

OLD COLCHESTER PARK AND PRESERVE

AND

MASON NECK WEST PARK

MASTER PLAN DEVELOPMENT

PUBLIC INFORMATION MEETING
MARCH 19, 2014

WELCOME

- INTRODUCTIONS
- PARK PLANNING PROCESS
- PARK BACKGROUND
- INFORMATION STATIONS

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS

PARK AUTHORITY BOARD



- TWELVE-MEMBER BOARD
- APPOINTED BY THE BOARD OF SUPERVISORS
- INCLUDES A REPRESENTATIVE FOR EACH OF THE NINE MAGISTERIAL DISTRICTS PLUS THREE AT-LARGE MEMBERS

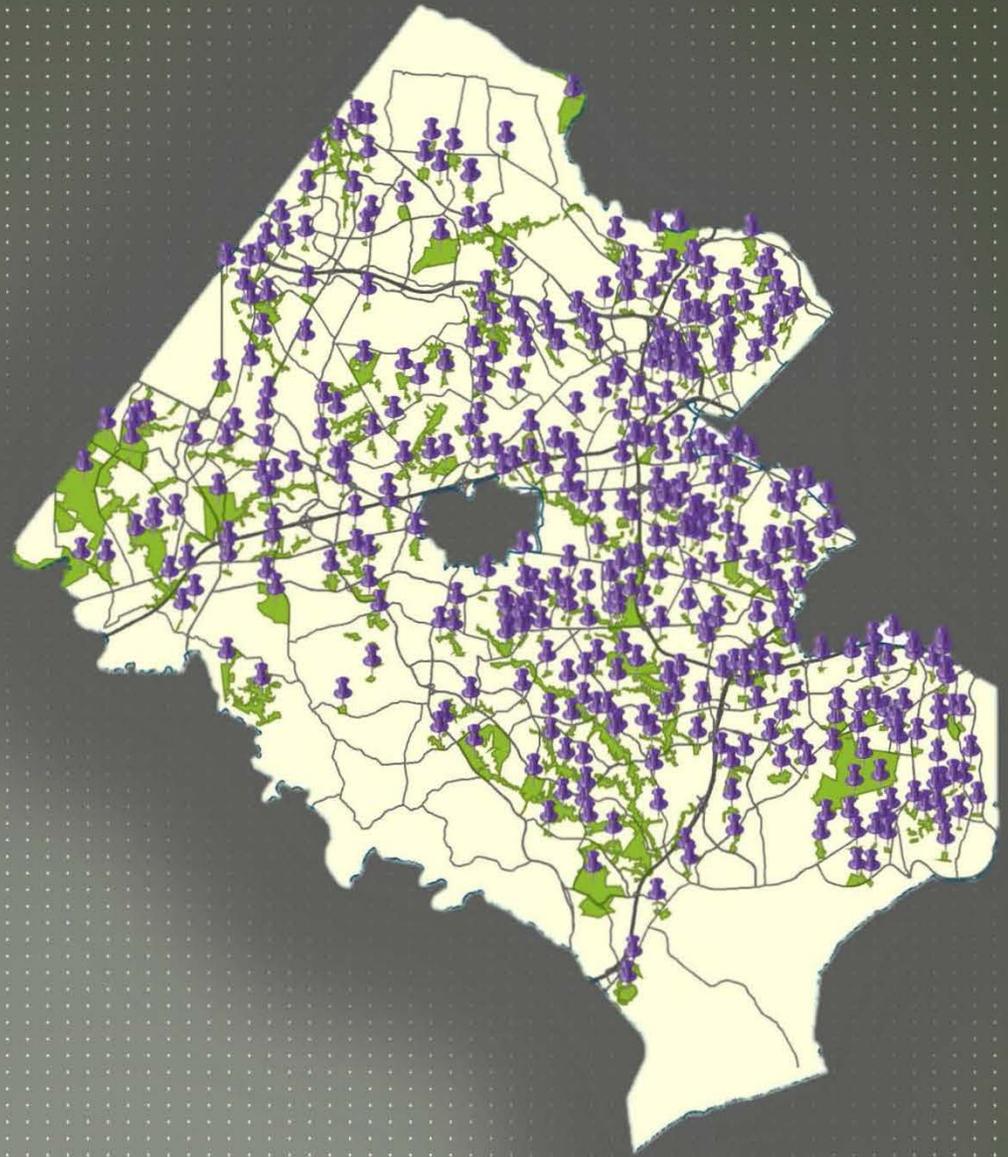
OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

MASTER PLAN PROCESS



PARK AUTHORITY LAND HOLDINGS

- 23,000+ ACRES OF LAND
- 420+ PARKS



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

MASTER PLAN PROCESS



THE MASTER PLAN PROCESS

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS



THE PURPOSE OF A PARK MASTER PLAN IS TO:

- **DEVELOP A SITE-SPECIFIC, LONG-RANGE VISION FOR THE PARK**
- **PROVIDE A GENERAL GUIDE FOR APPROPRIATE PARK USES**
- **ESTABLISH THE GENERAL LOCATION FOR PROPOSED FACILITIES**
- **IDENTIFY RESOURCES WORTHY OF PROTECTION**
- **ASSESS SITE CONDITIONS AND COMMUNITY CONCERNS**

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

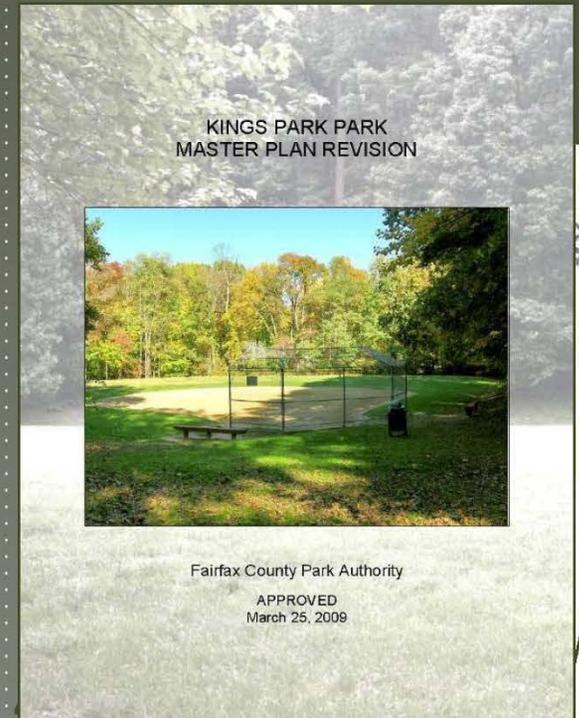


MASTER PLAN PROCESS

PARK MASTER PLAN COMPONENTS

WRITTEN REPORT

- ESTABLISHES PARK PURPOSE AND CLASSIFICATION
- DESCRIBES EXISTING CONDITIONS AND CONSTRAINTS
- DESCRIBES THE DESIRED VISITOR EXPERIENCE
- DESCRIBES THE PARK FEATURES
- IDENTIFIES DESIGN CONCERNS TO BE ADDRESSED AT DEVELOPMENT STAGE



