



# FAIRFAX COUNTY PARK AUTHORITY



## M E M O R A N D U M

**TO:** Chairman and Members  
Park Authority Board

**VIA:** Kirk W. Kincannon, Director

**FROM:** David Bowden, Director  
Planning and Development Division

**DATE:** October 8, 2015

### *Agenda*

**Planning and Development Committee  
Wednesday, October 14, 2015 – 6:15 p.m.**

**Boardroom – Herrity Building**

**Chairman: Ken Quincy**

**Vice Chair: Michael Thompson, Jr.**

**Members: Linwood Gorham, Frank S. Vajda, Harold L. Strickland,**

1. Letter of Endorsement to the East Coast Greenway Alliance for the East Coast Greenway segments in Grist Mill and Laurel Hill Parks – Action\*
2. Approval – Ruckstuhl Park Master Plan – Action\*
3. Green Spring Gardens Mater Plan Revision for Public Comment – Information\*
4. Monthly Contract Activity Report – Information\*

\*Enclosures



Board Agenda Item  
October 28, 2015

## **ACTION**

### Letter of Endorsement to the East Coast Greenway Alliance for the East Coast Greenway segments in Grist Mill and Laurel Hill Parks (Mount Vernon District)

#### ISSUE:

Approval of a letter of endorsement to the East Coast Greenway Alliance for the East Coast Greenway segments of trail in Grist Mill and Laurel Hill Parks.

#### RECOMMENDATION:

The Park Authority Director recommends approval the letter of endorsement to the East Coast Greenway Alliance for the East Coast Greenway segments of trail in Grist Mill and Laurel Hill Parks.

#### TIMING:

Board action is requested on October 28, 2015, in order to respond to the East Coast Greenway Alliance

#### BACKGROUND:

The East Coast Greenway Alliance (ECGA) is a national non-profit organization that was formed in 1991 by a group of people who envisioned a trail on public lands stretching from Calais, Maine, to Key West, Florida, which would be the “urban equivalent of the Appalachian Trail”. The East Coast Greenway was selected as one of 26 National Millennium Trails by the White House Millennium Council in June 2000. The 2,900 mile corridor trail was approximately 30% complete as the end of 2014.

The existing sections of the trail are owned and managed by different land managers including government agencies, non-profit organizations, and commercial interests. In Fairfax County, the trail encompasses existing trails along the George Washington Parkway, Mount Vernon Highway, Route 1, Lorton Road, and West Ox Road. This route includes a section of existing trail along Mount Vernon Highway in Grist Mill Park and a section of trail that uses part of the Laurel Hill Greenway (Attachment 1).

This letter of endorsement from the Park Authority to ECGA will authorize use of the ECG signs on the relevant sections of Park Authority trails (Attachment 2). The letter of endorsement does not obligate the Park Authority to any fiscal commitments for the trail.

Board Agenda Item  
October 28, 2015

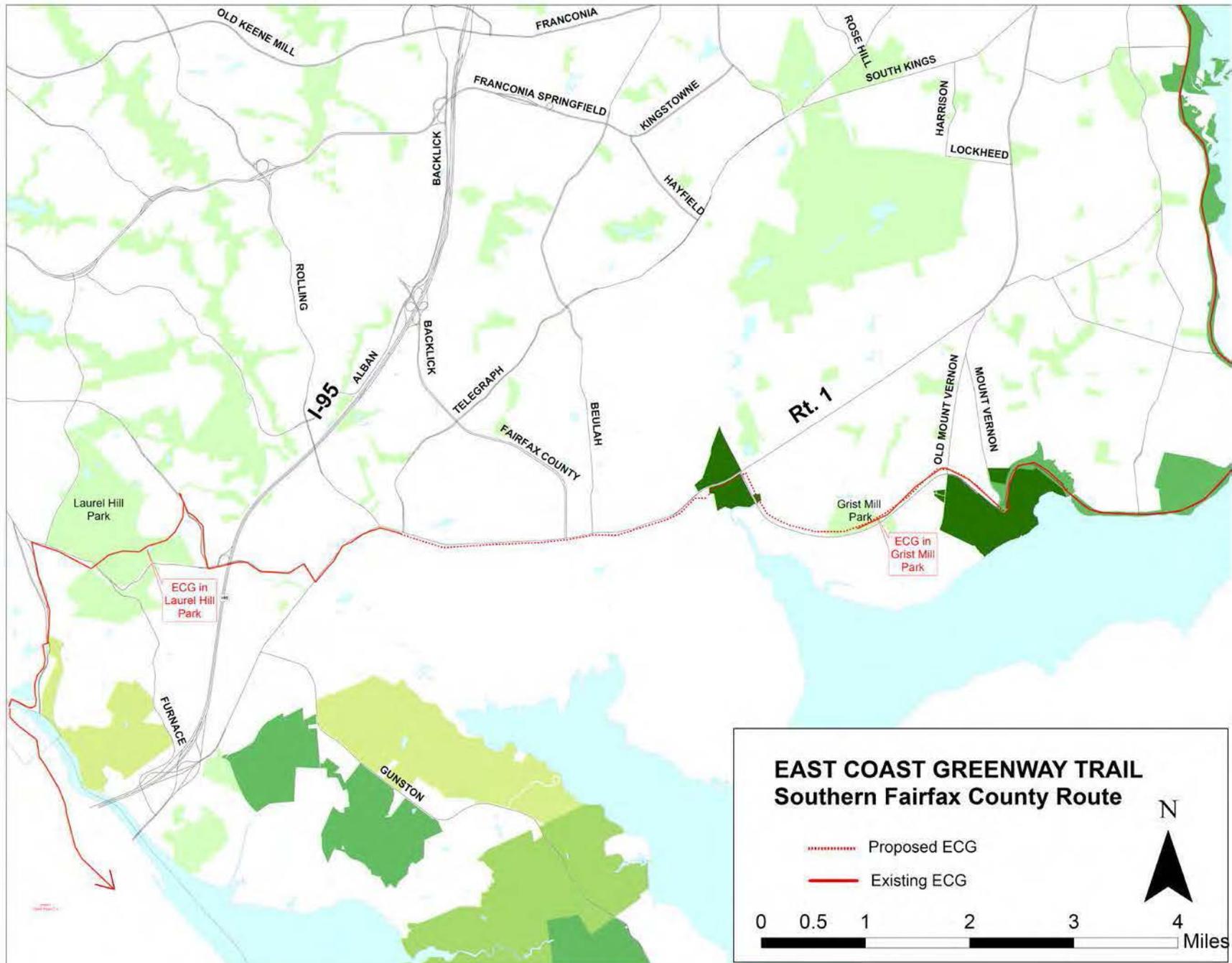
FISCAL IMPACT:  
None.

ENCLOSED DOCUMENTS:

Attachment 1: Map of East Coast Greenway in Fairfax County  
Attachment 2: Letter of Endorsement

STAFF:

Kirk W. Kincannon, Director  
Aimee Long Vosper, Deputy Director/CBD  
Sara Baldwin, Deputy Director/COO  
David Bowden, Director, Planning and Development Division  
John Lehman, Manager, Project Management Branch  
Elizabeth Cronauer, Trail Program Manager





# Fairfax County Park Authority

12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500  
703-324-8700 • Fax: 703-324-3974 • [www.fairfaxcounty.gov/parks](http://www.fairfaxcounty.gov/parks)

October 28, 2015

Mr. Eric Weis, Trail Program Coordinator  
East Coast Greenway Alliance  
5826 Fayetteville Rd, Suite 210  
Durham, NC 27713

Ref: East Coast Greenway on Fairfax County Park Authority lands

Dear Mr. Weis:

We are pleased to endorse the inclusion of the Grist Mill Trail and segments of the Laurel Hill Greenway Trail in the East Coast Greenway Trail System.

The Grist Mill Trail is a 0.4 mile long paved trail owned and managed by Fairfax County Park Authority. It is a public all-season path that runs along the Mt. Vernon Memorial Highway from Peartree Landing to the entrance to Grist Mill Park. The Laurel Hill Greenway Trail is 1.2 miles of 14' wide dual surface trail in Laurel Hill Park between Silverbrook Road and Lorton Road.

As the agency responsible for these trails, we hereby endorse the designation by the East Coast Greenway Alliance of the Grist Mill Trail and Laurel Hill Greenway Trail as part of the ECG Trail System. We agree to work with your organization to install (at mutually agreeable locations) and maintain trail markers that would be provided to us by the East Coast Greenway Alliance.

