MASON NECK WEST PARK

MASTER PLAN

JULY 1, 2014

DRAFT

FAIRFAX COUNTY PARK AUTHORITY

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TABLE OF CONTENTS

INTRODUCTION 1

PURPOSE AND PLAN DESCRIPTION 1

PLANNING PROCESS AND PUBLIC INVOLVEMENT 2

PARK BACKGROUND 3

LOCATION AND GENERAL DESCRIPTION 3

ADMINISTRATIVE HISTORY 4

PARK CLASSIFICATION 5

PLANNING CONTEXT 6

PARK AND RECREATION NEEDS 8

EXISTING CONDITIONS 11

PARK CONTEXT 11

ADJACENT DEVELOPMENT 11

NEARBY PARKS AND SCHOOLS 12

EXISTING SITE CONDITIONS 12

NATURAL RESOURCES 12

SOILS AND TOPOGRAPHY 12

HYDROLOGY 15

VEGETATION AND NATURAL COMMUNITIES 17

WILDLIFE 18

RARE SPECIES 18

CULTURAL RESOURCES 18

MINNICK HOUSE 18

HUGHES FAMILY CEMETERY 19

WASHINGTON-ROCHAMBEAU ENCAMPMENTS 19

NATIVE AMERICAN SETTLEMENTS OF THE ARCHAIC PERIOD 19

EXISTING INFRASTRUCTURE 20

UTILITIES 20

VEHICULAR ACCESS AND CIRCULATION 20

PEDESTRIAN ACCESS AND TRAILS 20
EXISTING USES & OPERATIONS 21
PARK MANAGEMENT 25
PARK PURPOSE 25
DESIRED VISITOR EXPERIENCE 25
MANAGEMENT OBJECTIVES 26
RESOURCE AND SITE MANAGEMENT 26
NATURAL RESOURCE MANAGEMENT 26
CULTURAL RESOURCE MANAGEMENT 27
SITE CONSIDERATIONS 28
CONCEPTUAL DEVELOPMENT PLAN 29
INTRODUCTION 29
PLAN ELEMENTS 29
IMPROVEMENTS TO THE EXISTING ATHLETIC FIELD 29
EXPANSION OF PARKING AREA 30
RETENTION OF SPORT COURTS 30
COMMUNITY ADOPTION AREA 32
PLAYGROUND 32
SHADE PAVILION 32
STORMWATER DETENTION FACILITY 32
TRAIL CONNECTIONS 33
RETENTION OF THE HISTORIC MINNICK HOUSE 34
RESERVABLE PICNIC SHELTERS 35
MANAGED MEADOW 35
RESOURCE INTERPRETATION 36
MANAGED MEADOW BENEFITS 37
WATER RESOURCES 37
NATIVE AMERICAN LIFESTYLE – ARCHAIC PERIOD 37
HISTORY OF OLD COLCHESTER ROAD 37
FRENCH CAMPSITES OF THE AMERICAN REVOLUTION 38

MINNICK HOUSE 38
DESIGN CONCERNS 38
COORDINATION WITH RESOURCE PROTECTION DIVISION 38
RESIDENT CURATOR PROGRAM..... 38
PROBLEM SOILS 39
FISCAL SUSTAINABILITY..... 39
ABANDONED SEPTIC TANK 40
APPENDIX A 41
APPENDIX B 45

LIST OF FIGURES

FIGURE 1 : VICINITY MAP 3

FIGURE 2 : NEIGHBORHOOD MAP 3

FIGURE 3 : 1937 AERIAL IMAGE 4

FIGURE 4 : 1984 MASTER PLAN 4

FIGURE 5 : LAND ACQUISITION HISTORY 5

FIGURE 6 : PARK LOCATION WITH PLANNING DISTRICTS 6

FIGURE 7 : COMPREHENSIVE PLAN PLANNING SECTORS AND LAND UNITS 6

FIGURE 8 : AREA ZONING 11

FIGURE 9 : PARKS IN THE VICINITY OF MASON NECK WEST PARK 12

FIGURE 10 : SCHOOLS IN THE VICINITY OF MASON NECK WEST PARK 12

FIGURE 11 : SOILS MAP 14

FIGURE 12 : TOPOGRAPHIC MAP 14

FIGURE 13 : WATERSHED LOCATION MAP 15

FIGURE 14 : GILES RUN RESOURCE PROTECTION AREA 16

FIGURE 15 : FARM POND ON PARCEL 40 17

FIGURE 16 : FORESTED AREA AND UNNAMED TRIBUTARY ON PARCEL 40 17

FIGURE 17 : LOW MEADOW ADJACENT TO GILES RUN 18

FIGURE 18 : THE MINNICK HOUSE 19

FIGURE 19 : HEADSTONE FOR FLORENCE P. HUGHES, 1860-1919 19

FIGURE 20 : EXISTING UTILITIES 20

FIGURE 21 : PARK ENTRANCE SIGN ALONG OLD COLCHESTER ROAD 20

FIGURE 22 : EXISTING SITE FEATURES 21

FIGURE 23 : EXISTING BASKETBALL COURT 22

FIGURE 24 : WOODED AREA ON PARCEL 40 22

FIGURE 25 : FLOODPLAIN ALONG GILES RUN 23

FIGURE 26 : MASON NECK WEST PARK CONCEPTUAL DEVELOPMENT PLAN 31

FIGURE 27 : EXISTING WASHINGTON-ROCHAMBEAU INTERPRETIVE PANEL 36

FIGURE 28 : MAP OF FRENCH ENCAMPMENTS NEAR THE TOWN OF OLD COLCHESTER FROM THE CARTOGRAPHY OF NORTHERN VIRGINIA 38

LIST OF TABLES

TABLE 1 : PARKS WITHIN A SIX-MILE RADIUS AND SELECT FACILITIES 13

TABLE 2 : PUBLIC SCHOOLS WITHIN A SIX-MILE RADIUS AND SELECT FACILITIES 13

MASON NECK

INTRODUCTION

WEST PARK

PURPOSE AND PLAN DESCRIPTION

Fairfax County is a thriving community that is home to more than one million residents and the base for over two hundred million square feet of commercial, industrial and retail space. The county's residents and work force all uniquely benefit from the more than 23,000 acres of parkland and the myriad of recreational opportunities provided throughout the county. In 1950, the Fairfax County Park Authority was established with the charge of developing and maintaining the viability and sustainability of this expansive system of parkland and facilities. Through the provision of quality facilities and services as well as the protection of the county's cultural and natural resources, the Park Authority seeks to improve the quality of life for the county's residents today and well into the future.

In order to achieve its long-range goals and objectives, the Park Authority has established a process for the planning of park property and facilities, framed to be consistent and equitable. A key part of this process includes development of Park Master Plans, specific to each park and intended to establish a long-range vision towards future park uses and site development. During the planning process, the site is evaluated to assess its context within the surrounding neighborhood as well as within the framework of the entire Fairfax County Park Authority park system. Potential and desired uses are considered with regard to the ability to establish them sensitively and sustainably

on the subject property with public input as a key component in the decision-making process. When completed, the individual Park Master Plan will serve as a long-term, decision making tool to guide all aspects of development related to planning, design, construction, resource management, and programming within that given park. To maintain the viability of the Park Master Plan as an effective tool, periodic updates may occur so that the plan accurately reflects the park and its surroundings, addressing changes that occur over time. Physical site development ultimately will require additional study and detailed engineering that exceeds the scope of the Park Master Plan; however, it is the framework established through the Park Master Plan process that assures cohesive, efficient and balanced development and usage of Park Authority assets.

PLANNING PROCESS AND PUBLIC INVOLVEMENT

Hearing the voice of the public is a key element in the Park Authority's approach to developing a park master plan. As such, a Public Information Meeting was held for Mason Neck West Park on March 19, 2014. This meeting provided an opportunity for Park Authority staff to share background information about the park and to explain the park master planning process. Additionally, this meeting offered a forum for the community to share its vision for the park, express concerns, and ask questions. Some of the comments expressed that evening reflected a desire to see the historic Minnick House remain while enhancing the site's active recreation features – adding playgrounds, upgrading the existing facilities, and extending trail connections.

MASON NECK

PARK BACKGROUND

WEST PARK

LOCATION AND GENERAL DESCRIPTION

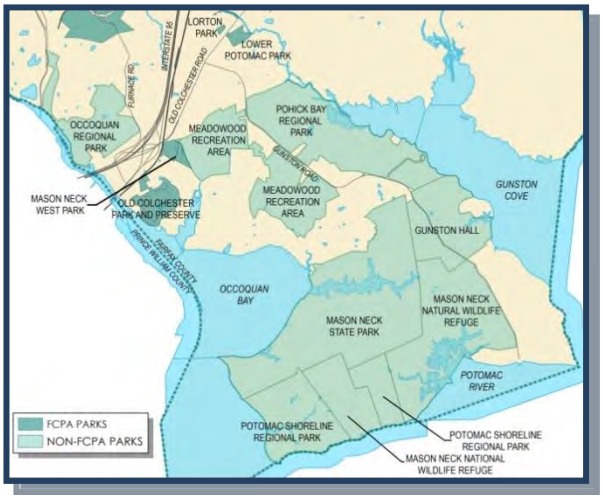


Figure 1 : Vicinity Map

Mason Neck West Park is located at 10418 Old Colchester Road in Lorton, Virginia. The park offers a variety of active and passive recreational opportunities across its 46 acres of land. It is part of the nearly 6,000 acres of parkland within the Mason Neck Peninsula held by regional, state, federal, and local authorities. The majority of the parkland in the Mason Neck Peninsula, however, is held in preservation of the riverfront coastline with wetlands and rare plant communities which provide habitat for a broad range of birds, mammals, reptiles, and amphibians. Not without its own natural and cultural resource value, Mason Neck West Park is distinguished among other parkland within the peninsula through its provision of active recreation resources – a baseball diamond, basketball court, and tennis courts.

Figure 2 : Neighborhood Map

The rural character seen along Old Colchester Road is indicative of the area's

agricultural past. The open, rolling hills and low lying meadows at Mason Neck West Park once hosted cattle, pigs, and chickens and supported fields of corn and wheat. Areas less suited to agricultural pursuits exist as wooded plots today. Lying to the west of Giles Run, what is now parkland once was also home to many families and generations. Homes that remain on the property and a family cemetery attest to this.