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

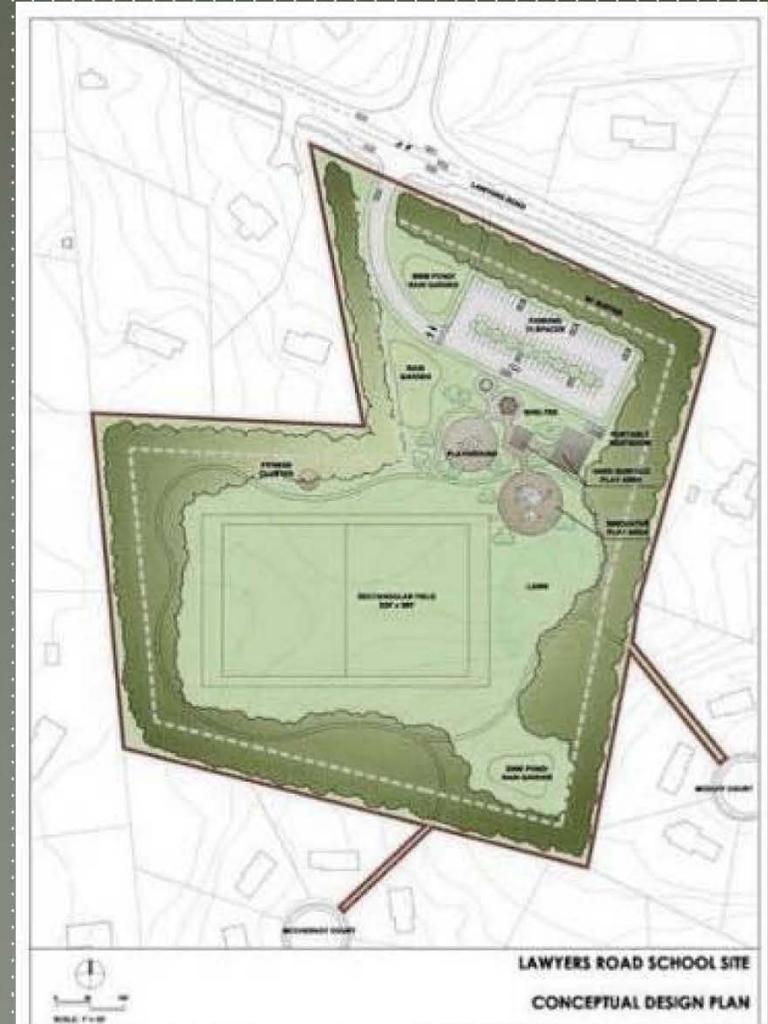


MASTER PLAN PROCESS

PARK MASTER PLAN COMPONENTS

GRAPHICS

- CONCEPTUAL DEVELOPMENT PLAN (CDP)
- GRAPHICALLY SHOWS GENERAL LOCATION OF RECOMMENDED FACILITIES & USE AREAS
- CONCEPTUAL SITE DESIGN, NOT AN ENGINEERED SITE PLAN



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS

PARK MASTER PLAN TEAM

- ARCHAEOLOGISTS
- LANDSCAPE ARCHITECTS
- PLANNERS
- NATURAL RESOURCE SPECIALISTS
- OPERATIONAL SPECIALISTS
- RECREATION SPECIALISTS
- PARK DEVELOPMENT SPECIALISTS



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

MASTER PLAN PROCESS



MASTER PLAN PROCESS & SCHEDULE



- RESEARCH / SITE ANALYSIS



- PUBLIC INFORMATION MEETING



- DEVELOPMENT OF DRAFT MASTER PLAN



- PUBLICATION OF DRAFT MP



- PUBLIC COMMENT MEETING



- 30-DAY PUBLIC COMMENT PERIOD



- REVISIONS TO DRAFT MASTER PLAN



- PARK AUTHORITY BOARD APPROVAL

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS & SCHEDULE



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OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



ANALYSIS

MEETING

DRAFT MASTER PLAN

FINAL MP

MEETING

IMPLEMENTATION PERIOD

MASTER PLAN

BOARD APPROVAL



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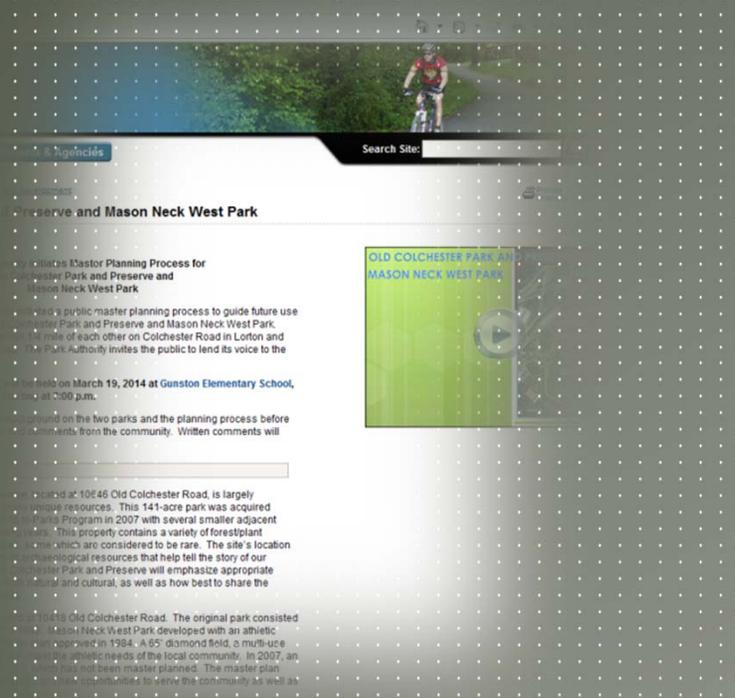
- REVISIONS TO DRAFT MASTER PLAN



- PARK AUTHORITY BOARD APPROVAL

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK





- RESEARCH / SITE ANALYSIS
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SERVE

MASTER PLAN PROCESS & SCHEDULE

PRESENT THE DRAFT MASTER PLAN
TO THE COMMUNITY AT AN
EVENING MEETING



• RESEARCH / SITE ANALYSIS

• PUBLIC INFORMATION MEETING

• DEVELOPMENT OF DRAFT MASTER PLAN

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OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



