Attachment 2

PARK MASTER PLAN

BOYD A. AND CHARLOTTE M.

HOGGE PARK

DRAFT

OCTOBER 6, 2010

ACKNOWLEDGEMENTS

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I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

In order to achieve the long-range goals and objectives of the Fairfax County Park Authority, a consistent approach is employed in the planning of park property and facilities. Part of this process includes development of a Park Master Plan, specific to each park and intended to establish a long-range vision towards the future site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the context of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably on the subject property with public input as a key component in the decision-making process. When completed, the Master Plan will serve as a long-term, decision-making tool, guiding all aspects of the park's development related to planning, design, construction, resource management, and programming. To maintain the viability of the Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. The resulting park master plan will be presented at a conceptual level of detail and future site design and engineering may result in a shift of use location within the park.

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

Hearing the voice of public opinion is a key element in the Park Authority's approach to developing a Master Plan. As such, a Public Information Meeting was held for the Boyd A. and Charlotte M. Hogge Park (Hogge Park) on May 20, 2010. This meeting provided an opportunity for Park Authority staff to share background information about the property and to explain the Master Plan process to the local community. Additionally, this meeting provided a forum for the community to share its vision for the park, express concerns and ask questions of Park Authority staff. The meeting was very well attended and provided an opportunity for lively discussion. Comments from those attending focused on a desire to maintain the open character of the site without formal athletic fields, limited support for less intensive recreational facilities, interest in community gardens and concern related to a history of unwanted activity

in the area. Incorporating public input has been a key element throughout this process, recognizing the opinions of those who attended the public meetings as well as those who corresponded through telephone calls, letters and e-mail.

Ultimately, preferences expressed by the community were considered in balance with the existing site conditions, natural and cultural resource considerations, site management goals and design issues. These elements were evaluated and prioritized to formulate a draft Master Plan for the Boyd A. and Charlotte M. Hogge Park. Continuing to foster opportunities for input, this draft is to be presented at a Public Comment meeting to be held on November 15, 2010. Comments received pursuant to this meeting will be incorporated into revisions to the Boyd A. and Charlotte M. Hogge Park Master Plan and ultimately presented to the Park Authority Board for approval.

II. PARK BACKGROUND

A. LOCATION AND GENERAL DESCRIPTION

View of north parcel from entrance drive

The Boyd A. and Charlotte M. Hogge Park is located at 3139 Glen Carlyn Road in Falls Church, Virginia and is located within the Baileys Planning District and the Mason Supervisory District of Fairfax County, Virginia. The park is comprised of two parcels, totaling 6.10 acres. The northern parcel, identified on Fairfax County tax maps as 51-4 ((1)) 16, provides public street frontage from both Glen Carlyn Road to the north of the property and from Magnolia Avenue to the east. These streets also serve well-established residential communities. St. Katherine's Greek Orthodox Church shares a common boundary with the western edge of this northern parcel. The northern

parcel is characterized by gently rolling, open lawn areas. A long, looping driveway, which at one time provided access to the original home, remains from the Glen Carlyn Road frontage. Expanses of open lawn are dotted with several stately trees including Southern Magnolia and American Holly.

The southern parcel is distinctly different from the northern one. Identified on Fairfax County tax maps as parcel 61-2 ((1)) 14C, this portion of the site is situated between single-family detached lots to the east which front on Magnolia Avenue and single-family attached units to the west, which have access from Glen Carlyn Road. This southern parcel is bisected by Long Branch stream with its associated floodplain and Resource Protection Area. Long Branch is fully channelized across the property in an open, concrete ditch. The area is generally wooded with sub-climax hardwood growth with noticeable impact by invasive species. Some areas of past dumping are noted as well as encroachments from some of the adjacent residential properties. The southwestern corner of this parcel exists as an open lawn area that adjoins property owned by the adjacent homeowners association.

Channelized portion of Long Branch Stream

B. ADMINISTRATIVE HISTORY

The Park Authority purchased the property in April 2006 from Charlotte Hogge and her children. The property carried a provision for a retained life estate for Ms. Hogge. Additionally, a condition of the sale was an agreement that the park would be named the Boyd A. and Charlotte M. Hogge Park. Ms. Hogge remained in her home on the property until her passing in June of 2007. Subsequent to her death, Ms. Hogge's daughter Marguerite Ashton Hogge remained on the property by lease agreement until March 2008. Upon termination of the lease agreement, the Park Authority took possession and began to manage the site per customary Park Authority standards.

In 2007, the existing home was evaluated structurally and historically. Although this old home was interesting in its appearance, it was not

deemed to be of specific historic merit worthy of preservation. Evaluation of previous utility costs indicated numerous inefficiencies in the home and there was concern regarding the possible presence of asbestos and lead-based paints. By its location towards the center of the site, preservation of the home would limit the ability to provide other park facilities to the community. The Park Authority Board evaluated all these elements in light of the initial goal in acquiring the property to provide neighborhood park amenities to the community, ultimately deciding that removal of the home would be most cost effective while opening the use of the property to a broader range of park facilities. The house was demolished in 2009.

C. PARK CLASSIFICATION

Hogge Park is designated as a Local Park in the Park Authority's classification system. As might be inferred by the nomenclature, Local Parks are intended to serve local residential and employment centers. Local Parks provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings. Areas designated for natural and/or cultural resource protection may also be included. In suburban settings, park size will typically range between 2.5 and 50 acres. Typical facilities within Local Parks include picnic areas, open play areas, playgrounds, trails, athletic fields and courts. In a suburban setting, the Local Park service area generally includes communities within a three-mile radius of the park. The typical duration of visits to Local Parks is two hours or less.

D. PLANNING CONTEXT

The Boyd A. and Charlotte M. Hogge Park is located in the Glen Forest Planning Sector (B2) of the Baileys Planning District as identified in the Fairfax County Comprehensive Plan. No parcel specific recommendations are identified for this property in the current Comprehensive Plan language. The overview of the Baileys District notes the significant shortage of publicly accessible open space as well as deficiencies of active recreation facilities. The Comprehensive Plan Trails Map indicates that a major paved trail is planned along the Glen Carlyn Road frontage.

E. PARK & RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long range planning efforts. Countywide park and recreation needs are established through a variety of measures including community outreach, surveys to assess County citizen recreation demand and benchmarking with peer jurisdictions both locally and nationwide. Demand is then compared to a detailed inventory of available facilities and projected population growth to identify the current and projected need for

parkland and facilities. The most recent Needs Assessment was completed in 2004.

As part of the Needs Assessment process, the Park Authority Board adopted countywide service level standards for parkland and park facilities. Facility standards for typical local park facilities include:

- Rectangle Fields (1 per 2,700 people),
- Adult Baseball Fields (1 per 24,000 people),
- Adult Softball Fields (1 per 22,000 people),
- Youth Baseball Fields (1 per 7,200 people),
- Youth Softball Fields (1 per 8,800 people),
- Basketball Courts (1 per 2,100 people),
- Playgrounds (1 per 2,800 people),
- Neighborhood Dog Parks (1 per 86,000 people),
- Neighborhood Skate Parks (1 per 106,000 people),
- Reservable Picnic Areas (1 site per 12,000 people).

The Park Authority conducted a more localized examination of needs around the Boyd A. and Charlotte M. Hogge Park within the Baileys Planning District using the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards, the Baileys Planning District is currently deficient in the provision of each of these facility types. Projected population growth indicates that by 2020 the demand will be greatest within the Baileys Planning District for rectangle fields, adult softball fields, basketball courts as well as neighborhood dog parks and skate parks.

III. EXISTING CONDITIONS

A. PARK CONTEXT

In addition to assessing area-wide needs, park planning efforts must evaluate proposed park development within the context of the existing community. An understanding of the surrounding community helps provide a framework to visualize the new park.

1. ADJACENT DEVELOPMENT

From the area's agricultural past in the 1930s, numerous residential communities have developed in the vicinity of what is now Hogge Park,

many of which remain as stable communities today. The Glen Acres community and Heischman's Additon to Glen Acres, each developed with single-family homes on quarter to half-acre lots, border Hogge Park on the east.

To the north, the park is bound by Glen Carlyn Road, opposite single-family homes in the Carlyn Ridge development. North of the Carlyn Ridge community is Woodlake Towers Condominiums with more than 800 condominium apartments.

To the immediate west of the northern parcel is St. Katherine's Greek Orthodox Church. St. Katherine's was established in 1960 and has expanded on-site over the years. Parking for the church is provided parallel to the shared property line with a privacy fence constructed between the two sites. The area west of the southern parcel has been developed with single-family attached homes in two separate developments – the Glen of Carlyn and the Hardwick Court communities.