Figure 1 : 1937 Aerial Image

ADMINISTRATIVE HISTORY

Mason Neck West Park is an assemblage of three parcels acquired by the Park Authority at two separate times. In 1983, the Park Authority acquired parcel 113-4 ((1)) 40A, 14.58 acres in size, from Elsie Minnick. Mrs. Minnick had purchased the property with her husband nearly 60 years prior, in 1926, living in the house located opposite the park at 10419 Old Colchester Road. The home, often referred to as the Minnick House, is believed to have been constructed around 1893. After purchasing the property, the Park Authority established Mason Neck West Park and developed a master plan for the site. Over the years, a baseball diamond, tennis courts, and a basketball court have been developed in the park per the approved plan.

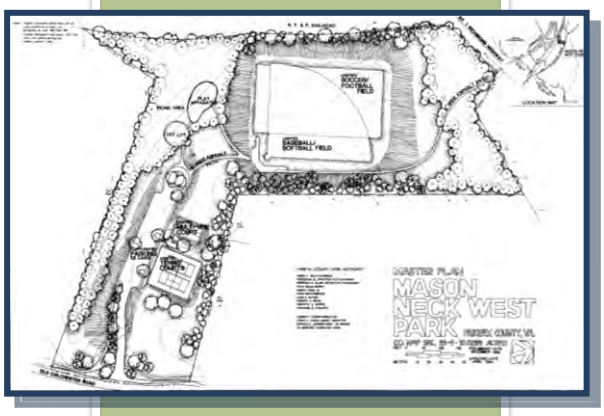


Figure 2 : 1984 Master Plan

In 2007, the opportunity presented for the Park Authority to acquire two adjacent properties, parcel 113-4 ((1)) 39 and parcel 113-4 ((1)) 40. Parcel 39, at 3.65 acres, was purchased from Mitchell Tolson, the son-in-law of Elsie Minnick. Parcel 40, at 27.87 acres, was purchased from the heirs of Elsie Minnick, bringing the park's acreage to a total of 46.1 acres. Each property contained a residence and several ancillary buildings at the time of purchase. In the study of one of these homes in particular, a more detailed history of the property was prepared as Chapter 2 of the *Minnick House Historic Structures Report* which can be found in Appendix B.

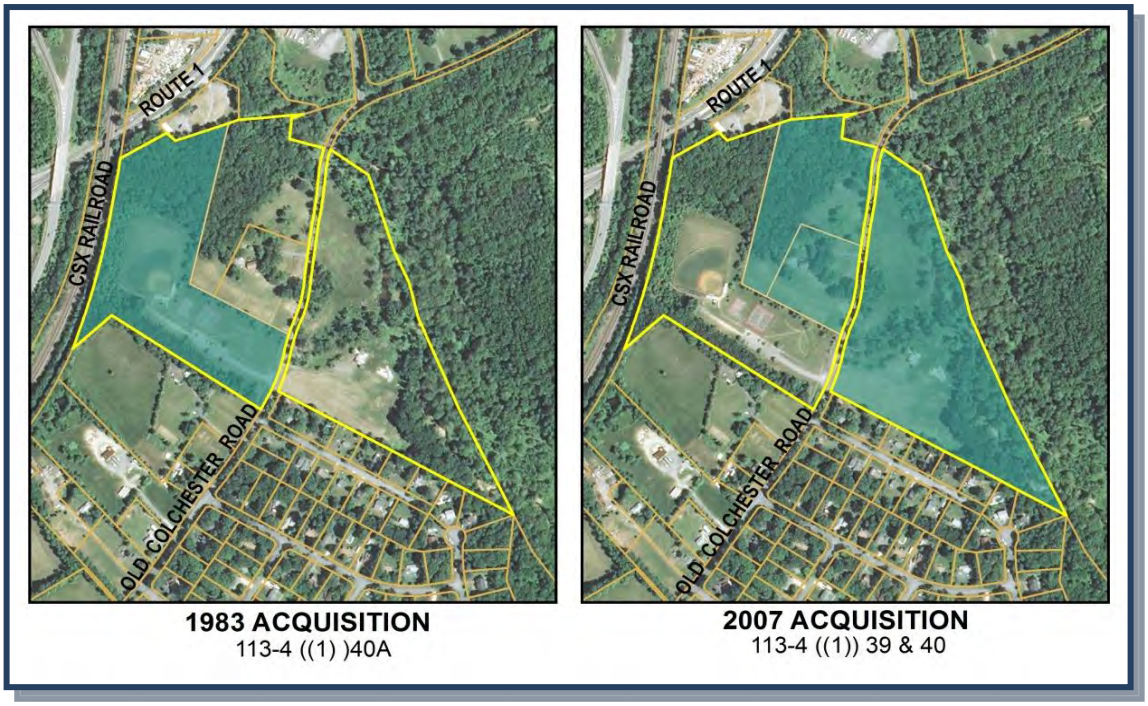
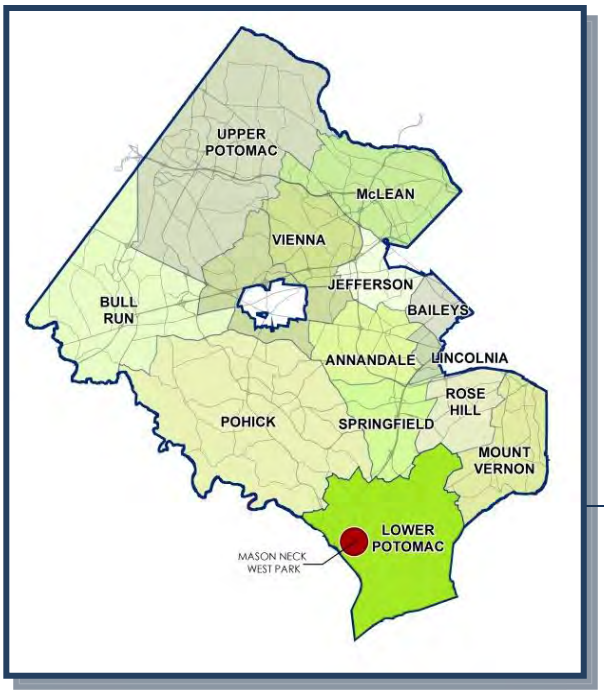


Figure 3 : Land Acquisition History

PARK CLASSIFICATION

The Fairfax County Comprehensive Plan establishes a framework intended to guide long-term planning for the county, with respect to both the built and natural environments. As a component of the Comprehensive Plan, the Policy Plan addresses goals and objectives for various planning elements, including parks and recreation. The Policy Plan establishes the framework for a Park Classification System which is intended to guide the planning of open space and facilities.

Within the Park Classification System, Mason Neck West Park is classified as a District Park. District Parks tend to serve a larger geographic area than the immediate surrounding community. With a service area that ranges from three to six miles, District Parks are typically accessed by a major arterial road as well as the Countywide Trail System to encourage pedestrian and bicycle access. The size of a District Park typically ranges from 50 to 150 acres.



District Parks provide opportunities for a range of user activities, including both passive and active recreation. Active recreation elements are typically well suited to District Parks by nature of the park's size, with deference to site conditions such as topography, resources, and access.

Lighted facilities and extended hours of operation are common elements. The typical park user may be an individual or a group. Park visits may last up to half a day and attract many participants or spectators. Where site conditions indicate, areas of cultural or natural resource value may be managed and protected.

Figure 5 : Comprehensive Plan Planning Sectors and Land Units

PLANNING CONTEXT

Mason Neck West Park is located within the Lower Potomac Planning District. The portion west of Old Colchester Road is located within the LP2/Lorton-South Route 1 Community Planning Sector, Land Units H-4 and H-5. The portion of the park on the east side of Old Colchester Road is within the LP3/Mason Neck Community Planning Sector.

Recommendations for Land Unit H-5 note that the site is planned for park uses and emphasizes the value of preserving the Giles Run Environmental Quality Corridor and enhanced trail connects to this resource. Land Unit H-4, though, envisions low density residential development with substantial buffering of the industrial uses just north of the site. Park recommendations for the Lorton-South Route 1 Community Planning Sector suggest seeking acquisition of property to the east of Mason Neck West Park for the development of additional recreational facilities to serve the community with improved public access. The 2007 land acquisition was made in alignment with this Plan recommendation, while development of this master plan will seek to address some of the needs of the community. The land area surrounding Mason Neck West Park within the LP-2 Planning Sector is largely planned for low density residential development and open space with small areas for Alternative Uses to the north of the park (Route 1

Corridor) and adjacent to the CSX rails.

The LP3/Mason Neck Community Planning Sector, which includes the eastern portion of the park, is considerably less developed than the LP2 Planning Sector. Larger property holdings and over 6,000 acres committed to parks and other types of open space create a much more rural character to this planning sector. Significant natural and cultural resources are noted within this district. It follows that, included in the list of major objectives for the planning district, the Comprehensive Plan seeks to:

- Encourage the creation of additional parks, open space and recreation areas and acquisition of additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program, and

- Identify, preserve and promote awareness of heritage resources through research, survey and community involvement

There are no specific land use recommendations for the portion of Mason Neck West Park that lies within this planning sector. Generally, though, this area is planned for very low-density residential use with emphasis on the use of minimum impact development techniques. These techniques seek to limit site disturbance, encourage maintenance and management of undisturbed open space, and an emphasis on maintaining wildlife corridors. Related to the high incidence of heritage resources in the area, the Plan also recommends that heritage resource studies be conducted prior to any development or ground disturbance in this planning sector.

From a transportation perspective, access to Mason Neck West Park is via Old Colchester Road, a rural, two-lane road. The Comprehensive Plan reflects improvements to this road for sight distance and additional shoulder width, however, no additional widening is proposed.

