

SALONA PARK MASTER PLAN



Fairfax County Park Authority

DRAFT
July 22, 2010

ACKNOWLEDGEMENTS

FAIRFAX COUNTY PARK AUTHORITY BOARD

William G. Bouie, Chairman, Hunter Mill District
Harrison A. Glasgow, Vice Chairman, At-Large Member
George E. Lovelace, Secretary, At-Large Member
Frank S. Vajda, Treasurer, Mason District
Edward R. Batten, Sr., Lee District
Kevin J. Fay, Dranesville District
Gilbert S. McCutcheon, Mount Vernon District
Harold Y. Pyon, Springfield District
Ken Quincy, Providence District
Marie Reinsdorf, At-Large Member
Winifred S. Shapiro, Braddock District
Harold L. Strickland, Sully District

SENIOR STAFF

John W. Dargle, Jr., Director
Cindy Messinger, Deputy Director / Chief Operating Officer
David Bowden, Director, Planning & Development Division
Barbara Nugent, Director, Park Services Division
Cindy Walsh, Director, Resource Management Division
Todd Johnson, Director, Park Operations Division
Judith Pedersen, Public Information Officer

PROJECT TEAM

Sandy Stallman, Manager, Park Planning Branch
Andy Galusha, Project Manager, Park Planning Branch
Ed Busenlehner, Area 1 Manager, Park Operations Division
Charles Smith, Naturalist, Resource Management Division
Aimee Wells, Archaeologist, Resource Management Division

TABLE OF CONTENTS

I. INTRODUCTION..... 3

 A. PURPOSE & PLAN DESCRIPTION..... 3

 B. PLANNING PROCESS & PUBLIC INVOLVEMENT..... 3

II. PARK BACKGROUND..... 3

 A. LOCATION & GENERAL DESCRIPTION 3

 B. CONTEXT 6

 C. ADMINISTRATIVE HISTORY 9

 1. General Easement Specifications 9

 2. Easement Allowed Uses 9

 a. Recreation Area Only 9

 b. Park-Wide Uses..... 11

 3. Easement Disallowed Uses 11

 C. PARK CLASSIFICATION 11

 D. PARK & RECREATION NEEDS 11

III. EXISTING CONDITIONS 12

 A. NATURAL RESOURCES 13

 1. Soils 13

 2. Topography 15

 3. Hydrology 15

 4. Vegetation 18

 5. Wildlife 19

 6. Rare Species..... 19

 B. CULTURAL RESOURCES 19

 C. EXISTING INFRASTRUCTURE 22

 1. Utilities 22

 2. Vehicular Access..... 22

 3. Pedestrian Access and Trails..... 22

IV. PARK ASPIRATIONS 23

 A. PARK PURPOSE 23

 B. DESIRED VISITOR EXPERIENCE 23

 C. MANAGEMENT OBJECTIVES 23

V. CONCEPTUAL DEVELOPMENT PLAN 24

 A. INTRODUCTION..... 24

 B. PLAN ELEMENTS..... 26

 1. Core Activity Area 26

 a. Athletic Fields 26

 b. Vehicular Entrance & Parking Lot..... 26

 c. Playground & Picnic Area 26

 d. Agriculture / Education Area 27

- e. Vegetative Buffer / LID 27
- f. Dog Park..... 27
- 2. Meadow Restoration Area..... 28
- 3. Low-Intensity Area 28
- 4. Park Wide Elements..... 28
 - a. Interpretive Features 28
 - b. Trails..... 29
 - c. Cultural Resource Management 29
 - d. Natural Resource Management..... 29
- C. Design Concerns..... 30
 - 1. Accessibility..... 30
 - 2. Offset Environmental Impacts 30
 - 3. Trails and Bike Lane 30
 - 4. Cultural Resource Investigation 30
 - 5. Cultural Landscape Compatibility..... 31
- V. CONCLUSION..... 31**

TABLE OF FIGURES

- Figure 1: General Vicinity Map 4
- Figure 2: Aerial Photo of Park and Surrounding Area 5
- Figure 3: Table of Parks within Salona Park Service Area 7
- Figure 4: Salona Park Two-Mile Service Area Map..... 8
- Figure 5: Parcel Map 10
- Figure 6: McLean Planning District 2020 Facility Needs Analysis 12
- Figure 7: Soils Map 14
- Figure 8: Topography Map 16
- Figure 9: Hydrology Map 17
- Figure 10: Conceptual Development Plan Map 25

I. INTRODUCTION

A. PURPOSE & PLAN DESCRIPTION

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

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority kicked off the public Salona Park Master Plan process on February 4, 2010, at a public information meeting that was attended by over 50 community members. During a question and answer session, comments centered on what park facilities could be provided, managing the environmental features, addressing safety concerns, traffic concerns, trails, and site access. They also supported adding interpretive features that teach the history of the site from the colonial era to the early 20th century. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues. A draft master plan was developed based on site analysis and public input. This draft was published for public review and presented at a public comment meeting **on a date yet to be determined**. The plan was revised based upon the public input and was approved by the Park Authority Board in **fall 2010**.

II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Located at 1235 Dolley Madison Boulevard in McLean, Virginia, Salona is a privately owned 51-acre historic property with significant natural and cultural features in the Dranesville Supervisory District (Figure 1). The Park Authority holds a perpetual easement on a 41-acre portion of the property, which permits a variety of park uses. This easement was acquired in 2005, followed by the completion of a Cultural Landscape Report that informed the planning process.

One of the last remaining large open spaces in McLean, Salona Park is primarily characterized by three large fields separated by narrow stands of trees along Dolley Madison. A small treed lawn area is located along the east side of Kurtz Road, separated from the rest of the site by a narrow stand of trees. The remaining southern half of the park is forested with various ruins and deep stream channels draining to Pimmit Run. At the center of these areas is the privately owned historic Salona house and surrounding private parcel. The house and parcel are accessed from the driveway that bisects the park from Buchanan Street to the east (Figure 2).

