- picnic shelter
- rest rooms
- crafts
- apparatus/games
- nature trails
- amphitheater

COMMUNITY CENTER

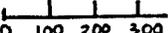
- indoor-outdoor pool
- basketball
- multi-use courts
- meeting
- crafts
- apparatus

TENNIS CENTER
LIGHTED

- rest rooms & concession
- 8 courts
- practice courts

ALL PARKING IS LIGHTED

**Revised Master Plan
NOTTOWAY PARK**


NORTH
SCALE 
 0 100 200 300
JANUARY 1990

APPENDIX A

MINUTES FROM SHREVECREST CIVIC ASSOCIATION MEETING

Fairfax
County
Park
Authority



Memorandum

November 7, 1989

TO: File - Athletic Field Lighting
Revised Master Plans

FROM: *MH* Mark Holsteen, Project Manager
Design Division

SUBJECT: Idlywood Park - Fallswood Civic Association Meeting
Beth Stroul (Pres.) 7804 Appledoor Court, Falls Church

On Monday November 6, 1989 at 7:00 pm FCPA Board Member Bob Hull (Providence), Bob Rike and I met with the Fallswood Civic Association to discuss the upcoming public hearing. FCPA is recommending revisions to the Idlywood master plan to include lighting for the soccer field and the medium-sized ballfield. The topics and questions listed below were discussed following my brief presentation concerning the master plan process and the reasoning behind this project.

- . Why were these parks selected to have lighted fields?
- . Which, if any, other parks were considered for lighting?
- . If these parks are not lighted will others on your list of parks to be lit be next?
- . Who are these fields intended to serve?
- . Can you guarantee us that our kids (local community) will be able to use these fields if they are lit?
- . Has an environmental impact study or damage assessment plan be completed to see what impacts there are on adjacent landowners?
- . Does the county (DEM) have certain lighting requirements, codes, etc. which must be met or addressed?
- . Can you tell us what impact other lighting projects have had on adjacent owners - vandalism, noise, litter?
- . How long will it be before the lights are actually installed or what is the timing for construction?
- . How long do we have before the final decision is made on whether or not the parks will be lit?
- . How long will the lights stay on - until what time?

File - Athletic Field Lighting
November 8, 1989
Page 2

- . Do we have any control over setting the light cut off time?
- . Is the parking deficiency going to be addressed?
- . Are the tennis courts going to be lighted?
- . Are we going to get the tot lot which was promised us 10 years ago?
- . Will a public telephone be installed in the park?
- . Will maintenance increase at the park - pick up trash? - install more trash cans?
- . What about the problem of site drainage entering adjacent owners back yards?

TOPICS BOB HULL, BOB RIKE AND I DISCUSSED AFTER THE MEETING

- . Research post construction lighting impact studies completed by DPW or FCPA.
- . Research typical lighting levels to expect at certain distances from fields.
- . Other parks where FCPA has revised master plan for lighting.
- . Correctly label baseball fields on master plan .
- . Call McClean Station Police to check on vandalism near park or their impression on what happens to vandalism occurrence
- . Identify distances and elevation differences to adjacent properties.
- . Do lights at Howery field work? how long if not working?
- . Call Beth Stroul for sign up list from meeting. (Hull has list).
- . Do lights work at Howery Field?
- . Contact Regional Park Authority on maintenance and surveillance with bike trail right of way.

MAH: FALSCIVC.MTG

pc: Hull
Hoppe/Lederer
Rike

APPENDIX B

MEMOS ADDRESSING PROBLEMS AT IDYLWOOD PARK

Fairfax
County
Park
Authority



Memorandum

TO: Bob Hull, F.C.P.A. Board
Providence District

DATE: November 20, 1989

FROM: Tim White, Manager
Maintenance Division *TW*

SUBJECT: Maintenance Problems at Idylwood Park - Response

Relevant to your memo regarding Idylwood park, I am providing the following actions and information:

Litter - Trash is currently collected once per week, on Mondays. In affect, this consumes 20% of our staff time. Our approach to the problem will be to install additional trash receptacles as necessary. Contact will be made with the Northern Virginia Regional Park Authority to address the issue. We would also like to meet on site with representatives of the Fallowood Civic Association to discuss the best placement of additional trash receptacles.

Pumping of Portable Toilets - These units are currently purged once per week, which even at our most heavily used facilities has proven to be sufficient. The situation may best be resolved by providing additional units which is more economical than increasing the pumping service. In that this season is soon coming to a close, we will continue to monitor this problem and assure that proper service is being provided. A determination will be made, with subsequent actions taken, to assure that the problem does not continue.

Telephones - The F.C.P.A. does not provide telephone services to non-staffed sites. Being subject to vandalism in remote areas, these phones have proven to be very costly. Currently, it would be the F.C.P.A. who would be responsible for the damages, if C & P would even agree to an installation. Also, in addition to the installation charges, a minimal number of monthly calls must be guaranteed, with the F.C.P.A. having to pay for the short fall. This would not be economically responsible, especially through the winter months.

I hope that we will be able to successfully resolve these and any other problems experienced at Idylwood Park. Towards that, I urge the Association to contact me directly, to provide an expeditious addressing of any future problems.

cc: B. Beckner, Director
R. Sutton

Fairfax
County
Park
Authority



Memorandum

VIA TELEFAX.
CONFIRMATION VIA
COUNTY COURIER.

TO: Tim White
Maintenance Division

FROM: Bob Hull ^{FOR}
FCPA Board, Providence District

DATE: July 9, 1989

REFERENCE: Maintenance Problems at Idylwood Park

I met with residents of the Fallswood community, which adjoins Idylwood Park, earlier this week and they informed me of some maintenance problems at the park. Listed below are the problems and suggested solutions.

1. Litter. There are litter problems due to users of the W&OD Trail (I am contacting the Northern Virginia Regional Park Authority about this) and participants of soccer and/or baseball games. Litter from the existing cans needs to be collected more frequently and new cans should be placed there. I can put you in contact with representatives of the Fallswood Civic Association to discuss the best placement of new litter cans.
2. Pumping of the Sani-Jons. As you know, we have Sani-Jons at the park for restroom facilities. Apparently during peak user times, these are not pumped out enough, so that they become too full for people to use; consequently, these people knock on the doors of adjacent homeowners requesting use of their bathrooms. Please increase the frequency of Sani-Jon pumping.
3. Telephones. Another problem adjacent homeowners face is that park users knocking on their doors asking to use their telephones. Would it be possible for us to have a pay telephone installed somewhere on park property. Please get back to me about this.

From the residents' comments, these problems are not new. We need to correct these problems as soon as possible and step up the maintenance schedule for the future. I would greatly appreciate your assistance on these problems at Idylwood Park. Let me know how things are progressing there. Thank you.

cc: Ms. Stroul
Fallswood Civic Assn.



Northern Virginia Regional Park Authority

Created under the Virginia Park Authorities Act

5400 Ox Road • Fairfax Station, Virginia 22039 • Telephone (703) 352-5900 • FAX 273-0905

ATTACHMENT B

Page 3 of 4

DARRELL G. WINSLOW
Executive Director

DAVID V. BROWN
Operations Director

DAVID C. HOBSON
Capital Programs Director

November 14, 1989

Robert Hull, Member
Fairfax County Park Authority
2923 Johnson Road
Falls Church, Virginia 22042

Dear Mr. Hull:

This is to acknowledge receipt of your November 9 letter regarding litter on the W&OD Trail in the Fallswood community. We can work with you and the FCPA staff to resolve the problem.

I will give copies of your letter to our Operations Director, David Brown, and the Trail Manager, Paul McCray. I am sure we will be able to place a litter can in the area you mentioned.

Any additional information you can send me about this matter, including the name of the Fallswood community representative, would be appreciated.

Thank you for calling this situation to our attention.