Sincerely,

Kirk W. Kincannon  
Director



If accommodations and/or alternative formats are needed, please call (703) 324-8563, at least 10 working days in advance of the registration deadline or event. TTY (703) 803-3354.

Board Agenda Item  
October 28, 2015

## **ACTION**

Approval – Ruckstuhl Park Master Plan (Providence District)

### ISSUE:

Approval of the Ruckstuhl Park Master Plan.

### RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the Ruckstuhl Park Master Plan

### TIMING:

Board action is requested on October 28, 2015.

### BACKGROUND:

Located at 7545 Idylwood Road between Idylwood Road and Interstate 66, Ruckstuhl Park has 7.2 acres of a former residence with areas of lawn, meadow, and trees. Ruckstuhl Park is classified as a local park, expected to serve the surrounding residential neighborhoods in Falls Church (Attachment 1). The acquisition of this property was made possible largely due to the generosity of Dr. Lily Ruckstuhl and the Northern Virginia Conservation Trust (NVCT), to whom she conveyed her property upon her passing in September 2008. Dr. Ruckstuhl expressed her desire that her property be forever preserved, preferably as a public park that area residents could enjoy as she had for many years. Park Authority worked with NVCT to obtain a Land and Water Conservation Fund Grant (LWCF) from the Federal Government to reimburse NVCT for the cost of transferring the property to the Park Authority in 2011. A conservation easement was placed on the property in accordance with LWCF requirements that prohibits the development of athletic fields on the property.

The public master planning process for Ruckstuhl Park began with a public information meeting held on Wednesday, July 30, 2014, at Lemon Road Elementary School. Staff also conducted a planning workshop with community association representatives at Marshall High School on March 31, 2015. Public comments were very similar at both meetings. The comments received focused on traffic, concerns over the lack of crosswalks and complete sidewalks to access the park, trail connectivity, and preservation of natural resources including wildlife. Use preferences included trails, nature viewing and protection areas, picnic areas, as well as unscheduled casual open

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use areas. They also expressed a clear desire for interpretation of site history and natural features.

The draft master plan reflects the desires of benefactor Dr. Lily Ruckstuhl to provide a public place for enjoyment of the property in perpetuity. The draft plan includes local serving features that complement the natural setting including a nature playground that will utilize a mix of natural and constructed products that help youth experience nature through play as well as a small picnic area/outdoor classroom that will support small group gatherings and stewardship education. A small parking lot will facilitate convenient access to the park for users and maintenance. A trail network will provide access throughout the site connecting planned and the diverse natural areas preserved throughout the site for a varied experience (Attachment 2).

To further engage community members, the draft master plan was published to the project website. The community was invited to an Open House at the park on July 28, 2015, and to a Public Comment Meeting at Marshall High School on July 29, 2015, followed by a 30-day public comment period.

Many neighbors visited the park during the open house and about 16 community members attended the meeting with 4 providing oral public comment. There were few specific comments related to the draft plan as the community is supportive. However, many members of the community expressed concern for safe site access via crosswalks and sidewalks as none exist currently. Staff made commitments to work with transportation officials at the time of park development to address park access safety. This commitment is noted in the design concern section of the master plan. Other comments highlighted the need to preserve and respect the adjacent Lindsay Family Cemetery. While the cemetery lies outside the Park Authority's responsibility the master plan does include interpretation of the historic cemetery as an element in the master plan (Attachment 3).

If the master plan is approved as recommended, a public use conformance determination (2232 process) will also be required prior to development of new facilities in the park.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Park Vicinity Map

Attachment 2: Final Draft Ruckstuhl Park Master Plan

Attachment 3: Public Comment Summary

Board Agenda Item  
October 28, 2015

STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee Long Vosper, Deputy Director/CBD

David Bowden, Director, Planning & Development Division

Cindy Walsh, Director, Resource Management Division

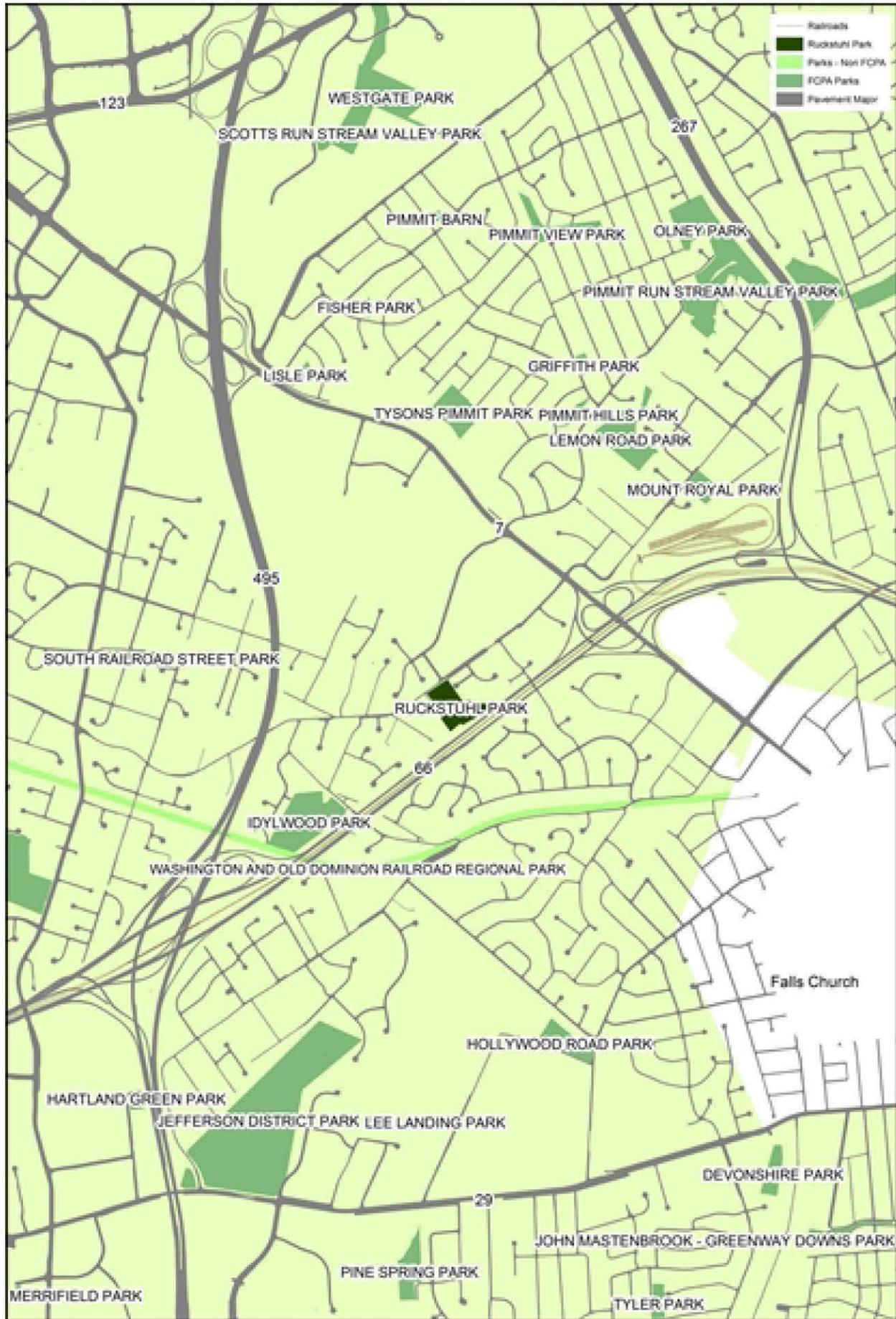
Barbara Nugent, Director, Park Services Division

Todd Johnson, Director, Park Operations Division

Judy Pedersen, Public Information Officer

Sandy Stallman, Manager, Park Planning Branch

Andy Galusha, Landscape Architect/Project Manager, Park Planning Branch



**LOCATION**  
**RUCKSTUHL PARK MASTER PLAN 2014**  
1545 IDYLWOOD RD. FALLS CHURCH, VA 22045

0 200 400  
Feet  
Draft  
17 March 2014

*RUCKSTUHL PARK  
MASTER PLAN*



*Fairfax County Park Authority*

*DRAFT*

*September 16*, 2015

# ACKNOWLEDGEMENTS

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Barbara Nugent, Director, Park Services Division  
Cindy Walsh, Director, Resource Management Division  
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Judith Pedersen, Public Information Officer

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**Russell Arrington, Manager, Area 1, Park Operations Division**  
Beth Borostovik, Area 1, Park Operations Division  
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Erin Stocksclaeder, Natural Resource Specialist, Natural Resource Management & Protection Branch, Resource Management Division  
Christopher Sperling, Senior Archaeologist, Cultural Resource Management & Protection Branch, Resource Management Division

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## **I. INTRODUCTION**

### **A. PURPOSE & PLAN DESCRIPTION**

The purpose of a Park Master Plan is to create a long-range vision for the park by determining the best uses, facilities, and resource management for a specific site. During the planning process, the park is evaluated in the context of the surrounding community and as one park of many within the Fairfax County park system. The approved master plan then serves as a long-term decision making guide to be consulted before the initiation of any detailed planning, design/construction projects, resource management activities, or programming. By design, master plans are general in nature, which allows flexibility to accommodate changing park users' needs, as well as management practices. Park master plans are updated as necessary to reflect community and park changes over time.