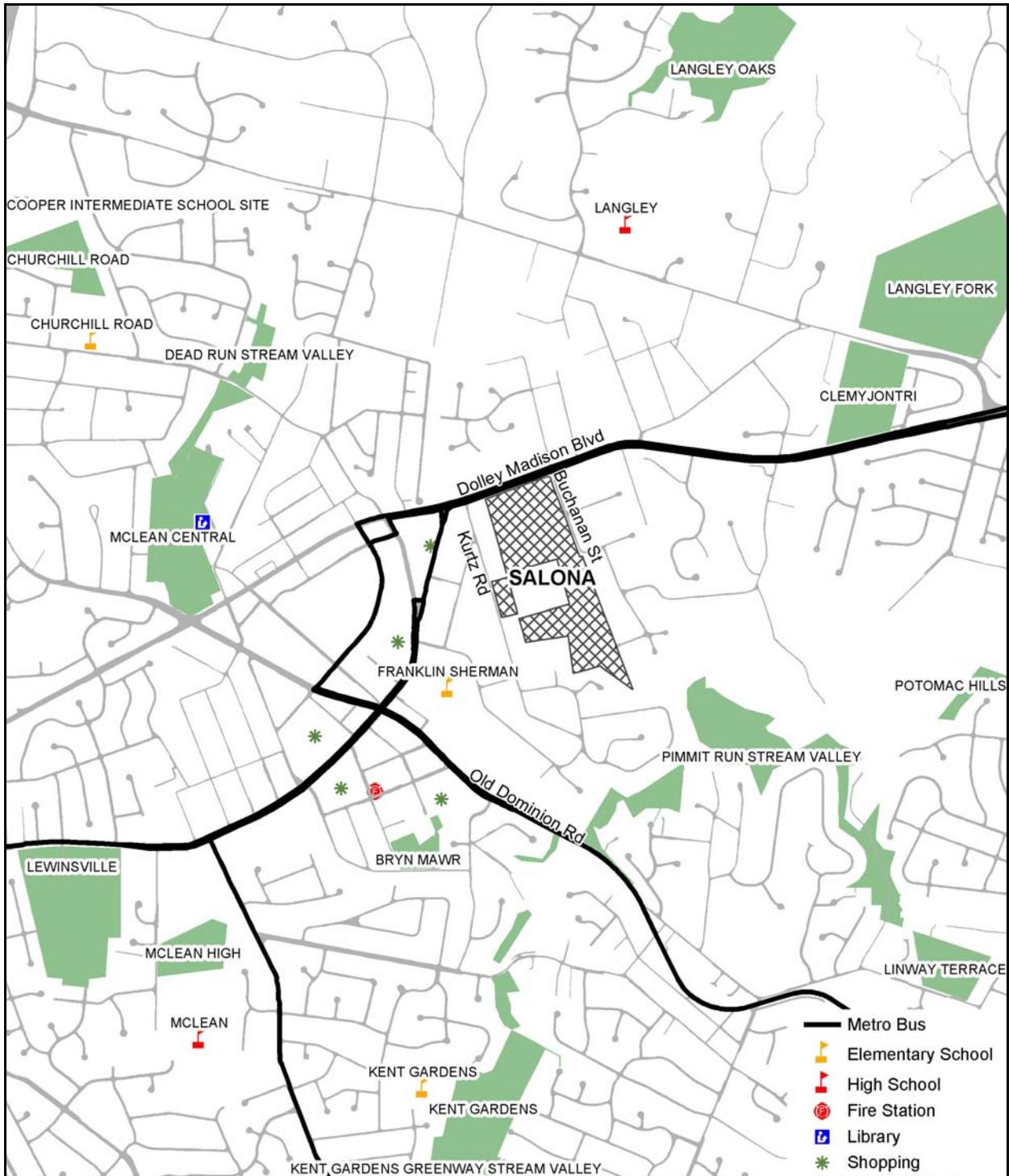


Figure 1: General Vicinity Map



Figure 2: Aerial Photo of Park and Surrounding Area

B. CONTEXT

Salona Park is located east of the McLean Community Business Center, surrounded on three sides by Salona Village, a community of single-family homes, built between the 1950s and 1970s, several of which border the park boundary. Trinity Church is located to the east across Buchanan Street along Dolley Madison Boulevard. Across Dolley Madison Boulevard to the north of Salona are the Madison of McLean, Merrihill, and Walter Heights communities consisting of townhouses and single-family homes.

Salona Park is located in the Kirby Community Planning Sector (M3) of the McLean Planning District as described in the Fairfax County Comprehensive Plan. Surrounding areas are planned, zoned, and developed with residential uses ranging from one to eight units per acre. Salona is in the R-1 and R-2 residential zoning districts that allow residential use at one to two dwelling units per acre and public facilities, such as parks.

Additionally, the Countywide Trails Plan Map shows a trail along Dolley Madison Boulevard, connecting the existing trail in front of the Trinity Church, on the east to Kurtz Road to the west.

Overall, the park system around Salona provides a diverse range of offerings. Within two miles of Salona Park are 30 park sites, 13 of which provide recreational facilities, such as athletic fields and courts (Figure 3). Some offer unique facilities such as Clemyjontri's accessible playground and carousel, Scott's Run Nature Preserve with trails along the Potomac River, and the arboretum at Marie Butler Leven Preserve. To the south lies Pimmit Run Stream Valley Park which provides trails. In addition, there are seven public schools within a two-mile service area, including Franklin Sherman Elementary School, less than a quarter mile west of the park. Typically, elementary schools have athletic fields and playgrounds that are available to the public during non-school hours. Franklin Sherman Elementary School provides a playground, small diamond field, and an open play area. Figure 4 shows the parks and facilities that are located within Salona Park's 2-mile service area. The National Park Service also provides parkland along the George Washington Parkway and the Potomac River that complement county parks.

PARK NAME	TRAILS	CAROUSEL	PICNIC AREA	OPEN PLAY AREA	PLAYGROUND	TOT LOT	ARTIFICIAL TURF	RECTANGLE FIELD	GRASSED DIAMOND	SKINNED DIAMOND	TENNIS	BASKETBALL	DEMONSTRATION GARDENS	DISC GOLF	GARDEN PLOTS	HISTORIC SITE
COUNTY PARKS																
BRYN MAWR	Y			Y	Y											
CHESTERBROOK SCHOOL SITE	Y		Y		Y			1	1							
CHURCHILL ROAD	Y		Y	Y	Y						4					
CLEMYJONTRI	Y	Y	Y		Y											
COOPER INTERMEDIATE SCHOOL SITE											4					
DEAD RUN STREAM VALLEY	Y			Y												
DOLLEY MADISON ESTATES																
FRANKLIN WOODS																
HAYCOCK-LONGFELLOW	Y										4	2				
KENT GARDENS	Y		Y	Y	Y	Y										
KENT GARDENS STREAM VALLEY																
KIRBY				Y												
LANGLEY FORK	Y			Y				2	2		2					
LANGLEY OAKS																Y
LEWINSVILLE	Y		Y	Y	Y	Y		3	1		6	2			Y	Y
LEWINSVILLE CENTER								1	1							
LINWAY TERRACE	Y		Y	Y	Y			1	1	2	2					
LITTLE PIMMIT RUN STREAM VALLEY	Y															
LONGFELLOW SCHOOL SITE																
MARIE BUTLER LEVEN PRESERVE	Y			Y									Y			Y
MCLEAN CENTRAL	Y		Y	Y	Y	Y					3	1		Y		Y
MCLEAN HIGH	Y															
MCLEAN KNOLLS																
OLNEY	Y		Y	Y	Y					2	2	1				Y
PIMMIT RUN STREAM VALLEY	Y															
POTOMAC HILLS				Y												
SCOTTS RUN NATURE PRESERVE	Y															Y
TIMBERLY																Y
NATIONAL PARKS																
GEORGE WASHINGTON PARKWAY	Y		Y													Y
TURKEY RUN	Y		Y													Y

Figure 3: Table of Parks within Salona Park Service Area

C. ADMINISTRATIVE HISTORY

The 51-acre historic site known as “Salona” is privately owned by the DuVal family. Salona Park is unique in that the land is privately owned while the 41-acre park portion is based on a perpetual conservation easement, provided by the DuVal family, which permits a variety of park uses on a specified portion of the property. The purpose of the conservation easement is to ensure the protection of the natural and cultural features of Salona while providing for public enjoyment with the development of specific park facilities. In 2005, the Park Authority acquired the 41-acre conservation easement, which is overseen by the Northern Virginia Conservation Trust. This easement contains tax map parcels 30-2 ((1)) 65Z, 68Z, 69Z, and the eastern portion of 67Z. The southwestern three acres of parcel 67Z are retained for the DuVals' future use. This easement surrounds a central parcel 30-2 ((1)) 66Z which contains the private residence and historic house “Salona” (Figure 5). Although subject to an open space easement created in 1971, parcel 66Z is not part of the park. After these easements were created, the county changed the parcel number suffix from Z to A as shown in Figure 5.

The Salona conservation easement describes specific allowed and prohibited uses. As agreed to by all parties, the easement conditions apply both to the property owners and to the easement holders. Northern Virginia Conservation Trust’s role is to ensure that all parties follow the specifications of the easement. Major provisions of the conservation easement include:

1. General Easement Specifications

Use of Salona Park is permitted from dawn until dusk. All proposed activities and their locations must be agreed to by all three parties. Additional archaeological studies (Phase II) are required before any future development can occur in any part of the site. If resources are found to be significant, further development in these areas should be avoided or a Phase III recovery must be performed.

2. Easement Allowed Uses

As described in the easement, 10 acres of Salona bordered by Dolley Madison Boulevard and Buchanan Street can be used for active recreation and supporting facilities, while the remaining 31 acres is reserved for resource protection.

a. Recreation Area Only

The area specified for active recreation includes the fields bordered by Dolley Madison Boulevard and Buchanan Street. In this area, allowed uses are one or two natural turf, irrigated, rectangle fields; benches; bleachers; goals; and other such field facilities; 100-space (maximum) parking lot; playground; picnic area with shelter; and irrigation control building. It has also been prescribed that this area will contain soil berms or other visual and sound buffering between public and private areas of the property (Salona House).