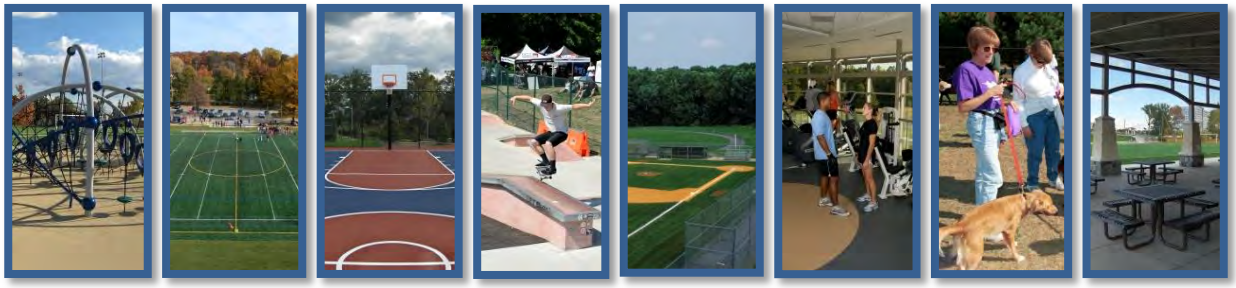
The property west of Old Colchester Road is zoned R-1

while the portion east of Old Colchester Road is zoned R-E. Public uses, such as parks, are permitted by-right within both of these zoning districts.

PARK AND RECREATION NEEDS

The Park Authority assesses the need for parkland and recreation facilities through its long-range planning efforts. 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.

As part of the Needs Assessment process, the Park Authority Board adopted countywide



service level standards for parkland and park facilities. Facility standards established in 2004 for typical 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),
- Indoor Gyms (2.8 square feet per person)

These countywide standards may change with updates to the Needs Assessment.

The Park Authority conducted a more localized examination of needs around Mason Neck West Park within the Lower Potomac Planning District framed by the planning district demographics and geography from the County Comprehensive Plan. Based on the adopted service level standards and the estimated population growth, projections indicate that by 2020 the demand will be greatest within the Lower Potomac Planning District for rectangle fields, adult and youth softball and baseball fields, basketball courts, and playgrounds as well as neighborhood skate parks. A good portion of this demand will be addressed with the build out of Laurel Hill Park, another Fairfax County Park Authority park, located approximately two miles north of Mason Neck West. The master plan for Laurel Hill Park offers a broad range of facilities, some already constructed, that will serve the residents of Fairfax County and particularly those in the Lower Potomac Planning District including an equestrian complex, golf course, extensive trail network, play equipment, picnic areas, a dog park, disc golf course and an active recreation complex hosting a variety of athletic fields and courts.

The same study indicated that parks within the Lower Potomac District include a variety of special uses, historic sites, recreational facilities, and stream valleys. The district is currently also served by two off-leash dog areas, a nature center, and an indoor ice rink. Several nearby district or countywide parks provide sport facilities, fitness, and aquatics as well as indoor and outdoor program areas. Public schools and private facilities also supplement the provision of recreation facilities to Mount Vernon residents. Much of the district parkland is provided by government agencies other than the Park Authority, including the Potomac Shoreline Regional Park owned by the Northern Virginia Regional Park Authority; state-owned Mason Neck State Park; and federally-owned Meadowood Special Recreation Management Area, preserving acres of natural habitat and wetlands.

The Great Parks, Great Communities Plan (GPGC), which functions as the Park Authority's Comprehensive Plan, builds on the Needs Assessment and serves as a

long-range planning tool for the entire park system. This plan provides guidance to decision makers on physical aspects of the park system, its land, natural and cultural resources, and facilities. Strategies outlined in the GPGC plan to strengthen the park system within the Mount Vernon Planning District include recommendations to:

- Incorporate natural landscaping techniques on parkland, avoid tree loss from development and where possible increase tree canopy;
- Include Mason Neck West Park as part of a Revolutionary War themed trail;
- Seek opportunities to address rectangle field deficiencies through capital planning, development review and park master planning processes
- Construct appropriate cultural resource signage and facilities at Old Colchester Preserve, Mason Neck West and Accotink Stream Valley Parks;
- For any site subject to proposed construction activity, a preliminary assessment of the property will be carried out using GIS and pedestrian reconnaissance. Should potential resources be present, a cultural resource survey will be conducted and mitigation measures will be developed, as necessary.
- Document and record buildings and structures using Historic American Buildings/Historic American Engineering methods (research, measured drawings and archival photographs) and conduct data recovery excavations for archaeological sites, as appropriate.
- Direct development of park infrastructure to areas that, when inventoried, reflect few or poor quality natural resources, unless otherwise incompatible;
- Ensure sustainability of tree canopy on parkland by developing and implementing management plans and controlling threats such as non-native invasive plants and deer herbivory;
- Ensure that natural resources are assessed prior to any park development. Use design principles that minimize natural resource impacts and include monitoring and restoration of impacted natural areas as part of development plans

MASON NECK

EXISTING CONDITIONS

WEST PARK

PARK CONTEXT

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

ADJACENT DEVELOPMENT

Mason Neck West Park interfaces with a variety of different land uses. To the west, the park is bound by the CSX Railroad and a major right-of-way that encompasses Route 1, I-95, and the series of ramps connecting the two. To the south, the park is boarded by low-density residential development. To the east is the Meadowood Special Recreation Management Area. This 800-acre holding of the federal government is managed by the Bureau of Land Management with a focus on recreation, environmental education, and wild horses and burros. Route 1 runs just north of the park, although no access to the park exists from Route 1. Related to the access provided by Route 1, the nature of development north of Mason Neck West Park is markedly different, with commercial and

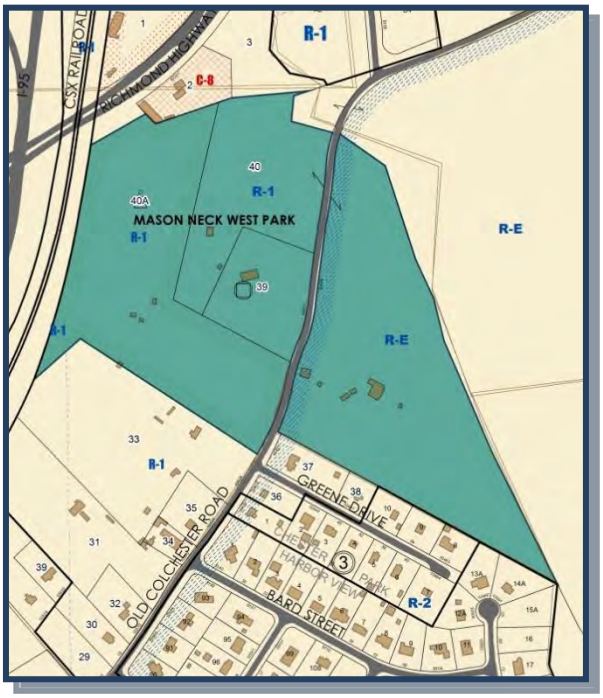


Figure 6 : Area Zoning

industrially zoned property.

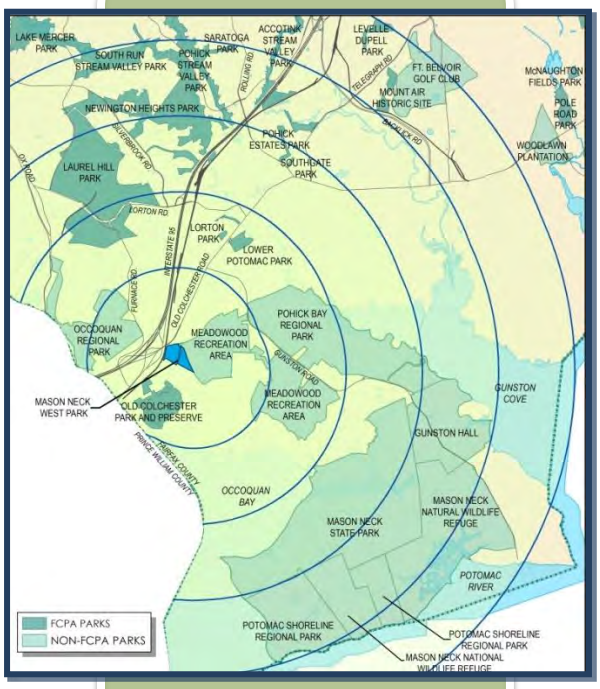


Figure 7 : Parks in the Vicinity of Mason Neck West Park

NEARBY PARKS AND SCHOOLS

In addition to Mason Neck West Park, a portion of the local community's open space and recreational needs are served by several other parks in the vicinity. An understanding of nearby currently available or planned park facilities is helpful in evaluating which potential features might best serve the community at Mason Neck West Park. A listing of county parks and facilities within a six-mile radius of Mason Neck West Park are noted in Table 1.

A portion of the area's recreational needs are met through facilities at local public schools. 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 schools, with the widest array of 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. Ten public schools are located within a six-mile radius of Mason Neck West Park. Nearby school sites are identified in Table 2.

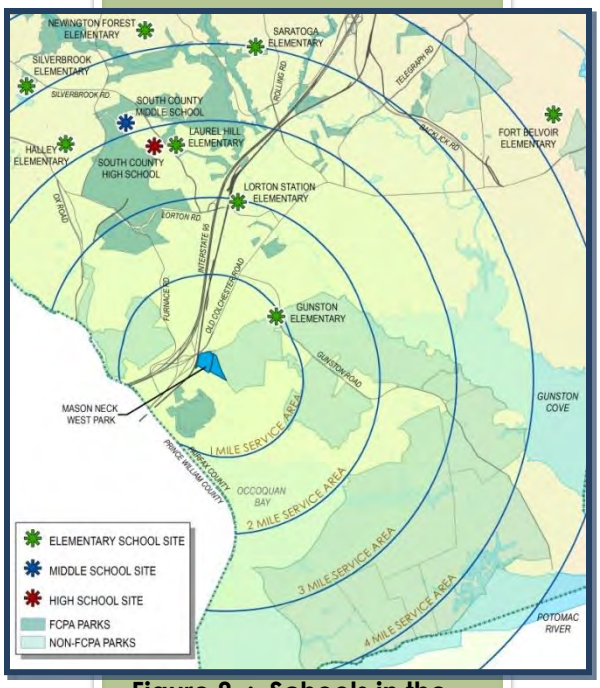


Figure 8 : Schools in the Vicinity of Mason Neck West Park

EXISTING SITE CONDITIONS

The Master Plan process includes an evaluation of the existing site conditions, seeking to identify both the opportunities and challenges for development within a 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.