To the south, Hogge Park is bordered by an open space parcel, associated with the Glen of Carlyn townhouse development, as well as a single-family home, accessed from Magnolia Avenue. A large parcel of land owned by the Catholic Church lies immediately to the south of these properties. This parcel, associated with St. Anthony of Padua Catholic Church, contains floodplain and conservation easements, a stormwater management pond and church athletic fields.

The neighborhood context of Hogge Park is graphically represented in Figure 1.

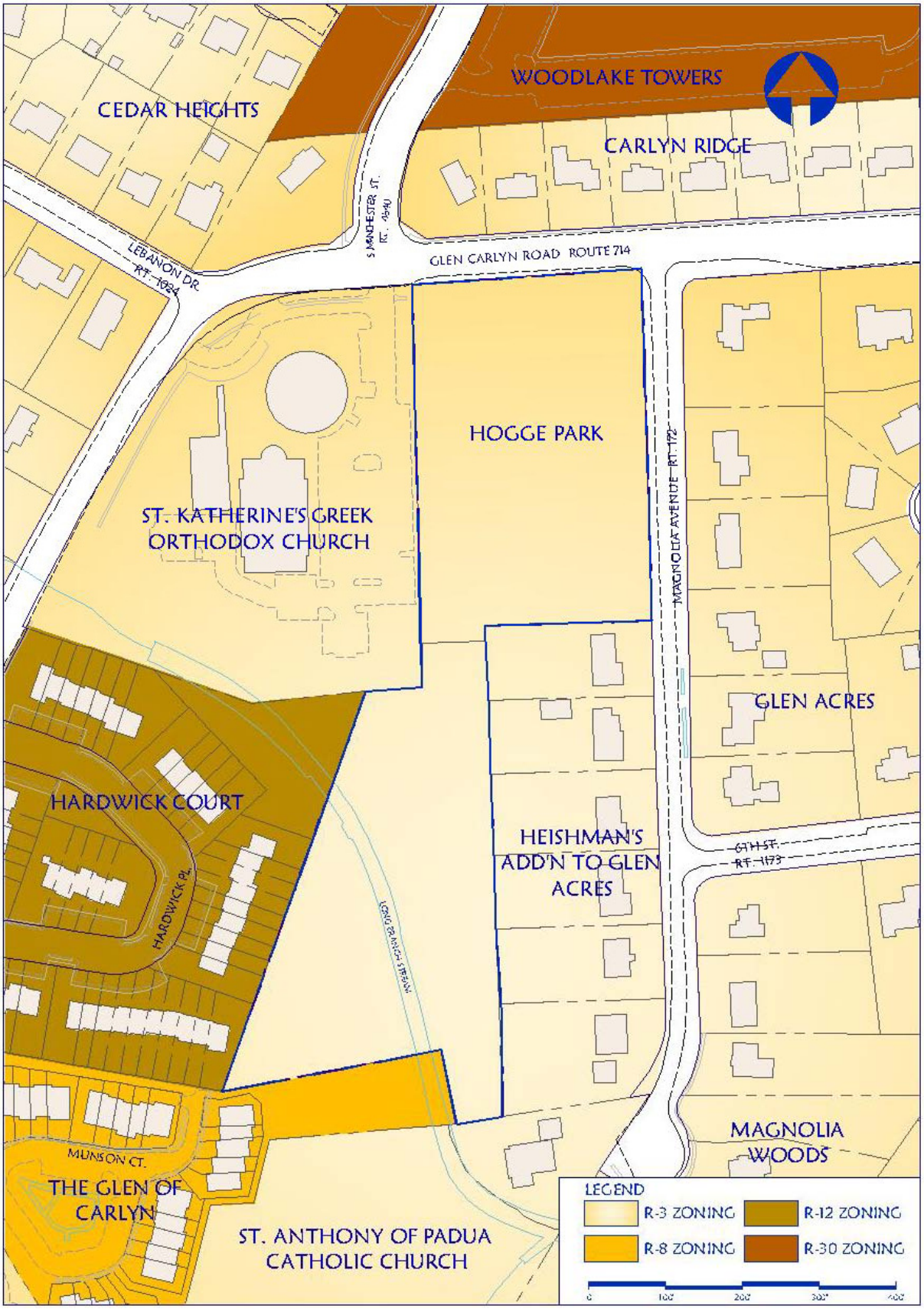

Figure 1: Adjacent Development

2. *NEARBY PARKS AND SCHOOLS*

In addition to Hogge Park, a portion of the local community's open space and recreational needs are served by several other parks, both within Fairfax and Arlington Counties. An understanding of the nearby park facilities is helpful in evaluating which potential facilities might best serve the community at Hogge Park. Parks and facilities within a one-mile radius of Hogge Park are noted in the Table 1 below and identified in Figure 2.

■ ***Indicates existing uses*** P ***Indicates planned uses***	*Park Acreage*	*Multi-Use Trails*	*Playground*	*Picnic Tables*	*Tennis Courts*	*Tennis Practice Wall*	*Basketball Courts*	*Baseball/Softball Fields*	*Rectangle Fields / natural*	*Rectangle Field /synthetic*	*Open Play Areas*	*Batting Cage*	*Miniature Golf*	*Pool / Water Park*	*Picnic Shelter*
FAIRFAX COUNTY PARKS															
J.E.B. Stuart Park *3312 Peace Valley Lane* *Falls Church, Virginia 22044*	*17.98 ac*				4 *	P					■				P
Munson Hill Park *6027 Munson Hill Road* *Falls Church, Virginia 22041*	*2.22 ac*			■											
Spring Lane Park *3400 Glen Carlyn Road* *Falls Church, Virginia 22041*	*5.21 ac*				2	■	1					■			
Baileys Park *3414 Glen Carlyn Drive* *Falls Church, Virginia 22041*	*2.24 ac*									**					
**** Two additional courts are Master Planned but not yet constructed*** ***** A synthetic turf rectangle field is shared between Baileys Park and Baileys Elementary School***															
ARLINGTON COUNTY PARKS															
Blumont Park *601 North Manchester St.* *Arlington, Virginia 22203*	***70 ac***				9			3							■
NORTHERN VIRGINIA REGIONAL PARK AUTHORITY PARKS															
Upton Hill Regional Park *6060 Wilson Boulevard* *Arlington, Virginia*				■										■	■