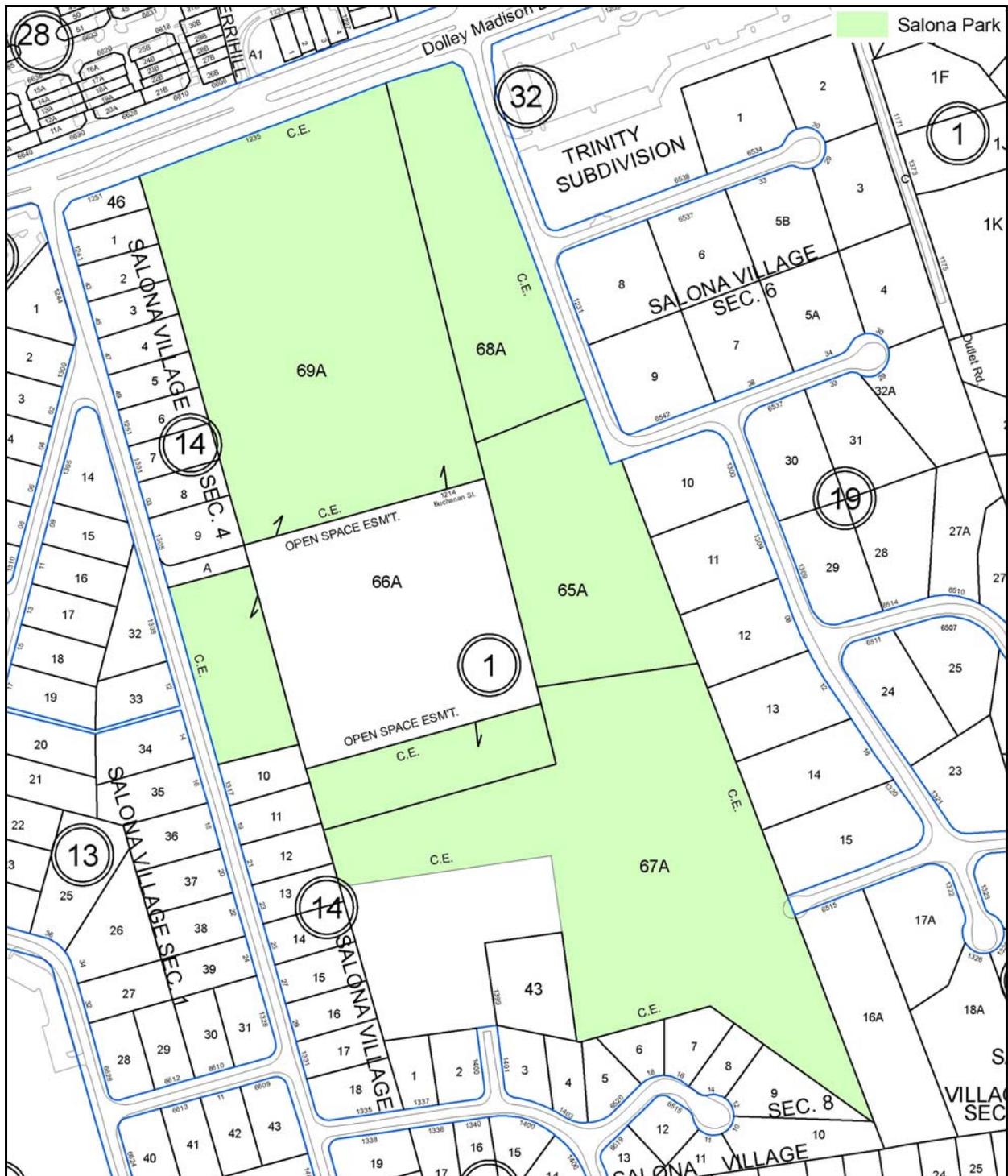


Figure 5: Parcel Map

b. Park-Wide Uses

The following uses are permitted by the easement throughout the park, in both active and resource protection areas: horticultural; agricultural; equestrian; forestry; commercial agriculture; agricultural related buildings and facilities; invasive management; interpretive events; educational programs; archaeological investigations; cultural landscape studies; public trails (delineation by fences, landscaping, signage, interpretive signs/kiosks); signs smaller than 3' x 3'; fences and walls less than 6' high. Utilities are also allowed, including water, gas, sewer, and storm sewers, as well as stormwater management facilities, preferably using Low Impact Development (LID) designs. Other allowed supporting activities include: soil disturbance for gardening, agriculture, horticulture, archaeology, and active or passive recreation; movement of soil, rock, vegetation for enhancing habitat, or combating erosion/flooding; removal of trees for sustainable forest management, disease control, construction or maintenance of permitted facilities, or to prevent danger to people; and controlled burns for resource management.

3. Easement Disallowed Uses

As described in the easement, there are certain activities and facilities that are strictly disallowed on the land covered by the easement. These include subdivision, dumping, mining, excavating, changing topography (except as permitted above), and removing soil from the property (except as noted above). Also forbidden are public or private utilities that interfere with the viewshed such as cell towers, power lines, storage tanks, microwave towers, etc. Cutting of trees larger than 9", except for management purposes as described above, locating facilities other than trails and signs in the Resource Protection Areas, athletic field lighting, park use after dusk, concession stands, camping, fires (except for environmental management) are also prohibited.

C. PARK CLASSIFICATION

Salona Park is designated as a Local Park in the Park Authority's classification system. Local parks primarily provide facilities for active and/or passive recreation, which may include areas for scheduled or unscheduled recreation activities or social gatherings, to serve local residential and employment centers. Areas designated for natural and/or cultural resource protection are also common features of local parks. In suburban settings, such as the Salona Village neighborhood, park size will typically be between 2.5 and 50 acres. Typical local park facilities may include picnic areas, open play areas, playgrounds, trails, athletic fields, and courts. In a suburban setting, the local park service area may be up to three miles. The typical duration of visits to local parks will be two hours or less.

D. PARK & RECREATION NEEDS

The need for park and recreation facilities is determined through long range planning efforts. The Park Authority tracks inventory of facilities, looks at industry trends, surveys County citizen recreation demand, and compares itself with peer jurisdictions to determine park facilities needs. The 2003-2013 Needs Assessment provides guidance for park needs. As part of the Needs Assessment process, the Park Authority Board

adopted countywide service level standards for parkland and park facilities. Figure 6 reflects projected local serving park facility needs.

66,821	2008 population			
77,594	2020 population projection			
Facility	Service Level Standard	2009 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus
Rectangle Fields	2,700	23	29	(6)
Adult Baseball Fields	24,000	4	3	1
Adult Softball Fields	22,000	1	4	(3)
Youth Baseball Fields	7,200	9	10	(1)
Youth Softball Fields	8,800	6	9	(2)
Basketball Courts	2,100	15	37	(22)
Playgrounds	2,800	25	28	(2)
Neighborhood Dog Parks	86,000	0	1	(1)
Neighborhood Skate Parks	106,000	0	1	(1)

Figure 6: McLean Planning District 2020 Facility Needs Analysis

Since the 1950s, McLean has been under ever-increasing development pressure. Salona, characterized by its three large fields visible along Dolley Madison is one of the last remaining large open spaces in McLean. As development increases, preservation of open space as parkland becomes more important. This is emphasized by the citizens who provided feedback during the master planning process. As the population of McLean has increased, more outdoor places are needed for leisure and recreation. Salona is one of the very few sites in McLean with enough space for large facilities such as athletic fields.

Salona Park has the potential to serve as an important component of the community and the Fairfax County park system. Like other county parks, it can serve as a neighborhood focal point by providing open space for both active and passive recreation, while at the same time protecting and interpreting significant natural and cultural resources.

III. EXISTING CONDITIONS

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

A. NATURAL RESOURCES

1. Soils

Salona Park has five natural soil types: Glenelg, Glenville, Meadowville, Manor, and Worsham as shown (Figure 7). These soils are typical of Fairfax County with Glenelg being the most common.

Glenelg soils are moderately deep, well-drained soils formed in materials weathered from quartz mica rocks often found below the surface. This soil occurs on the upper slopes and hilltops. Permeability is moderate with a moderate to high bearing capacity. Manor soils are silty and sandy occurring on sloping uplands underlain by micaceous schist. Depth to hard bedrock ranges from 5 to 100 feet, but may be shallower on steeper slopes. Permeability is moderate to moderately rapid making it generally suitable for infiltration trenches, but it is highly susceptible to erosion.

Glenville and Meadowville soils occur in drainage ways as well as the base of slopes, consisting of clays or silts over decomposed rock. Depth to seasonal high water table ranges from one to four feet with moderate permeability. Worsham is a hydric soil that occurs in lower drainage ways, depressions, and toe slopes. Soft clays and silts overlie silty and sandy decomposed rock. The seasonal high water table is 0 to 0.5 foot below the surface. Depth to hard bedrock ranges from 20 to 100 feet. Permeability is slow in the surface and moderate to moderately rapid in underlying materials. Engineered drainage designs are often required to eliminate wet areas. Suitability for infiltration trenches is poor because of the seasonal high water table and slow permeability. Due to its hydric nature, Worsham soils may contain potential non-tidal wetlands.

In addition to primary soils identified on the county soils layer, the site contains rock outcroppings of igneous, crystalline rock that appears to be granitic in nature and contains small dark inclusions possibly of gabbro. The rock outcroppings are visible in the stream valley south and east of the historic house complex. The large bank barn and several other outbuildings onsite appear to have been constructed of this very hard rock. It is possible that much of this building material was quarried onsite.