Sincerely,

Darrell G. Winslow
Executive Director

DGW/nag

cc: David V. Brown
Paul E. McCray
John Mastenbrook

Fairfax
County
Park
Authority



3701 Pender Drive
Fairfax, VA 22030

(703) 246-5700

November 16, 1989

— Darrell G. Winslow
Executive Director
Northern Virginia Regional
Park Authority
5400 Ox Road
Fairfax Station, Virginia 22039

Dear Mr. Winslow,

Thank you so much for your prompt reply to my November 9 letter to you concerning litter around the W&OD Trail adjacent to the Fallswood community. I am pleased that we can work together on this.

I have taken the liberty of sending a copy of this letter and your November 14 letter to Tim White, Manager of the FCPA Maintenance Division, whom I previously asked to address litter problems at Idylwood Park, adjacent to the trail. Your Operations Director or Trail Manager may wish to contact him about any actions his staff may undertake at Idylwood Park.

The Fallswood community is represented by the Shrevecrest Civic Association whose president is Mrs. Beth Stroul at 7804 Appledore Court, Falls Church 22043. I am sure that she would be pleased to be contacted by one of your representatives. I will also send her copies of our correspondence.

I appreciate your assistance in this matter. If other issues come up, feel free to contact me at once.

Sincerely,

Robert D. Hull
FCPA Board, Providence District

cc: Tim White ✓
Mrs. Stroul
John Mastenbrook

(W) 170-5770
(H) 573-9159

APPENDIX C

STAFF RESPONSES TO CITIZEN COMMENTS

Fairfax
County
Park
Authority



3701 Pender Drive
Fairfax, VA 22030

(703) 246-5700

January 10, 1990

Dear Citizen:

The purpose of this letter is to inform you that the Master Plan Revisions to include athletic field lighting at Ellanor C. Lawrence, Howery Field, Idylwood and Nottoway Parks is on the Fairfax County Park Authority Board's agenda for Tuesday, January 16, 1990. Attached is the staff recommendation for the Park Authority Board's consideration of this item.

Park Authority meetings normally start at 7:45 p.m. To reach Park Authority Headquarters, take Route 50 to the Fair Oaks area and Waples Mill Road. Turn north on Waples Mill Road and continue to Pender Drive. Turn right on Pender Drive and proceed to 3701 Pender Drive which will be the last building on the right. The meeting is held in the Headquarters Building conference room on the first floor. Agenda items with citizens on hand are normally scheduled early on the agenda.

As we indicated at the public hearing on November 14, 1989, the public is welcome to attend this Park Authority meeting, however, no public comment will be accepted at this regularly scheduled meeting.

Once again, thank you for your time and interest in the Fairfax County park system; we appreciate your help in planning, developing and operating the parks.

Sincerely,

A handwritten signature in cursive script, appearing to read "James A. Heberlein".

James A. Heberlein, Deputy Director
Park Development

JAB/mah:ctznotfy.L01
Attachments



Memorandum

January 10, 1990

TO: Chairman and Members

FROM: *M.H.* Mark Holsteen, Project Manager
Design Division

SUBJECT: Athletic Field Lighting - Revised Master Plans Approval for
Grouped Projects - Ellanor C. Lawrence, Howery Field,
Idylwood and Nottoway Parks

STAFF RECOMMENDATION:

Park Authority adopt the revised master plans for Ellanor C. Lawrence, Howery Field, Idylwood and Nottoway Parks as presented at the public hearing on November 14, 1989 or as amended:

1. All Parks

During the design/build phase provide for maximum control of light spillover through lighting design, type of luminaire, shielding, luminaire mounting height, etc.

2. Ellanor C. Lawrence Park - Approve Option A or B

Option A (preferred option) - provide lighting for: four soccer/football fields (reduce size of relocated field), one softball field, one baseball field, five tennis and four practice tennis courts, two multi-use courts, concession building/plaza and the expanded parking lot (expanded to 270 spaces from 225). Delete the following facilities: lighting for the Little League field, three tennis courts, two multi-use courts, four horseshoe and four shuffleboard courts.

Option B - provide lighting for: four soccer/football fields (relocate and reduce size for one field), one softball field, one baseball field, eight tennis and four practice tennis courts, four multi-use courts, concession building/plaza and the expanded parking lot (expanded to 290 spaces from 225). Delete lighting for the Little League Field.

3. Howery Field Park - light the Little League field as presented at the public hearing.
4. Idylwood Park - delete lighting for the soccer/football and softball fields, increase parking lot size to 136 spaces (40 existing) and change master plan labeling to correctly identify ballfields, tot lot and shelter/restroom.
5. Nottoway Park - light the Little League and baseball fields and the parking lot adjacent the Little League field.

PUBLIC HEARING

In accordance with the Master Plan Revision process the above referenced parks and proposed revisions were presented at a public hearing on November 14, 1989 at the Luther Jackson Intermediate School with approximately 65 citizens in attendance. During the ten day post-hearing comment period 25 letters were received from citizens. Comments from the Public Hearing and the letters are listed below along with staff response.

Ellanor C. Lawrence Park

1. Comment: **The lights will mean more traffic, trash, potential parking problems and vandalism.**
 Response: Increased traffic would be basically restricted to Sully Road, which is in the process of being improved, and should not affect residential side-streets. The revised master plan shows increased parking based on current FCPA standards which should further reduce any chance of parking problems on side streets. Park maintenance can be increased for those facilities (trash, portable restrooms, etc.) affected by lighting the athletic fields. Additional portable restrooms can be provided as the situation warrants it as it is more economical to provide additional units versus increasing the maintenance of a few units. Trash receptacles can also be added. Staff has no information which relates to increased vandalism as a result of lighting athletic fields.
2. Comment: **Concern about the affects of developing and lighting the soccer field which is adjacent to the homes along the west property line.**
 Response: The revised master plan shows the soccer field relocated and reoriented. At the new location the field is over 100 feet from the property line and all of the existing vegetative buffer is retained. Any additional plantings will be in compliance with the

county arborist when the plans are submitted for review. Additionally, this new orientation will also enable the lights to be oriented in a north-south direction providing increased control of spillover lighting.

3. Comment: **The County Emergency Medivac Helicopter Aries would not be able to use the site if lights are installed.**
 Response: Contact with the above agency indicates that lighting the athletic fields or even the parking lot would not be a serious problem due the amount of open space at the site.
4. Comment: **How does the Park Authority intend to comply with the noise and glare ordinances (Noise: Article 14, Part 7 - Noise Standards and Part 9, Glare Standards).**
 Response: The Park Authority will comply with these ordinances. Glare Standards. Although this park is located within an R district and would therefore fall under the Group I category, Table III (Maximum Intensity of Light Sources) does not list any specific maximum intensity levels related to athletic field lighting. Staff investigation of past lighting projects and contact with lighting consultants indicates that careful lighting design can minimize impacts on the nearby communities.

Noise Standards. The referenced ordinance is further defined in The Code of the County of Fairfax - Chapter 108. Noise generated from scheduled athletic games or practices generally occurs on a sporadic basis (typically occurring when points are scored) and is therefore difficult to predict or control. Park site plan designs typically address this issue by providing landscape buffers and/or berms between the athletic field and adjacent landowners in addition to restricting field use times.

The revised master plan has addressed both of these issues by relocating the soccer field which increases the amount of existing buffer between the proposed facilities and adjacent homes. Additionally, staff has contacted the Zoning Administration Division for further interpretation and clarification of both these ordinances as they relate to athletic fields in public parks.

5. Comment: **How many lights, what kind, what is the orientation, hours of lighting, will they be automatic shut-off and what kind of regulations are there for making sure people leave the park after the games are over?**

Response: See Howery Field, Comment # 4 for luminaire type, orientation and height; Comment 5 for type and time of light operation and park hours.

Howery Field Park

1. Comment: **Concerned about the poor drainage for proposed Little League Field #2 and the spectator area.**

Response: Drainage issues for the field, seating area and the entire park, have already been addressed as a part of the current park development plans in accordance with County requirements.