Table 1: Local Parks and Recreational Facilities

MASTER PLAN / DRAFT

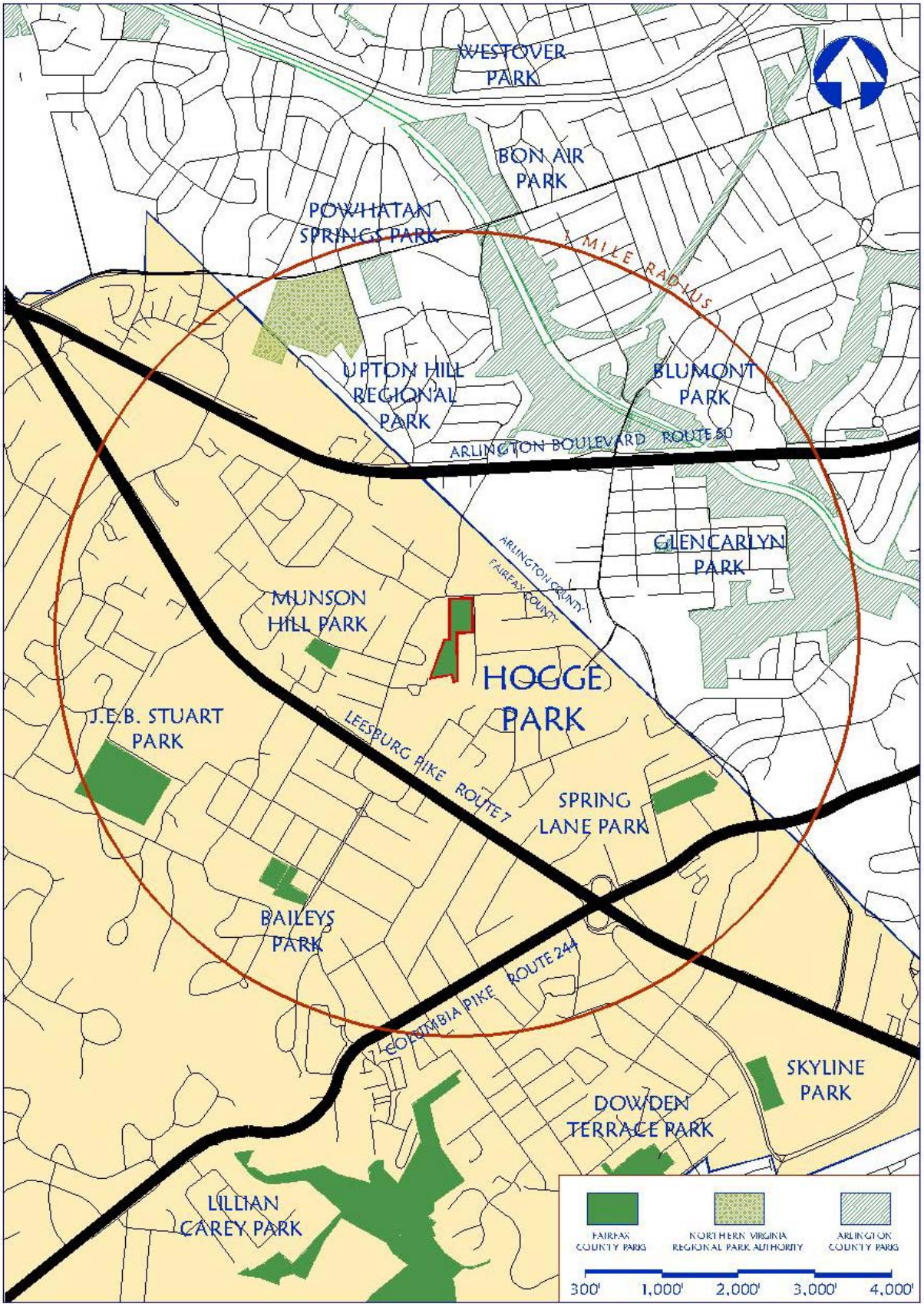

Figure 2: Area Parks

Six public schools are also located within one mile of the Boyd A. and Charlotte M. Hogge Park, three within Fairfax County and three within Arlington County. In addition to nearby park facilities, local schools facilities serve a portion of the area's recreational needs. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Middle schools often provide a broader range of active athletic facilities including tennis courts and diamond fields. High school fields and facilities, however, are typically reserved solely for the use of the high school and, for planning purposes, are not considered available to the public. Nearby school sites are identified in Figure 3 while Table 2 below reflects the facilities available at these schools.

■ ***Indicates existing use***	*Playground*	*Tennis Courts*	*Basketball Courts*	*Multi-use Courts*	*Baseball/Softball Fields*	*Rectangle Fields / natural*	*Rectangle Field / synthetic*
FAIRFAX COUNTY SCHOOLS							
Glen Forest Elementary School *5829 Glen Forest Drive, Falls Church, VA 22041*						■	
Baileys Elementary School *6111 Knollwood Drive, Falls Church, VA 22041*							*
Stuart High School *3301 Peace Valley Lane, Falls Church, VA 22044*						♦	
* *A synthetic turf rectangle field is shared between Baileys Park and Baileys Elementary School* ♦ *High school rectangle fields are not generally available for public scheduling*							
ARLINGTON COUNTY SCHOOLS							
Ashburn Elementary *5950 8th Road N., Arlington, VA 22205*						■	
Carlin Springs Elementary *5995 5th Road South, Arlington, VA 22204*			4			■	
Campbell Elementary *737 South Carlin Springs Road, Arlington, VA 22204*				■			
Kenmore Middle School *200 South Carlin Springs Road* *Arlington, VA 22204*		4			2	3	

Table 2: Area Schools and Recreational Facilities

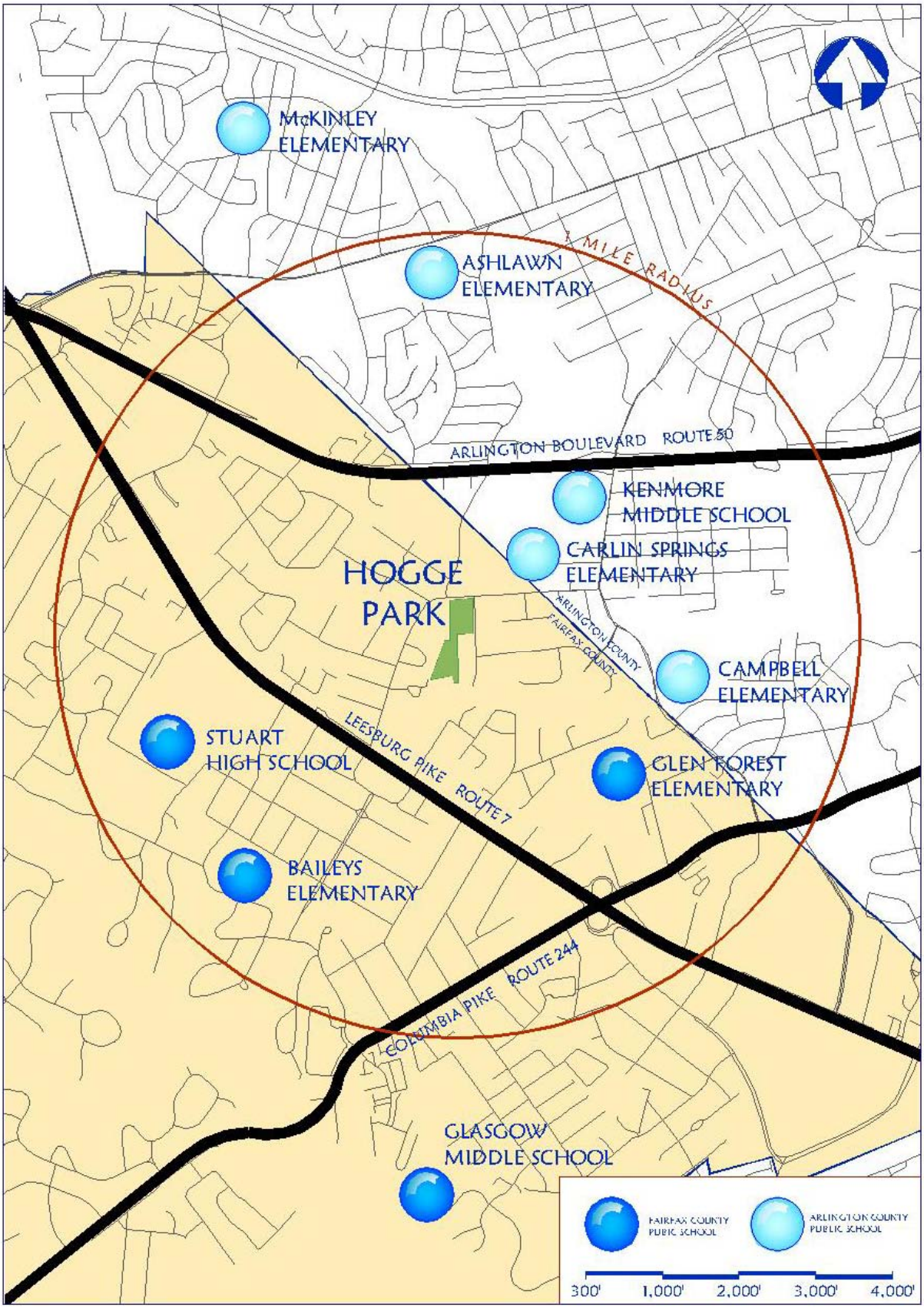

Figure 3: Area Schools

B. EXISTING SITE CONDITIONS

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges to the development of the new park. Data gathered during site analysis helps define which uses might be best suited to the site. Such information is also beneficial in understanding how the desired uses might be most sustainably adapted to the site.

1. NATURAL RESOURCES

Hogge Park is a suburban park that is well defined, as it is bound by land in private ownership and roadways on all sides. This also makes the park ecologically isolated from other parkland.

a) SOILS AND TOPOGRAPHY

Topographically, the majority of the site gently slopes from the north, the high point located next to Glen Carlyn Drive, southward toward Long Branch Stream. A small portion of the site, west side of Long Branch, drains eastward into the stream. The gentle slopes on the entire property are indicative of its prior agricultural use. Figure 4 reflects the topographic layout of the property.

Two natural soil types are identified within Hogge Park: Kingstowne-Sassafrass-Neabsco Complex and Wheaton-Summerduck, as identified in Figure 5. Descriptions of soil map units, provided below, are as presented in the April 2008 publication of the Description & Interpretive Guide to NRCS Mapped Soils in Fairfax County.