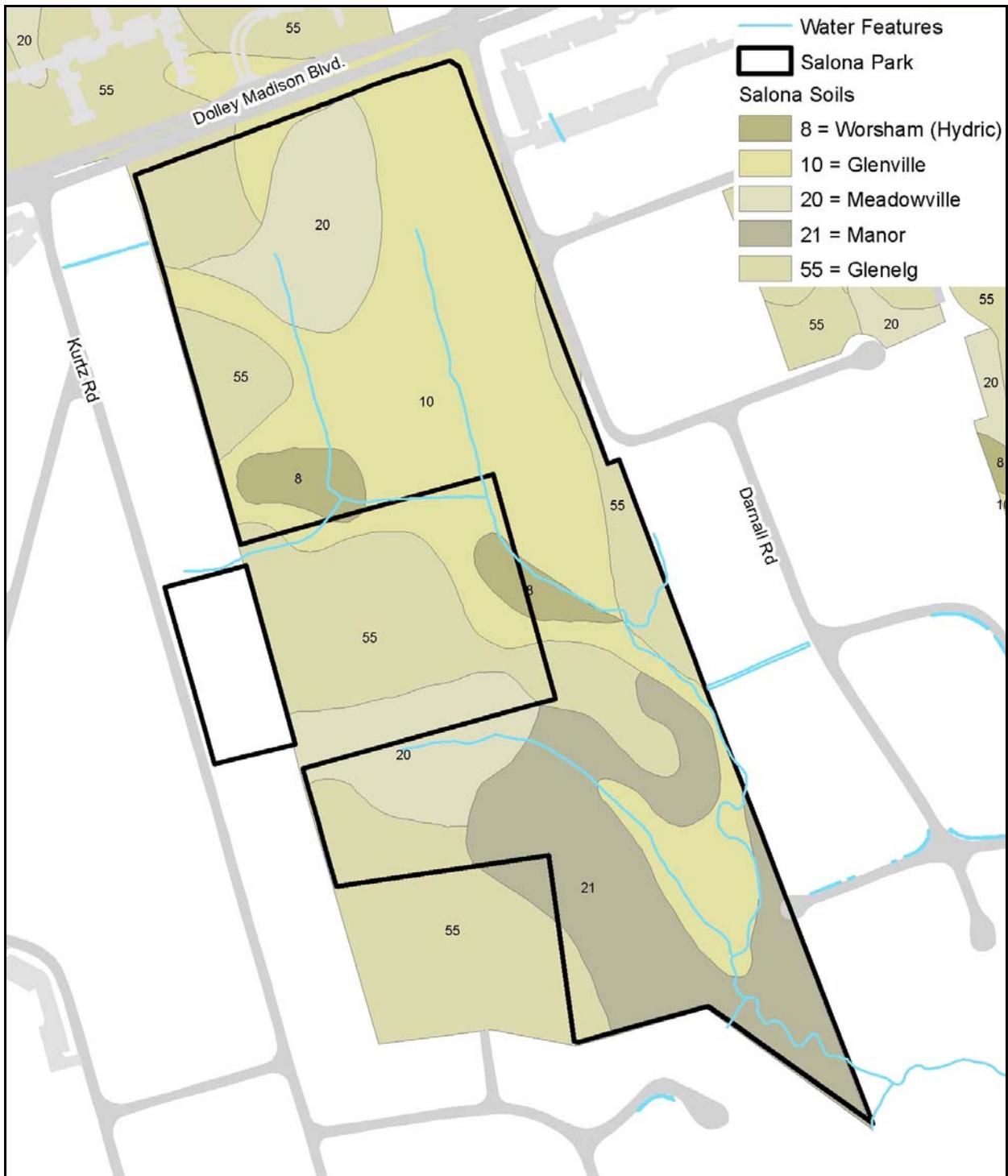


Figure 7: Soils Map

2. Topography

The site slopes gently from north to south with the highest point in the northwest corner and lowest point in the stream bottom near the southeast corner. For the most part, the area has gentle slopes; however, the southern portion of the site contains some very steep slopes along the streams (Figure 8). Many of these are due to stream bank erosion.

3. Hydrology

The park is within the Pimmit Run watershed. This watershed is classified by the Fairfax County Department of Public Works and Environmental Services as a Watershed Restoration Level II Area. These areas are characterized by having many opportunities for localized improvements. Watershed Restoration Level II Areas have as their primary goal to “Maintain areas to prevent further degradation and implement measures to improve water quality to support or comply with Chesapeake Bay Initiatives, Total Maximum Daily Load (TMDL) [a measurement of the amount of sediment in the water column; more sediment is associated with poorer water quality] regulations and other water quality initiatives and standards” (*Stream Physical Assessment, 2002*).

Unnamed tributaries of Pimmit Run begin in the fields in the northern portion of the site and flow generally to the southernmost end of the site, converging before exiting the park. These are mostly perennial streams, with Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) within 100 feet from both banks (Figure 9). Passive recreation uses, such as trails, are permitted in RPAs, but new, non-critical facilities are discouraged and require an exception permit to be built within this area. Downstream of parkland the stream crosses four private lots before entering the Pimmit Run Stream Valley Park. The streams through the park are deeply channelized, suffering from undercut banks, overhanging roots and areas of erosion with the overall condition of the stream being in poor health.

The Salona property includes at least one flowing spring to the south of the main house, over which the still-extant stone springhouse was built. Others are evident on the ground surface as low, wet areas that drain into the perennial streams on the property.

In addition to the hydric soils found onsite, two small wetlands have been delineated by Williamsburg Environmental Group and registered with the Army Corps of Engineers. One of these wetlands is within the east field along the tree line separating it from the central field. The other is within the central field along the same tree line, which separates it from the eastern field.