2. Comment: **Increasing the use of this park will create additional risks at the intersection of Glen Park Road and Braddock Rd. because there is no traffic light.**

Response: Road improvements will be made to a section of Glen Park Road (from the park entrance to Braddock Rd.) as a part of the present development plans. These improvements (road widening and turn lanes) will have a positive impact on the safety of this intersection and access to the park site.

Based on prior contact with Virginia Department of Transportation and Office of Transportation, a traffic light is not warranted at this intersection by VDOT standards in an effort to address the main flow of traffic which is on Braddock Road.

3. Comment: **The existing lights at Howery field do not work and repairs should be made to increase the utilization of the fields before additional fields are lit.**

Response: The existing lights will be replaced as a part of the current bond referendum. Staff investigation of the need for these types of facilities indicates that all three Little League fields will be utilized by local and county residents. Since the hearing, staff has been requested to light five additional Little League fields in the local area.

4. Comment: **Lighting proposal did not indicate the height of the fixtures, orientation or location of the lights.**

Response: These types of details are typically determined at the detail design phase. Field size has a direct bearing on all of the factors involved in lighting a field.

Pole/light locations for baseball fields typically have two poles on each side line with two to four in the outfield. Soccer and football fields can have three to four poles on both sidelines. Typical pole/luminaire heights for athletic fields vary from 60 to 80' with the higher poles enabling more control of spillover lighting. Quantities of luminaires varies but approximately 50 lights are used for soccer and 25 for baseball fields. Light illumination standards for this type of field are provide 30 footcandles for the infield and 20 footcandles for the outfield. Light type is metal halide.

5. **Comment:** **How will the lights be operated and when will they operate?**
Response: Lights are typically operated by either the park manager, at managed parks, or by the Department of Community and Recreation Services staff at unmanaged parks. Hours of operation vary, with most lights being turned off by 11:00. Closing times for facilities with artificial lighting should be posted at the park (FCPA Policy Manual - Appendix 12, Section 11, Hours of Operation).
6. **Comment:** **Lights will shine into our homes as they are above the park.**
Response: Modern lighting design has greatly reduced the amount of spillover light given off from lighting athletic fields. This fact, coupled with existing plant buffer along the west property line and the fact that fields are recessed above adjoining grades will help to minimize the amount of spillover lighting.

Idylwood Park

1. **Comment:** **There is inadequate parking for this park.**
Response: The revised master plan shows an enlarged parking lot to reflect current FCPA standards based on the current and proposed facilities at the park. Simply paving the existing lot (master planned for 40 spaces) would increase parking efficiency as stalls would be marked versus a gravel lot where people tend to park in an unorganized fashion.
2. **Comment:** **The fields designated for lighting are elevated in relation to our community.**
Response: While the fields are elevated (approximately 17 feet for the soccer field) above the community immediately to the northwest of the park, they are also buffered by existing vegetation. Additionally, the closest

lights which would face this area are located over 520 feet away, which when coupled with modern lighting systems, will significantly reduce spillover lighting.

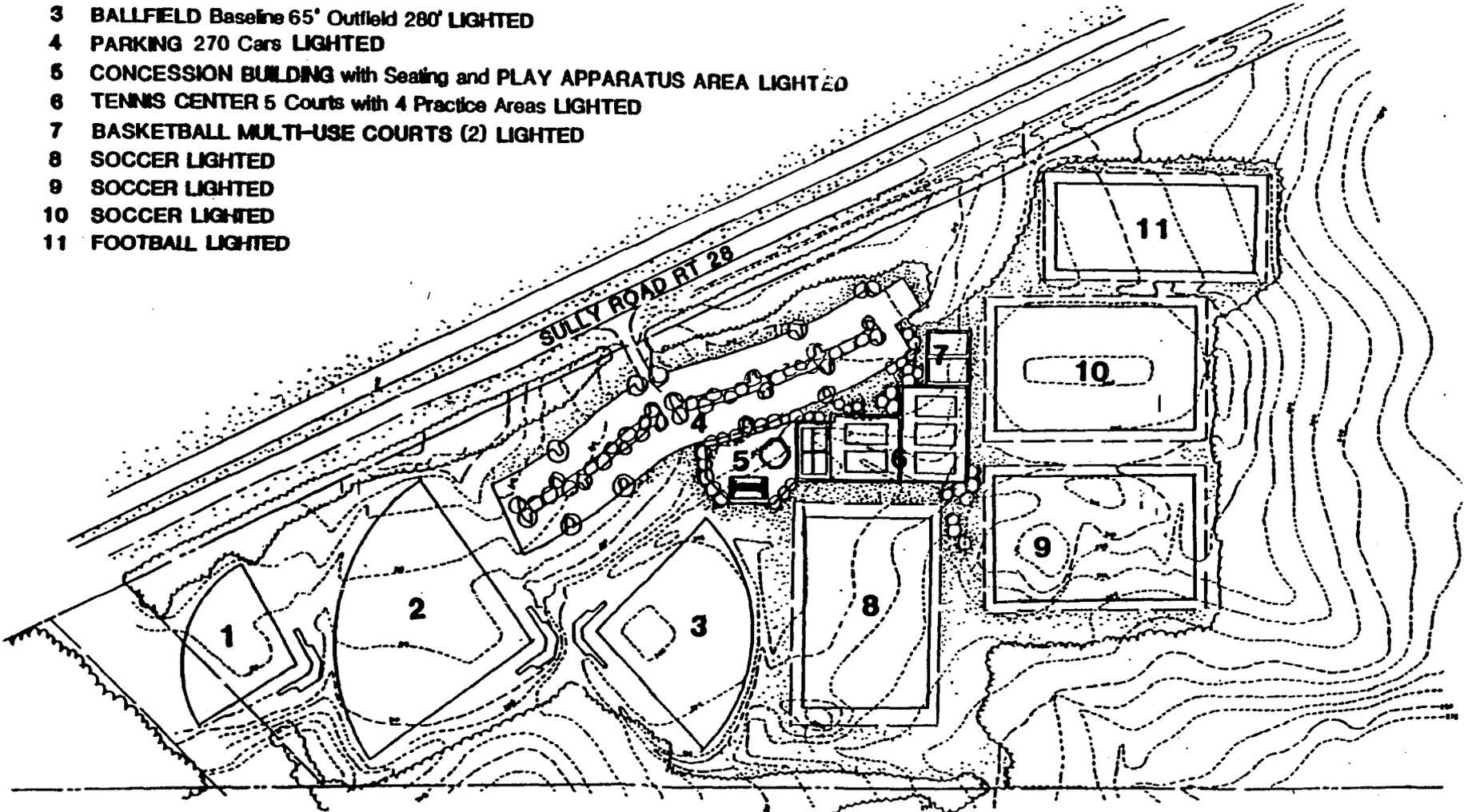
3. **Comment:** **There is inadequate access to Idylwood Park.**
Response: Vehicular access to this community park is from Virginia Ave. Although this park is not located along a main thoroughfare, adequate access is provided as Virginia Ave. provides a connection between two main roads (Shreve Rd. and Idylwood Rd.) and crosses over I-66. On-street parking problems, caused by park patrons, will be reduced based on the enlarged parking lot.
4. **Comment:** **The lighting would only serve to increase problems that already related to park use: noise from rooting fans, litter, patrons requests to use citizens' private facilities.**
Response: Some of these problems have already been addressed through discussions with FCPA Robert Hull and the Park Authority's Maintenance Division. Since the fields are not proposed to be lit these solutions and future improvements should increase the quality of this park.

Nottoway Park

1. **Comment:** **Concern about the affects of the lighting on townhouses adjacent to the elevated baseball field.**
Response: Modern lighting design has greatly reduced the amount of spillover light given off from lighting athletic fields. By combining the variables of luminaire type, shielding, height, orientation, coupled with existing plant buffer along the east property line, a lighting plan will be designed to minimize the amount of spillover lighting.