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MASTER PLAN PROCESS & SCHEDULE

MINIMUM OF 30 DAYS FOLLOWING
THE PUBLIC COMMENT MEETING

PUBLIC COMMENT IS
WELCOMED THROUGHOUT
THE PROCESS

- RESEARCH / SITE ANALYSIS
- PUBLIC INFORMATION MEETING
- DEVELOPMENT OF DRAFT MASTER PLAN
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OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS

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OF DRAFT MP

ENT MEETING

COMMENT PERIOD

DRAFT MASTER PLAN

ITY BOARD APPROVAL

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MASTER PLAN PROCESS & SCHEDULE

PRESENTATION TO THE
PARK AUTHORITY BOARD
FOR FINAL APPROVAL



• RESEARCH / SITE ANALYSIS

• PUBLIC INFORMATION MEETING

• DEVELOPMENT OF DRAFT MASTER PLAN

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OLD COLCHESTER PARK AND PRESERVE
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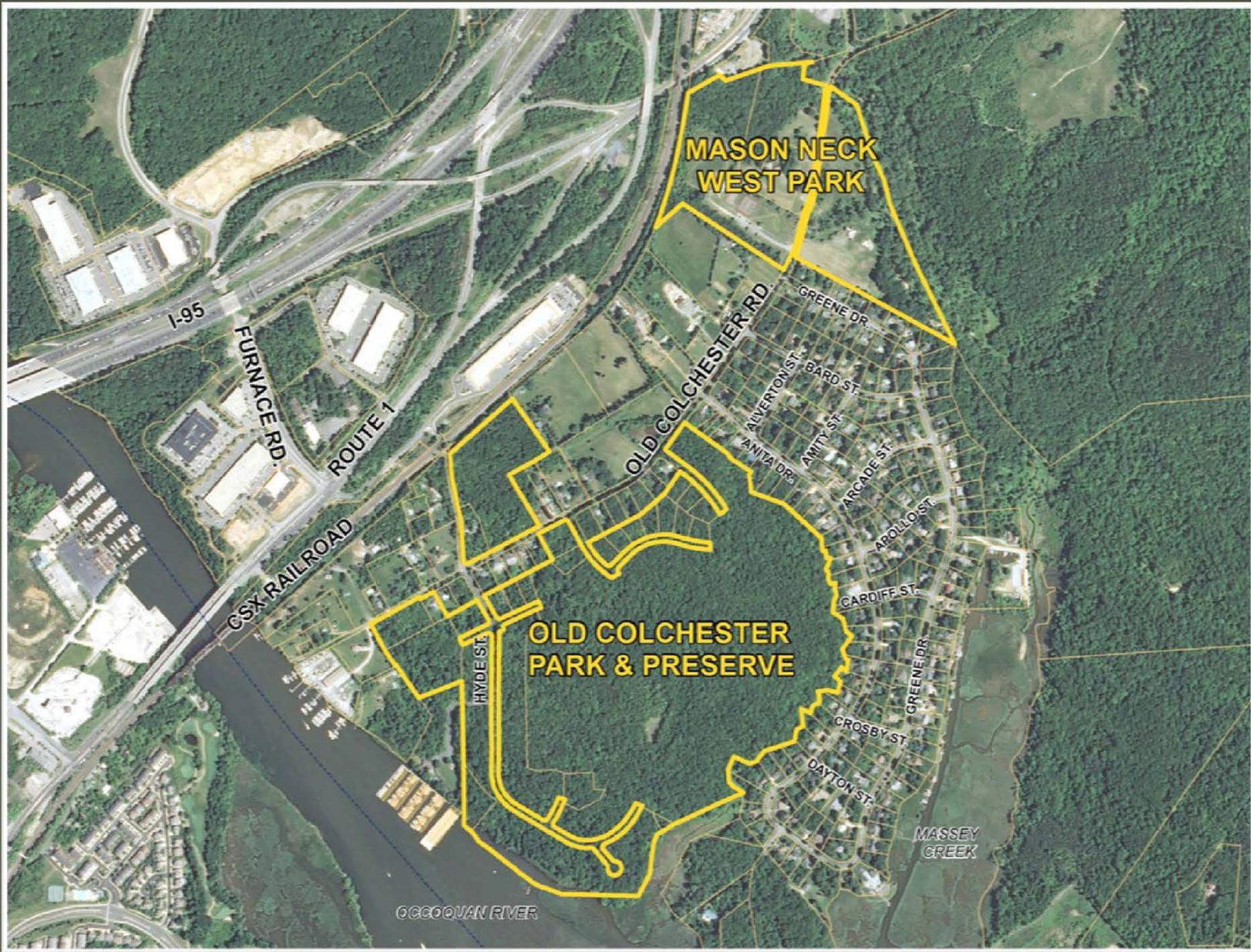


THE PARK SITES

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS



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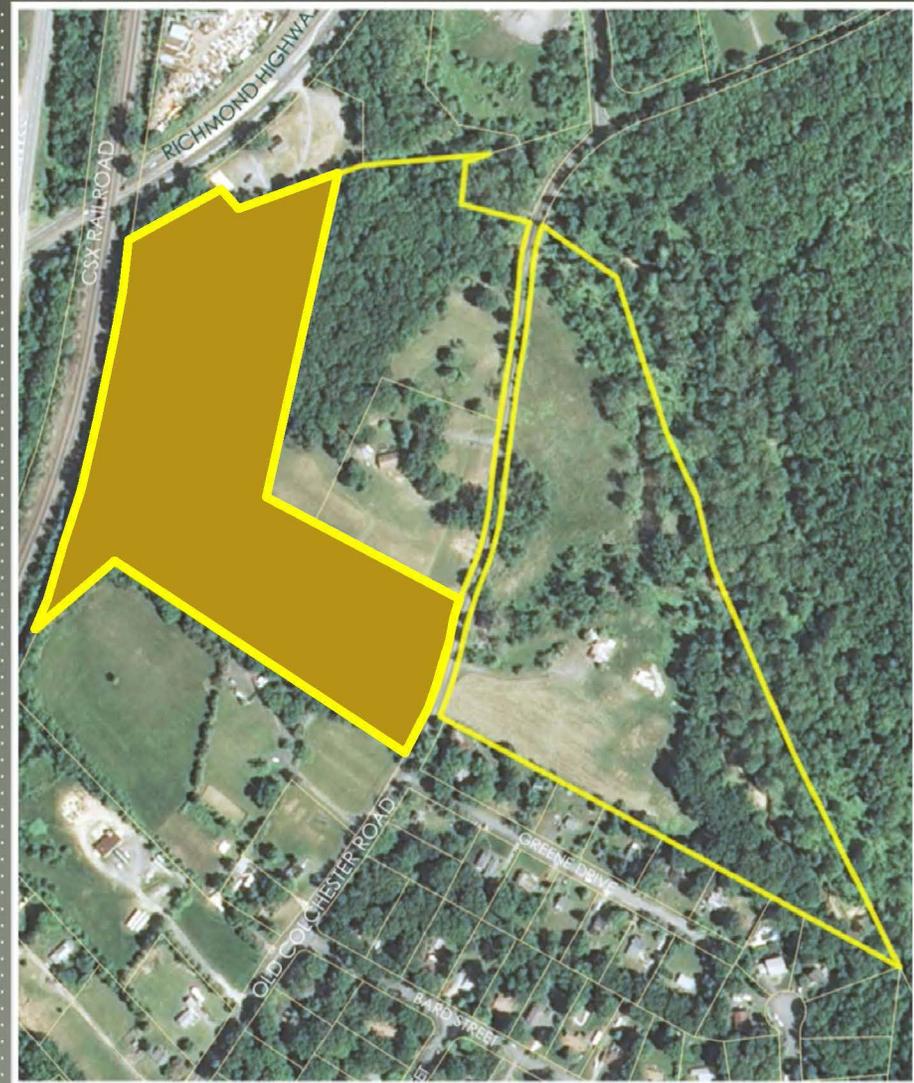