Operational plans and growth projections are carefully considered in the master plan. However, the park master plan is not a guide to routine park operations. The park master plan is conceptual with facilities shown in general locations within the park. Many of these features will require additional, separate fiscal analysis, funding, space program analysis, design, and engineering.

### **B. PLANNING PROCESS & PUBLIC INVOLVEMENT**

The Park Authority kicked off the public Ruckstuhl Park Master Plan process on July 30, 2014, with a public information meeting attended by over 40 community members. Public comments centered on potential park uses desired by the community, including an off leash dog area, playground, picnic area, gardens, managing and retaining the natural features, trails, and site access. The public also voiced concerns about safety particularly due to the lack of sidewalk and crosswalks on Idylwood Road. The public input was considered along with existing site conditions, natural and cultural resources, site management, and design issues in developing the draft master plan. This draft was published for public review and presented at a public comment meeting on **July 29<sup>TBD</sup>**, 2015. The plan was revised based upon the public input and was approved by the Park Authority Board on **October 28<sup>TBD</sup>**, 2015.

## **II. PARK BACKGROUND**

### **A. LOCATION & GENERAL DESCRIPTION**

Located between Idylwood Road and I-66, Ruckstuhl Park, a former residential property, consists of 7.2 acres of lawn, meadow, and forest. Ruckstuhl Park is located in the Jefferson Planning District, and is classified as a local park, expected to serve the surrounding residential neighborhoods (Figures 1 and 2).