=

- 1 BALLFIELD Baseline 60' Outfield 200'
- 2 BALLFIELD Baseline 90' Outfield 350' LIGHTED
- 3 BALLFIELD Baseline 65' Outfield 280' LIGHTED
- 4 PARKING 270 Cars LIGHTED
- 5 CONCESSION BUILDING with Seating and PLAY APPARATUS AREA LIGHTED
- 6 TENNIS CENTER 5 Courts with 4 Practice Areas LIGHTED
- 7 BASKETBALL MULTI-USE COURTS (2) LIGHTED
- 8 SOCCER LIGHTED
- 9 SOCCER LIGHTED
- 10 SOCCER LIGHTED
- 11 FOOTBALL LIGHTED

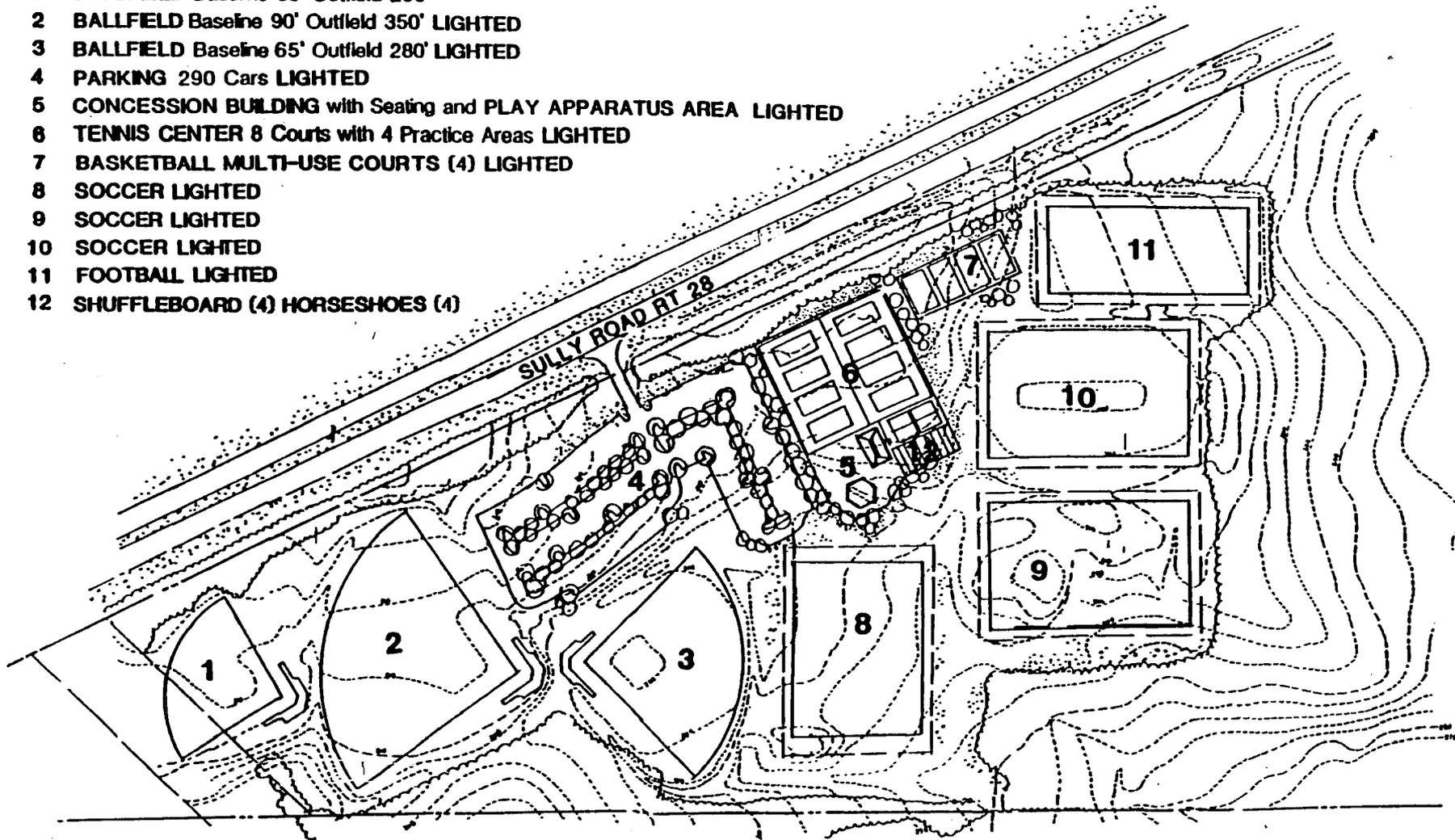


**Revised Master Plan
ELLANOR C. LAWRENCE PARK**

← NORTH → SCALE 0 100 200 300

JANUARY 1990
OPTION A

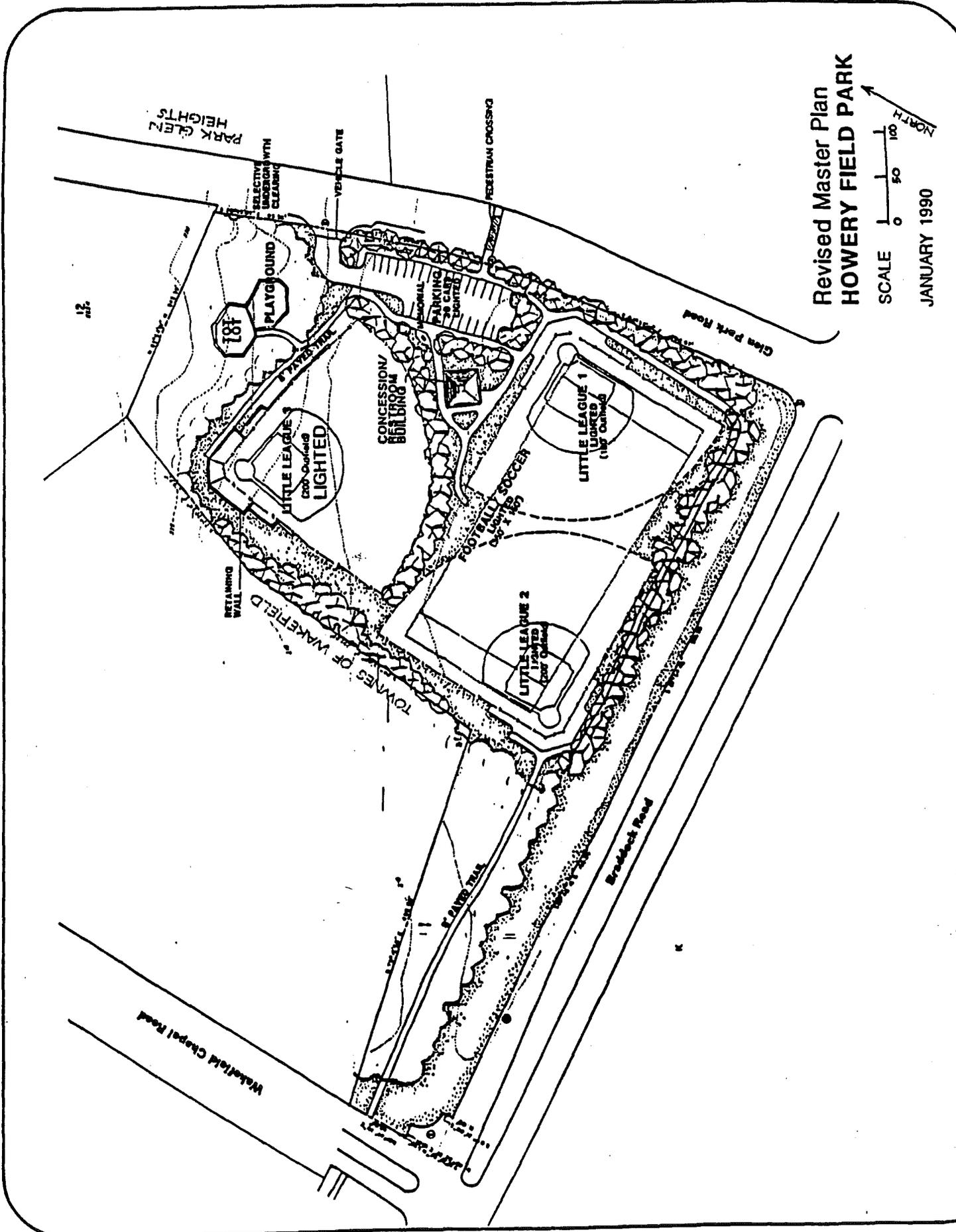
- 1 BALLFIELD Baseline 60' Outfield 200'
- 2 BALLFIELD Baseline 90' Outfield 350' LIGHTED
- 3 BALLFIELD Baseline 65' Outfield 280' LIGHTED
- 4 PARKING 290 Cars LIGHTED
- 5 CONCESSION BUILDING with Seating and PLAY APPARATUS AREA LIGHTED
- 6 TENNIS CENTER 8 Courts with 4 Practice Areas LIGHTED
- 7 BASKETBALL MULTI-USE COURTS (4) LIGHTED
- 8 SOCCER LIGHTED
- 9 SOCCER LIGHTED
- 10 SOCCER LIGHTED
- 11 FOOTBALL LIGHTED
- 12 SHUFFLEBOARD (4) HORSESHOES (4)