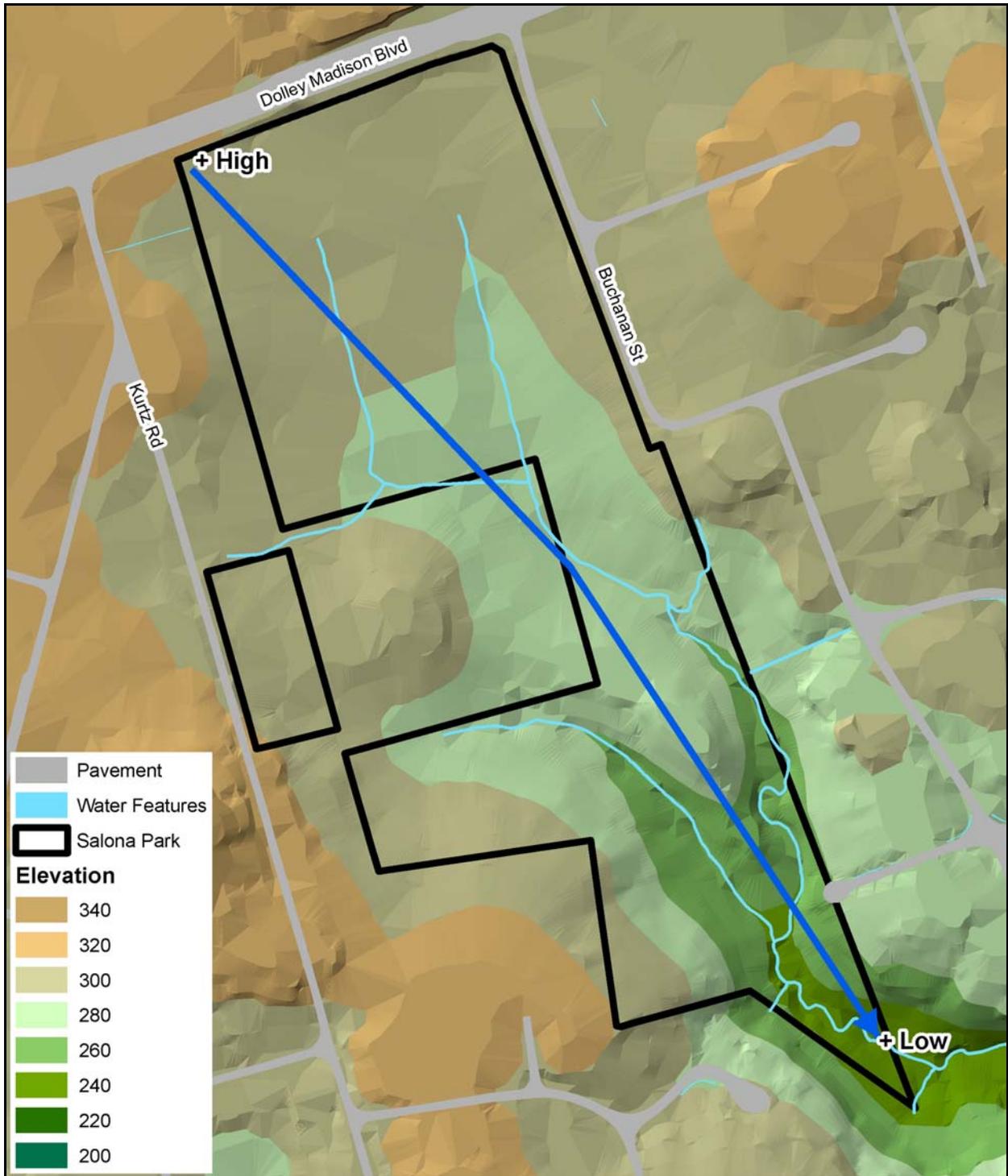


Figure 8: Topography Map

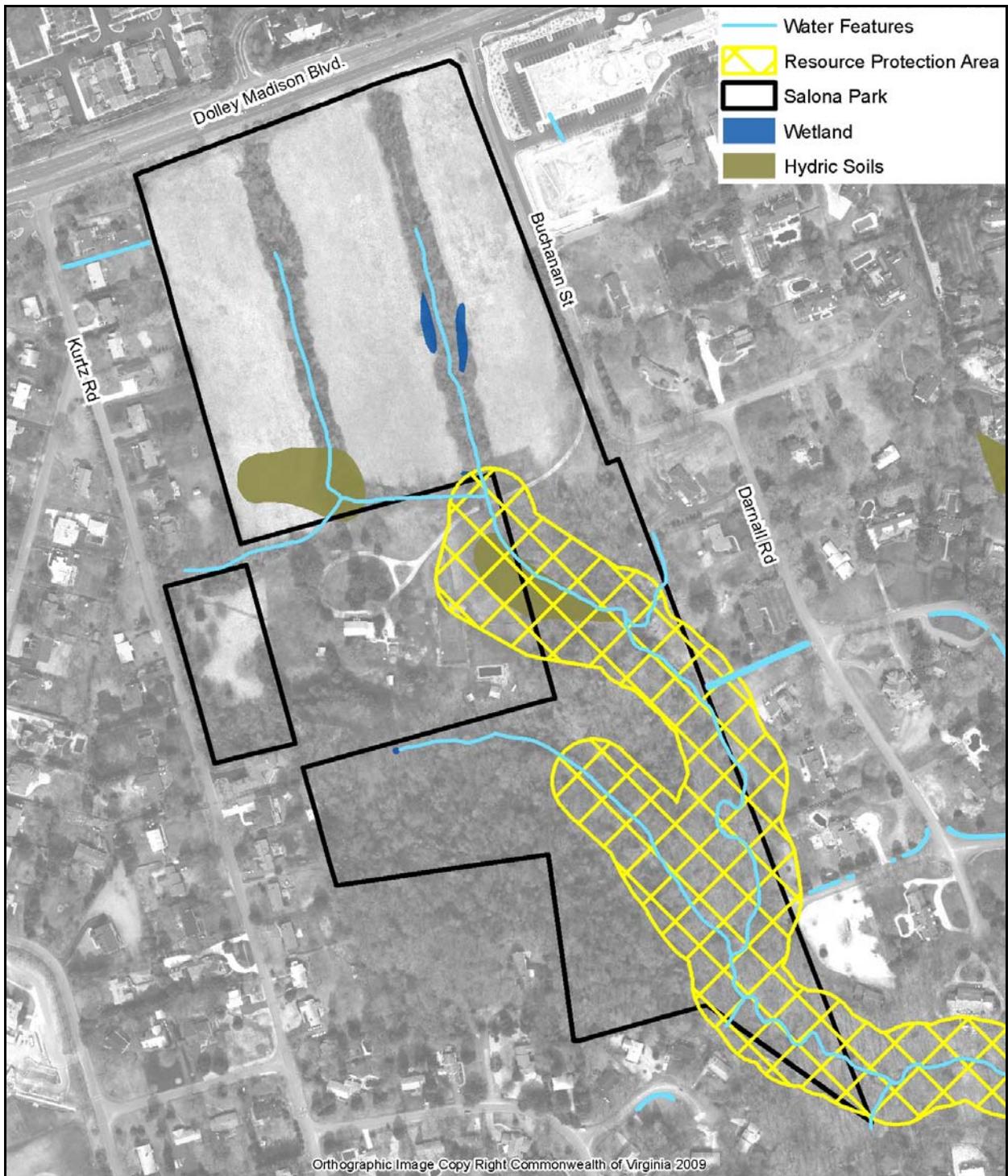


Figure 9: Hydrology Map

4. Vegetation

Salona Park is characterized by its three fields separated by two long, narrow stands of trees in the northern third of the property adjacent to Dolley Madison Boulevard (Figure 9). Referred to as the eastern, western, and central fields, they comprise the largest remaining open meadows in this part of Fairfax County. Together, these fields and narrow stands of trees that border them contain at least 100 native and non-native plant species, including trees, shrubs, and grasses. These fields were used for agriculture over the past two centuries, most recently for cutting hay, leading to a relatively uniform presence of pasture or fodder grasses. Vegetation within the field complex is varied in type and quality, including native wet meadow and upland species. Frequent cuttings by the owners have maintained them with a lack of woody vegetation.

Comprised of approximately 3.3 acres in size, the eastern field is dominated by fescue and native meadow species, interspersed with some invasive species such as small carp grass (*Arthraxon hispidus*). The 5.5-acre western field shows the highest level of human disturbance. It contains invasive species along with areas of Indian grass (*Sorghastrum nutans*), a desirable native meadow grass, native wetland vegetation, including sedges, rushes, solidago varieties, and other species that provide valuable habitat or serve as a foundation for meadow restoration. Different in character from the other two fields, the 5.9-acre central field harbors a consistent cover of Indian grass and numerous other native meadow species, along with big bluestem (*Andropogon gerardii*), which is exceptionally rare in natural occurrence in this region. These features in the central field contrast sharply with the two adjacent fields.

Between these fields are the 40-foot tall east and west rows of trees referred to as "hedgerows" that include a mix of native and non-native vegetation. The western hedgerow is less than 50 years old, while the eastern is older, being present in a 1953 photo. Vegetation includes loblolly pines, eastern red cedar, and autumn olive. The eastern hedgerow includes two small areas of wetland vegetation growing along its channelized drainageway, approximately 100 yards north of the southern end of the hedgerow. One wetland is located on the central field side and the other on the eastern field side of the hedgerow. The western hedgerow includes more eastern red cedar along the driveway trace. Several small areas within this hedgerow have wetland vegetation, but lack either the type of soil or amount of water to actually be labeled as wetlands. However, the presence of these plants indicates that water regularly enters the fields along this side prior to emptying into the channel at the southern end of the western and central fields. While some invasive plants are present in this hedgerow, it also hosts a small colony of native persimmon and other native plant species that lend wildlife value to this and the eastern hedgerow, as important edge and roosting habitat for wildlife.

A privately maintained cutting garden, fenced in green vinyl-coated chain link, lies in the eastern field, just north of the driveway to Salona house. This garden is planted with varieties of annual and perennial flowering garden plants.

The remnants of an orchard are located on the western edge of the property to the west of the main house, near Kurtz Road. It includes approximately five mature apple and pear trees as well as a large fruiting persimmon. Several rows of mature Eastern red cedars mark former boundaries within the site, such as the edges of roads and fields. Overall, these tree rows are in good condition. Cedars line both sides of a road trace southwest of the main house, mark fence line traces beside the outside kitchen and the garage, and appear along both sides of the former driveway trace.

To the south and east of the house are approximately 20 acres of woodlands of moderate age. These are predominantly deciduous with numerous large tulip trees, black cherry, and other successional hardwoods. The periodic occurrence of large hardwood species including shagbark hickory and a very large northern red oak provide a hint of the mature forest type that existed here prior to colonial times. The woodlands exhibit a high degree of human disturbance and evidence of deer grazing. Invasive and aggressive species present in the woodlands include Japanese honeysuckle, common privet, English ivy, brambles, bamboo, and multiflora rose.

During research for the Cultural Landscape Report, John Milner Associates inventoried both native and non-native plants found onsite. The complete plants lists may be found in their report for Salona Historic Site.

5. Wildlife

A wildlife survey has not been conducted for this park, but Park Authority staff has witnessed rabbit, squirrels, hawks, white-tailed deer, and various bird species, including woodpeckers. These species are all typical of the region and would be expected to tolerate park use by visitors. Deer are voracious herbivores, eating much of the plant understory in wooded areas and the results of deer herbivory is a familiar sight in Fairfax County. Too much deer browsing can have a detrimental impact on native plant communities, particularly the understory.

6. Rare Species

Though a survey has not been undertaken, archival research and observations indicate that there are no known endangered, threatened, or rare species occurring at Salona.

B. CULTURAL RESOURCES

Historically, the human occupation of the land known as Salona has been heavily influenced by its geology and topography. Listed in the National Register of Historic Places, Salona contains buildings, structures, archaeological resources, and landscape features that are of historic, interpretive, and educational value to the public.