Kingstowne-Sassafras-Neabsco Complex – This complex is a mixture of the development-disturbed Kingstowne soils and the natural Sassafras and Neabsco soils. The complex occurs in higher elevation areas of the coastal Plain that have been developed but retain a good portion of the undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Sassafras and Neabsco soils will be found under older vegetation in un-graded back and front yards and common areas. The component soil elements of this complex are further described below.

Kingstowne – This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam

but can range from sandy loam to clay. Water worn pebbles may be found throughout the soil. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 20 ft. In most cases, foundation support is suitable, assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in higher elevation developed areas of the Coastal Plain.

Sassafras-Neabsco Complex – This complex occurs on flat uplands in sandy, clayey and gravelly sediments of the Coastal Plain. A naturally occurring dense layer occurs in Neabsco soil at depths of 2 to 2.5 feet. Depth of hard bedrock is typically greater than 50 feet. Permeability of the dense layer is very slow, resulting in a perched seasonal high water table 1.5 to 2.5 feet below the surface. Foundation support is typically good with proper drainage. In areas with a perched water table, foundation drains and waterproffing are necessary to prevent wet basements. Grading and subsurface drainage may be required to eliminate wet yards. Septic drainfields are poorly suited and infiltration trenches are marginally suited because of slow permeability and the perched water table.

Wheaton-Sumerduck – This complex is a mixture of the development-disturbed Wheaton Soil and the natural Sumerduck soil. The complex occurs near floodplains in the areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Sumerduck soil will be found along undisturbed areas within the border of the floodplain. The component elements of this soil class are described below.

Wheaton – This loamy soils consists of sand, silt and clay weathered from granite bedrock that has been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally loam but can range from sandy loam to clay loam. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and depth to bedrock is greater than 5 ft. In

nearly all cases, foundation support is good, assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in developed areas of the Piedmont with micaceous schist and phyillite bedrock

Sumerduck – This soil consists of silty and clayey alluvium eroded from micaceous bedrock. It occurs along drainageways of the Piedmont. The seasonal high water table is 2 to 3.5 feet below the surface. Depth to bedrock is greater than 6 feet. Foundation support is marginal because of the high water table. Foundation drains and waterproofing are needed to ensure dry basements. Grading and subsurface drainage may be needed to eliminate wet yards. Septic drainfields are poorly suited because of the high water table and slow permeability and infiltration trenches are marginally suited because of the high water table.