**Revised Master Plan
ELLANOR C. LAWRENCE PARK**

NORTH ← **SCALE** 0 100 200 300

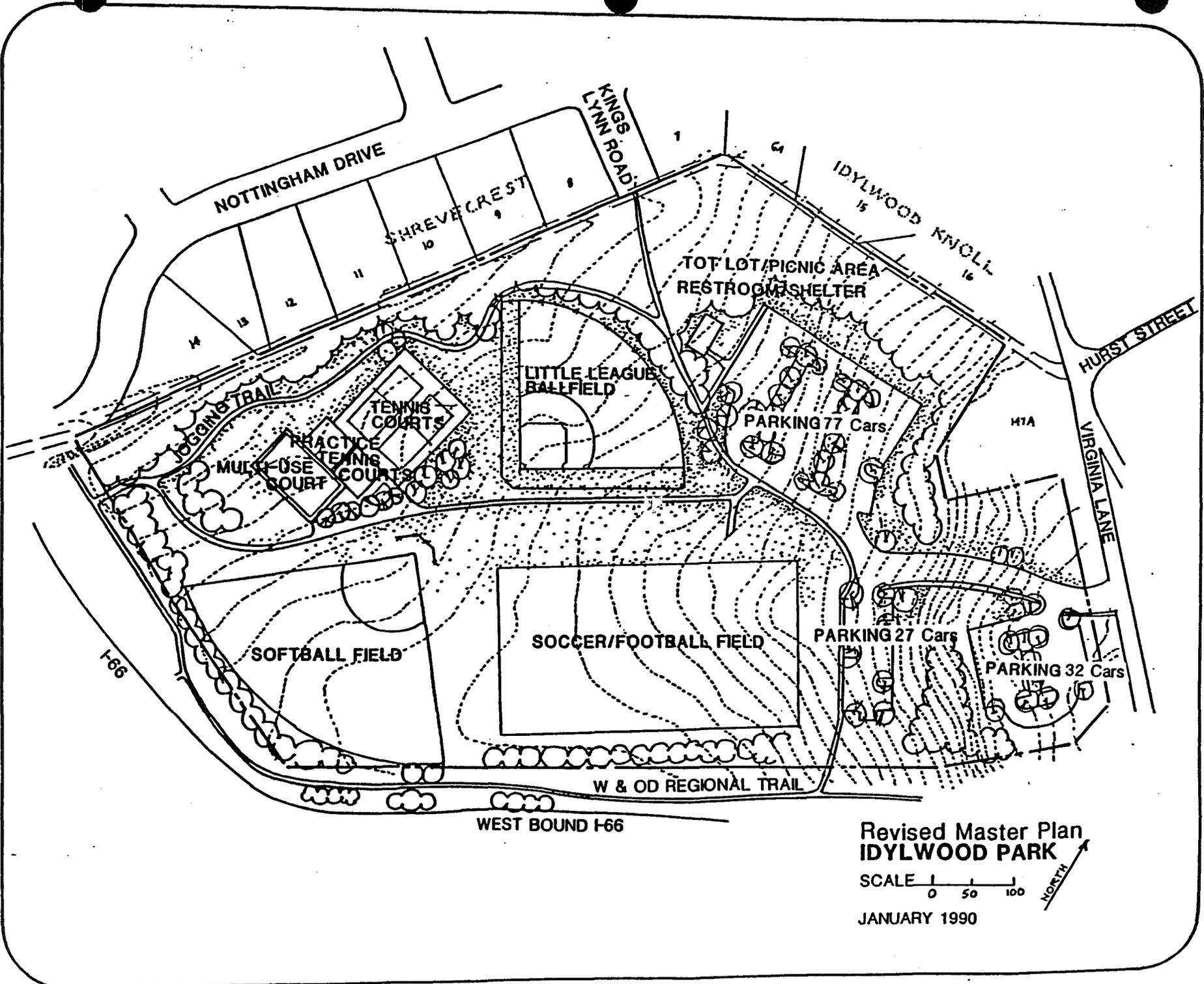
**JANUARY 1990
OPTION B**



Revised Master Plan
HOVERY FIELD PARK

SCALE 0 50 100
 NORTH

JANUARY 1990

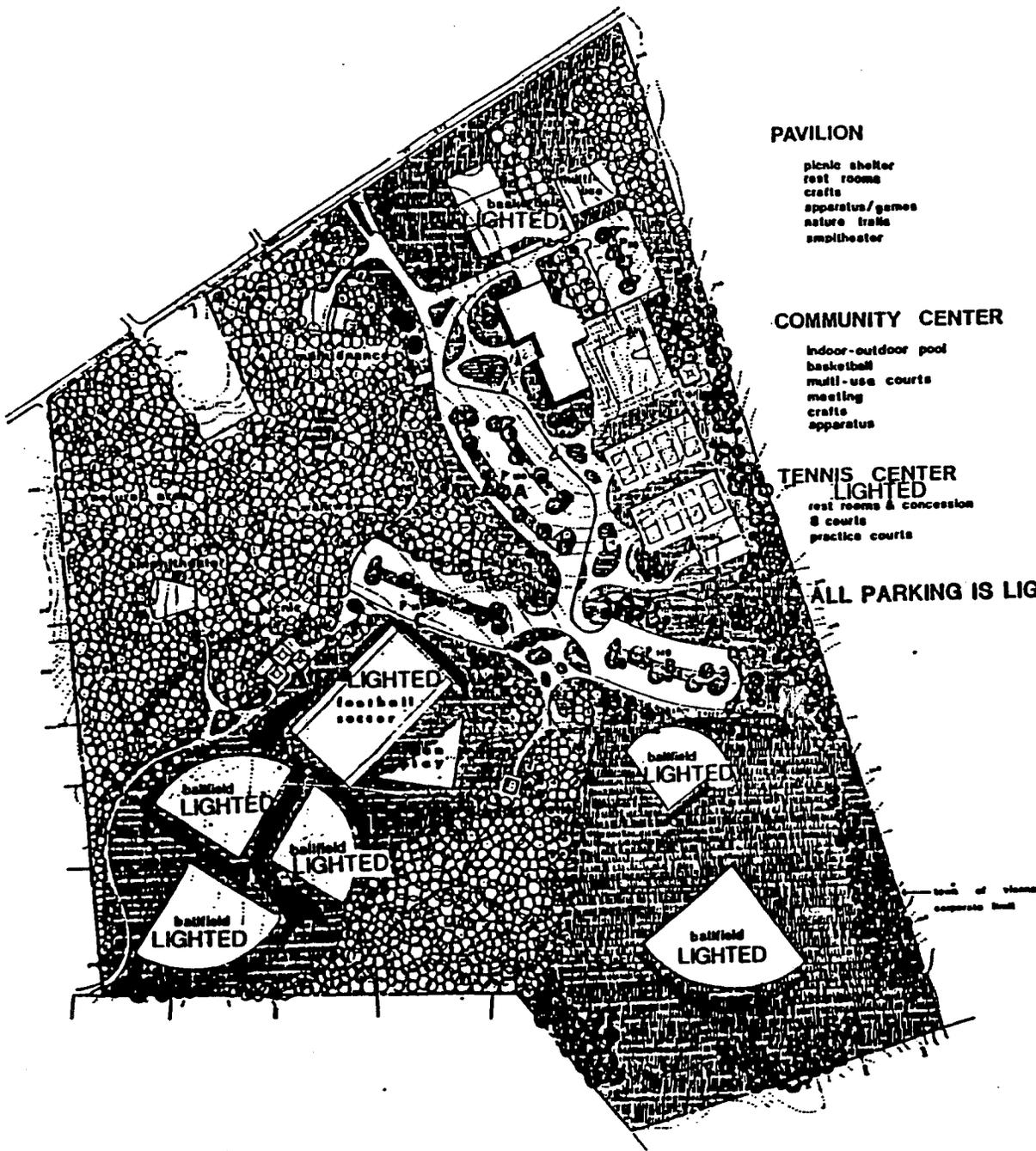


**Revised Master Plan
IDYLWOOD PARK**

SCALE 0 50 100



JANUARY 1990



PAVILION

- picnic shelter
- rest rooms
- crafts
- apparatus/games
- nature trails
- amphitheater

COMMUNITY CENTER

- indoor-outdoor pool
- basketball
- multi-use courts
- meeting
- crafts
- apparatus

TENNIS CENTER
LIGHTED

- rest rooms & concession
- 8 courts
- practice courts

ALL PARKING IS LIGHTED

Revised Master Plan
NOTTOWAY PARK

NORTH ↑
SCALE 0 100 200 300
JANUARY 1990

PRELIMINARY COST ESTIMATE

PARK NAME	FACILITY	QUANTITY	UNIT COST *	TOTAL COST	TOTAL PER PARK
ELLANOR C. LAWRENCE (Option A)	ADULT SOFTBALL	1	\$92,061 /FIELD	\$92,061	
	BASEBALL	1	\$107,616 /FIELD	\$107,616	
	SOCCER/FOOTBALL	4	\$99,143 /FIELD	\$396,572	
SUBTOTAL - FIELD LIGHTS				\$660,439 **	
DESIGN FEES				\$118,878	
CONTRACT ADMINISTRATION				\$110,624	
TOTAL - FIELD LIGHTS				\$889,941	
	PARKING LOT LIGHTS	270	\$350 /STALL	\$108,515 **	
	DESIGN FEES			\$19,532	
	CONTRACT ADMINISTRATION			\$18,177	
TOTAL - PARKING LOT LIGHTS				\$146,224	
GRAND TOTAL - FIELD AND PARKING LOT LIGHTS					\$1,036,165
HOWERY FIELD	LITTLE LEAGUE	1	\$84,980 /FIELD	\$84,980	
	SUBTOTAL - FIELD LIGHTS				\$98,043 **
	DESIGN FEES				\$17,647
CONTRACT ADMINISTRATION				\$16,421	
TOTAL - FIELD LIGHTS				\$132,111	
NOTTOWAY	BASEBALL	1	\$107,616 /FIELD	\$107,616	
	LITTLE LEAGUE	1	\$84,980 /FIELD	\$84,980	
	SUBTOTAL - FIELD LIGHTS				\$216,421 **
DESIGN FEES				\$38,956	
CONTRACT ADMINISTRATION				\$36,250	
TOTAL - FIELD LIGHTS				\$291,627	
	PARKING LOT LIGHTS	142	\$350 /STALL	\$59,235 **	
	DESIGN FEES			\$10,662	
	CONTRACT ADMINISTRATION			\$9,922	
TOTAL - PARKING LOT LIGHTS				\$79,819	
GRAND TOTAL - FIELD AND PARKING LOT LIGHTS					\$371,446
GRAND TOTAL - ATHLETIC FIELD LIGHTING AND PARKING					\$1,539,772

FUNDING AND CONSTRUCTION

The 1988 Bond Referendum included \$3.8 million dollars for the project entitled Athletic Field Lighting. Four of the parks in this grouped project required master plan revisions before the field lighting can be constructed. Once the revisions are approved, the design and construction of the lighting systems will be completed as a part of the 1988 Bond Projects.

PRELIMINARY ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

The Park Authority Maintenance Division is presently in the process of undertaking the maintenance of athletic field lighting at many park sites. The annual operating and maintenance cost estimates given below are based on contractor and utility costs. No lighting is proposed for Idylwood Park.

A.	<u>Ellanor C. Lawrence Park</u>		
	4 soccer/football fields		
	1 baseball field		
	1 softball field		
	6 FIELDS x \$4,500/FIELD/YEAR		= \$27,000