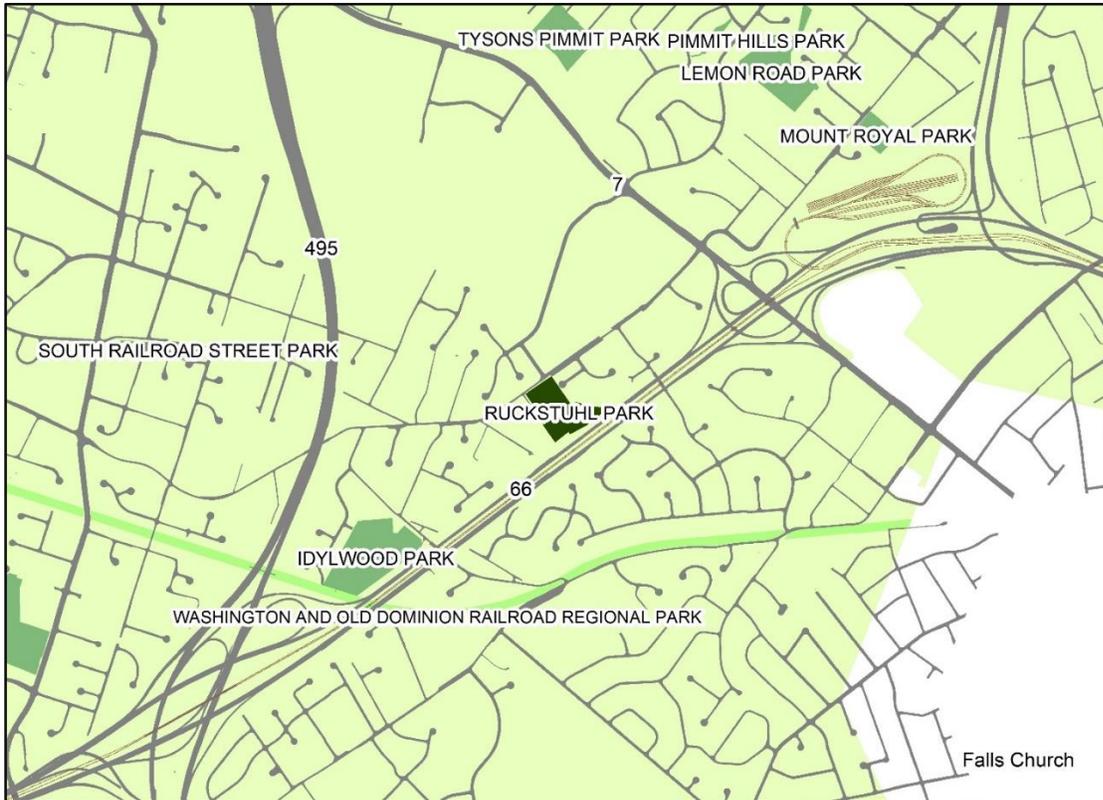


Figure 1: General Vicinity Map

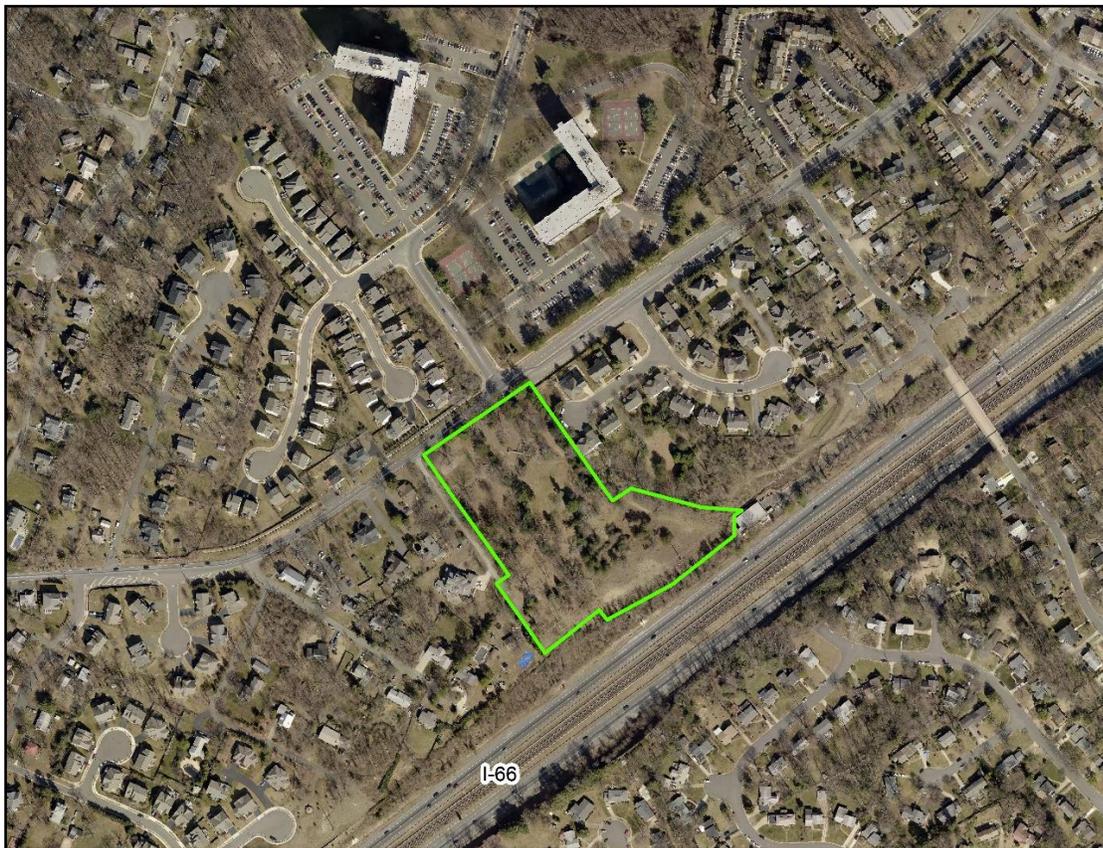


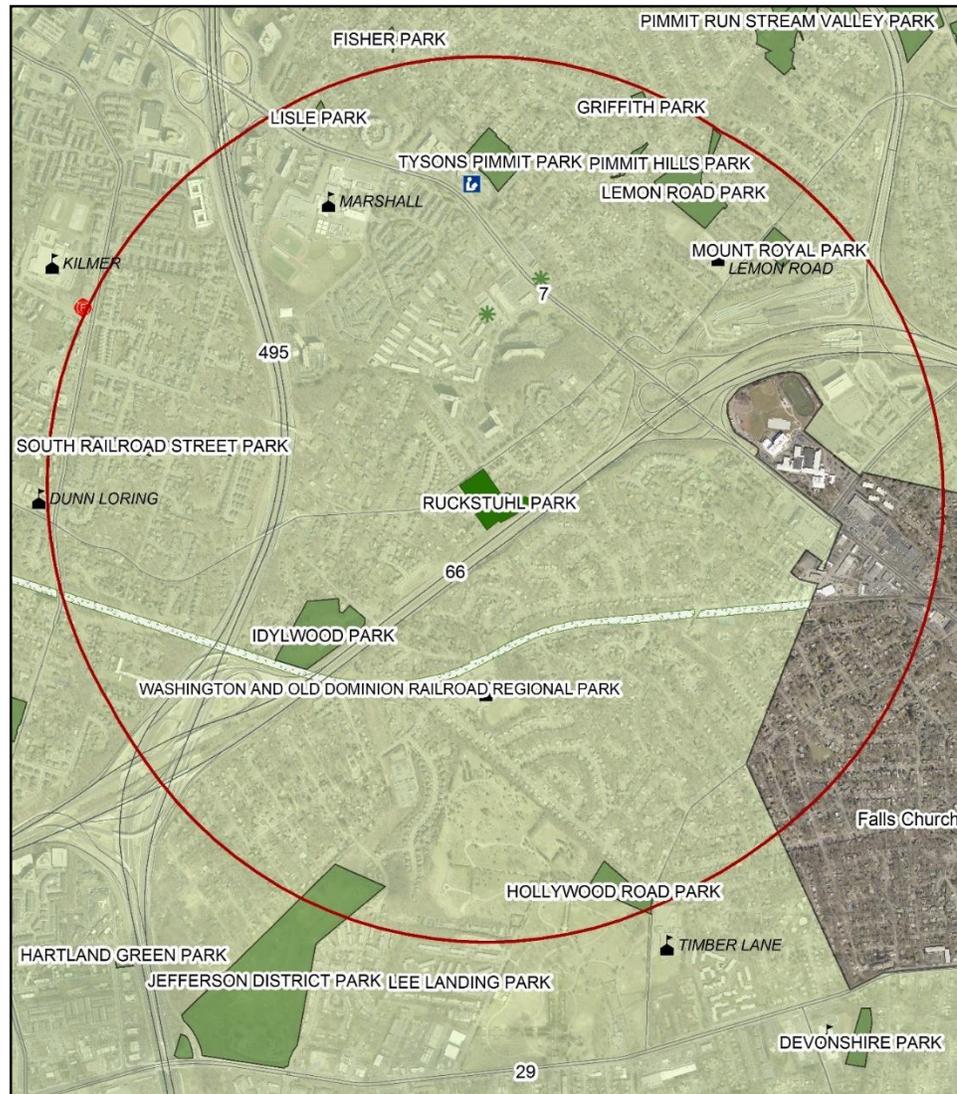
Figure 2: Aerial Photo of Park and Surrounding Area

**B. CONTEXT**

Ruckstuhl Park is located north of Route 66, surrounded by single family residences, including the Brittany Parc, and Mount at Tysons communities, as well as the Idylwood Towers Condominium. These suburban neighborhoods consist of primarily single-family homes and multifamily high-rise apartments, mostly built between the early 1930s and 2000s, some of which border the park along its east and west sides. Idylwood Road and Route 66 form the park’s northern and southern borders respectively (Figure 3).

Ruckstuhl Park is located in the Jefferson North Community Planning Sector (J10) of the Jefferson Planning District as described in the Fairfax County Comprehensive Plan.

Surrounding areas are planned, zoned, and developed with residential uses with densities ranging from 3 to 20 dwelling units per acre. Ruckstuhl Park is in the R-3 residential zoning district that allows residential use at 1 to 3 dwelling units per acre and public facilities, such as parks.



**Figure 3: Ruckstuhl Park One Mile Service Area Map**

Additionally, the Countywide Trails Plan Map shows planned sidewalks along both sides of Idylwood Road, to be completed connecting to other trails in the area. While not yet completed on either side of the road, these sidewalks provide some connections to the community.

### **C. ADMINISTRATIVE HISTORY**

The acquisition of Parcels 40-3((1)) 59, 61A, 64, and 65 which became Ruckstuhl Park was made possible through the generosity of Dr. Lily Ruckstuhl and the Northern Virginia Conservation Trust (NVCT), to whom she donated her property upon her passing in September 2008. Dr. Ruckstuhl expressed her desire that her property be forever preserved, preferably as a public park that area residents could enjoy as she had for many years (Figure 4). Therefore, NVCT transferred the property to the Park Authority in 2011 for \$250,000 with a conservation easement on the property that prescribes certain conditions on the property and prohibits uses such as athletic fields (Figure 5).



**Figure 4: Dr. Ruckstuhl in her Garden**

### **D. PARK CLASSIFICATION**

Park classifications provide broad guidance on each park's general purpose, character, location, and service areas. Ruckstuhl 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 Idylwood neighborhoods, local 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.

### **E. PARK & RECREATION NEEDS**

Overall, the park system around Ruckstuhl Park provides a diverse range of offerings. Within one mile are 11 other parks, comprising 192 acres, eight of which provide recreational facilities, such as playgrounds, picnic areas, athletic fields, and courts (Table 1). Some offer distinctive facilities such as Jefferson District Park's golf course. Idylwood Park provides a



**Figure 5: Parcel Map**

playground and athletic facilities less than a ¼ mile to the west. In addition, there are three public schools within a one-mile service area, which typically have athletic fields and playgrounds that are available to the public during non-school hours. Figure 3 shows the parks and facilities that are located within one mile from Ruckstuhl Park.

PARK NAME	PRACTICE PUTTING GREEN	MINI GOLF	EXECUTIVE 9 HOLE COURSE	TRAILS	AMPHITHEATRE	HORSESHOE PIT	OPEN PLAY AREA	PICNIC AREA	SCHOOL AGE PLAYGROUND	TOT LOT	RECTANGLE FIELDS	60FT DIAMOND FIELD	TENNIS COURTS	TENNIS PRACTICE WALL	FULL BASKETBALL COURTS
GRIFFITH PARK				Y		Y	Y		Y	Y					
HOLLYWOOD ROAD PARK															
IDYLWOOD PARK				Y			Y	Y	Y		1	2	2	2	1
JEFFERSON DISTRICT PARK	Y	Y	Y	Y				Y	Y				8	4	2
LEMON ROAD PARK				Y	Y										
LISLE PARK				Y			Y		Y						1
MOUNT ROYAL PARK									Y						
PIMMIT HILLS PARK				Y			Y		Y						1
PIMMIT RUN STREAM VALLEY PARK				Y											
RUCKSTUHL PARK															
SOUTH RAILROAD STREET PARK				Y				Y	Y						
TYSONS PIMMIT PARK				Y			Y	Y	Y						2

**Table 1: Parks within Ruckstuhl Park Service Area**

The need for park and recreation facilities is determined through long range planning efforts. Recreation needs are generally met through the provision of park facilities. The 2003-2013 Needs Assessment provides guidance for parkland and facility needs. As part of the Needs Assessment process, 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 facility needs. In addition, the Park Authority Board adopted countywide population-based service level standards for parkland and park facilities. Table 2 reflects projected local serving park facility needs in the Jefferson Planning District in which Ruckstuhl Park is located.

Park facility service levels are examined using planning district geography that is established in the County Comprehensive Plan. As shown in Table 2, Jefferson Planning District has a deficit of public playgrounds, basketball courts, and athletic fields. A playground is located at Idylwood Park nearby and at a nearby church.

Athletic fields are not allowed at Ruckstuhl Park under the conservation easement. It is increasingly rare for the Park Authority to find property that is ideal for a local public park in this developed part of Fairfax County. Few undeveloped public park opportunities are available where these needs could be addressed. Private facilities in homeowner common areas supplement the public inventory for trails, playgrounds, and courts.