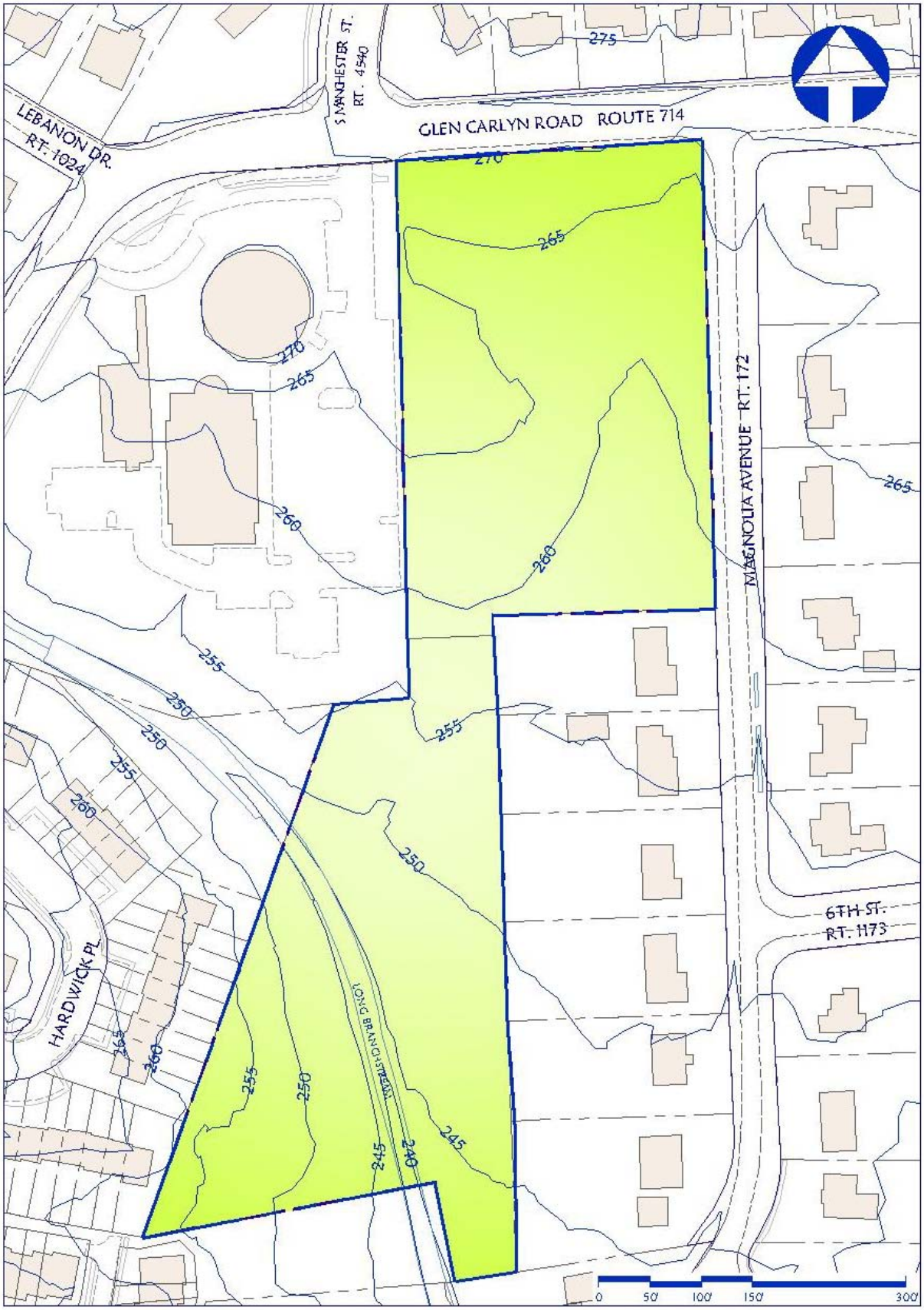

Figure 4: Topographic Map

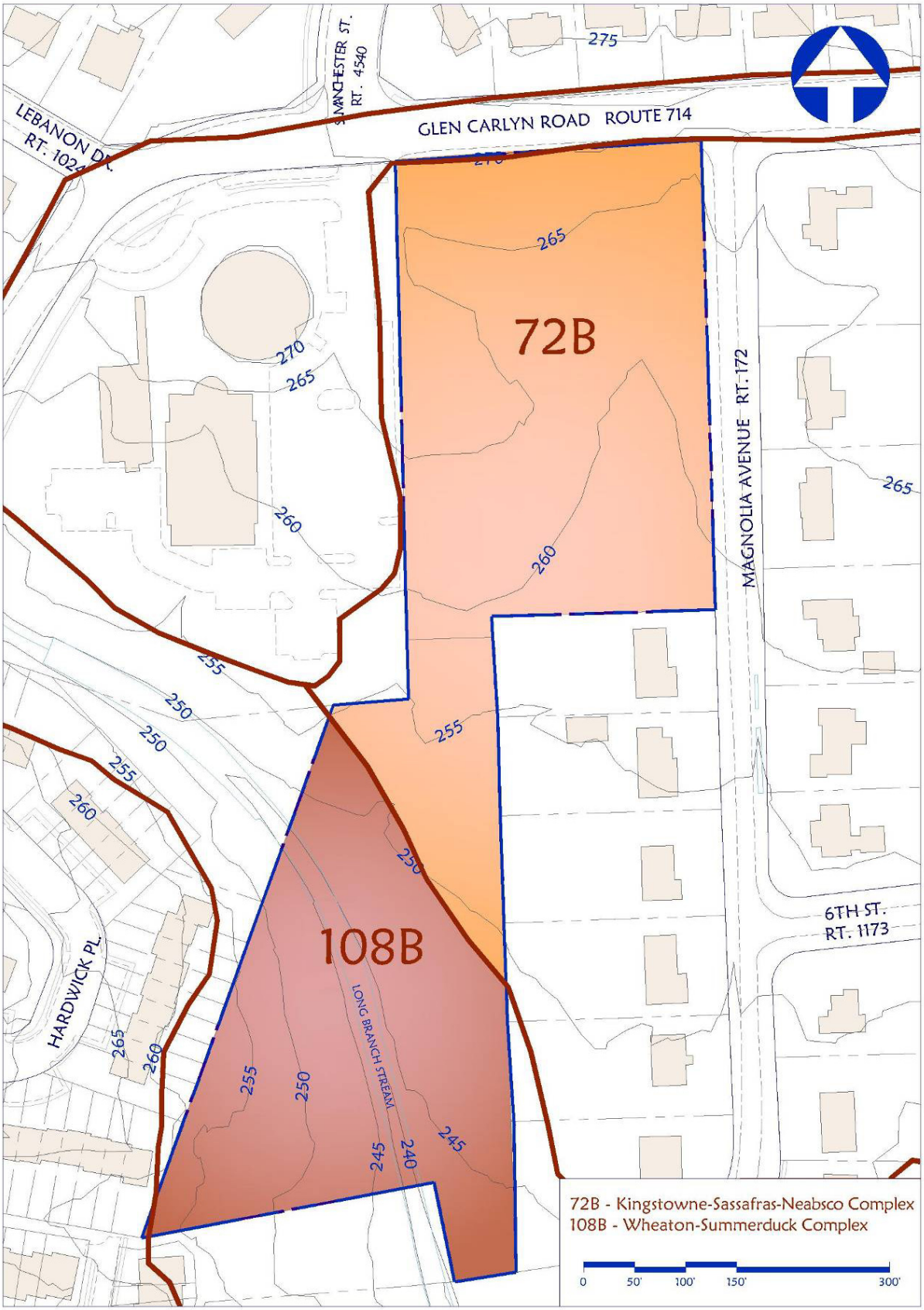

Figure 5: Soils Map

b) HYDROLOGY

The Boyd A. and Charlotte M. Hogge Park lies within the headwaters of the Four Mile Run watershed. Of the approximately 20 square miles included in this watershed, only about three lie within Fairfax County. The Four Mile Run watershed originates near Route I-66 and Westmoreland Street, flowing southeastward where it leaves Fairfax County, flowing into Arlington County. Portions of the City of Falls Church also flow easterly into this watershed. Southeast of the City of Falls Church, the portion of Fairfax County north of Route 7, including Hogge Park, contribute to the watershed and generally flow northeasterly towards Four Mile Run in Arlington County.

The Four Mile Run watershed has been significantly impacted over the years by area development, most notably within the Seven Corners and Baileys Crossroads areas. Within Fairfax County, approximately 95% of this watershed is developed with nearly 36% of the area covered in impervious surface. Expectedly, field investigation by the Department of Public Works and Environmental Services (DPWES) indicates significant degradation within this watershed related to pollutant load and erosion. In comparison with the rest of Fairfax County, the Four Mile Run watershed falls in the lower range of quality with issues of poor bank stability and buffer zone width.

Within the Hogge Park site, Long Branch Stream flows southeasterly across the property, ultimately flowing eastward to join Four Mile Run. Natural distribution of water through the environment has been impeded due to previous concrete channelization of this portion of the Long Branch. Similarly, channelization limits the ability of the stream to contribute to suitable habitat for plants and animals.

Figure 6 reflects the location of Hogge Park within the Four Mile Run Watershed.

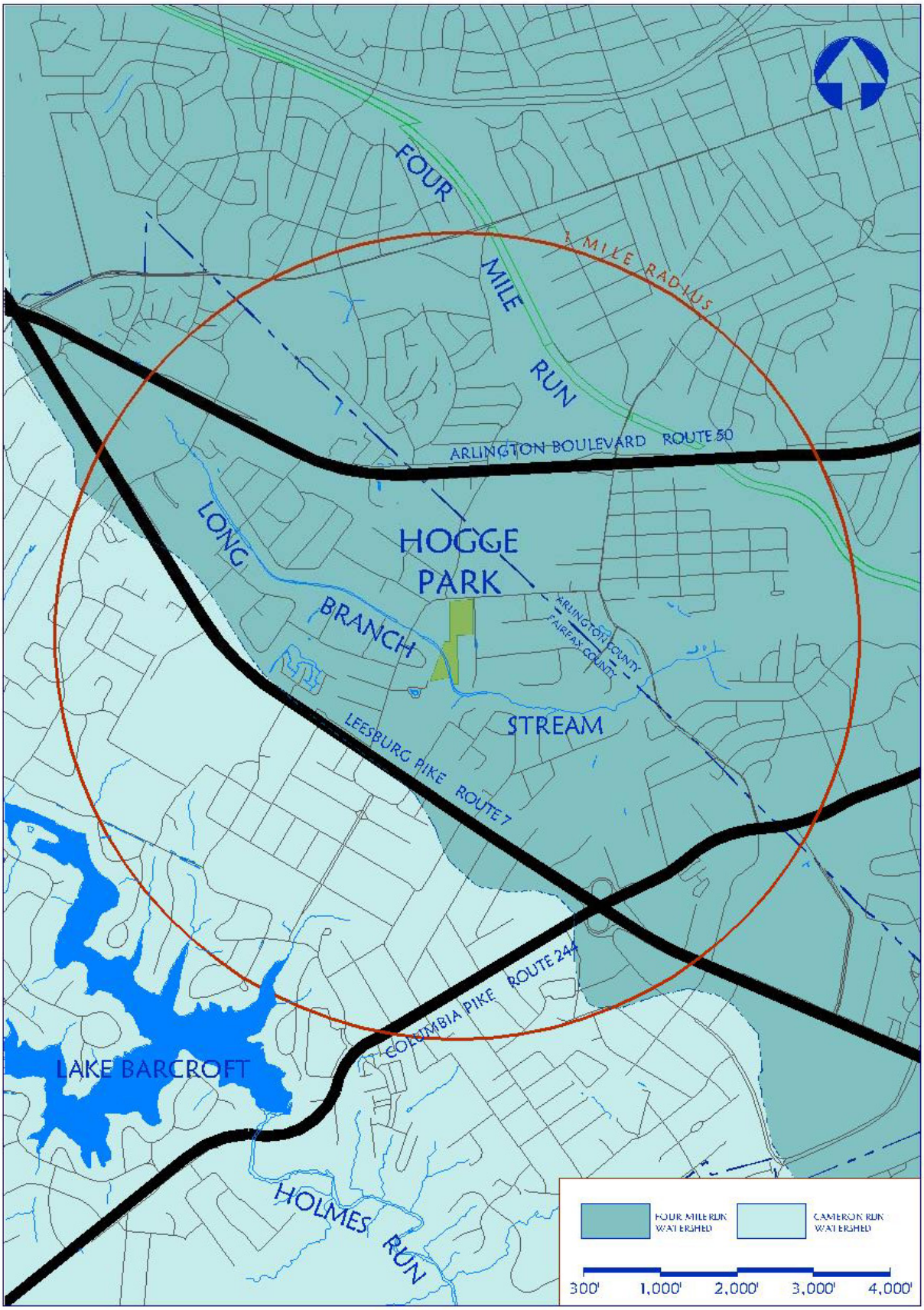

Figure 6: Hydrology Map

c) VEGETATION

Vegetation along northwestern boundary

As described previously, Hogge Park consists of two parcels, each with a very distinctive character. The northern parcel exists largely as an open lawn area with several large trees and shrubs around the periphery of the site and centrally along the existing driveway. A few trees are noteworthy in this area, particularly an American Holly, near to the location of the former home, and a relatively mature mix of vegetation including magnolia trees along the parcels western edge, adjacent to St. Katherine's Greek Orthodox Church. Additional vegetation along the property's street frontages, along the entrance drive and along a central swale, although providing some screening of the park, is of no notable quality. This vegetation contains various non-native species.

The southern, wooded portion of Hogge Park was assessed during the Master Plan process using the Park Authority's Non-native Invasive Plant Prioritization system. The system is designed to be a rapid assessment tool that enables the comparative ranking of field sites for invasive treatment. Scoring is undertaken in three domains: ecosystem, non-native invasive species, and cultural value. Total site scoring can range from 3 to 16 points. Sites with higher total scoring values are given priority for invasive

Vegetation along southwestern boundary

intervention. The Hogge property was rated a 4, indicating it would not be a high priority for invasive control.

d) WILDLIFE

A wildlife survey has not been conducted for this park, but Park Authority staff have witnessed various bird species and squirrels within the park. These species are all typical of the region and would be expected to tolerate park use by visitors. Canopy tree regeneration (oak species) was observed in a few locations, indicating a probable lack of deer on the property.

e) RARE SPECIES

Although a formal survey has not been undertaken, there are no documented records of rare, threatened or endangered species on the site according to data from the Department of Natural Heritage. Park Authority staff noted no such species during site visits throughout the Master Plan process.

f) RESOURCE MANAGEMENT

Associated with Long Branch Stream, a Resource Protection Area (RPA) is designated through the southern portion of the park, as mandated by the Chesapeake Bay Preservation Ordinance. Limited disturbance is permitted within the RPA for features such as trails; however, new, non-critical facilities are discouraged.