B.	<u>Howery Field Park</u>		
	1 Little League field		
	1 FIELD x \$4,500/FIELD/YEAR		= \$ 4,500
C.	<u>Nottoway Park</u>		
	1 baseball field		
	1 Little League field		
	<u>2 FIELDS x \$4,500/FIELD/YEAR</u>		<u>= \$ 9,000</u>
	TOTAL FIELDS 9 x \$4,500/FIELD/YEAR		= \$40,500

FOR ACTION

A-1. Revised Master Plan - Athletic Field Lighting - Little League Field at Ellanor C. Lawrence Park (Springfield District).

ISSUE: Park Authority Board approval of the Revised Master Plan at Ellanor C. Lawrence Park to include athletic field lighting for the Little League field.

RECOMMENDATION: I recommend the Park Authority Board approve athletic field lighting for the Little League field at Ellanor C. Lawrence Park.

TIMING: Routine.

BACKGROUND: At the January 16, 1990 Park Authority Board meeting, the Board approved athletic field lighting for six of the seven fields at Ellanor C. Lawrence Park per the revised Master Plan - Option A. However, the approval of lighting for the Little League field was deferred pending further investigation by staff concerning the field's orientation and related lighting problems. Staff was requested to study the potential of reorienting the field in an effort to provide lighting while also minimizing conflicts with the adjacent gas line easement and adjacent properties.

In response to the reorientation question, further analysis indicates that although there are problems with installing a standard lighting design for the existing field, additional solutions may exist once a lighting consultant is hired. Because the technical data required to make a final decision at this point is not available, the existing field orientation should remain until the detailed lighting design suggests that the field cannot be lit to typical lighting standards or that spillover lighting cannot be significantly reduced. Should no acceptable lighting solution for the existing field orientation be provided, then the field can be reoriented to produce a plan which enables the field to be lit effectively.

If the field is reoriented, certain issues are apparent. First, the field's orientation will not be ideal (ideal orientation is north; second preference is a south orientation). Second, relocating the field will obviously involve regrading, revising storm drainage, relocation of existing backstop and sideline fences and possible clearing of vegetation along the east property line. Even with reorientation of the field, there still may be no opportunity to control spillover lighting within the gas line easement except through lighting design. Any lighting components located in the easement must be approved by Transcontinental Gas.

February 6, 1990

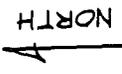
Finally, regardless of field orientation, landscape screening should be a part of the lighting project to aid in reduction of spillover lighting near the Little League field.

FISCAL IMPACT: None.