No specific information regarding the Salona property's prehistory (prior to 1717) exists, though occupation of Fairfax County by Native Americans dates to the end of the last Ice Age (ca. 11,000 BC). Known as the Paleoindians, these people manufactured tools out of high quality stone, lived in small groups of families, and probably moved through

the Mid-Atlantic region. In 1608, John Smith encountered the Dogue Indians who occupied the southeastern part of Fairfax County. He identified a Dogue Village called Tauxenent near Mason Neck, on his 1608 map. European pressure and disease reduced the native populations, forcing the Dogue into the northern part of the county until they were driven out around 1675.

In colonial times, families with connections to the British monarchy were given land, which they distributed, creating large fortunes from land speculation. Among these speculators was Thomas Lee (1690-1750) who was appointed Agent for the Proprietary of the Northern Neck by Lady Catherine Fairfax. In 1717, he began to acquire lands near the falls on the upper Potomac, eventually accumulating 16,000 acres in Virginia and Maryland. Thomas Lee's granddaughters Matilda and Flora inherited the part of his property called "Langley." Matilda Lee and her husband, Henry "Light Horse Harry" Lee, III (1756-1818), lived at Stratford, sold the "tract called Langley Farm containing 1600 acres" to Richard Bland Lee. Around 1808 Richard and Elizabeth Lee sold 300 acres of Langley to William Maffitt, described as "lying on the south of the road leading from Turbeville to Little Falls of the Potomac, occupied by T.C. Scott."

Maffitt rented the property to T.C. Scott. The first reference to "Salona" is a Bible entry in Falls Church stating that Thomas Sandford Wren "was born at Salona, on May 19, 1808, to Richard and Susannah (Adams) Wren." The Adams family owned a mill adjacent to the Salona property and may have rented the property. By 1811, Richard Bland Lee was forced to sell his home Sully along with a portion of Langley to rid himself of debt. He retained 920 acres of Langley and moved to nearby Strawberry Vale. Because of the complex nature of transactions involving the tract on which Salona was built, it is not clear who was responsible for constructing the house that stands today.

On June 18, 1814, President James Madison signed a Declaration of War against England. By August, British forces were approaching Washington. With an invasion of the capital imminent, John Graham and Stephen Pleasonton of the Department of State, packed valuable public records into a linen bag and took them to a mill three miles beyond Georgetown for safekeeping. Pleasonton spent the night at Salona before taking the papers on to Leesburg.

Tradition holds that James and Dolley Madison fled to Salona when the British burned the Capital in August 1814. However, sources show that James Madison was actually out with the Army while Dolley was at the White House. When Dolley Madison left the capital, she only traveled to Tennallytown and did not cross over into Virginia until the following day. The President sent word to his wife that he would meet her at Maffitt's home (Salona) three miles above the bridge at Little Falls. Madison rode to Wren's Tavern (close to present day Falls Church), then the President continued on to Salona where he spent the night with the Maffitts. Dolley Madison and her party stopped at Rokeby, a mile away from Salona. There are several conflicting accounts, however, no conclusive documents have been found that show that Dolley Madison was ever at Salona with her husband.

In 1831, Margaret (Maffitt) Wahn acquired Salona, allowing her sister-in-law, Ann Maffitt, and her children to live at Salona until 1835. Chapman Lee purchased the property in 1842, selling 208 acres to Elisha Sherman, who sold the property described in the deed as “heretofore called Langley but now called Salona” to Jacob Gillian Smoot. Records show he established a good herd of registered Aberdeen Angus cattle at Salona, which were appropriated for food for Union troops during the Civil War.

Due to Salona’s location along a network of roads and creeks near the Potomac, it was considered a strategic position for military activities during the Civil War. From October 1861 through March 1862, the Salona property including the house, was used as Camp Griffin, with a number of Vermont Infantry regiments camped there during that period. In addition to Camp Griffin, Civil War maps indicate a variety of military activities in the vicinity of Salona, and eyewitness accounts verify the property’s use during the conflict. E.M. Woodward, of the Second Pennsylvania Reserves wrote about his experience around Salona during October of 1861 describing General Smith’s advance through Langley to Lewinsville, while “leaving the main portion of his troops at Smoot’s Hill.” He then states, “General McClellan and staff...rode over and remained during the night at Smoot’s House (Salona), and at midnight the drums beat again and every preparation was made for an attack.” Other accounts describe troops encamped in the neighborhood of Salona. When federal troops occupied Salona, Jacob Smoot moved his family to Georgetown, where his brother had a dry goods business. On their return, they found that both wings of the house, many trees, and the garden had been destroyed in their absence. Captain Hawley left behind a memorandum dated March 24, 1863, authorizing Smoot to “take possession of all the effects left by the army – such as rags, lumber, furniture, etc. to the exclusion of all other parties.”

Like many other farmers returning to their homes after the war ended, the Smoots were faced with restoring their property to produce crops. By 1868, the Smoot property had a large barn, smokehouse, ice pond, and cabinet shop. Smoot reportedly grew grapes, plums, and apricots in his orchard. After Jacob Smoot’s death in 1875, his four children received equal shares of the estate, and activities at the farm continued under their stewardship. On Smoot’s daughters’ deaths, the property was divided among successive offspring.

Images of Salona from around 1900 show a large working farm separated into clusters of production. Aerial photographs of Salona from 1937 indicate orchards to the east of the main house with open pasture to the north and south. The garden area west of the house was divided from a field and orchard by a fence. A road ran on axis with the house, crosses a creek to the rear of the property before curving to the west and south through agricultural fields. Several outbuildings were visible, including the large bank barn, red barn, springhouse, smoke house, kitchen, dairy, and three agricultural buildings on the far side of the creek to the south of the property.

After World War II, Salona lost its viability as a farm. For a short time it was rented as pasture land and the family moved to a smaller house nearby sometimes referred to as the “old stone house” or “the trapper’s cabin,” the location of which has not been found. In the late 1940s and 1950s, portions of the property were sold to the McLean Baptist

Church, the Salona Shopping Center, and Trinity Methodist Church, while the main house was rented out.

In 1952, Salona house, along with fifty-two acres, was sold to Susan and Clive Duval. As shown in the 1953 aerial photo, many of the agricultural buildings had disappeared, including the large bank barn. A circular drive had been added in front of the house as well as another driveway to the east of the house. Many of the trees had been lost from both orchards. The DuVals undertook the restoration of Salona making their home a center of political and social entertainment during his career in the Virginia House of Delegates (1965-71) and Senate (1971-91).

In 1971, the DuVals entered into an easement agreement with the Fairfax County Board of Supervisors to preserve the house at Salona, its surrounding outbuildings, and 7.7 acres surrounding them. Salona was added to the National Register of Historic Places and Virginia Landmarks Register in 1973. A bronze plaque commemorating James Madison's visit in 1814 was placed at Salona by the Society of the United States Daughters of 1812, in 1975. In 2005, a perpetual conservation easement for 41 more acres of the Salona property was created with the Fairfax County Park Authority and Northern Virginia Conservation Trust. This easement seeks to preserve the property while permitting 10 acres for active recreation, with the remaining 31 acres supporting trails, interpretive features, and other low impact uses.

C. EXISTING INFRASTRUCTURE

1. Utilities

The park has access to public water, sewer, and electric services. Water and sewer utilities are present along Dolley Madison Boulevard and cross through the park to serve Salona House.

2. Vehicular Access

A private driveway used by the DuVal family crosses the park to Salona House from Buchanan Street.

3. Pedestrian Access and Trails

Though no official trails currently exist within Salona, some informal access points and footpaths are used by neighbors. In particular, the cul-de-sac at the end of Menlo Road shows signs of access with inappropriate littering and loitering.

IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide an umbrella for planning and decision-making. The purpose of Salona Park as stated in the governing conservation easement are:

- To meet the demand for publicly available recreational facilities in the Dranesville District as described in the 2004 Countywide Parks and Recreational Needs Assessment.
- Provide specific public recreational opportunities as allowed under the easement.
- To preserve the open, scenic, natural, and historic character and values of the property.
- Assure that the conservation values of the property be perpetually maintained and preserved.

B. DESIRED VISITOR EXPERIENCE

Salona Park is envisioned as a local park that will serve users from the adjacent neighborhoods and the larger community within the service area (roughly defined as a two-mile radius). The intention is to preserve a sense of the historic, agricultural landscape that has defined Salona for centuries, inspire community sponsored and supported uses that bring the community together while also providing community recreation opportunities that appeal to a variety of users including youth sport teams, families and individuals who want to enjoy a mix of recreation facilities, scenery, or walk through the woods.

Through interpretive displays and programs, visitors may learn about the site's history and environmental features. Typical user visits would last from thirty minutes to two-hours. As such, the park will be unstaffed and will not include any major service facilities. An orientation area with a small kiosk could be sited at one of the park entrances to provide general information about the park and support a self-guided experience. Other visitor amenities may include benches, trash cans, picnic tables, and interpretative signage for natural and cultural resource education.