MASTER PLAN PROCESS

MASON NECK WEST PARK

ORIGINAL ACQUISITION IN 1983

14.58 ACRES



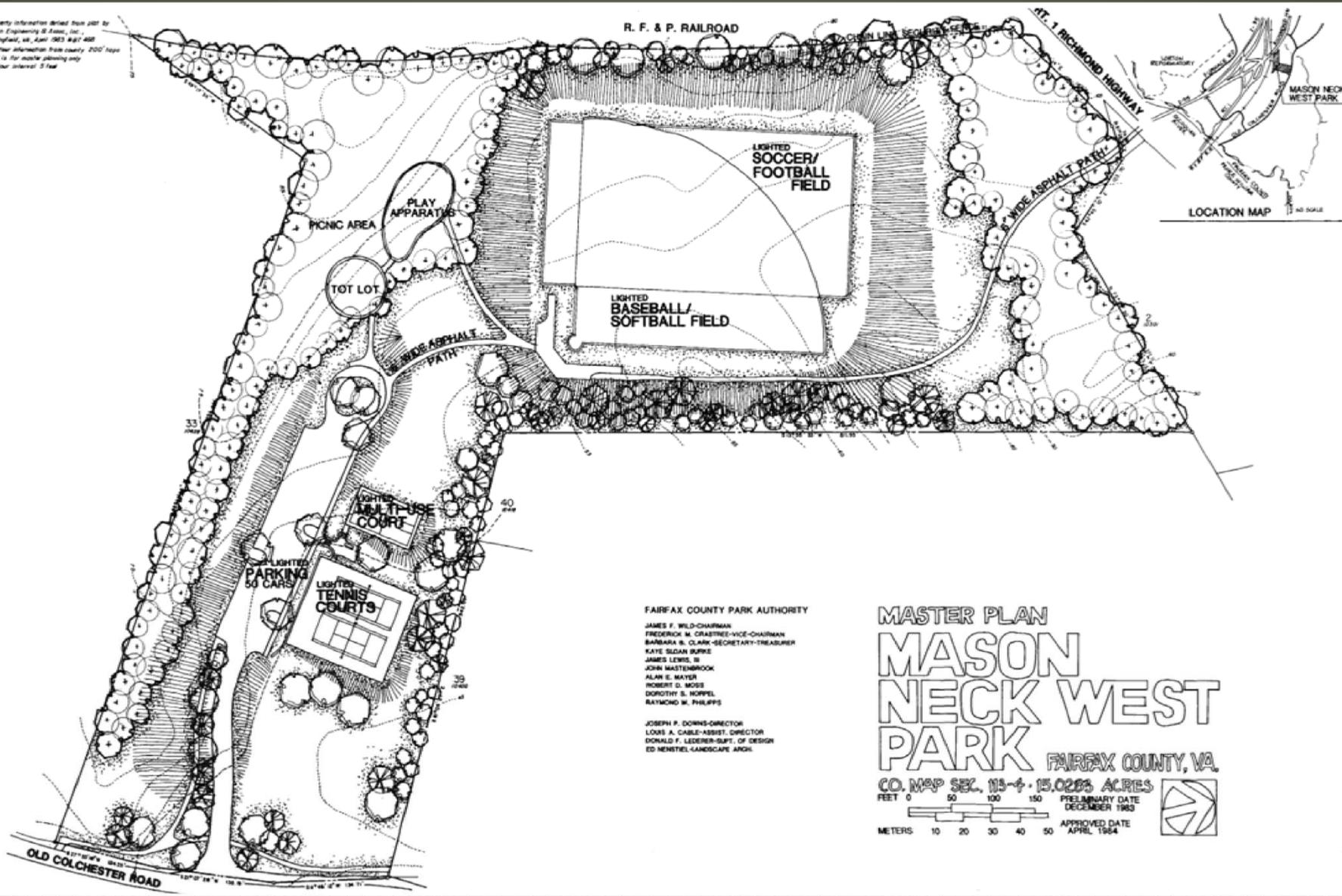
OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS

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Note - Property information derived from plat by
D'Adda Engineering & Assoc., Inc.
Springfield, Va., dated 10/23/83 #837-400
- Contour information from county 200' tops
and is for master planning only
- Contour interval 5' feet



FAIRFAX COUNTY PARK AUTHORITY
 JAMES F. WILD-CHAIRMAN
 FREDERICK M. CRAETRE-VICE-CHAIRMAN
 BARBARA S. CLARK-SECRETARY-TREASURER
 KAYE SLOAN BURKE
 JAMES LEWIS, III
 JOHN WASTENBROOK
 ALAN E. MAYER
 ROBERT D. MOSS
 DOROTHY S. NORVEL
 RAYMOND W. PHILLIPS
 JOSEPH P. DOWNS-DIRECTOR
 LOUIS A. CABLE-ASSIST. DIRECTOR
 DONALD F. LEDERER-SUPV. OF DESIGN
 ED HENSTEL-LANDSCAPE ARCH.