53,818	2010 population – Jefferson Planning District			
60,249	2020 population projection			
Facility	Service Level Standard	2010 Existing Facilities	2020 Needed Facilities	2020 Projected (Deficit)/ Surplus
Rectangle Fields	1 per 2,700 people	14.2	22.3	(8.1)
Adult Baseball Fields	1 per 24,000 people	2.0	2.5	(0.5)
Adult Softball Fields	1 per 22,000 people	1.5	2.7	(1.2)
Youth Baseball Fields	1 per 7,200 people	7.5	8.4	(0.9)
Youth Softball Fields	1 per 8,800 people	6.0	6.8	(0.8)
Basketball Courts	1 per 2,100 people	13.5	28.7	(15.2)
Playgrounds	1 per 2,800 people	18.5	21.5	(3.0)
Neighborhood Dog Parks	1 per 86,000 people	0.0	0.7	(0.7)
Neighborhood Skate Parks	1 per 106,000 people	0.0	0.6	(0.6)

**Table 2: Jefferson Planning District 2020 Facility Needs Analysis**

### III. EXISTING CONDITIONS

The existing site conditions are evaluated to determine the opportunities and constraints located on the site. Typical site conditions examined include soils, topography, hydrology, habitats, vegetation, history and prehistoric features and any infrastructure elements. Using the existing conditions data allows for more focused planning and development.

#### **A. NATURAL RESOURCES**

##### 1. Soils

Soil characteristics can have major implications on site suitability for certain uses. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Ruckstuhl Park is comprised of the Fairfax loam, Kingstowne-Danripple complex, and Wheaton-Fairfax complex soil types (Figure 6). This site contains problem soils for which additional soil investigation will be needed to determine suitability for the proposed features.

##### a. Danripple

Soils of the Danripple series forms on flat stream terraces near the border of the Piedmont and Coastal Plain. The topsoil is often gravelly with clay subsoil. Seasonal

high water table can be as high as 40 inches below the surface, with depth to bedrock greater than 5 feet. Considerations for park development include marginal structural support due to the high water table combined with moderately plastic clays. Suitability for drain fields and for infiltration trenches is poor because of the seasonal high water table. Surface grading and subsurface drainage may be necessary to prevent wet areas. Danripple is a Class II problem soil, for which ground water problems and over lot drainage must be addressed.

b. Fairfax

This Piedmont upland soil consists of silty topsoil over silty and sandy soil materials. The silty capping ranges from ½ to 3 feet thick and contains rounded water worn pebbles. The subsoil can be quite clayey, but the clays are only slightly plastic. This soil is well drained with depth to water table greater than six feet and hard bedrock over 10 feet below the surface. Benefits for park development are good structural support, and infiltration trenches are well suited for this soil. Considerations for park development include low bearing capacity for structures and low suitability for drain fields because the high clay content of the subsoil can cause slow permeability. Because of a high mica content, the soil tends to "fluff" up when disturbed and is difficult to compact requiring engineering designs for use as structural fill. Fairfax is a Class I problem soil, for which further investigation is suggested.

c. Kingstowne

Soils of the Kingstowne series are dense, very deep, and well drained. They are found on hills, shoulders, and backslopes. Benefits for park development include a moderate bearing strength, high water table depth of over 40 inches, and low to moderate shrink-swell potential. They are suitable for natural surface trails, roads, or staging areas. Concerns for park development include very high to moderate surface runoff, with moderate to very slow hydraulic permeability, affected by frost action, with moderately unstable excavation walls. Due to these attributes, Kingstowne soils have very limited suitability, for local roads, or streets, landscaping and fairways (due to density). They have somewhat limited suitability for building structures, shallow excavations, campsites, picnic areas, playgrounds, or excavated ponds. Kingstowne is a disturbed Class IVB problem soil for which a geotechnical investigation is required, particularly for soil strength, footing concerns, and drainage.

d. Wheaton

The Wheaton series consists of very deep well drained soils with moderate permeability, and medium to rapid runoff. Benefits for park development, at less than seven percent slope; they are well suited for structures such as dwellings and small commercial buildings, minor excavations, or trails. Concerns for park development include low bearing strength, slow percolation rate, shallow depth to water, frost action, severe rutting hazard, and moderate to severe erosion. Excavations are unstable, with tendencies to cave. Due to these characteristics, they have limited suitability for moderate excavations, campsites, picnic areas, and playgrounds. Usability is very limited for local roads, streets, landscaping, excavated ponds, and absorption fields. Over seven percent slope uses are very limited. Wheaton is a

disturbed Class IVB problem soil for which a geotechnical investigation is required, particularly for soil strength, footing concerns, and drainage.

e. Uncontrolled Fill

The areas of the site where building basements and the in ground pool were dug out, were replaced by “uncontrolled fill” according to the project engineer who oversaw the demolition. Concerns for park development include low bearing strength, tendency to settle, severe rutting hazard, and moderate to severe erosion. Excavations are unstable, with tendencies to cave. Due to these characteristics, they have very limited suitability for driveways, trails, moderate excavations, campsites, picnic areas, playgrounds, or structures of any type. Since this is a disturbed Class IVA problem soil, Virginia Uniform Statewide Building Code (USBC) and Public Facility Manual (PFM) states that a detailed geotechnical investigation and report are mandatory for all construction and grading (including trails) within these problem soil areas.

## 2. Topography & Hydrology

For centuries, the site was tilled as farmland until domestic home sites were added in the early 20<sup>th</sup> century that altered grading around these structures. The topography of Ruckstuhl is characterized by a low ridge that runs north south across the middle of the park. This ridge forms a divide between the Pimmit Run watershed to the west, which drains toward Idylwood Road and the Cameron Run watershed to the east, draining toward I-66. The Idylwood side of the ridge is gently sloping while the other side of the ridge has somewhat steeper slopes draining down into an oval bowl-shaped area adjacent to I-66. Both watersheds are highly developed and heavily impacted by urbanization (Figure 7).

Due to the park’s location at the outer limits on the divide between both of these watersheds and its relative isolation from any significant water resources, no specific watershed management projects are identified in either the Pimmit Run or Cameron Run Watershed Management Plans that are targeted for Ruckstuhl Park. Therefore, there are no water bodies or associated Chesapeake Bay Ordinance designated Resource Protection Areas (RPA) within the park. It is the intent of this planning process, however, to establish stormwater management practices that are supportive of the efforts of the Department of Public Works and Environmental Services in protecting Fairfax County’s water resources.