The floodplain and Resource Protection Area associated with Hogge Park are identified in Figure 7.

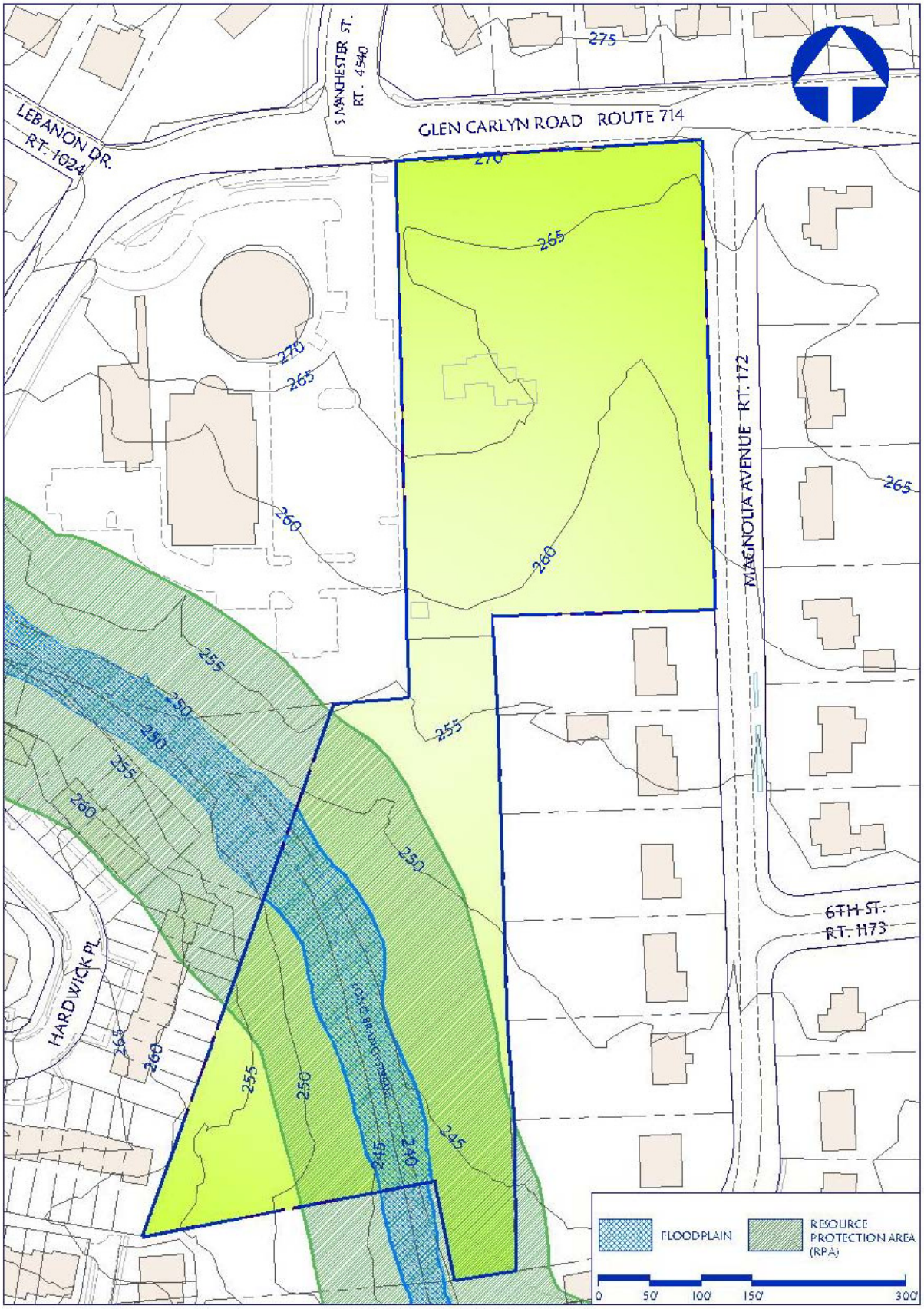

Figure 7: Floodplain and Resource Protection Area

2. CULTURAL RESOURCES

Much of the cultural history of the Boyd A. and Charlotte M. Hogge Park is derived from historical accounts of the area. Disturbance of the site related to the agricultural and residential use of the property has effectively eliminated the likelihood of uncovering any artifacts that would identify specific archaeological references to the site's past. It could be assumed, however, that Native Americans would have inhabited the area through much of the site's past. The presence of Long Branch stream would likely have been attractive to small hunter-gatherer groups that inhabited the region as far back as 11,000 years ago. Within the general area, artifacts have been found that indicate the continued development of larger, more complex communities over time. Warming climate trends and greater diversity of floral and faunal species continued to foster a less nomadic lifestyle among native populations in the region as indicated by finds of pottery and structural remains dating to 3,000 to 5,000 years ago.

The arrival of Captain John Smith in 1608 signaled an increasing European presence in the area, to the detriment of Native Americans in the region. By the 1700s, large tracts of land were purchased and devoted to agricultural interests by European settlers, displacing the Native Americans who had populated the region.

The Civil War brought drastic change to the area as Union and Confederate forces pushed back and forth across the region in their struggle for the nation's future. No specific events or military encampments have been found or located in the area now known as Hogge Park; however, numerous Civil War sites are recorded in the region. Most notably, Munson's Hill lies within a half mile of Hogge Park. Munson's Hill provided a strategically advantageous location for Confederate occupation during the several months following the Union defeat at the First Battle of Manassas in 1861. This location provided Confederate troops a commanding location over the Baileys Crossroads area.

After the Civil War, the area returned to a quieter, agricultural lifestyle. The property, which is now Hogge Park, changed hands numerous times in the late 19th and 20th centuries. In 1900, the property was purchased from William Lawn by Charles Keller. The land was subsequently sold around 1910 to the Hummer family, who divided the land into tracts among themselves. In October, 1930, John Robbins Bradley and his wife, Bessie, purchased the property from the Hummers and constructed their home in the Spanish Colonial style. The house remained on the site through its various subsequent

owners. In 1943, a portion of the property was sold to Harold and Catherine Heishman, who subdivided the property in 1957 to create lots for single-family homes in Heishman's Addition to Glen Acres, which is adjacent to the eastern side of Hogge Park. The property was acquired by the Hogge family in two portions, starting with the northern portion in 1959 and the southern portion in 1971.

In 2006, the Park Authority purchased the combined property from Charlotte Hogge and her children with a retained estate to allow Ms. Hogge to remain in her home of nearly fifty years until her passing in June of 2007.

3. *EXISTING INFRASTRUCTURE*

a) *UTILITIES*

The park has access to public water, sewer, and electric services as these utilities served the previous home on the property. Service was terminated when the house was demolished; however, connections exist which could be extended to serve future park needs as desired.

b) *ACCESS AND CIRCULATION*

i. Vehicular Access and Parking

Current vehicular access to the property is provided by the original driveway connection to Glen Carlyn Road. Preliminary discussion with VDOT indicates that this access point would not be an acceptable entrance to the developed park due to the proximity of the intersections with Magnolia Avenue and South Manchester Boulevard. No parking areas currently exist on site.

Original driveway entrance from Glen Carlyn Road

ii. Pedestrian Access and Trails

No trails currently exist within the Boyd A. and Charlotte M. Hogge Park although local residents often stroll in the park to enjoy the open space. Both Glen Carlyn Road and Magnolia Avenue are constructed as ditch section roads along the park's frontage without sidewalks.

Beyond the immediate limits of the park, concrete sidewalks and asphalt trail sections provide a link from the property's northwest corner westward towards Route 7. A crosswalk at the intersection of Glen Carlyn Road and South Manchester Boulevard helps provide connectivity to the north.

The Comprehensive Plan Trails Map indicates that a Major Paved Trail is to be provided along the Glen Carlyn Road frontage. A Major Paved Trail, constructed in either asphalt or concrete with a minimum width of eight feet, would provide the next link in connectivity through the neighborhood and to the park.

IV. PARK MANAGEMENT

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. If a proposed use conflicts with any one of the purposes listed, it is considered an incompatible use. By establishing a park purpose, future plans remain flexible as legislative requirements and visitor preferences change. The purpose of the Boyd A. and Charlotte M. Hogge Park is three-fold:

- To provide recreation opportunities for a range of interests and ages;
- To provide facilities for family gatherings and small-scale neighborhood events;
- To preserve and enhance natural resources within the park.