MASTER PLAN
MASON NECK WEST PARK
 FAIRFAX COUNTY, VA.
 CO. MAP SEC. 113-4 - 15.0263 ACRES
 FEET 0 50 100 150
 PRELIMINARY DATE
 DECEMBER 1983
 METERS 10 20 30 40 50
 APPROVED DATE
 APRIL 1984

OLD COLCHESTER PARK AND PRESERVE
 MASON NECK WEST PARK



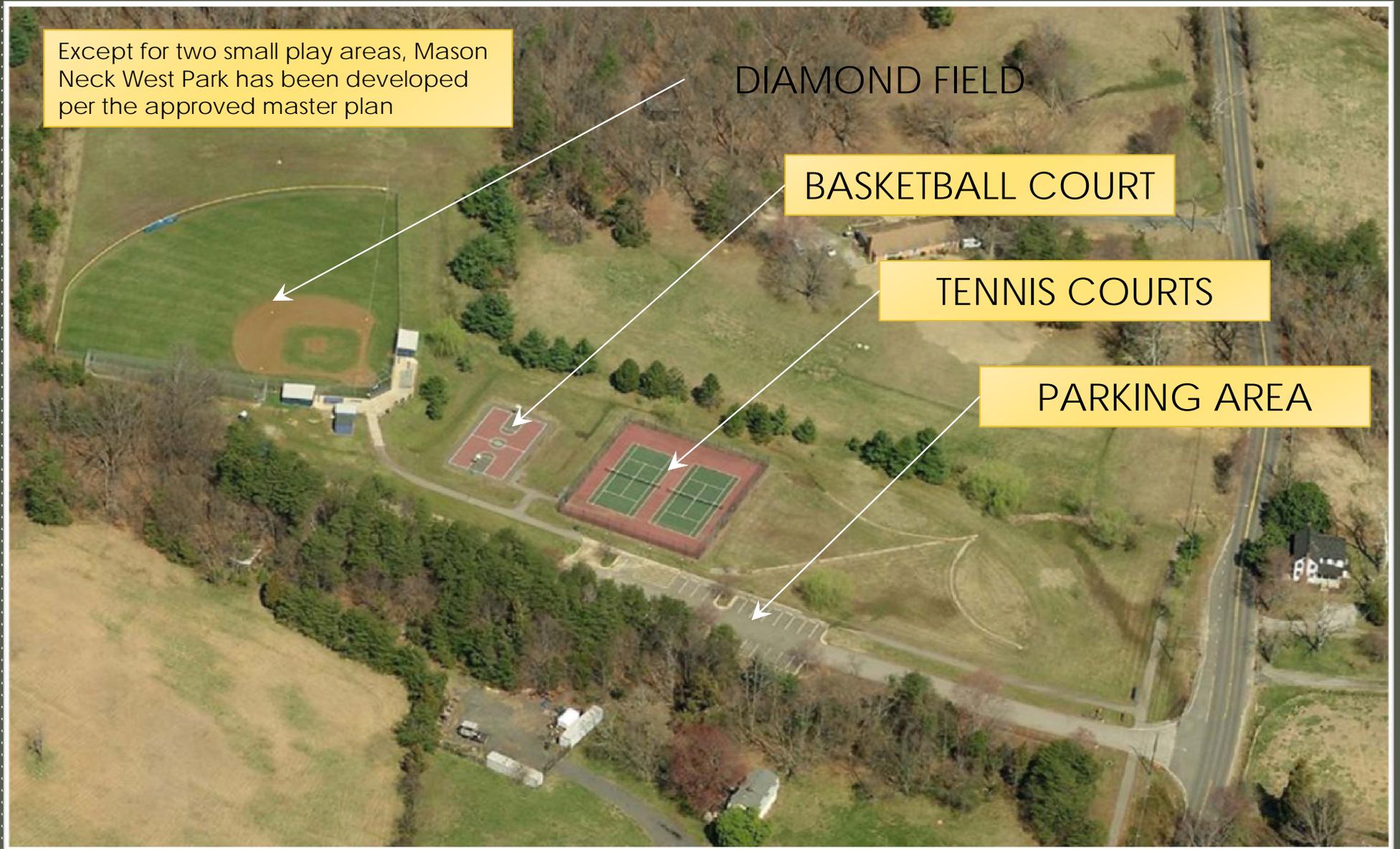
Except for two small play areas, Mason Neck West Park has been developed per the approved master plan