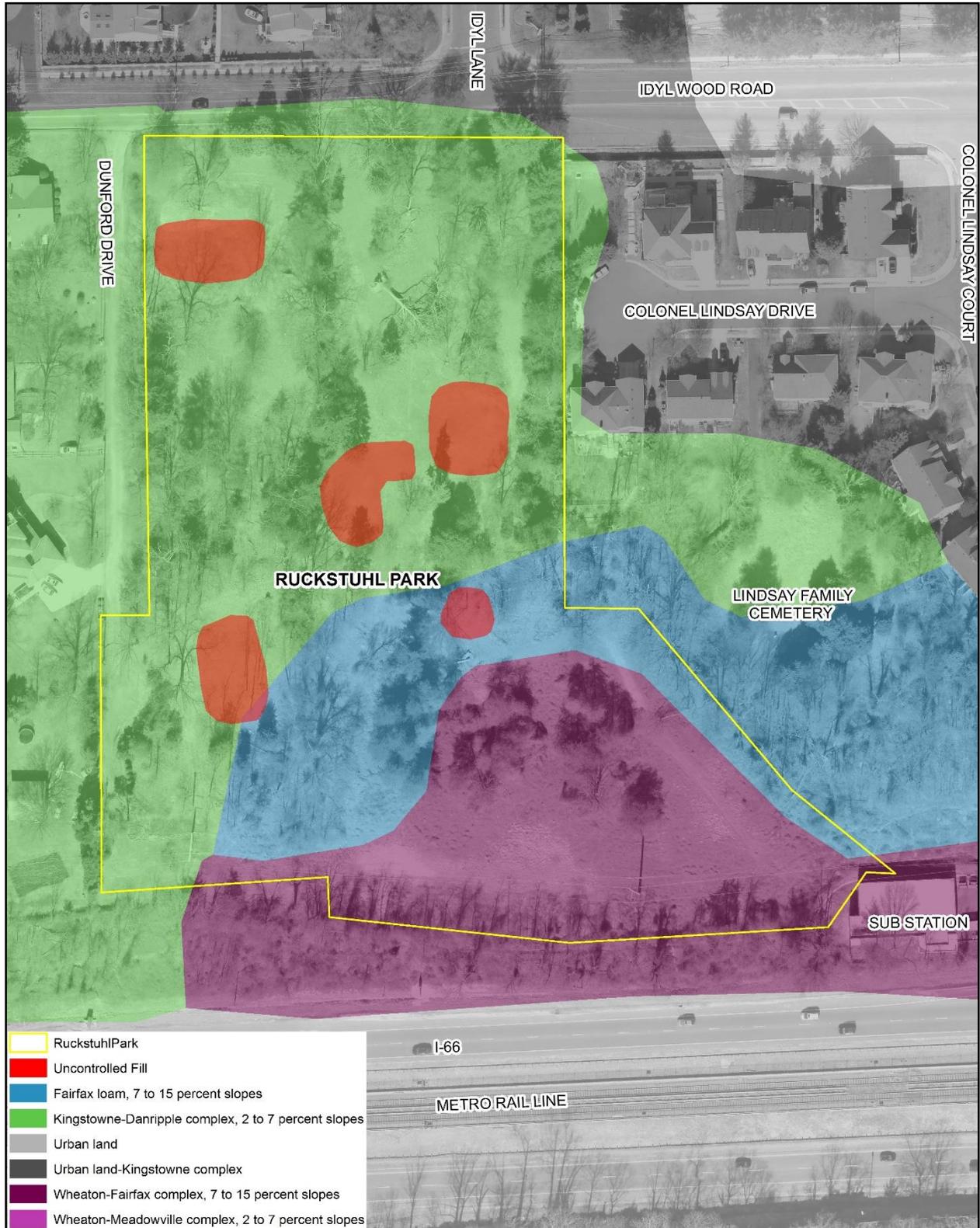


Figure 6: Soils Map

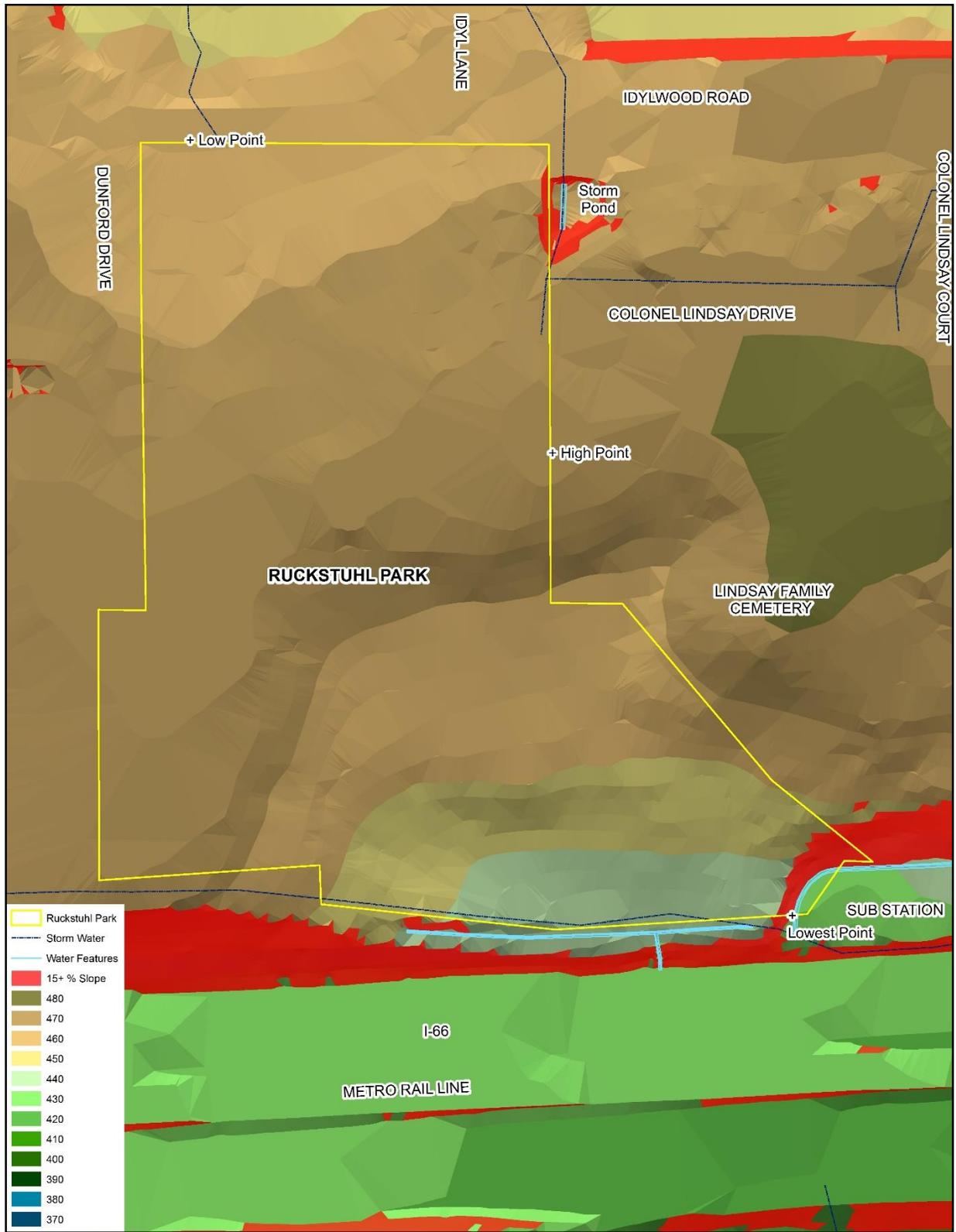


Figure 7: Topography & Hydrology Map

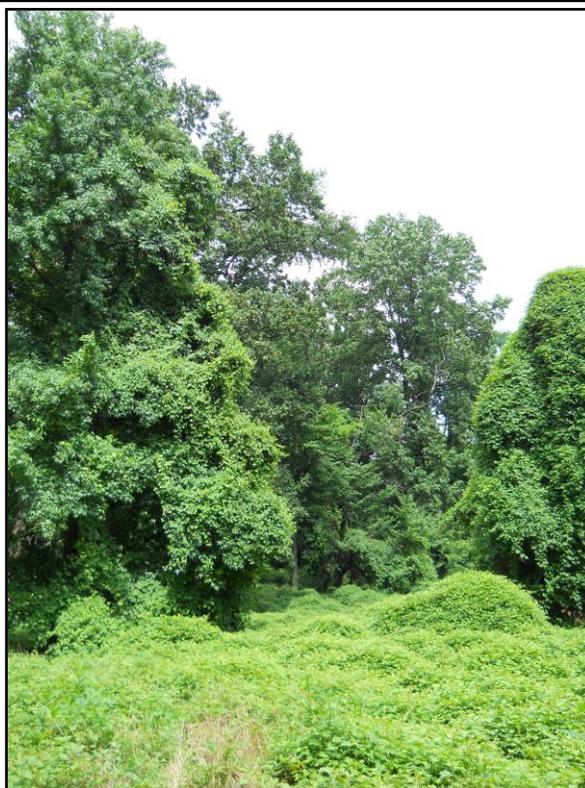
### 3. Vegetation

Ruckstuhl Park has several large mature, native trees that are found in the grassy mowed area in the central area and north end of the park. The larger trees and dense understory in the park create walls around several open grassy areas define the park's character, naturally forming several "outdoor rooms" (Figure 8 & 10).



**Figure 8: Outdoor Room**

The area of the park nearest to I-66 has significant invasive plant cover that threatens the trees and other vegetation in this area. Some of the non-native species present are relics from the residential landscaping located on or near the property. The vegetation along the power lines is nearly 100% invasive species. At one time, there were native trees present in this area of the park, but these have been completely covered in invasive vines and are most likely dead. The most noticeable invasive species present include porcelain berry, English ivy and multiflora rose (Figure 9 & 10). While providing some shade and cover for wildlife, overall, the vegetation is of relatively low habitat and environmental quality, mostly due to the human disturbance, small area, lack of native plants, invasive species and deer browse.



**Figure 9: Non-native Invasive Plants**



Figure 10: Vegetation within the Park

#### 4. Wildlife

A wildlife survey has not been conducted for this park, but Park Authority staff have witnessed rabbit, squirrels, raccoons, fox, white-tailed deer, and various bird species, including bluebirds (Figure 11). These species are all typically supported by the regions parks 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.

#### 5. 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 Ruckstuhl Park.



**B. CULTURAL RESOURCES**      **Figure 11: Bluebird**

Ruckstuhl Park has a long history of human use. In the 1960s, archaeologists discovered one of the first formally recorded archaeological sites in the county within what is now Ruckstuhl Park. Designated as site 44FX0007 by the Virginia Department of Historic Resources (VDHR), though not the oldest, the site dates to the Archaic Period, approximately 8000-1200 years before current epoch (BCE). Unfortunately, little can be gleaned from the records about how the site was used, due to the reporting standards at the time. However, we do know that people in the area during that time were hunter-gatherers, adapting to a changing climate. Populations during generally increased and are believed to have migrated on seasonal cycles. Changes in the stone tool shape, material, and size mark various temporal and, possibly, cultural changes across the Archaic Period.