NATURAL RESOURCES

SOILS AND TOPOGRAPHY

Five different soil map units are identified in Mason Neck West Park based on the 2011 Fairfax County Soils Maps. The five soil types include:

PARK NAME	MULTI USE TRAILS	PICNIC SHELTER	OPEN PLAY	PICNIC TABLE	PLAY-GROUND	UNLIT RECTANLGE	GRASSED UNLIT 90' DIAMOND	SKINNED UNLIT 90' DIAMOND	SKINNED UNLIT 60' DIAMOND	TENNIS	BASKETBALL (UNLIT)
ACCOTINK STREAM VALLEY PARK	√										
CHAPEL ACRES PARK	√			√	√						1 (HALF COURT)
LAKE MERCER PARK	√										
LAUREL HILL PARK	√			√	√		1		1		
LEVELLE W. DUPELL PARK	√	√	√	√	√					1 (LIT)	1 (HALF COURT)
LORTON PARK	√		√	√	√						
LOWER POTOMAC PARK	√					1		1	2	2	1
MASON NECK WEST PARK	√		√						1	2	1
MIDDLE RUN STREAM VALLEY PARK	√										
MOUNT AIR HISTORIC SITE			√								
NEWINGTON COMMONS PARK	√										
NEWINGTON HEIGHTS PARK	√		√	√	√	1			1	2	1
OLD COLCHESTER PARK & PRESERVE											
POHICK ESTATES PARK	√		√	√	√				1	3	1
POHICK STREAM VALLEY PARK	√		√	√							1
ROLLING WOOD SCHOOL SITE	√		√	√	√					2	1
SARATOGA PARK	√										
SILVERBROOK PARK											
SOUTH RUN STREAM VALLEY PARK	√										
SOUTHGATE PARK											1

Table 2 : Parks within a Six-Mile Radius and Select Facilities

SCHOOL NAME	SCHOOL TYPE	*FITNESS TRACK*	*OPEN PLAY*	*PICNIC TABLES*	*PLAYGROUND*	*RECTANGLE FIELDS*	*90' DIAMOND FIELDS*	*60'-65' DIAMOND FIELDS*	*TENNIS COURTS*	*BASKETBALL COURTS*
FORT BELVOIR	ELEMENTARY		Y		3					1
GUNSTON	ELEMENTARY				2					2
HALLEY	ELEMENTARY		Y		2	1		2		2
LAUREL HILL	ELEMENTARY		Y		1	1		2		3
LORTON STATION	ELEMENTARY									
NEWINGTON FOREST	ELEMENTARY		Y		1			1		
SARATOGA	ELEMENTARY		Y		2	1				
SILVERBROOK	ELEMENTARY			Y	2			1		
SOUTH COUNTY	MIDDLE SCHOOL									3
SOUTH COUNTY	HIGH SCHOOL	1				5	1	1	6	1

Table 1 : Public Schools within a Six-Mile Radius and Select Facilities

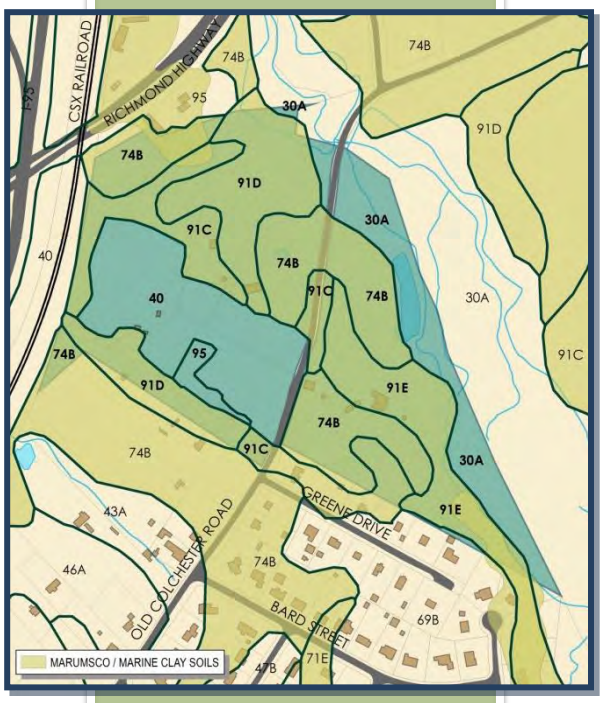


Figure 9 : Soils Map

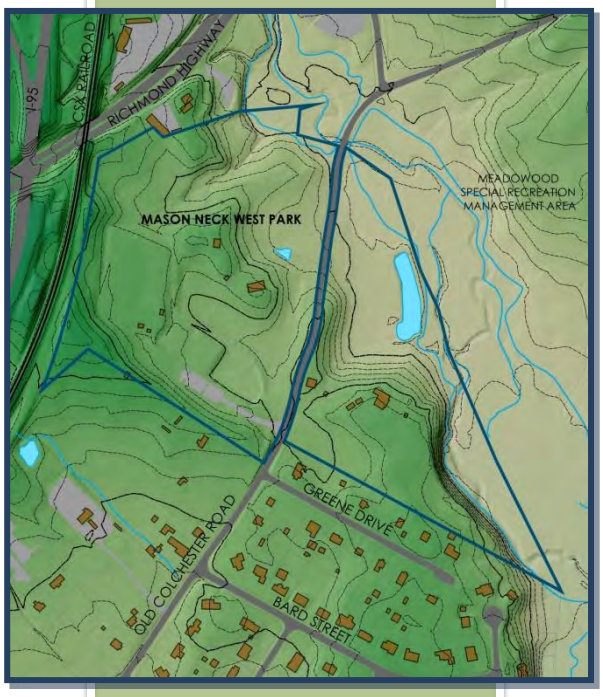


Figure 10 : Topographic Map

- Codorus and Hatboro soils (30)
  - Grist Mill sandy loam (40)
  - Lunt – Marumsco complex (74)
  - Sassafras – Marumsco complex (91)
  - Urban Land (95)

Appendix A contains a description of each of the underlying soil map unit as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011. Each soil map unit is further defined by an alphabetic reference to indicate the slope condition in which that soil unit exists. Slope classes are identified as follows:

- A = 0 - 2 percent slope
- B = 2 - 7 percent slope
- C = 7-15 percent slope
- D = 15-25 percent slope
- E = 25+ percent slope

It should be noted that soils of the Sassafras-Marumsco complex are categorized as problem soils. These soils are noted as unstable and susceptible to instability on natural slopes. Slope movement may be accelerated by construction activities. Slope stability analyses must, therefore, be performed using acceptable engineering methods prior to any physical site disturbance.

Topographically, Mason Neck West Park is fairly low in elevation, with terrain ranging from 12 feet in elevation along the eastern edge at Giles Run to 86 feet at the highest point on the park's western edge, adjacent to the CSX Railroad. Although generally the topography is gently rolling, Mason Neck West Park also contains some dramatic topography, particularly at the southeastern corner where a 50 foot bluff overlooks

the Giles Run floodplain and Meadowood Special Recreation Management Area below.

More level areas in the park include a sizeable, unmanaged meadow located northeast from the historic Minnick House, as well as some areas immediately adjacent to the tennis courts.

HYDROLOGY

Mason Neck West Park is located within the Mill Branch Watershed, which is one of eight watersheds that comprise the larger Lower Occoquan Watershed. The Mill Branch Watershed is further subdivided into three Watershed Management Areas (WMA). Mason Neck West Park is situated within the Mill Branch/Giles Run South WMA which contributes 3.64 acres to the 28,301 acres of the total watershed. The Giles Run South WMA contains a wide variety of land uses that range from large areas of publicly held parkland to rural residential to industrial uses. Of the developed land within the WMA, much was constructed 30 to 40 years ago, indicating that little to no stormwater treatment exists in these areas. Most notably, streams in the area have shown high levels of nitrogen and phosphorous, largely from chemical lawn fertilizers, and suspended sediments. Buffers along streams have been reduced due to development and stream banks incised from increasing runoff.

Figure 11 : Watershed Location Map

The Occoquan Reservoir is also located within the Lower Occoquan Watershed. This facility is one of two primary sources of drinking water for Fairfax County. To aid in the protection of this critical resource, the Board of Supervisors adopted the Water Supply Protection Overlay District in 1982. Implementation of this district down-zoned roughly two-thirds of the entire Lower Occoquan Watershed to the R-C District to reduce the strain on the county's water resources. Although the majority of the Lower Occoquan Watershed is

constrained by the requirements of the overlay district, the land area of Mason Neck West Park is outside the district limits and, therefore, unaffected.

Further water quality protection measures were introduced in 1989 with the adoption of the Chesapeake Bay Preservation Act. The establishment of Resource Protection Areas (RPAs) and water quality controls sought to improve water quality on a statewide level through land use decisions. In a vegetated condition, RPAs protect water quality, filter pollutants out of stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. As a result of the Chesapeake Bay Preservation Act, an RPA – a 200 foot wide stream buffer area - was established along Giles Run which flanks the eastern portion of Mason Neck West Park, providing additional protection of water quality.

Figure 12 : Giles Run Resource Protection Area

To further countywide goals for stormwater management, The Board of Supervisors approved the Lower Occoquan Watershed Management Plan on January 25, 2011. This plan provides analysis and project recommendations to aid restoration of watershed quality specifically to the eight watersheds that make up the Lower Occoquan Watershed. The plan recommends a retrofit to the existing stormwater management pond located within the original park acreage. The retrofit proposes to convert the existing dry pond to an extended detention pond with sediment forebays and a wetland area. This will aid downstream channel protection and enhance particulate control

A little to the west of Giles Run lies an old farm pond. This man-made water feature appears to be connected to the floodplain of Giles Run through an incision in its embankment. The pond is approximately 60 feet in width by 300 feet in length, making it a significant water feature of the property. There is also a notable but

unnamed drainage way following the northern side of the property, where a small tributary flows eastward into Giles Run.