B. PARK SIGNIFICANCE & RECREATION NEEDS

The Baileys Planning District is one of the earliest settled portions of the county and is intensely developed. It has the highest population density (13.2 persons/acre) among planning districts. It also stands out demographically as one of the most diverse, with the highest percentage of Hispanic (30.4%) and multi-racial (22.5%) residents of all of the planning districts.

Much of the development in the Baileys Planning District occurred prior to the establishment of the Park Authority. As a result of this early development, the amount of parkland in this district is less than other areas of the county, even though the population density is greater. This development pattern has resulted in a shortage of all types of parkland and therefore many recreational services for residents of this planning district are provided by parks outside the district. Opportunities to add to existing parkland in Baileys are limited, due to the densely developed nature of the district.

View of northern parcel from along Magnolia Ave.

The Boyd A. and Charlotte M. Hogge Park, therefore, is a valuable asset in the Baileys area, providing an opportunity to provide a much-needed respite from development. This park provides opportunities to both address deficits in recreational facility needs and create opportunities to build community within this diverse population.

C. DESIRED VISITOR EXPERIENCE

Hogge Park is envisioned as a local park that will draw users from the adjacent neighborhoods and the larger community within the service area, roughly defined as a three-mile radius. The intention is to provide a park that offers a balance between active and passive recreation opportunities attracting a wide-range of users.

User visits would typically last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area/information kiosk could be sited at the park's main entrances to provide general information about park and recreational opportunities at the site as well as other nearby park sites such as J.E.B. Stuart and Munson Hill Parks. Other visitor amenities may include benches, trash cans, and picnic tables.

D. MANAGEMENT OBJECTIVES

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

- Hogge Park should remain as a small haven of open space for the Baileys community, providing opportunities for community-building activities

- Provide recreation elements to address overall needs within the Baileys Planning District

- Maintain the southern portion of the park as a natural wooded area, providing a buffer between communities and protecting the Resource Protection Area associated with Long Branch stream.

- Minimize undesirable activity within the park through site observation and coordination with Fairfax County Police, local community groups, adjacent property owners and park patrons.

E. RESOURCE & SITE MANAGEMENT

1. NATURAL RESOURCE MANAGEMENT

Due to the agricultural history of the property, the entirety of Hogge Park has been disturbed within an ecologically short time frame. There are some significant mature trees on the northern parcel that should be preserved. The southern partial is degraded and impacted by non-native invasive plants species. Natural resource management goals for the southern portion should be focused on improving the ecological condition of the site.

The northern portion of the park is planned to provide community-serving park uses and will remain as developed parkland. Any landscaping proposed with the associated park development should strongly emphasize plant species that are native to this region of Fairfax County. Selection of native species enhances sustainability, generally requiring less maintenance and watering than non-native

species, while enhancing natural habitat for native animal and insect populations.

The southern portion of the park is planned to remain as a natural, wooded area along Long Branch Stream. The vegetation within this area has been significantly impacted by non-native and invasive species. Although this portion of the site did not rank as a high priority based on the Park Authority's Non-native Invasive Plant Prioritization system, non-native, invasive species management in the park should be considered and expanded as resources allow.

Many years ago, the decision was made to reconstruct Long Branch Stream into a concrete ditch, presumably in an effort to address issues associated with localized flooding. Although not indicative of a planned park use on the site, the quality of this stream has impact within the Four Mile Run Watershed as well as the immediate ecosystem. No projects are currently identified by the Fairfax County Department of Public Works (DPWES) to address the condition of this portion of Long Branch. Should future projects and funding become available to return the stream to a more natural state, such a project would generally be in keeping with the overall goal to improve the ecological condition of Hogge Park.

Additionally, encroachments from several adjacent residential properties are noted within the park, including clearing and supplemental landscape. Park management efforts should continue to reclaim these areas.

2. CULTURAL RESOURCE MANAGEMENT

The area around Long Branch has produced some Native American sites throughout the county. However, due to the terrain of the subject property, it is highly doubtful that any Native American sites exist on the park. Park Authority staff has examined the site and found no indication that any such sites would be likely to remain, both due to low-lying terrain and to extensive modification of the landscape by earlier landowners.

Numerous Civil War sites are noted within this region of the County, including Munson's Hill that lies within about a mile of the property. As with Native American sites, due to extensive modification of the site especially when it was plowed for agricultural uses, the likelihood of intact cultural features is low. In addition, the surrounding area was intensely relic-hunted from the 1960s to the 1980s, further compromising any potential sites, if they in fact ever existed.

It is believed that the proposed uses will not have an adverse effect on cultural resources. In recognition of the history within the area, however, a potential park amenity could be interpretive signage about the Civil War, Munson's Hill or J.E.B. Stuart.

3. SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to the site. This includes mowing the grassy areas, removing leaves from developed areas, trimming underbrush, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; limbing-up of trees; tree removal; and repairing pavement as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff.

V. CONCEPTUAL DEVELOPMENT PLAN

A. INTRODUCTION

The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that show the general location of the recommended project elements. The CDP graphic is included as Figure 8.

Development of the CDP is based on area-wide needs and stakeholder preferences in relation to the existing site conditions as described in the first section of this master plan. No detailed site engineering has been conducted within the scope of the Master Plan process and; therefore, it should be understood that the CDP is conceptual in nature. Actual facility locations will be determined through more detailed site analysis, design and engineering that will be conducted when funding becomes available for the development of this park. Final site design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as adherence to all pertinent County codes and permitting requirements.

MASTER PLAN / DRAFT

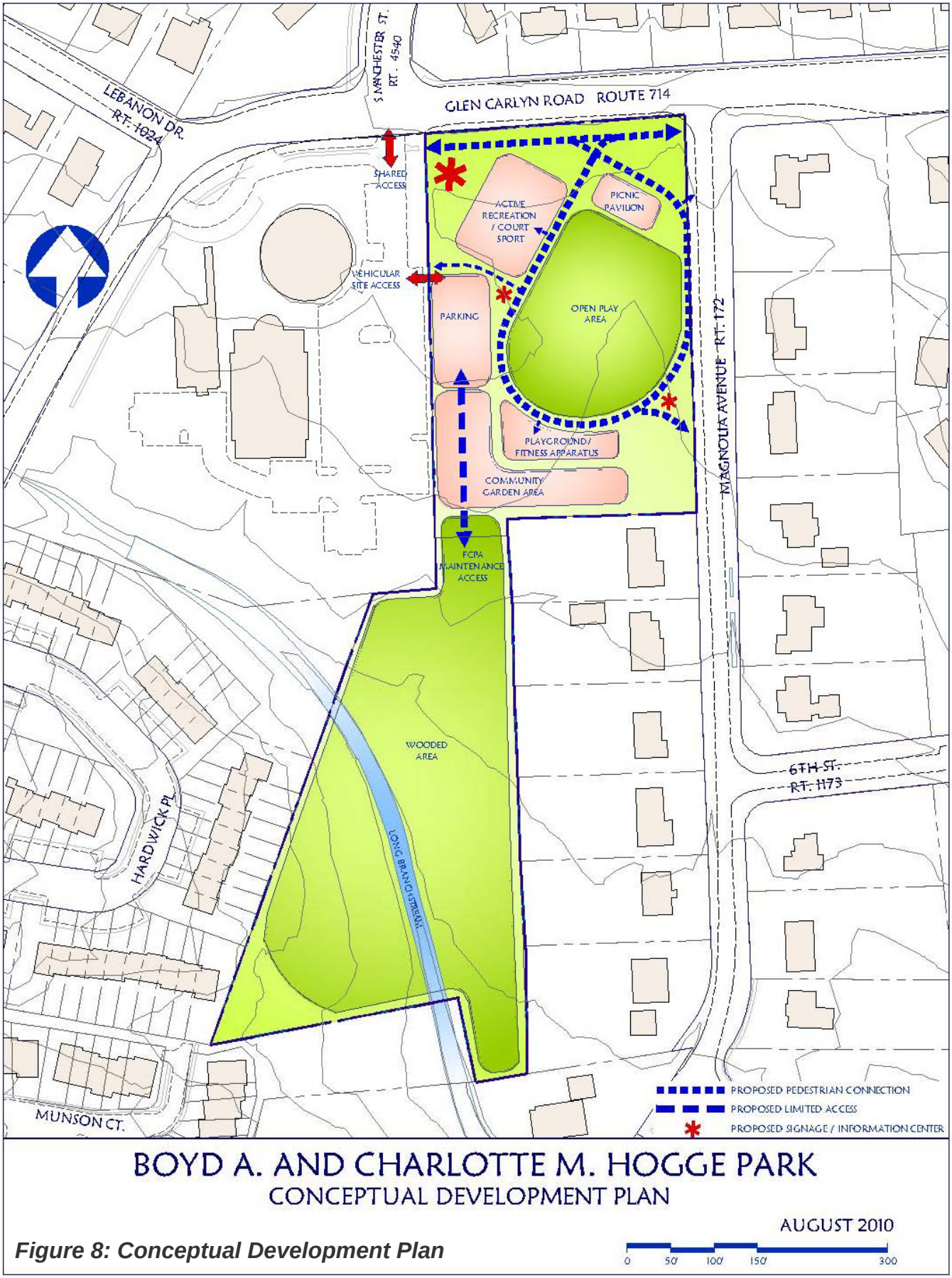

Figure 8: Conceptual Development Plan

MASTER PLAN / DRAFT

B. PLAN ELEMENTS

The following section provides a general description of the uses proposed for the Boyd A. and Charlotte M. Hogge Park.