DIAMOND FIELD

BASKETBALL COURT

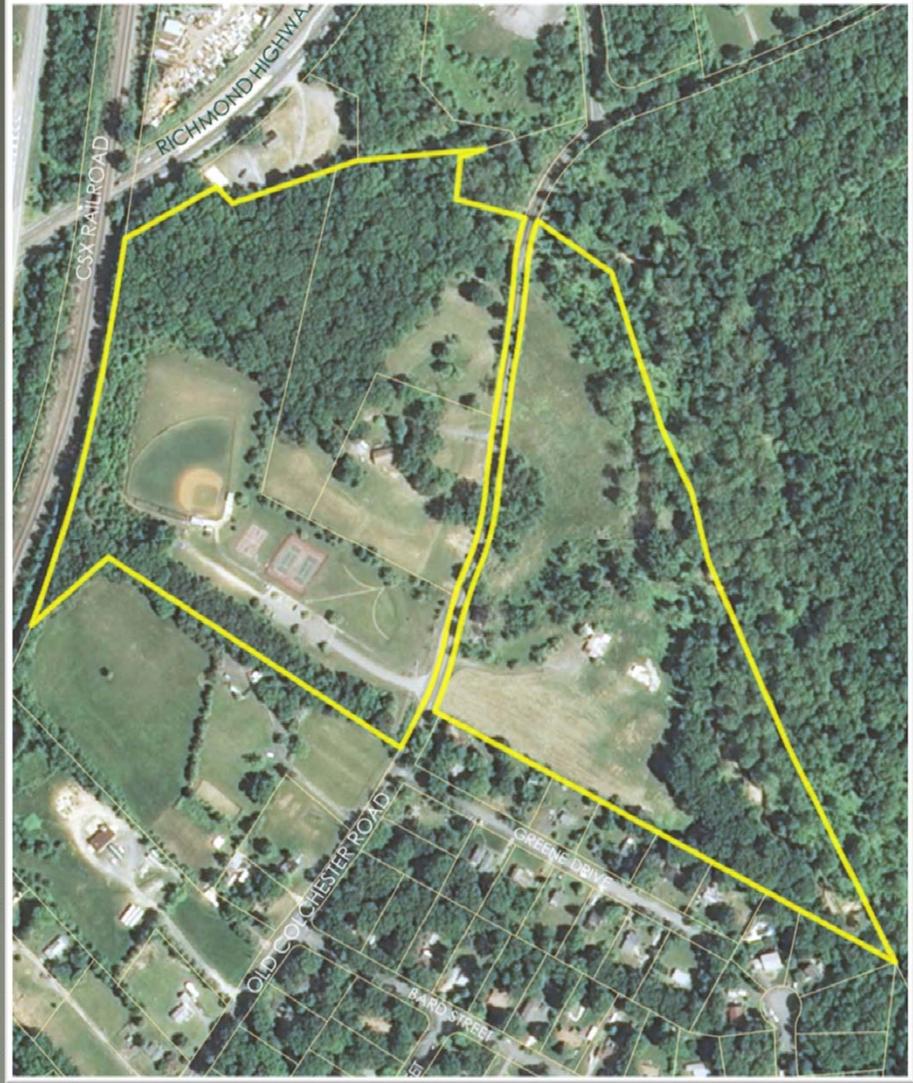
TENNIS COURTS

PARKING AREA



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK





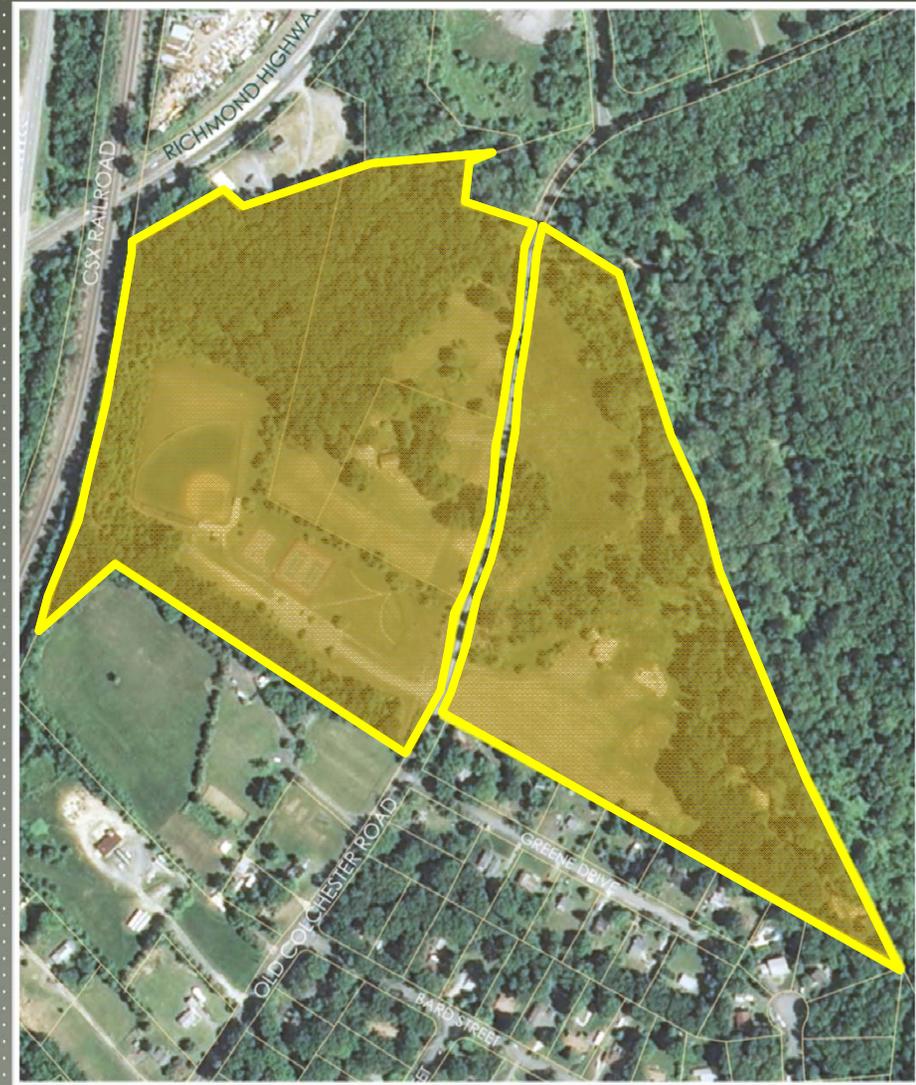
MASON NECK WEST PARK

TOTAL OF 46.08 ACRES

MASTER PLANNING MASON NECK WEST PROVIDES AN OPPORTUNITY TO:

CONSIDER WHAT USES MIGHT BE APPROPRIATE FOR THE NEWLY ACQUIRED ACREAGE

RE-EVALUATE THE ORIGINAL PARK PLAN IN LIGHT OF CHANGES IN THE COMMUNITY SINCE 1984



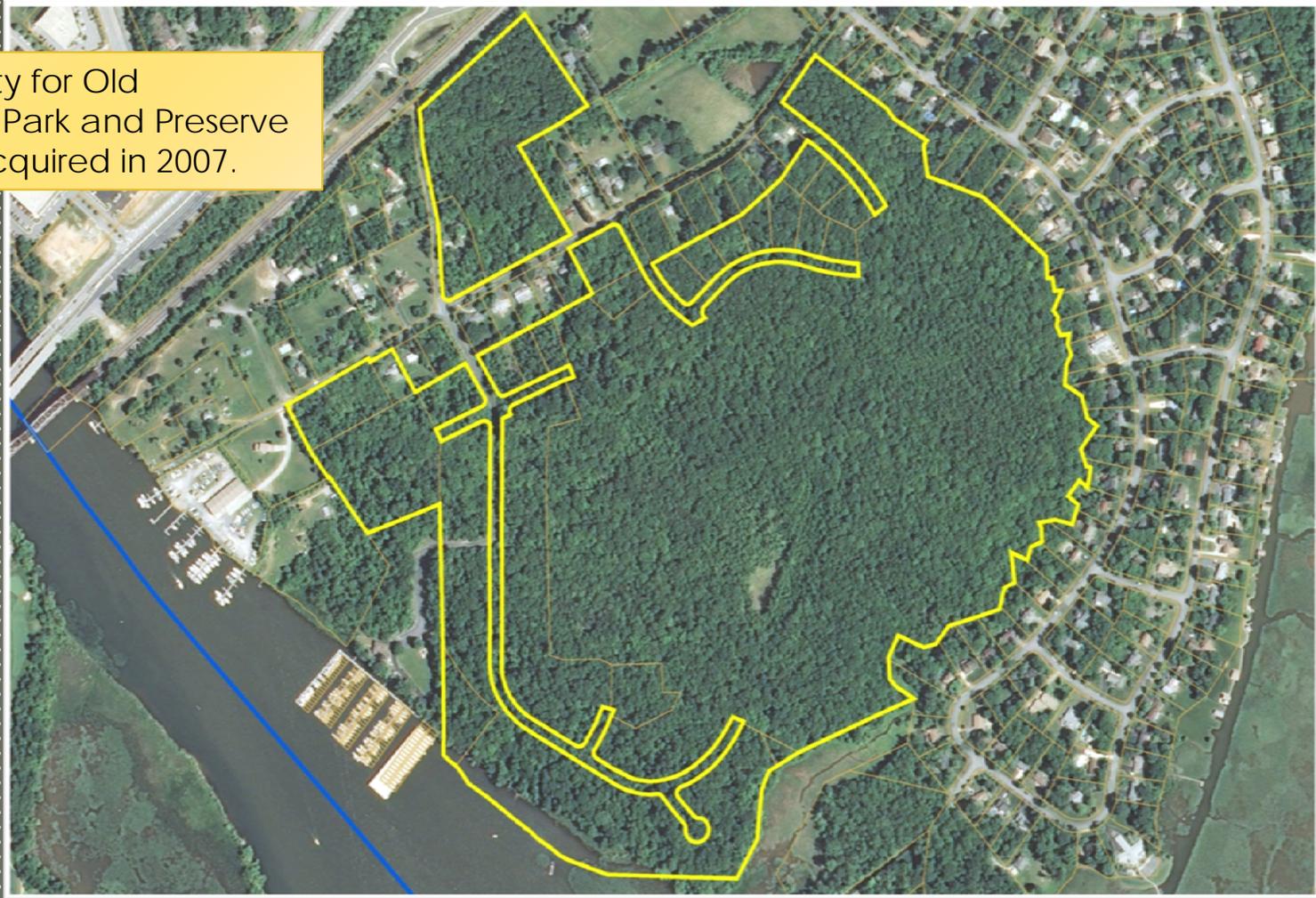
OLD COLCHESTER PARK AND PRESERVE
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MASTER PLAN PROCESS