Dating to the mid-1700's the Lindsay family's "The Mount" plantation, encompassed what is now Ruckstuhl Park. The period from 1750-1789 witnessed increased social, political, and economic strife between the Virginia Colony and England, culminating in

the American Revolution, resulting in the establishment of the United States. A member of a prominent Fairfax County family, Robert Lindsay reached the rank of Colonel before returning home to The Mount at the end of the Revolution.

Following the Revolution, the nation divided along internal social, economic, and political divisions. Geographically, Fairfax County was caught between northern states with increased industrial interests based on wage labor and the southern states economically invested in cash crop agriculture with slave labor. These sectional differences culminated in the *Civil War* (1861-1865). Fairfax County's location, within a rebellious state, separated from the federal capital by only the Potomac River, placed it in a tenuous spot. Union forces established forts and lines while Confederate irregular forces roamed across Fairfax County, disrupting lines of communication and gathering intelligence. The Union victory resulted in great social upheaval and economic depression across the south that lasted into the 1900's.

While Fairfax County rebounded relatively quickly compared to most of Virginia, having been a large plantation that had employed multiple slaves, this period was difficult for the owners of "The Mount" with it changing hands multiple times. This led to the section that became Ruckstuhl Park being sold off for smaller farms and house lots beginning around 1900. An air survey photo taken in 1937 shows the site of Ruckstuhl Park used as farmland with an abandoned field growing in with trees (Figure 12). By the end of the Second World War and the beginning of the Cold War, the United States government greatly expanded. Between the 1950's and 2000's, mostly rural farmland had given way to suburban development throughout the Idylwood area with services and residences for the growing federal work force.

Dr. Lily Ruckstuhl, namesake for the park, resided on the property from the 1950's until she passed away in 2008. An air survey photo taken in 1997 shows the site during Dr. Ruckstuhl's inhabitation with three houses, multiple out buildings, and the pasture for her farm animals (Figures 13). Dr. Ruckstuhl, who residents remember as an animal lover and supporter of land conservation, conveyed the property to the Northern Virginia Conservation Trust (NVCT). In order to keep with Dr. Ruckstuhl's wishes that the property be forever preserved as a public park that area residents could enjoy as she had, the NVCT transferred the land to the Park Authority in 2011.

The main part of The Mount plantation, which is now recognized as archaeological site 44FX1203 exists east of the park. While the original manor house no longer exists and had been situated outside current park boundaries, another family home from the estate dating to the mid 1800s is located in the adjacent neighborhood, east of the Lindsay Family Cemetery, which is located adjacent to the northeast park boundaries. Being associated with "The Mount" plantation, the cemetery dates to the mid-eighteenth century. Manors of this period required secondary support structures such as smokehouses, icehouses, dairies, servant or slave quarters, and slave cemeteries, among others. Accordingly, it is possible that deposits associated with "The Mount" occur archaeologically within Ruckstuhl Park, which was plowed as part of the plantation's farm fields.



Figure 12: 1937 Aerial Photo



Figure 13: 1997 Orthographic Photo

## **C. EXISTING INFRASTRUCTURE**

### **1. Utilities**

As a former residence, the park has access to public utilities including water and electric service that are located along Idylwood Road and Colonel Lindsay Drive. A fire hydrant is present along Idylwood Road opposite Idyl Lane. The residences on the site all were all on septic systems. According to Fairfax County Waste Water, sewer service is only accessible from Colonel Lindsay Drive as well as a manhole in the eastern tip of the park near the substation along I66. Electrical service is available from Idylwood and Dunford Drive. A small stormwater pond exists adjacent to the northern corner of the park between Idylwood Road and Colonel Lindsay Drive. Two grated yard inlets in the park near the cul-de-sac of Colonel Lindsay Drive drain to this pond.

An inlet to the stormdrain system exists along the frontage with Idylwood Road near the west corner of the park, which collects runoff from both the park and road. High tension electric transmission lines run in an easement parallel to I-66. These lines belong to Dominion Virginia Power, who also has a substation building located adjacent to the east corner of the park that serves the Metro rail line in the center of I-66 (Figures 14 - 16).

### **2. Vehicular Access**

Transportation officials generally prefer public entrances be aligned with other cross streets and be a certain distance from other entrances. Idyl Lane aligns perpendicularly across Idylwood Road from the former entrance to Dr. Ruckstuhl's residents and is the only public street suitable for alignment to the park. This access could be signaled with crosswalks (Figure 15 & 16). Two other previous entrances to the site were from Dunford Drive, which intersects Idylwood Road at the west corner of the park, serves several private residents and would require upgrades for use as a public entrance (Figure 16 & 17). A bus stop is



**Figure 14: Power line Easement**



**Figure 15: Entrance from Idylwood Road**

present along Idylwood Road, between the park and Colonel Lindsay Court to the east.



Figure 16: Trails, Utilities, & Easements

### 3. Pedestrian Access and Trails

No official trails or sidewalks currently exist within Ruckstuhl Park, however, some informal access points and footpaths are present. In particular, along the Idylwood Road pedestrians walk on the park's frontage between the existing sidewalks on each side as well as to the bus stop located to the east on Idylwood Road. Pedestrians also enter the park from several places along Dunford Drive.



Figure 17: Dunford Drive with Ruckstuhl Park on left.

## IV. PARK ASPIRATIONS

### A. PARK PURPOSE

Park purpose statements provide a broad overview for planning and decision-making. The purpose of Ruckstuhl Park as with other local serving parks is:

- 🌿 To share and interpret the site's natural character and cultural history.
- 🌿 To meet community recreation and leisure needs.

## **B. DESIRED VISITOR EXPERIENCE**

Ruckstuhl 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 one-mile radius). The intention is to preserve a sense of the open landscape, inspire community sponsored and supported uses that bring the community together while also providing low impact community recreation opportunities that appeal to a variety of users including small groups, families, and individuals who want to enjoy a mix of recreation facilities, or open green space (Figure 18).

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, trashcans, picnic tables, and interpretive and way finding signage.



**Figure 18: Large Tree Emblematic of Park Experience**

This visitor experience can be supported in a number of ways. Therefore, this Master Plan provides an overall vision of the park's ultimate development. These facilities may not be constructed at the same time, but might be combined in various ways as funding becomes available from public sources and/or sustainable community sponsorships that will facilitate the implementation of the master plan. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access, will be required preceding the implementation of any greater public use.

## **C. MANAGEMENT OBJECTIVES**

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

- 🌿 Ruckstuhl Park should be a focal point of the neighboring communities and a space for community-building activities.
- 🌿 Ruckstuhl Park should support local wildlife habitat and provide local historic interpretation.
- 🌿 Ruckstuhl Park will continue to be managed to provide public low impact leisure opportunities in the Providence 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.

The Park Authority's area maintenance crew will provide periodic maintenance and repairs to park facilities. This includes mowing the grass, removing leaves from managed areas, emptying trash, and other similar tasks. Other maintenance tasks include inspection of facilities and equipment; cleanup; repairing pavement; pruning, dead wooding and removal of hazardous trees as needed. The maintenance crew also responds to any park issues brought to their attention by citizens or staff.

## **V. CONCEPTUAL DEVELOPMENT PLAN**

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 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 19). 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.