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides three concepts that provide for a progression in park development as funding becomes available for these facilities. Each conceptual scenario provides a balance of preservation, interpretation and community oriented uses. These alternatives are not intended to be mutually exclusive, but might be combined in various ways depending on sustainable community sponsorships that will facilitate the implementation of the concepts and master plan. To facilitate any of the conceived uses, adequate park infrastructure, including an entrance, parking, stormwater management facilities, and ADA access, will be required preceding the implementation of any public use.

C. MANAGEMENT OBJECTIVES

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

- Salona Park should remain a focal point of the McLean community and be a space for community-building activities.
- As provided under the conservation easement, Salona Park will be managed to provide public recreational opportunities in the Dranesville District.
- Park users should have universal access to any future park facilities when access is possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.
- Preservation, protection, interpretation, and enjoyment of natural and cultural resources and landscape are integral to the Salona Park experience. Every effort should be made to balance resource stewardship with active recreation needs.

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. 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; athletic field preparation; 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. Interim and sponsored uses may be managed or maintained in a special manner consistent with the nature of such uses and will be provided primarily by the sponsor or interim user or as otherwise agreed.

V. CONCEPTUAL DEVELOPMENT PLAN

A. INTRODUCTION

A Conceptual Development Plan (CDP) uses the management objectives established in this master plan and consists of two parts. The first portion is the text which describes recommendations for future park uses and facilities. This section also discusses design concerns that will need to be considered when the CDP is implemented. The second part of the CDP is a graphic depiction of the recommended uses and their general locations (Figure 10). CDPs are based on existing site conditions as described in the first section of this master plan. No site engineering has been conducted at this phase and therefore the CDP is general in its composition. Actual facility locations may shift based on future site engineering.

The Salona CDP includes three distinct areas: Core Activity Area, Meadow Restoration Area and Low Intensity Use Areas. The Meadow Restoration Area and Low Intensity Areas comprise over two-thirds of the site and are generally single use areas. The Core Activity Area is planned for uses and facilities that are consistent with the permitted uses in the Conservation Easement while respecting the various site constraints and provides alternative uses in some areas. Park wide elements are also included and apply to all three areas.

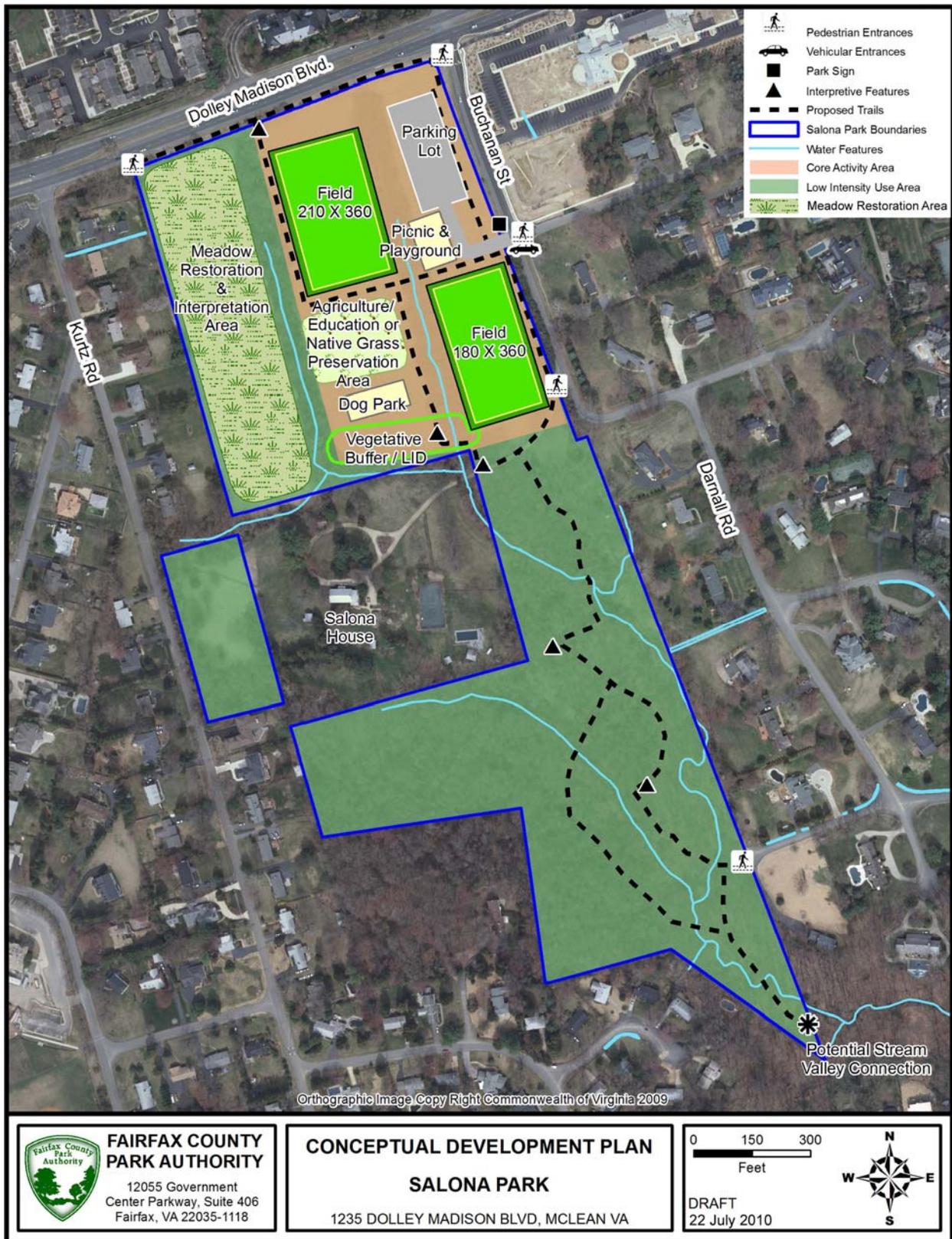


Figure 10: Conceptual Development Plan Map

B. PLAN ELEMENTS

1. Core Activity Area

The conservation easement allows up to 10 acres on the northeast portion of the site adjacent to Dolley Madison Boulevard and Buchanan Street for certain active recreation uses, including two sports fields, playground, and shelter. Development in this area should minimize impacts to significant natural and cultural resources. Permitted resource management activities may include tree and vegetation management, water quality and quantity controls and Phase III archaeology. The following facilities are planned for the Core Activity Area as permitted by the conservation easement.

a. Athletic Fields

Two natural turf, irrigated, rectangular fields are planned for Salona Park. One field, with a playing surface of 180' x 360' is planned in the southern portion of the eastern field. The second field is planned to have a playing surface of 210' x 360', located in the northern portion of the center field. In accordance with the governing easement, these fields will not be lighted. A small irrigation pump house will be located near the field to house irrigation equipment.

Alternative and/or interim uses for the Core Activity Area include community sponsored use in the areas planned for the athletic fields. Appropriate uses for this area include continued preservation of native grasses, environmental programming, community gardens, horticultural and agricultural education or demonstration areas, public art displays, amphitheatre, history demonstration or reenactment areas, community gathering space for outdoor events such as festivals, and unstructured open play areas. Funding for programming and capital development of the Core Activity Area uses will be key determinants in the implementation of the ultimate plan for this area. In the interim, continued agricultural use by the owners is appropriate.

b. Vehicular Entrance & Parking Lot

To support the facilities in this park, a parking lot is planned in the north end of the eastern field parallel to Buchanan Street. Access to the parking lot will be from Buchanan Street directly opposite of Gilliams Road, to meet Virginia Department of Transportation (VDOT) design standards. This parking lot will have a maximum of 100 parking spaces as allowed by the easement. Low impact development (LID) techniques are recommended for the parking lot to reduce stormwater runoff quantity and reduce water quality impacts. Consideration should be given to the use of pervious paving and/or LID structures to manage and reduce stormwater runoff from the site. The entrance and parking lot should be fully developed prior to or concurrent with the development of any uses or facilities in order to support public access to the site.

c. Playground & Picnic Area

A playground and picnic area are planned between the parking lot and the athletic fields. This location provides easy access from the parking lot and are

complimentary uses. Selection of playground equipment should include community input when funded. The picnic area and playground should be an integrated, visually pleasing unit, tying together these elements of the park with the historic landscape to the extent feasible. Attractive, coordinated colors and durable materials should be used for picnic tables, play equipment, and site furnishings. A small shelter should be provided to support small group use and provide shade. There should be seating at the edge of the playground or open area to help define the space while providing places to sit, observe, and rest. Shade trees should be located strategically to provide shade for park users.

d. Agriculture / Education Area

In keeping with the agricultural history of the site, an area is set-aside in the central field that is envisioned to be space for agriculture interpretation and education. Potential activities for this area include individual garden plots, demonstration gardens, community gardens, horticultural or agricultural education, garden education area for children, a native plant nursery, or any combination of these uses. Programming of this area would require a community partnership and/or sponsorship. Continued preservation of native grasses or other environmental programming in this area is also appropriate.

e. Vegetative Buffer / LID

As stipulated in the conservation easement, a buffer is planned to provide screening between the private Salona House and the active park uses when developed. In keeping with the historical uses of the site, and to minimize impacts to the historic landscape, this should be achieved through vegetation. Particularly, a mix of trees, with understory, and shrub layers, is desirable to achieve the maximum screening affect.