VEGETATION AND NATURAL COMMUNITIES

Of Mason Neck West Park's 46 acres, approximately 10 to 15 acres are forested. The forested block on the northwest side of the park contains species typical of a Mesic Mixed Hardwood Forest, including red and white oaks, beech, tulip poplar and red maple. Non-native invasive species present include Japanese honeysuckle, blackberry, and multiflora rose.

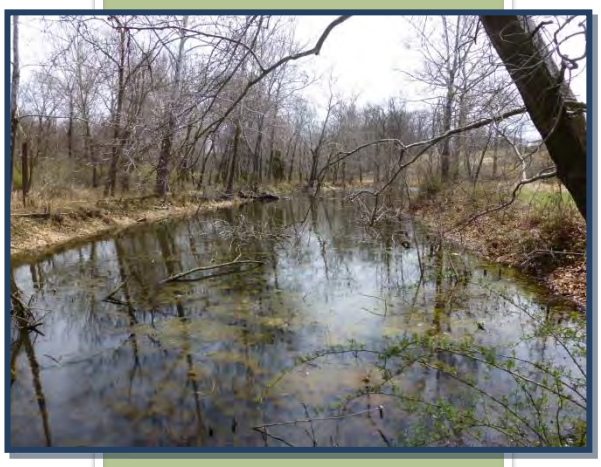


Figure 13 : Farm Pond on Parcel 40

A low-quality Alluvial Forest occurs along the Giles Run Floodplain on the northeastern and eastern edges of the park. The predominant tree is sycamore, with river birch and red maple intermixed. The floodplain natural community has been impacted by erosion and non-native invasive species, including multiflora rose, wineberry, blackberry, Arthraxon grass, Gill-over-the-ground, and Japanese honeysuckle.

There is a large meadow on the southeastern side of the property while the north and east-facing slopes, closer to the historic home and barns, contain some mature trees with an understory of blackberry and wineberry.

Figure 14 : Forested Area and Unnamed Tributary on Parcel 40

There are three oak trees within the park that are notable for their age and size. On top of a ridge west of the ball field are two very old oak trees (most likely a species of red oak), each over 25" DBH. There are other large oaks intermixed within this area, along with Virginia Pine and American Holly. North of the ball field is a majestic white oak tree, also over 25" DBH

Overall, the natural communities of Mason Neck West Park have been impacted by overabundant

white-tailed deer and non-native invasive species. In all the forested areas of the park there is a noticeable absence of mid-story and understory species, particularly small trees of native hardwood species. Greenbrier, a species of tree greatly preferred by deer, was significantly browsed wherever it was seen.

WILDLIFE

A formal wildlife survey has not been conducted for Mason Neck West Park. In addition to deer, numerous bird species have been noted on site including Great Blue Heron, Eastern Bluebird, Eastern Phoebe, Wood Ducks, and Black Vultures. A flock of wild turkeys was observed on the eastern edge of the parks. The Meadowood Recreation Area to the east, along with other parks throughout the Mason Neck peninsula, provide optimal wild turkey habitat, with open meadows interspersed between larger forested blocks

Figure 15 : Low Meadow adjacent to Giles Run

The existing farm pond provides habitat for additional species. Turtles have been observed sunning themselves but a herpetological survey would be needed confirm the presence of other species.

RARE SPECIES

A limited biological inventory has not identified any rare or endangered species within this park.

CULTURAL RESOURCES

Mason Neck West Park has not been the subject of an identification-level cultural survey, to date. Through site reconnaissance, however, several archaeological sites have been noted at Mason Neck West Park. Although site reconnaissance does not replace the need for further systematic investigation, the identified sites begin to tell the history of the property.

MINNICK HOUSE

Probably the most identifiable cultural resource at Mason Neck West Park is the Minnick House. Acquired in 2007 from the heirs of Elsie Minnick, this house was originally constructed around 1893. A simple, two-story farm

house, this home has undergone numerous alterations and repairs through the years. As a result, this one home provides examples of changes in construction materials and methods over more than 120 years. An extensive assessment of the home's features was completed in 2008 by Shaffer, Wilson, Sarver & Gray, PC in development of the *Minnick House Historic Structure Report*.

Figure 16 : The Minnick House

HUGHES FAMILY CEMETERY

As former property owners, the Florence and George Hughes family established this cemetery site as a place to lay three of their children to rest. Sadly, but not uncommon for the era, William H. and Helen L. Hughes did not survive their first year of life in 1880 and 1902, respectively. A third child, John T. Hughes survived longer yet died young at the age of 21. After having sold the property, Florence and George were later laid to rest alongside their children. Further study of the site may reveal additional interments as well.

Figure 17 : Headstone for Florence P. Hughes, 1860-1919

WASHINGTON-ROCHAMBEAU ENCAMPMENTS

In America's battle for independence, France provided aid that was crucial to the outcome – money, munitions, and troops. Sent by King Louis XVI, the Comte de Rochambeau with an accompanying 5,800 troops joined with George Washington and the Continental Army to support the American efforts. Over fifteen months, the troops marched from Newport, Rhode Island to Yorktown, Virginia and a decisive victory for American independence in October 1781. Rochambeau's armies camped along Old Colchester Road both to and from Yorktown. Campsites have been identified adjacent to Mason Neck West Park at Meadowood. Further investigation may yield evidence of this campaign on Park Authority land.

NATIVE AMERICAN SETTLEMENTS OF THE ARCHAIC

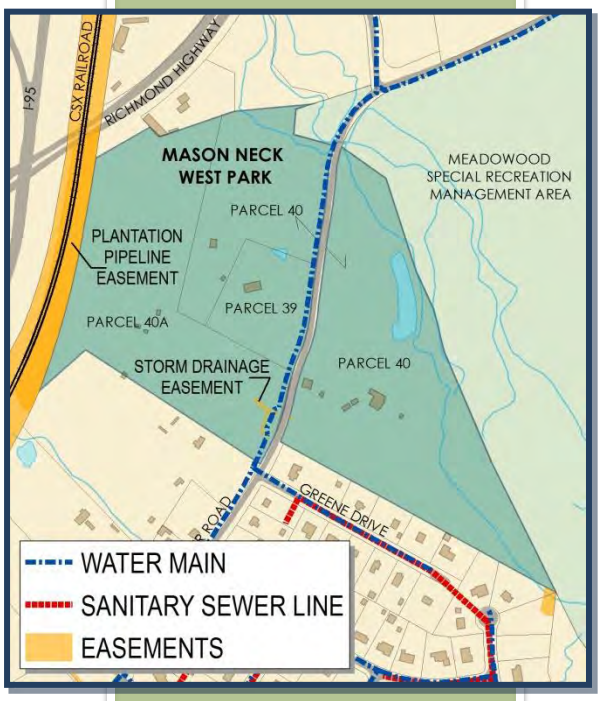


Figure 18 : Existing Utilities

Figure 19 : Park Entrance Sign along Old Colchester Road

PERIOD

In early civilizations, the early part of the Archaic Period marks a transition from predominantly nomadic lifestyles towards a more seasonally dictated, hunter-gatherer subsistence strategy. Throughout this period, Native Americans' movements are thought to have become more geographically focused, even tending towards early forms of agriculture. Evidence of this period has been found in the vicinity of Mason Neck West Park and landforms indicate the likelihood that similar activities took place on what is now parkland.

EXISTING INFRASTRUCTURE

UTILITIES

An 8" water main runs parallel to the western edge of Old Colchester Road. This waterline provides service for park uses on the original Parcel 40A. Water service also extends to the homes that remain on Parcels 39 and 40. The Minnick House on Parcel 40 was originally served by well water, the structure of which remains on the property. Electric service also extended to these homes. A storm drainage easement exists on Parcel 40A in the area of the stormwater detention facility.

VEHICULAR ACCESS AND CIRCULATION

Mason Neck West Park is currently accessed from Old Colchester Road as was developed per the first master plan. The two properties acquired in 2007 have residential entries into both sites; however, these locations are not necessarily appropriate for additional entry points into the park. The topography along Old Colchester Road is rolling and may restrict sight distance. Northern portions of the park along Old Colchester Road are low and wet due to proximity to Giles Run which would indicate these areas are not appropriate for additional points of vehicular access into Mason Neck West Park.

PEDESTRIAN ACCESS AND TRAILS

The current provision of pedestrian facilities that serve the park is nearly non-existent. The Comprehensive Plan Trails Map indicates that a minor paved trail (4' to 7'11"

wide, asphalt or concrete construction) with a parallel natural surface or stone dust trail (typically 6' to 8' wide) should be constructed along Old Colchester Road. The stability of the neighborhood has not encouraged redevelopment that would otherwise aid implementation of the trails plan. The limited exception to this is the length of asphalt trail that was constructed across the frontage of parcel 40A with the original development of Mason Neck West Park. There is an extensive and expanding series of trails that traverses much of the state and federally owned parkland within the Mason Neck region, however, there currently is no connection with Mason Neck West Park.

Figure 20 : Existing Site Features

EXISTING USES & OPERATIONS

A variety of uses and conditions exist within Mason Neck West Park and differ distinctly between the acreage of the original land acquisition (Parcel 40A) and the land acquired in 2007 (Parcels 39 and 40). The original park site (Parcel 40A) has been developed with several active recreational facilities in conformance with the 1984 master plan. An unlit baseball diamond with a 60' infield lies in the western portion of the park, adjacent to the CSX Railroad. The original master plan indicated a diamond/rectangle overlay design. Grading was accomplished to provide the additional square footage for the rectangle field; however, it is primarily utilized as a "warm up" space for baseball players. A multi-purpose court and two tennis courts are provided east of the baseball diamond, in proximity to a 29-space parking lot. The parking provided is often insufficient for games and practices which has prompted park users to drive beyond the asphalt and park in an area of open lawn. East of the tennis courts is an existing stormwater detention pond with a series of concrete ditches. This pond has been redesigned as an extended detention wetland to enhance the quality of water that drains from the pond. The

project will be implemented and maintained by the Department of Public Works and Environmental Services (DPWES). North, east, and south of the baseball diamond, there remains wooded areas with several notable trees along the edge. Supplemental evergreen screening is dotted around the property's perimeter. The 1984 master plan also recommended a couple of play areas and a trail connection to Route 1 that were never implemented.