OLD COLCHESTER PARK AND PRESERVE

The property for Old Colchester Park and Preserve was also acquired in 2007.



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



OLD COLCHESTER PARK AND PRESERVE

The Old Colchester
was an outgrowth of
LANDS TO PARKS



of the properties natural, cultural and recreational resources.



OLD COLCHESTER PARK AND PRESERVE
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OLD COLCHESTER PARK AND PRESERVE

The surplus land was property that had once been part of the Lorton Correctional complex. As these parcels were not critical to the operation of the facility, the District of Columbia leased the property to the Vulcan Materials Company for its quarrying operation. When the prison officially closed, this property was assigned to the National Park Service for conveyance to the Park Authority, at no cost, for use as a public park.

EXHIBIT "C"

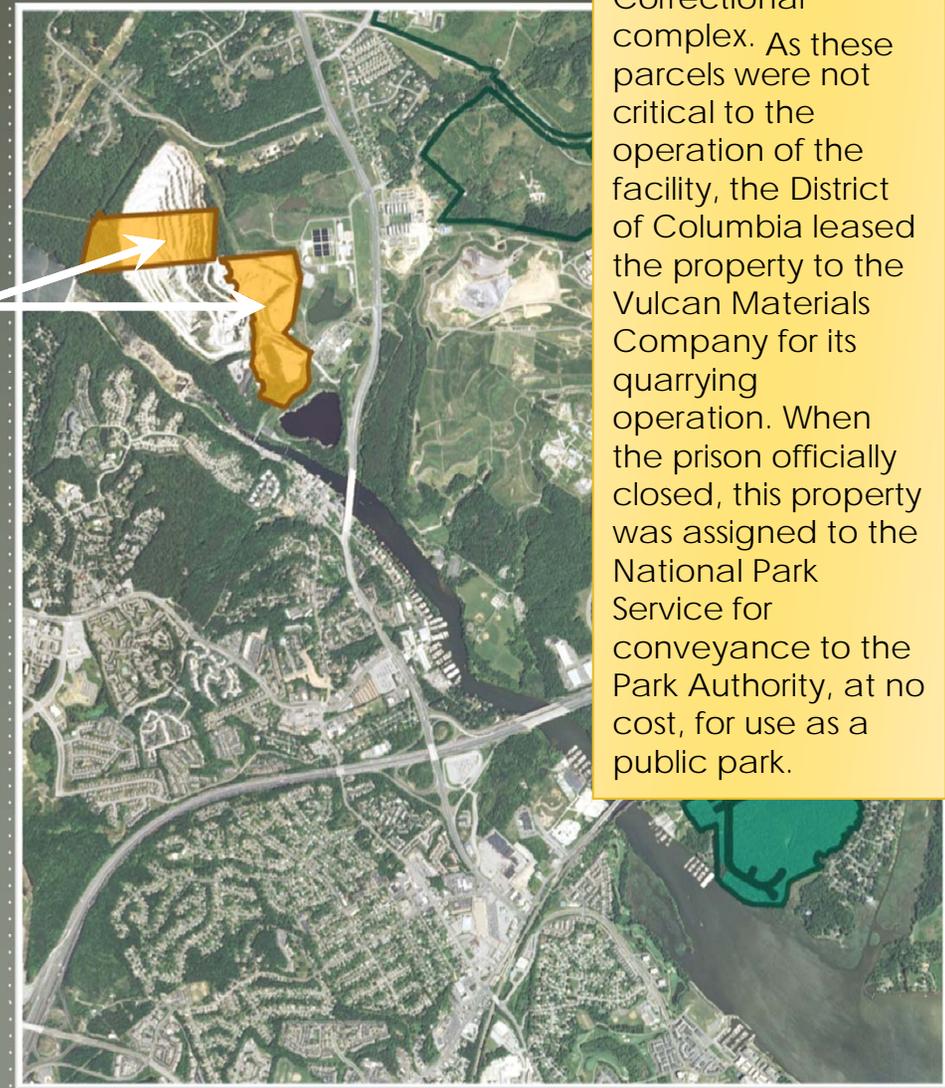
1. In consultation with the Fairfax County Cultural Resource Management and Protection Section (CRMPS), the boundaries of Sites 44FX0704 (also designated by architectural inventory number 029-0044), 44FX 1670, 44FX2409, 44FX3194, 44FX3196, 44FX3197, 44FX3200, 44FX3204 shall be permanently protected by placing a one hundred (100) foot, or more, buffer around each site. The sites and the buffer zones shall be designated Environmentally Sensitive Zones (ESZ).

2. The County shall take all reasonable precautions to protect all designated ESZ on the property from excavation, looting, vandalism, erosion, mutilation, or destruction from any cause.