1. PICNIC PAVILION

A picnic pavilion with hardscape paving is planned in the northeast corner of Hogge Park. Location of the pavilion near the front of the property provides an opportunity to create a focal point and identity for the park. The pavilion would contain two to four picnic tables and trash receptacles to accommodate family and small social gatherings. Set far enough from both Glen Carlyn Road and Magnolia Avenue to feel buffered from street traffic, this prominent location also improves visibility and safety. This feature may be included within the Park Authority's rental program.

2. TREED LAWN / OPEN PLAY AREA

An open lawn area is designed immediately south of the pavilion, providing opportunities for play. The lawn's relationship to the pavilion enhances the community-building character of the park by creating a civic green. Usage of this area would promote more passive forms of recreation such as frisbee throwing, tossing a ball or kite flying.

3. ACTIVE RECREATION / COURT SPORT

The northwest corner of the park provides an opportunity to address a portion of the active recreation deficit within the Baileys Planning District. Although there is a significant need for rectangle fields in the Baileys District, the developable three-acre northern parcel does not provide adequate space to support a full-sized rectangle field, associated parking and reasonable buffers to the adjacent residential properties.

Alternately, inclusion of a sport court is planned for sports such as basketball, bocce ball, tennis or other court sport. Such an active recreation facility would require a significantly smaller footprint with a lesser parking requirement. Location in the northwest corner of the park makes it conveniently accessible to proposed parking. This location also provides the greatest buffering from nearby residential properties to minimize noise-related issues. Proximity to Glen Carlyn Road also enhances visibility for security.

4. VEHICULAR SITE ACCESS / PARKING

As mentioned previously, initial discussion with the Virginia Department of Transportation (VDOT) indicates that the existing driveway location would not be acceptable for access to the developed park. Alternatively, access to the Boyd A. and Charlotte M. Hogge

Park could be provided either from the west side of the park, through shared access with parcel 61-2 ((1)) 16, or from the east, along Magnolia Avenue. Subject to agreement with the owner of parcel 61-2 ((1)) 16, the preferred point of access is from the west. Utilizing the shared access would help to minimize transportation impacts to the adjacent residential communities while providing opportunities to reduce impervious surface through opportunities for shared parking.

Proposed parking for the Boyd A. and Charlotte M. Hogge Park is planned on the western edge of the site in keeping with the preferred location for site access. This parking area would service the picnic shelter, multi-use court and community garden plots. Access should be provided from the parking area into the community garden area to service garden plots as well as providing FCPA maintenance access to the southern portion of Hogge Park. This parking area should be designed to provide accessible parking with consideration given to the use of porous pavement and/or Low Impact Development (LID) strategies to manage run off.

5. *PLAYGROUND / FITNESS APPARATUS*

An area for fitness apparatus is planned towards the southwest end of the open lawn area. Accessible by internal trail connections, this area is planned for a feature to enhance physical fitness and could be developed as a playground to serve the area's children or as fitness stations to serve adults and seniors.

6. *COMMUNITY GARDEN AREA*

During the Master Plan process, support was expressed for the inclusion of community garden plots within the Hogge Park Master Plan. An area for community gardens is planned for the southwest portion of the northern parcel. This location allows access from the proposed parking area and provides a transitional use between the more active open lawn area and adjacent residential properties.

Programming of this area would require community partnership and/or sponsorship. Garden plots would be included within the Community Garden Plot program and available for rent to Fairfax County residents subject to all applicable rules and guidelines of the program. In conjunction with community partnerships, opportunities may exist to establish a portion of this area as demonstration gardens.
Public water which served the previous home site may be extended to serve the community garden area.

7. *SCREENING*

To the extent practicable, the existing vegetation and fence line along the western property should be maintained to enhance screening between the park and parcel 61-2 ((1)) 16. Supplemental landscaping should be provided to enhance the existing vegetation in screening the multi-use court from Glen Carlyn Road. This screening would also provide a visual backdrop to potential signage to be located along Glen Carlyn Road.

Vegetative screening of the community garden area is also recommended. Although the community garden plots provide a transitional use between the more active components of the park and the adjacent community, often, such garden plots are not visually attractive. Vegetative screening should be provided to obscure eye-level views into the garden area without excessive shading of the garden plots.

The areas containing the picnic pavilion and the open lawn are designed to blend with the character of the surrounding community. Although some landscaping and street trees are envisioned for the area north of the pavilion and along Magnolia Avenue up to the community garden area, no substantive screening is proposed.

8. *TRAILS*

Trail linkages to the Boyd A. and Charlotte M. Hogge Park from Glen Carlyn Road, Magnolia Avenue and the proposed parking area are designed to encourage pedestrian access and usage of the park. A loop trail within the northern portion of the park serves to link all use areas together. The trail helps define the open lawn area and provides an opportunity for a leisurely stroll in the park. Benches should be provided at intervals along the trail loop to allow for passive enjoyment of the green space. The proposed trail loop should be of an accessible surface material with preference to the use of porous pavement materials.

No trails are proposed within the southern portion of the site. Adjacent property ownership and conservation easements currently restrict the opportunity to extend pedestrian linkages along Long Branch Stream. Should future changes in land ownership permit, connection of the Hogge Park trails to a larger, stream valley trail system would be in keeping with the goals for Hogge Park.

9. *ENTRANCE SIGNAGE / INTERPRETIVE SIGNAGE*

Orientation features should be placed at the primary entrances to the park. Interpretive signs may be appropriate within the park along the

trail system. Interpretive signs should be designed within the framework of Resource Management Division and Park Operations guidelines for interpretive trail signs. Interpretive signs might focus on the local history and thematically link other area parks such as Munson Hill or J.E.B. Stuart Parks. Additionally, signs could provide educational information about the natural resources in the park and invasive species management efforts. Interpretive features should be kept to a minimum and placed strategically to preserve the setting while preventing impacts to significant cultural and natural resources.

10. WOODED AREA / LONG BRANCH STREAM

The southern half of Hogge Park is planned to remain as a natural wooded area along Long Branch Stream. This is in keeping with the guidance of the Chesapeake Bay Ordinance for the Resource Protection Area associated with Long Branch.

No projects are currently identified for the improvement of Long Branch Stream. Should projects or funding become available, however, reconstruction of this stream to a more natural condition would be consistent with Park Authority goals, both countywide and for Hogge Park.

C. DESIGN CONCERNS

1. PICNIC PAVILION

The picnic pavilion is intended to be a primary focus in the new park, fostering community-building opportunities and providing a focal point for the park. The architectural design of this feature will be critical to help aid its purpose and to fit within the vernacular of the neighborhood. The design of this feature may be developed with input from the community. As an option, opportunities for thematic design include a multi-cultural design, drawing on the rich cultural diversity within the community, or include elements of the Spanish Colonial style, reminiscent of the original home on the property.

2. ACCESSIBILITY

Accessible park elements and facilities should be provided wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

3. SITE DRAINAGE / STORMWATER MANAGEMENT

Any engineering of this site will be required to adequately address runoff generated by park development. Currently, portions of the site exhibit poor drainage and flooding of Long Branch is a neighborhood concern. Opportunities to address drainage and stormwater design

through the use of Low Impact Development techniques should be considered wherever feasible.

4. *REMAINING HOUSE FOUNDATION*
   The house was demolished in 2009; however, the foundation of the home remains in place, below grade. Future construction efforts should be aware of this feature that remains but is not visible.