Figure 21 : Existing Basketball Court

Parcel 39 is partially wooded, integrated with the wooded area north of the baseball diamond, while nearly an equal portion is maintained as lawn. Although slated for demolition, a one-story brick home and two wooden outbuildings remain on the site. The house, which sits up on a knoll, is accessed from Old Colchester Road and was included in the Park Authority's rental program from 2007 through 2012. Also on the property in proximity to the house is the Hughes Family cemetery. A plaque on the cemetery gate indicates five internments – George Hughes and his wife Florence along with three of their children – John, William, and Helen. Burial dates range from 1880 to 1922. This feature is to remain and be protected.

Figure 22 : Wooded Area on Parcel 40

Parcel 40 lies both west and east of Old Colchester Road. West of Old Colchester Road and adjacent to the original park the parcel is mostly forested with some open lawn areas, reflecting previous agricultural patterns. Topography in the wooded portion of the site is steep and rolling and has discouraged significant agricultural use and, thus, has remained wooded. And unnamed tributary to Giles Run flows from Richmond Highway across the site. Northern portions of the parcel are wet with a variety of wetland species. The same condition exists on the east side of Old Colchester along the property's northern boundary. Minimal change in elevation from Giles Run leaves much of this open meadow with very wet conditions. Towards the south of the meadow, however, the topography rises steeply away from the stream to a plateau that is high and dry.

Over the years a variety of ancillary structures have been built on this plateau including a barn, a stable, an in-law suite, and a mixture of structures built to house farm animals. Remnants of some of these structures still exist. The most notable structure on the property is a home constructed around 1893. Located close to Old Colchester Road, this home is commonly referred to as the Minnick House. The house has undergone a series of renovations since its construction. Most recently, the Park Authority has made numerous improvements to the home subsequent to the land acquisition for safety and security. This home is intended to remain as a feature on the property.

Figure 23 : Floodplain along Giles Run

MASON NECK

PARK MANAGEMENT

WEST PARK

PARK PURPOSE

Park purpose statements provide a framework for planning and decision-making. The purpose of Mason Neck West Park is to:

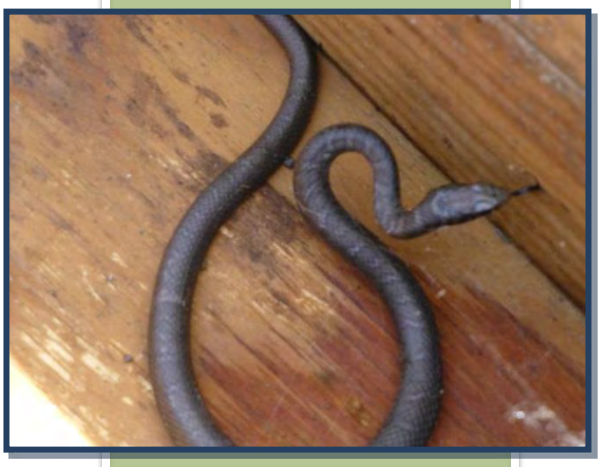
- To address local leisure, social, and recreational needs
- To preserve open space
- To protect on site resources, both natural and cultural
- To preserve the character of the views from Old Colchester Road

DESIRED VISITOR EXPERIENCE

Mason Neck West Park is envisioned as a district park that will serve users from the adjacent neighborhoods and the larger community. The intention is to preserve a sense of the current landscape that has defined the site for decades, to inspire community gatherings while also providing community recreation opportunities that appeal to a variety of users.

Typical user visits would last from thirty minutes to several hours. The park will be unstaffed and will not include any major service facilities. Other visitor amenities may include benches, trashcans, picnic tables and shelters, and interpretative signage.

To facilitate the development of the recommended master plan elements, adequate park infrastructure, including an entrance, parking, storm water management facilities, and ADA access, may be required preceding the implementation of any public use.



MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives should guide the strategies and actions in addressing park management issues:

- Mason Neck West Park should be a space for community building activities.
- Mason Neck West Park should be managed to provide both active and passive public recreational opportunities.
- Universal access should be provided to any future park facilities whenever possible and feasible.
- The provision of recreational opportunities should be established in balance with the protection, preservation, and interpretation of cultural and natural resources.

RESOURCE AND SITE MANAGEMENT

NATURAL RESOURCE MANAGEMENT

At Mason Neck West Park, natural resource management should be directed towards rehabilitation and restoration of natural systems, processes, and natural communities following a long history of human disturbance. Areas of focus should include Giles Run, particularly establishing a healthy riparian buffer, protecting erodible slopes throughout the park, and rehabilitating disturbed soils, including many areas of former pasture. The park presents an excellent opportunity to restore native plant meadows on the southeastern side of the road.

Several potential projects to enhance the natural resources at Mason Neck West Park include:

- Restoration and management of a native plant meadow adjacent to Giles Run, a portion of which could be established as a wet meadow type system;

- Restoration and management of a native plant meadow along the southern boundary line, adjacent to the Chester Park subdivision;
- Restoration of a forested buffer at the top of the steep bluffs;
- Control of non-native invasive species throughout the property, particularly upstream of the lower meadow area near the pond and on the fescue dominated slopes and meadows;
- Provision of a herpetological study in the pond and the stream to identify the species present and count egg masses to obtain breeding population estimates;
- Provision of a breeding bird survey and natural community classification/plant inventory of the lower meadow area near the pond.
- Management of deer population;
- Management of unauthorized usage of the park to include poaching.

CULTURAL RESOURCE MANAGEMENT

Consistent with Fairfax County Park Policy, it is the intent that any cultural resources on site be identified, evaluated, preserved, and interpreted. At the time of master plan preparation, a detailed analysis of the park's cultural resources has not been prepared. In the event that a comprehensive evaluation has not been completed prior to further site development, at a minimum, an archaeological survey should be undertaken within the proposed limits of disturbance before any land disturbing activities begin. Should any cultural resources be identified that hold the potential for national or public significance, whether architectural features or archaeological deposits, further evaluation would be required. If deemed significant, the strong

preference would be to retain those features in place. Minor modifications may be made to the location of proposed site features to accommodate resource protection. Should such resources be located within an area critical to site development, Park Policy 203 requires that, "If there is no prudent and feasible alternative to disturbing these resources, mitigation measures shall be developed and implemented."

SITE CONSIDERATIONS

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes periodic trail maintenance, limbing-up of trees, and tree removal (in coordination with NRMP). Area maintenance crews provide regular site inspections of developed parks facilities including athletic fields, tennis courts, playgrounds and basketball courts. The maintenance crew also responds to park maintenance issues brought to their attention by citizens or staff.

The retrofit of the detention basin will be constructed and subsequently maintained by the Fairfax County Department of Public Works and Environmental Services.

MASON NECK

CONCEPTUAL DEVELOPMENT PLAN

WEST PARK

INTRODUCTION

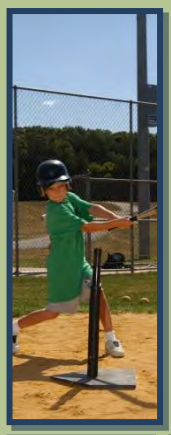
The Conceptual Development Plan (CDP) provides recommendations for future park uses and facilities. The CDP contains descriptions of the proposed plan elements and design concerns and is accompanied by a graphic that shows the general location of the recommended project elements. A CDP for the original Mason Neck West acquisition was approved in 1984. This master plan takes a comprehensive look at the park, its relationship to neighboring uses and how to best incorporate the newly acquired parcels. Emphasis has been placed on enhancing the recreation opportunities to the community while maintaining the rural character of Old Colchester Road.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions. The scope of the master plan process does not include detailed site engineering; therefore, it should be understood that the CDP is conceptual in nature. Although reasonable engineering practices have contributed to the basis of the design, final facility location for the recommended elements will be determined through more detailed site analysis and engineering design that will be conducted when funding becomes available for the development of this park. Final design will be influenced by site conditions such as topography, natural resources, tree preservation efforts, and stormwater and drainage concerns as well as the requirement to adhere to all pertinent state and county codes and permitting requirements.

PLAN ELEMENTS

IMPROVEMENTS TO THE EXISTING ATHLETIC FIELD

Demand for athletic fields remains strong in Fairfax County. One method to help offset the demand is to increase the efficiency and usability of the existing fields, such as the diamond field at Mason Neck West Park. The field, with its 60’ base



spacing, is scheduled to its current capacity. The addition of lighting to the athletic field would increase the amount of time and seasonal usage of the field. Play on long summer days can be extended later into the evening. In spring and fall, when daylight is limited, lighting would allow for continued usage of the field during a time of day convenient to many families. The addition of an irrigation system to the field would support field maintenance, enhancing the surface of play.

The 1984 master plan included the possibility of a rectangle field overlay with the diamond field. Initial park development established the necessary site grading for the overlay condition. Current usage of the field area is solely for the diamond field while the extended field, intended as a rectangle overlay, is used for a team warm-up area. No change to the physical development of features on the ground is envisioned based on approval of this master plan. The option is retained, however, that this area may be developed as any type of athletic field that best addresses the community's needs, as demographics may shift in the future.

EXPANSION OF PARKING AREA

The existing parking area at Mason Neck West Park contains approximately 30 parking spaces. This amount is insufficient for the park facilities as evidenced by the frequent use of lawn area as overflow parking. The plan reflects an expansion of the parking to adequately serve the athletic field, existing facilities, and newly proposed features.

Due to the proximity of Old Colchester Park and Preserve, also owned by Fairfax County, the expanded parking at Mason Neck West Park may supplement parking at Old Colchester Park during special events. Any programming at Old Colchester Park that intends to utilize the Mason Neck West Park parking area must be coordinated with the scheduling of the athletic field.

RETENTION OF SPORT COURTS

The existing basketball court and two tennis courts

Figure 24 : Mason Neck West Park Conceptual Development Plan

constructed per the 1984 master plan are retained to help serve the active recreation needs of the community.

COMMUNITY ADOPTION AREA

Adjacent to the athletic courts is an open area that could be adapted to several types of community-building uses. Some examples would be an off-leash dog area or community gardens. Current demand indicates a desire for both of these uses in the area of Mason Neck West Park. The provision of either type of facility will require the commitment of a sponsor group. Ideas for additional uses might be put forward by the community. By establishing this area as a Community Adoption Area, flexibility is maintained to respond to user demand as well as change of interests over time.