3. Any archaeological investigations or recovery of data shall be conducted on the property without the prior written approval of the Fairfax County Cultural Resource Management and Protection Section (CRMPS). Any such field investigations or recovery conducted pursuant to such approval shall be carried out in consultation with the CRMPS in a manner to ensure that the maximum amount of historic, scientific, archaeological, and educational information may be preserved in addition to the physical recovery of artifacts. Such field investigations or recovery efforts shall only be conducted pursuant to a research design approved by the CRMPS after a formal review process outlining the scope, purpose, and exact goals of the investigation or recovery project, reviewed and commented upon by the CRMPS prior to implementation. The design for such field investigations, or recovery efforts pursuant to such approval shall be conducted by and under the supervision of a professionally qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 44738-44739) and provided the research prior to any ground-disturbing activities.

b. All archaeological materials and appropriate field and research notes, maps, drawing and photographic records collected as part of archaeological field investigations or recovery (with the exception of any human skeletal remains and associated funerary objects) shall be deposited for permanent curation with the CRMPS at the James Lee Center, a repository which meets the requirements in 36 CFR 79, *Curation of Federally Owned and Administered Archaeological Collections*. All such items shall be made available to educational institutions, individual scholars and Indian tribes for appropriate exhibit and/or research under the operating policies of the Fairfax County Park Authority.

4. No buildings, structures, roads, trails, utilities, playing fields, boat ramps, or other improvements shall be constructed, nor any disturbance of the ground, shall take place within an ESZ, without completion of an evaluation (Phase II) archaeological survey consistent with the CRMPS's archaeological guidelines and the Commonwealth of Virginia's *Guidelines for Conducting Cultural Resource Survey in Virginia*, *Additional Guidance for the Implementation of the Federal Standards Entitled Archaeology and Historic Preservation*, *Secretary of the Interior's Standards and Guidelines (48 FR 44742, September 29, 1983)*, 1999, rev. 2003), or subsequent revisions or replacements of these documents. If as a result of the evaluation (Phase II) archaeological survey, the CRMPS finds that an archaeological site does not meet the National Register criteria at 36 CFR Part 63, or the CRMPS finds that the proposed actions will not have an adverse impact on the qualities that make



resources.

OLD COLCHESTER PARK AND PRESERVE MASON NECK WEST PARK

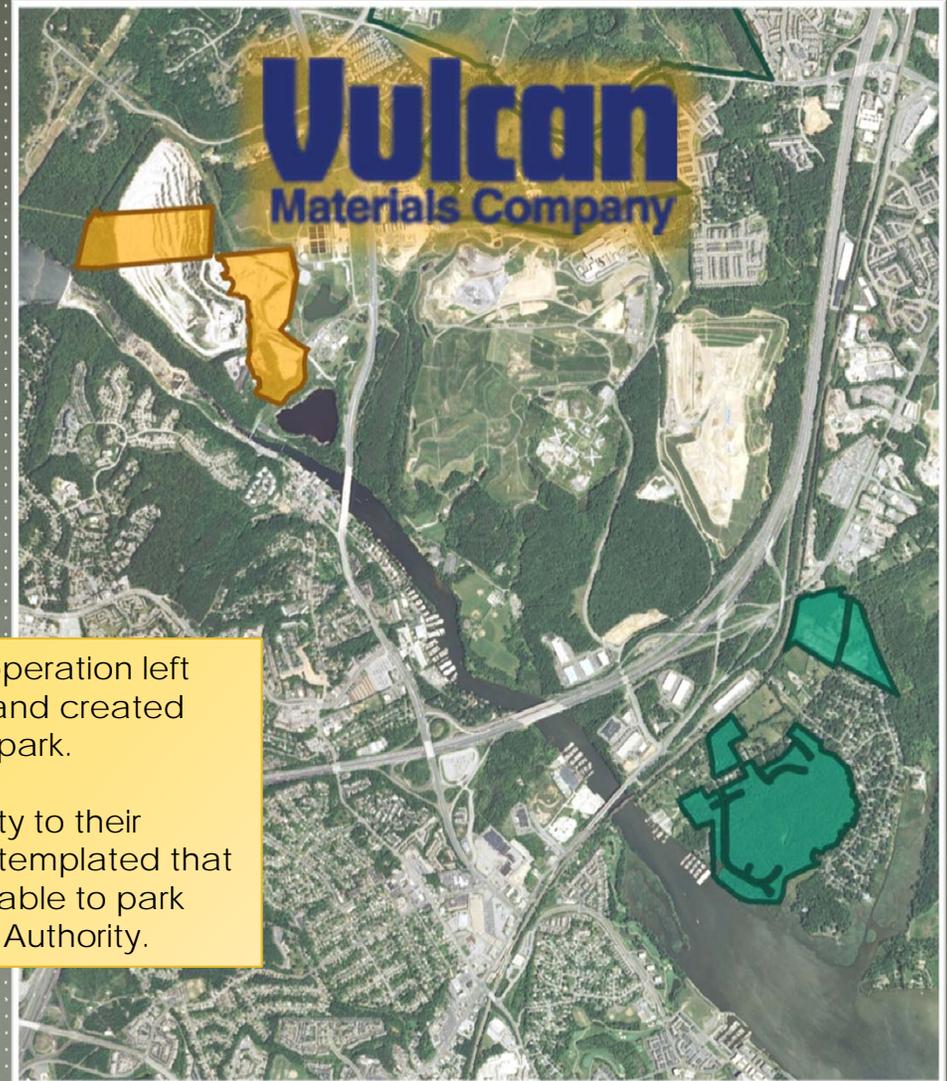


OLD COLCHESTER PARK AND PRESERVE



However, as one might expect, the quarrying operation left little in the way of cultural or natural resources and created some serious obstacles to establishing a public park.

As Vulcan felt there was still value in the property to their quarrying operation, the deed agreement contemplated that Vulcan might acquire other property, more suitable to park use, and affect a land exchange with the Park Authority.



OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK





UNIQUE HABITATS,
VEGETATION, WILDLIFE

... and the Park Authority acquired 135 acres with a variety of unique habitats, vegetation, and wildlife

As well as archaeological resources dating as far back as 10,000 years ago.

ARCHAEOLOGY SPANNING
NEARLY 10,000 YEARS



Since the exchange occurred, the Park Authority has been able to expand the park further by purchasing several adjacent parcels, bringing Old Colchester Park and Preserve to a total of 141 acres.

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS



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CULTURAL RESOURCES

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK



MASTER PLAN PROCESS

CONTACT INFORMATION



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Planning & Development
12055 Government Center
Fairfax, Virginia 22031



703-324-8700

Please visit the project website at
<http://www.fairfaxcounty.gov/park>

OLD COLCHESTER PARK AND PRESERVE
MASON NECK WEST PARK