ENCLOSED DOCUMENTS: Existing Conditions of Little League Field; Alternate Plan of Field Orientation.

STAFF: William C. Beckner, Director;
James A. Heberlein, Deputy Director;
Donald F. Lederer, Manager, Design
Division; Mark Holsteen, Project
Manager.

EXISTING
CONDITIONS



NO SCALE

FUTURE ACCESS

PROPERTY
LINE

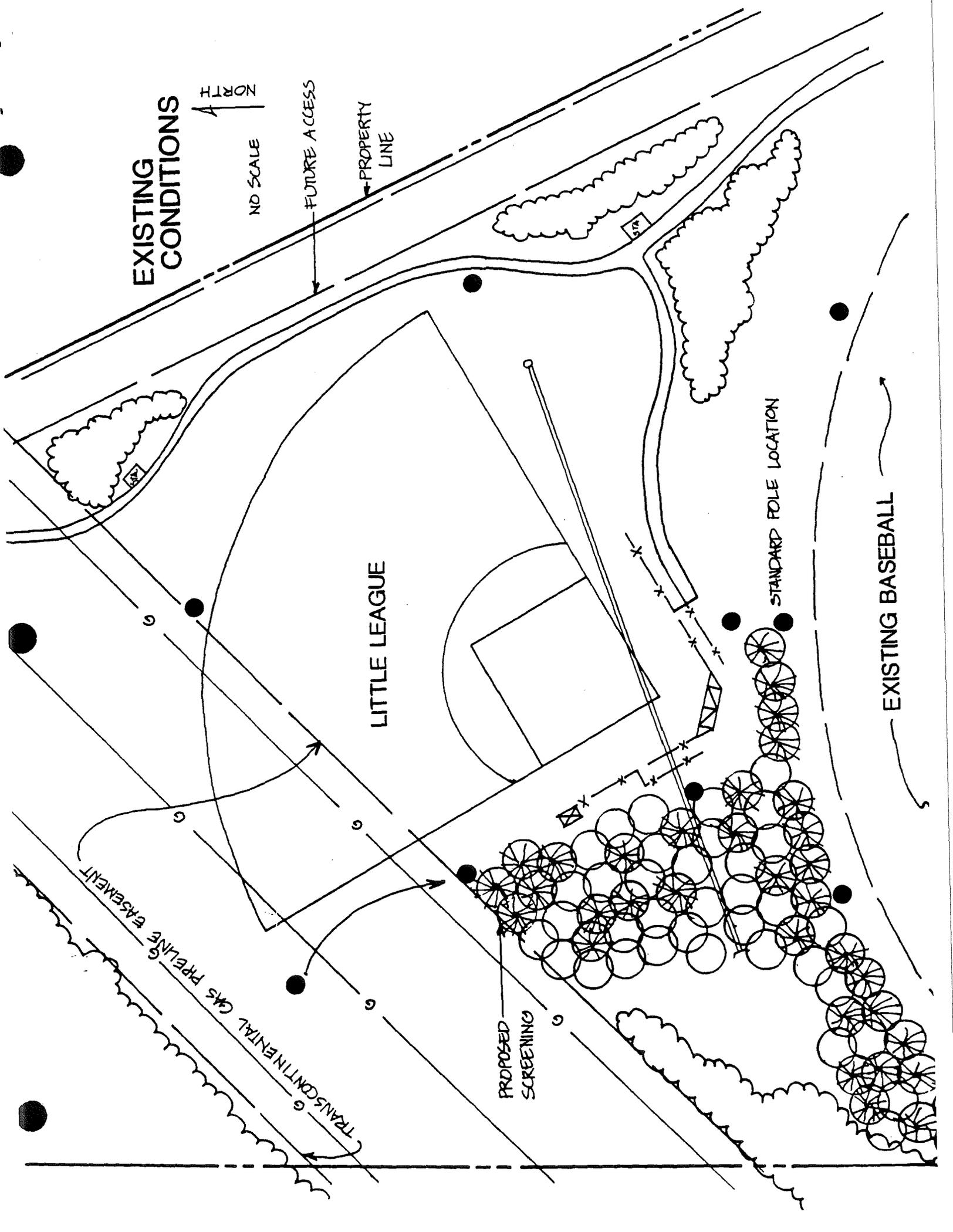
LITTLE LEAGUE

STANDARD POLE LOCATION

EXISTING BASEBALL

PROPOSED
SCREENING

TRANSQUINTINENTAL GAS PRELINE ASSESSMENT



ALTERNATE ORIENTATION

NORTH

NO SCALE

FUTURE ACCESS

PROPERTY LINE

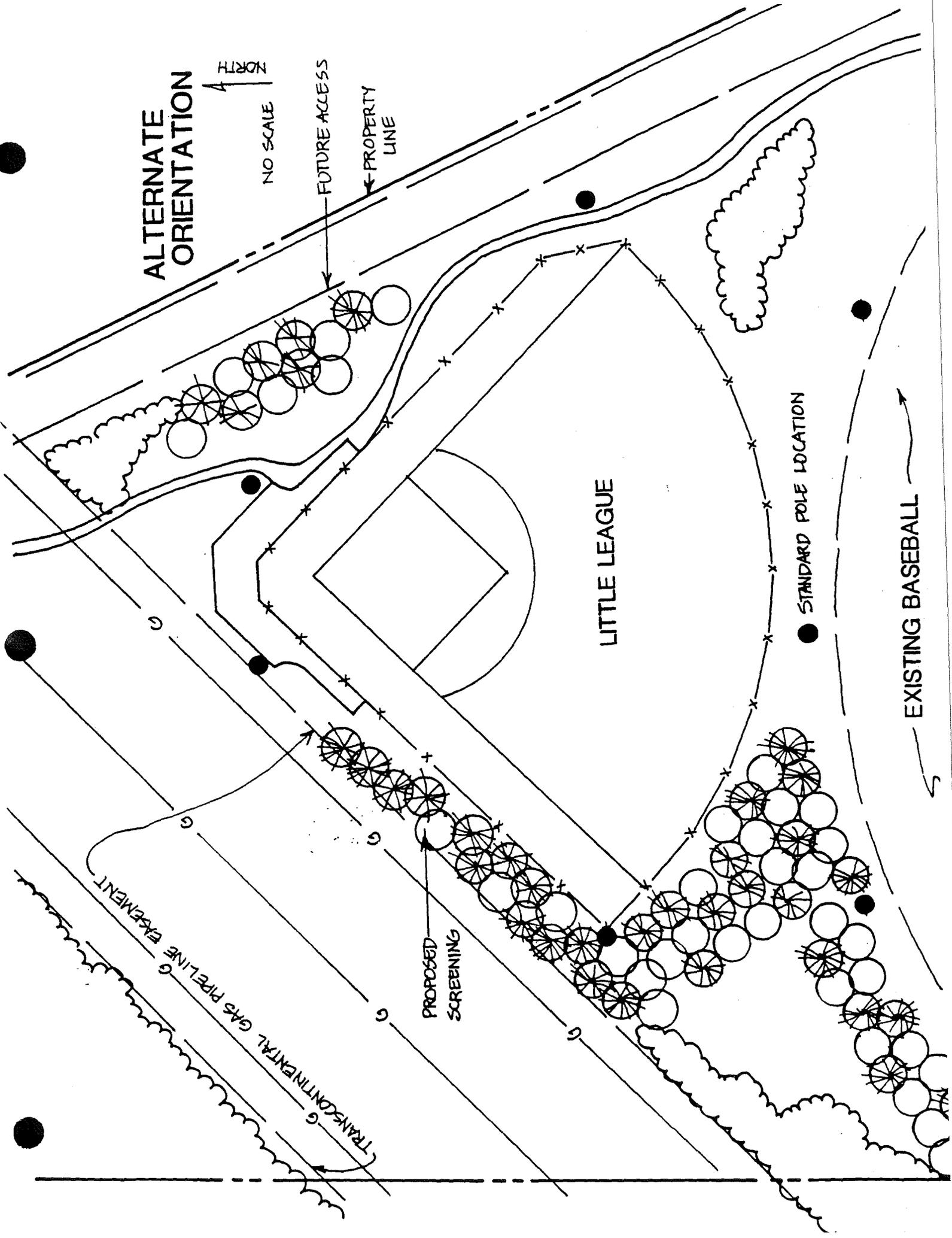
LITTLE LEAGUE

STANDARD POLE LOCATION

EXISTING BASEBALL

PROPOSED SCREENING

TRANSCONTINENTAL GAS PIPELINE EXEMPT



Fairfax County

Public Facilities

APPROVED

MAY 9 1971

**BY FAIRFAX COUNTY
PLANNING COMMISSION**

Parks

BOARD OF SUPERVISORS:

William S. Hoofnagle--Chairman

Joseph Alexander

Donald R. Bowman

Mrs. Harriet F. Bradley

Herbert E. Harris, II

Charles Majer

Harold O. Miller

Mrs. Martha V. Pennino

Thomas B. Wright

George J. Kelley, Jr.--County Executive

PLANNING COMMISSION:

George M Lilly--Chairman

Mrs. Marguerite C. Dalton

Edward Gurski

Anthony T. Lane

William M. Lockwood

Robert S. Marx

John M. Polychrones

Thomas J. Rothrock

George W. Warlick

William G. Hickok, Chairman
County Facility Site Selection Committee

Ellanor C. Lawrence

Large County Park

640 ± Acres

Centreville District

March 1971

APPROVED

MAY 9 1971

**BY FAIRFAX COUL /
PLANNING COMMISSION**

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: George M. Lilly, Chairman
Fairfax County Planning Commission **DATE:** March 31, 1971

FROM:  William G. Hickok, Chairman, County Facility Site Selection Committee

FILE NO: Ellanor C. Lawrence Park (640 ± acres)

SUBJECT: Tax Map 54-2 ((1)) 1 and 2 -- 44-4 ((1)) 3

REFERENCE: James D. Bell memorandum of February 2, 1971, to Ralph Bell.

On March 30, 1971, the County Facility Site Selection Committee reviewed the subject facility and recommended that the Fairfax County Planning Commission approve the 640 ± acres Ellanor C. Lawrence Park for future park development and use as requested by the Park Authority under Section 15.1-456 of the Code of Virginia, as amended.

BRB:mgm

cc: James D. Bell, Park Authority

Fairfax County Park Authority

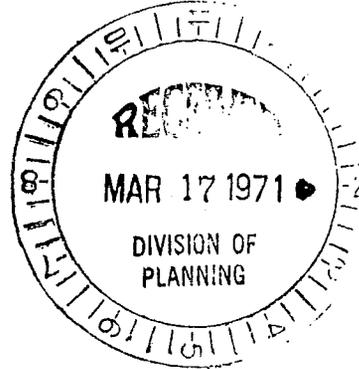
M E M O R A N D U M

To: Mr. Ralph Bell
Public Facilities

Date: 2/2/71

From: Mr. J. D. Bell, Director
Fairfax County Park Authority

Subject: Ellanor C. Lawrence Park...



In order to be in compliance with Virginia Code 15.1-456, the Ellanor C. Lawrence Park should be placed on the Plan of Public Facilities.

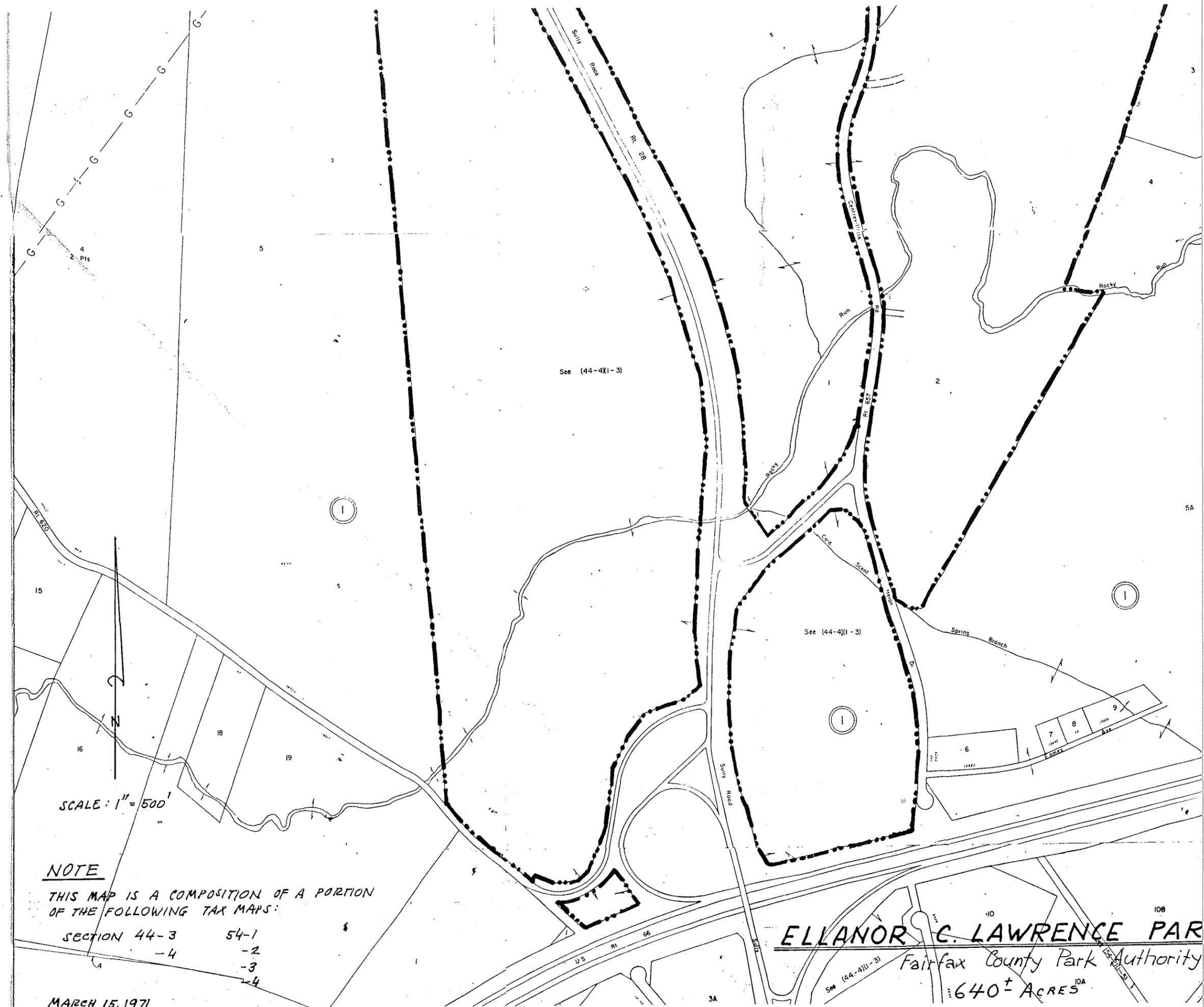
The park is made up of the following parcels:

- 54-2-((1))-1 2
- 44-4-((1)) - 3 (see enclosed sketch)

It is requested that you arrange with the Planning Commission to schedule the necessary public hearings to comply with the aforementioned Code of Virginia.

If any additional information is required, please call me.

Encl.



SCALE: 1" = 500'

NOTE
 THIS MAP IS A COMPOSITION OF A PORTION
 OF THE FOLLOWING TAX MAPS:

SECTION 44-3	54-1
-4	-2
	-3
	-4

MARCH 15, 1971

ELLANOR C. LAWRENCE PARK
 Fairfax County Park Authority
 640± ACRES