PLAYGROUND/TOT LOT

Two play areas reflected on the 1984 master plan have never been constructed at the park. The request to include these features in the current program was heard from the community during public outreach. Both a playground and a tot lot will added on the western side of Old Colchester Road to help to balance the availability of park features to a broader range of age groups. An additional tot lot is planned east of Old Colchester Road.

SHADE PAVILION

With the focus on active recreation uses on the western side of Old Colchester Road, a small pavilion with six to eight tables is provided to allow a break from the sun and a place to rest and snack. The pavilion is sited on the knoll to take advantage of the views and breezes. The visibility of this feature atop the knoll requires this feature to be sensitively designed to complement the views from Old Colchester Road, a Virginia Scenic Byway.

STORMWATER DETENTION FACILITY

The retrofit of the detention basin has been designed by the Department of Public Works and Environmental Services. Revisions to this stormwater feature will

increase storage capacity and enhance the water quality of the discharge. Creation of a central wetland area and the addition of landscaping with native plant material will transform a mowed depression with concrete ditches into a habitat that will host many species.

TRAIL CONNECTIONS

A series of trail connections are included with the plan for a variety of purposes.

An extension of the existing trail adjacent to the parking will serve the new facilities – the pavilion, playground, and Community Adoption Area. The design should accommodate park patrons as well as service vehicles needed to maintain these facilities.

Beyond the pavilion and playground, a series of natural surface trails through the wooded portion of the site offers a more passive recreational opportunity. The final alignment of the trail must be coordinated with both Cultural and Natural Resource and Protection staff. Additional levels of archaeological study may be necessary as well as realignment to protect natural resources. The presence of any notable features may be worth including interpretation along the trail.

A multi-use trail connecting to Route 1 will enhance multi-modal access to Mason Neck West Park. The Comprehensive Plan envisions Route 1 with a major paved trail and on-road bike lanes. Route 1 is also part of a cross-county bicycle route that runs from Maine to Florida and a logical point to welcome cyclists and pedestrians to access Mason Neck West Park, perhaps for a short break or to learn some of the area's history. It is recommended that construction of this trail section be timed to align with the actual construction of bike lanes on Route 1.

Additional trails are shown along the park's

frontage on Old Colchester Road. This is in conformance with the recommendations of the Comprehensive Plan Trails Map which reflect a minor paved trail (less than 8' in width) and a parallel natural surface or stone dust trail. The trail shown on the Conceptual Development Plan does not simply parallel Old Colchester Road but curves away at points to take advantage of the site's topography.

To the east of Mason Neck West Park is Meadowood Special Recreation Area which has a significant series of trails as well as existing and planned connections to other parkland on the Mason Neck Peninsula. A trail connection between these two parks would significantly expand on pedestrian access to natural and cultural resource areas. The hydrology of Giles Run, however, is not conducive to a trail connection along Mason Neck West Park's eastern boundary and the current construction of the bridge across Giles Run on Old Colchester Road does not have sufficient width to accommodate pedestrian or equestrian access. Should the bridge ever be considered for reconstruction, it is recommended that it be designed with sufficient width to accommodate trail access that may ultimately allow linkage between Mason Neck West Park and Meadowood.

RETENTION OF THE HISTORIC MINNICK HOUSE

Since 1893, the Minnick House has overlooked Old Colchester Road. It has gone through many renovations, seen relocations of Old Colchester Road, and been home to numerous families. Its structure chronicles over one hundred years of architecture and construction. The house remains a landmark in the community as several attending the Public Information Meeting stated a desire to see this home remain on the property.

The unique character and historic nature of this home merit its retention, under the direction of the Cultural Resource Protection Division. Any park uses developed in the vicinity of the Minnick House should be designed to minimize impacts to the historic character of the site, providing a substantial buffer to the home.

RESERVABLE PICNIC SHELTERS

Parks serve as places where people can interact and build a sense of community. The athletic field and the Community Adoption Area west of Old Colchester Road provide very active methods of social interaction. On a more passive level, reservable picnic shelters are proposed on the east. Taking advantage of the amazing views from high above Giles Run, a small collection of pavilions could host one large event or several smaller ones. Provision of an overlook point provides an additional opportunity to appreciate the views while interpreting the resources below.

A tot lot and an open lawn area, that provides unprogrammed space for games and recreation, complement the pavilion use. Expanding on the community building aspect of this site, the lawn area could also host small concerts, movie nights on the lawn, or community farmers' markets.

Access to the pavilions would be from Old Colchester Road, aligned directly across from the existing entrance to the original portion of the park. Other than the proximity to the residential property adjacent to the entrance drive, the design should seek to maximize the separation between park features and the adjacent homes. As stated previously, a significant buffer should be provided between the parking area for the pavilions and the Minnick House.

MANAGED MEADOW

East of Old Colchester Road and down slope from the Minnick House is a large, open meadow next to Giles Run and an old farm pond. This area is largely covered by a Resource Protection Area and is low and wet. Although not suited to active park uses, this area provides an opportunity to enhance the natural resources within the park through the establishment of a managed meadow. By utilizing native plant species in a less structured, wildlife-

friendly manner, this area will enhance biodiversity, improve the quality of stormwater runoff, and provide additional habitat for wildlife. The design of this area should be coordinated through the Natural Resource Management and Protection Branch and site management staff. Cultural Resource Management and Protection Branch staff should be consulted prior to any ground disturbance.

RESOURCE INTERPRETATION

Figure 25 : Existing Washington-Rochambeau Interpretive Panel

The Mason Neck area is rich in both natural and cultural resources for preservation and protection. Sharing the knowledge learned through interpretive features is not only of interest to the community but also educates in ways that might elevates awareness in others.

In 2010, the Park Authority dedicated an interpretive panel display commemorating the route traveled by General Washington and General Rochambeau and the allied armies on their way to Yorktown. This alliance led to a striking victory that proved to be a turning point in the Revolutionary War.

Complementary to this panel, staff from Bureau of Land Management have developed a roadside historic marker noting remnants from Washington-Rochambeau encampments found on the Meadowood site. In a cooperative effort, a location for this feature might be provided along the frontage of Mason Neck West Park. Mason Neck West Park offers one of the few locations along Old Colchester Road where a small pull off might be provided, allowing a driver to safely pull off of the road and read the marker.

Additional opportunities exist that would allow for expanded interpretation of the natural and cultural resources at Mason Neck West Park. The development of a detailed interpretive plan for Mason Neck West will be developed separately from this master plan and prepared in coordination with staff from the

Resource Protection Division. Some possible interpretive features include:

MANAGED MEADOW BENEFITS

The perspective provided by the elevated plateau offers a great spot to interpret the area of managed meadow below. With a society that is big into manicured lawns, the managed meadow offers an alternative solution. The managed meadow provides numerous benefits. The biodiversity of plant material provides quality habitat that attracts butterflies, bees, birds, and small mammals. The meadow provides greater soil stabilization, reduces runoff rates, and increases infiltration of runoff which enhances filtration of the water. Maintenance effort is significantly less than an open turf area, reducing time, costs, and emissions.

WATER RESOURCES

Giles Run, its related floodplain, and the man-made farm pond contribute to a varied hydrology across the site, each supporting a mosaic of habitats and wildlife. The interaction and dependence of these features provides an excellent opportunity to display the connectedness of our environment.

NATIVE AMERICAN LIFESTYLE – ARCHAIC PERIOD

The presence of artifacts from the Archaic Period at nearby parks and landforms that were favorable to early settlements indicates the possibility of finding evidence of prehistoric settlements within the area of Mason Neck West Park. Should further investigation prove this to be true, interpretation of the characteristics of early life would be appropriate in the park.

HISTORY OF OLD COLCHESTER ROAD

In 1662, the Virginia Assembly required construction of roads linking churches and courts with the, then, colonial capital at Jamestown. In this region, it is said that colonist utilized an existing, Native American trail that they referred to as the Potomac Pat. This included what is now Old Colchester Road and was integrated into a larger

network, the King's Highway, which England's King Charles II mandated link Boston to Charleston, South Carolina.

FRENCH CAMPSITES OF THE AMERICAN REVOLUTION

Rochambeau's armies camped along Old Colchester Road during the journey both to and return from Yorktown, the decisive battle of the American Revolution. Although the exact location of the individual unit campsites are unknown, given the size of the armies involved, soldiers may have been strewn the entire length of Old Colchester from Pohick Church to just outside the town of Colchester.

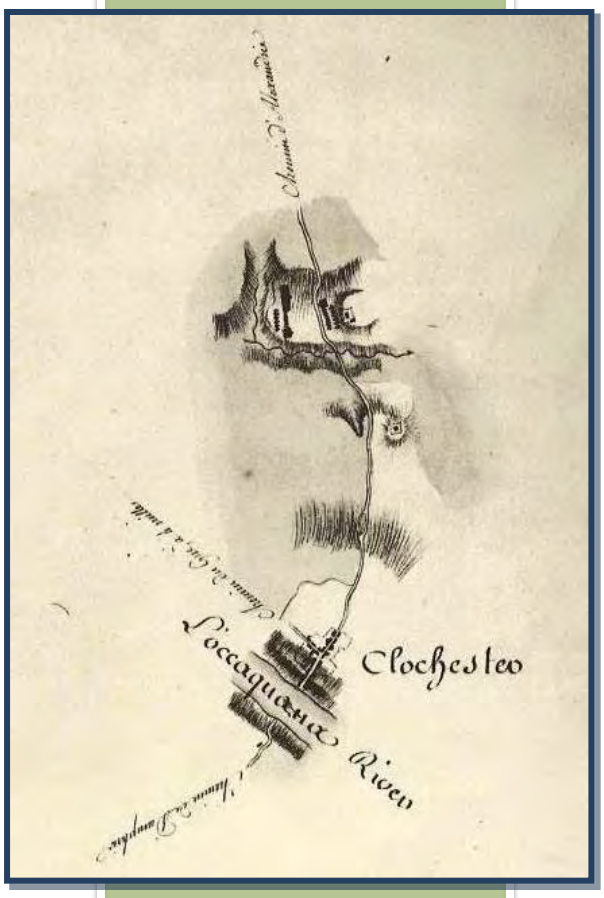


Figure 26 : Map of French Encampments near the Town of Old Colchester from *The Cartography of Northern Virginia*

MINNICK HOUSE

Since 1833 when John Reardon built a house along Old Colchester Road, a structure has been situated at or near the current location of the Minnick House. Although the location of original, Reardon, structure is unknown, the Minnick House was constructed about 1893. Originally, the house consisted of a simple, vernacular I-plan farmhouse but underwent significant changes over the next half century. Located along what had been an important overland road, the changes in the Minnick house as it was modernized reflect the broader changes in society occurring during this period.