Construction of stormwater management facilities will be necessary to address any water run off from the addition of park facilities. Due to the current condition of the drainage onsite, the stormwater management facilities need to detain water below the current onsite conditions and to mimic natural processes to the greatest extent possible. Low Impact Development (LID) principles should be used for this purpose along with mitigation of impacts to wetlands onsite. Such mitigation should occur by augmenting the hydrology in the hydric soils area of the western meadow in its southeastern corner. The use of LID allows stormwater management and wetland mitigation to be combined with the vegetative buffer within the same area while using it as an interpretive feature.

f. Dog Park

As part of the community review and input process, a desire was expressed for an off-leash dog area within the park. No dog parks currently exist in McLean and repeated community interest for a dog park has been expressed. Many off-leash dog areas become focal points for community activity and help to build community. A minimum size of 0.25 acre and a preferred size of 0.5 acre or larger is recommended for an off-leash dog area. The area will be enclosed with a five-foot high galvanized black vinyl coated chain link fence. Dog park design should

compliment and blend into the historic nature of the site, including fencing and landscape design. Access to water should be made available for the dog park. Fairfax County Park Authority dog parks are operated as public/private partnerships, developed in cooperation with sponsoring organizations of pet owners. The sponsors are the agency's liaison between facility users and local residents, animal control officials, and the police department. They monitor and clean the facilities; publicize and enforce dog park regulations; and report maintenance needs. If no sponsor agrees to assist in the operation of this facility, this area will remain undeveloped or incorporated within adjacent uses depending on the ultimate design.

2. Meadow Restoration Area

As part of the community review and input process, a desire was expressed from both neighbors as well as the larger McLean community, for retaining a large meadow for visual, environmental, and educational purposes. Due to the highly developed nature of the surrounding community, large open natural spaces are a rarity, especially in McLean. Preserving this area helps to maintain the agricultural landscape that has defined Salona for centuries. This area will also provide much-needed habitat within the McLean area and a place for bird watching, and public education about the distinct meadow environment.

3. Low-Intensity Area

The remainder of the site not included in the Recreation Area or Meadow Restoration Area, the majority of which is designated as a Resource Protection Area in the Chesapeake Bay Ordinance. This ordinance regulates uses within Resource Protection Areas and allows passive recreation uses. Preserving the Low Intensity Area helps to maintain the natural and cultural features of the site. This area will provide much needed habitat within the McLean area as well as providing a place for nature enjoyment, and public education about these natural and cultural features. This area is limited to low impact facilities such as natural surface trails, educational signs, and archaeological research.

4. Park Wide Elements

Some elements, such as trails and interpretive features, are planned throughout the park. Natural and cultural resources currently exist across the site. Development throughout the park should minimize impacts to significant natural and cultural resources. Resource management activities, such as deer management, invasives management, selective tree removal, and archaeology will serve to reduce impacts to resources. The following park elements apply to the entire park as permitted by the conservation easement.

a. Interpretive Features

Orientation features should be placed at the park entrances and interpretive features should be placed in appropriate locations along the trails. Interpretive features should be designed within the framework of Park Authority guidelines for interpretive trail signs. At least one interpretive feature should focus on the historic significance with another focusing on historic use of the site as a working farm.

Other features could provide educational information about the natural resources in the park, invasive species management efforts, or the site's history during the Revolutionary War, War of 1812, and Civil War. Interpretive features should be kept to a minimum and placed strategically to preserve the setting while preventing impacts to significant cultural and natural resources. In accordance with the conservation easement, maximum sign dimensions should be 3' x 3'.

b. Trails

Trails throughout the site will allow access to and throughout the site. Trails will be a mix of hard and natural surfaces and will form an established path that facilitates access and resource protection. As per the Countywide Trails Plan, a trail will be constructed to Virginia Department of Transportation (VDOT) standards along Dolley Madison Boulevard. This trail will connect to the existing trail in front of Trinity Church to Kurtz Road along Dolley Madison Boulevard. Natural surface trails will be provided within the park to connect park facilities. Trails will also be constructed through the wooded area along the eastern side of the park to the southern end, providing the ability to connect to the Pimmit Run Stream Valley. ADA accessibility and maintenance access should be provided wherever possible and feasible. New trail sections should be kept to a minimum and placed strategically to preserve the setting while preventing impacts to significant cultural and natural resources. As per the conservation easement, trails shall be screened from Salona house, through the use of berms, vegetation, and fencing.

c. Cultural Resource Management

County staff has identified numerous important cultural features of various types throughout the park; however, the property has not yet been subject to any archaeological surveys. As specified in the conservation easement, Phase II and III archaeological testing shall be undertaken throughout the property prior to any development. All scopes must provide for public interpretation of the results.

d. Natural Resource Management

The landscape and vegetation have been impacted by human activity, especially 20th century land disturbance. This includes the disposal of yard waste (leaves, branches), competition from non-native invasive plant species, and excessive deer browse, which is preventing regeneration of native forest species. The streams through the park are incised, suffering from undercut banks, overhanging roots and areas of erosion with the overall condition of the streams being poor.

Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Necessary practices include meadow restoration; wetland mitigation; non-native invasive plant control; deer herd culling (to bring herd numbers within the ecological carrying capacity); and restoration planting once deer herd numbers and non-native invasive plant species are in check. Disposal of yard waste and other debris should be eliminated. Decreases in stormwater runoff to the stream via upstream property owners, particularly from Dolley Madison Boulevard and/or low impact development retrofits by the adjacent landowners could help the stream stabilize.

C. DESIGN CONCERNS

Required plans will be prepared and submitted for County review and approval prior to development. These plans will be reviewed for applicable county and state codes and requirements, as well as how plans address potential impacts. When site design, plan submittal and development occur, the following concerns should be considered:

1. 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.

2. Offset Environmental Impacts

Natural resource management at Salona Park is intended to maintain ecosystem services and improve the health of the natural community. Part of the site will serve multiple recreation uses as a local park, but about half of the site will remain in a natural (minimally developed) state. Environmental impacts caused by site development should be offset by environmental improvements such as stormwater management including Low Impact Development methods.

3. Trails and Bike Lane

As per the Countywide Trails Plan, a trail should be constructed to Virginia Department of Transportation (VDOT) standards along Dolley Madison Boulevard connecting Buchanan Street to Kurtz Road (Figure 10).

In addition, an on-road bike lane is also planned for the section of Dolley Madison Boulevard bordering Salona Park. This bike lane will be constructed with any future road improvements. When constructed, this on-road bike lane will require a minimum width of four feet within the right of way on the site's frontage.

If the opportunity arises, a connection should be made from the proposed trail in the southern portion of Salona Park to the existing trail in Pimmit Run Stream Valley Park. This potential connection will require the acquisition of right of way across private lands.

4. Cultural Resource Investigation

County staff has identified numerous important cultural features of various types throughout the park, however the property has not yet been subject to any archaeological surveys. At a minimum, Phase II archaeological testing shall be undertaken throughout the property prior to any development to ascertain the extent and significance of the cultural resources. If any sites are determined to be significant, then either they should be avoided or Phase III data recovery, or other mitigation should be performed. Any Phase III scopes must provide for public interpretation of the results. If additional research or information is found that may indicate the presence of further cultural resources, additional archaeological work may be required.

5. Cultural Landscape Compatibility

Facility development should be carefully designed to be compatible within the cultural landscape of Salona. Reference to the Cultural Landscape Report during design and construction is recommended.

V. CONCLUSION

When completed, Salona Park will provide a valuable asset to the McLean community. The park will preserve the open, scenic, natural, and historic character of the property, and assure that these conservation values are perpetually preserved. Salona Park will offer a balance between conservation of resources and recreation. Through interpretive displays, visitors may learn about the historic use of the site and its' environmental features. Doing so will inspire community sponsored and supported uses that bring the community together while providing community recreation opportunities that appeal to this wide variety of users.