DESIGN CONCERNS

COORDINATION WITH RESOURCE MANAGEMENT DIVISION

Numerous places throughout this report mention the rich cultural and natural resources this region of the county is known for. To minimize and potential impacts to resources, the advancement of any elements of this master plan must be coordinated with the Resource Management Division. Final location and alignment of facilities may be modified to enhance resource protection.

RESIDENT CURATOR PROGRAM

As the Park Authority continually investigates ways to

better manage its land holdings, the establishment of a Resident Curator Program is currently being explored. Typically, Resident Curator Programs first identify publicly-held historic properties with no immediate or practical use. Under this program, a vision for the property is developed, along with the necessary resources, and an outside party (curator) with the necessary skills to accomplish that vision is selected. The curator is permitted use of the property, for little or no rent, in exchange for rehabilitating the property.

Should a Resident Curator Program be put into place, the Minnick House is considered to be a prime candidate for this program. As there is no formal plan in place at this time, it is impossible to predict what impacts the program requirements may have on the implementation of this master plan. Adjustments to the design may become necessary to effectively coordinate with any future Resident Curator Program.

PROBLEM SOILS

There are two soils types identified within the park that are considered to be problem soils - Lunt-Marumsco Complex (74) and Sassafras-Marumsco Complex (91). These soils are noted for high shrink/swell potential, landslide susceptibility, high compressibility, low bearing strength, and shallow water tables.

As outlined in the Description & Interpretive Guide to Soils in Fairfax County, May 2013,

"a detailed geotechnical investigation and report are required. Geotechnical problems must be addressed with adequate engineering evaluations and designs prior to development. A geotechnical report, prepared according to the geotechnical guidelines of PFM Chapter 4 and the Virginia Uniform Statewide Building Code (USBC) is mandatory for all construction and grading within these problem soil areas. The engineering evaluation and report shall be submitted for approval and the recommendations incorporated into the grading plans as requirements prior to plan approval. Construction inspections and certifications are required from the engineer of record."

FISCAL SUSTAINABILITY

Economic realities require that funding for public parks be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Extended play on the diamond field due to lighting enhances the opportunity for revenue generation through user fees from additional teams. Inclusion of the pavilions in the rental program would contribute to this parks viability as well. Fiscal sustainability, as outlined in the agency Fiscal Sustainability Plan, is essential to be incorporated into the implementation of the master plan. Successful implementation of the Fiscal Sustainability Plan and master plan will allow the agency to address community needs, as well as critical maintenance, operational and stewardship programs by

providing latitude in funding options and decision making. Together these plans will serve the public, park partners and the Park Authority by providing a greater opportunity for fiscal sustainability while managing the inevitable needs for capitalized repairs and replacements.

ABANDONED SEPTIC TANK

After the acquisition of Parcel 39, the septic tank that served the property was crushed and filled with sand. The structure remains in place coincident with the Community Adoption Area.

A P P E N D I X A

SOIL MAP UNIT DESCRIPTIONS

DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY

APRIL 2008
REVISED AUGUST 2011

Soil Map Unit Descriptions

(30) Codorus and Hatboro - This channel-dissected soil grouping occurs in floodplains and drainageways of the Piedmont and Coastal Plain, and is susceptible to flooding.

Soil material is mainly silty and loamy, but stratified layers of sand and gravels are not uncommon. The seasonal high water table varies between 0 and 2 feet below the surface. Depth to hard bedrock ranges from 6 to 30 feet below the surface. Permeability is variable. Foundation support is poor because of soft soil, seasonal saturation and flooding. Septic drainfields and infiltration trenches are poorly suited because of wetness and flooding potential. Stream bank erosion within these soils may result in undercutting of embankments on adjacent properties. Hydric soils, which may include non-tidal wetlands, occur within this mapping unit.

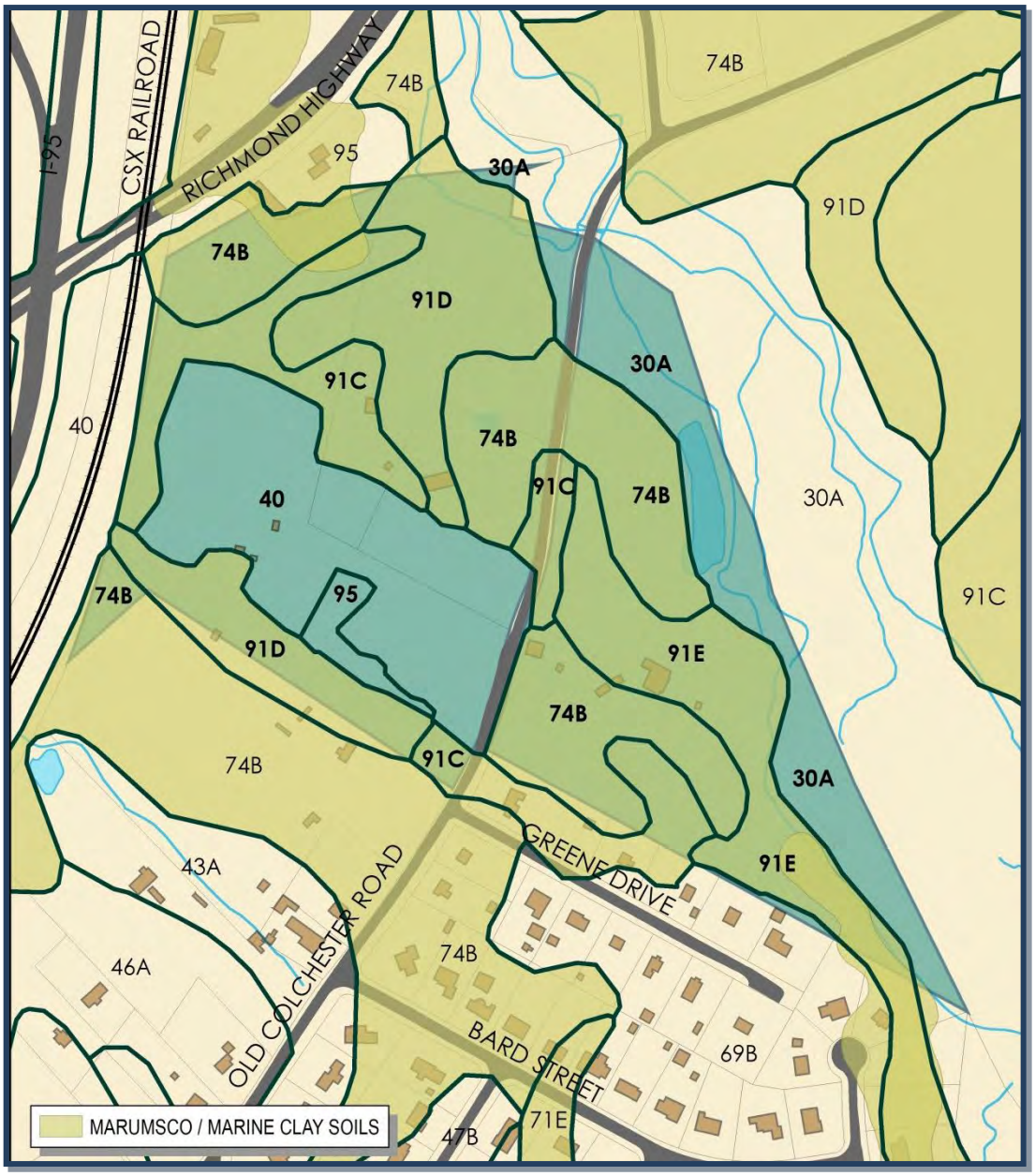
(40) Grist Mill - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam, but can range from sandy loam to clay. 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 feet below the surface. 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 low elevation developed areas of the Coastal Plain.

(74) Lunt-Marumsco Complex – This highly stratified clayey and sandy soil complex occurs on hilly areas of the Coastal Plain. A thick layer of highly plastic Marine Clay occurs in the subsoil. Sandy and loamy layers exist at the surface and below the clay layer. In places, a perched water table will form on top of the clay between 1 and 1½ feet below the surface and will sometimes reach the surface as a spring. The plastic clays and high water table can lead to serious slope instability and landslides. Foundation support is poor. Intensive geotechnical investigation is needed before any construction can commence. Suitability for septic drainfields and infiltration trenches is poor because of the perched water table, slow permeability and unstable slopes.

(91) Sassafras-Marumsco Complex – This soil complex occurs along steeper slopes separating the high elevation and low elevation areas of the Coastal Plain and along slopes bordering larger Coastal Plain streams. This complex was formerly referred to as Marine Clay. Dry, sandy and gravelly Sassafras material is stratified with layers of thick, highly plastic marine clays. Water perches on top of the clay layers and springs can form where the clay strata come to the surface. Depth to the perched water table is variable depending on the specific stratification. This soil is highly variable. Unstable slopes can

lead to serious land slippage or landslides. Depth to bedrock is greater than 50 feet. Foundation support is poor because of the potential perched water table, unstable slopes and plastic clays. Intensive geotechnical analysis is needed before construction commences. Suitability for septic drainfields and infiltration trenches is poor because of the high water table, plastic clays and unstable slopes.

(95) Urban Land – This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils. Ratings for this unit are not provided.



APPENDIX B

A HISTORY OF THE PROPERTY
MINNICK HOUSE HISTORIC STRUCTURE REPORT

PREPARED FOR FAIRFAX COUNTY PARK AUTHORITY
PREPARED BY SHAFFER, WILSON, SARVER & GRAY, PC
SEPTEMBER 30, 2008