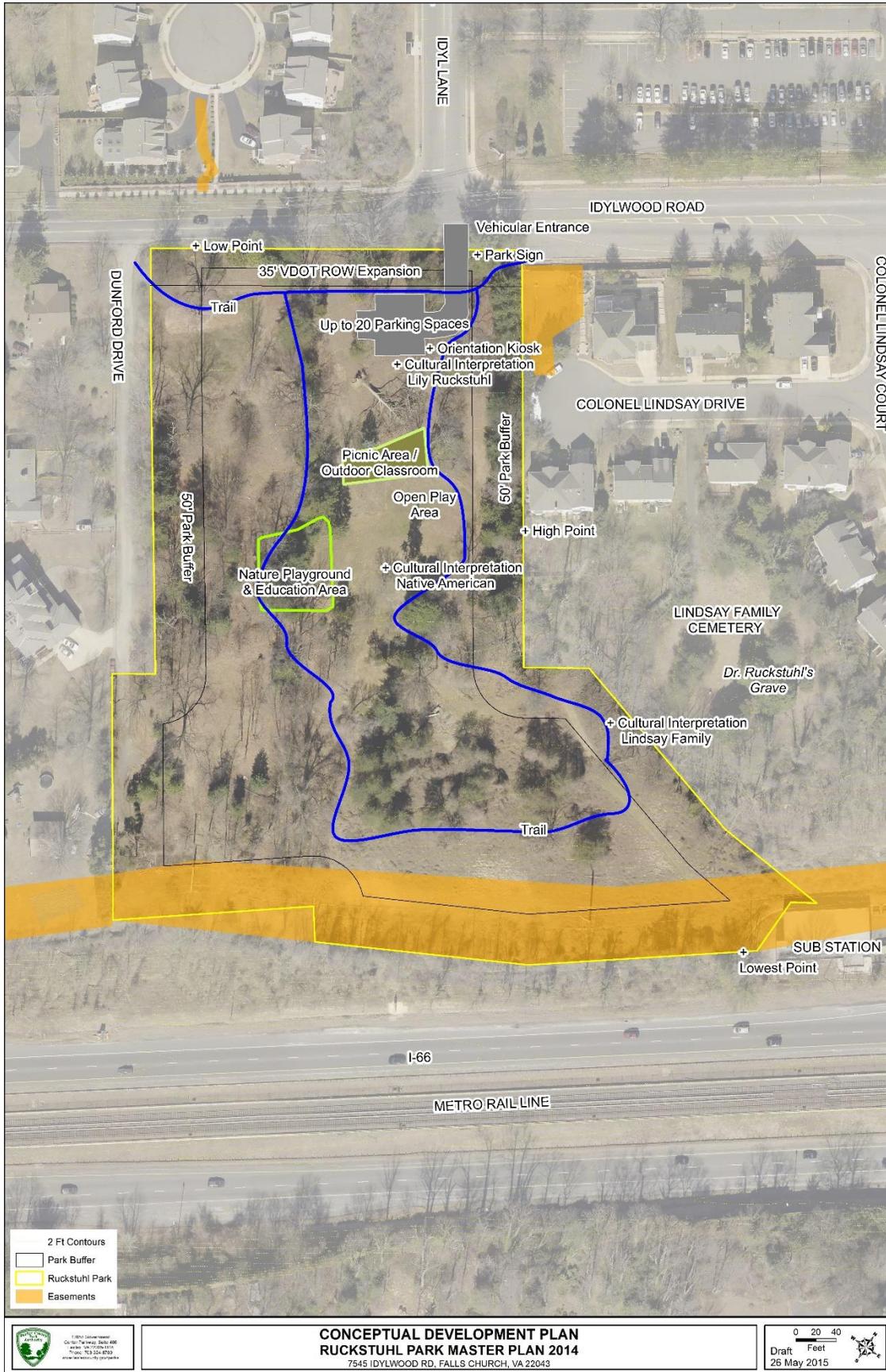


Figure 19: Conceptual Development Plan Map

The following facilities are planned for the park:

### **A. VEHICULAR ENTRANCE & PARKING**

Access to the parking lot will be from Idylwood Road at the old driveway location across from Idyl Lane (Figure 20). The parking lot will have up to 20 parking spaces to support user access to the park. To the extent feasible, low impact development features and landscaping treatments will enhance integration of the entrance and parking into the landscape of the park.



Figure 20: Vehicular Entrance

### **B. TRAILS & PEDESTRIAN ACCESS**

The planned trail network throughout Ruckstuhl Park is shown on the CDP. Trails will allow access from the entrances throughout the site as well as form a loop through the park to facilitate exercise. The trail along the park frontage parallel to Idylwood Road will provide connections to existing and future sidewalks as shown on the Countywide Trails Plan. It should also be noted that the Fairfax County Bicycle Master Plan, dated October 2014, shows a future planned bicycle lane along Idylwood Road. The trails support a variety of park uses including walking, dog walking, biking, running, socializing, and nature observation. Trail access is provided at the vehicular entrances and the pedestrian entrances as shown on the CDP. The general trail location allows for future widening of Idylwood Road. Visitor orientation is important to provide at these points, including informational kiosks, benches, trashcans, park identification, regulation, and way finding signage. All services and routes in Ruckstuhl Park should be fully accessible, as feasible.

The large trees and specimen plantings are an important part of the park's character and are well loved by the community. Care will need to be taken to field locate all trails and facilities as not to disturb these trees on the property during construction. Root disturbance and soil compaction could impact health of the trees.

Idylwood Park and the regional Washington & Old Dominion Trail (W & OD) operated by NoVA Parks exists near Ruckstuhl Park but is not connected by formal trails or sidewalks. An opportunity exists to connect Ruckstuhl Park with these nearby facilities, by completing a fragmented network of existing sidewalks and social trails that are currently not maintained. The pedestrian connections should be enhanced through coordinated efforts from Ruckstuhl Park west along Idylwood Road, Hurst Street, and Virginia Lane, to Idylwood Park and the W&OD (Figure 21 & 22).



Figure 21: W & OD Trail

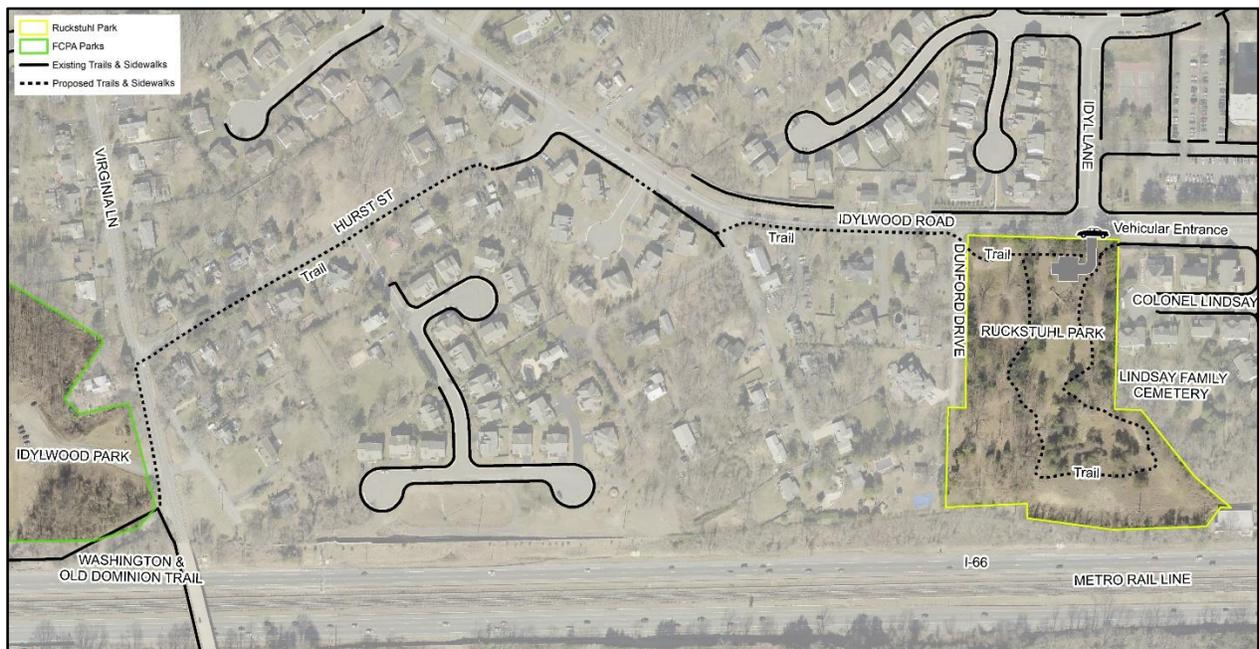


Figure 22: Potential Trail Connections to Idylwood Park and W & O D Trail

### **C. OPEN PLAY AREA**

A small open grass field will be retained as a central feature of the site to provide an open play area for unstructured play, informal uses, and outdoor enjoyment (Figure 23). Usage of this area would promote casual forms of recreation such as frisbee throwing, tossing a ball, or a game of tag. The open play area can also be used as a small community gathering space or group activity area.



**Figure 23: Open Play Area**

### **D. NATURE PLAYGROUND**

The natural setting at Ruckstuhl Park offers an opportunity for childhood development with nature themed play features. Green natural settings, with habitat value have healthy benefits that are critical to children's development intellectually, emotionally, socially, spiritually, and physically. Nature playgrounds provide features to encourage high quality play in multiple play types such as functional play, constructive play, imaginary play, manipulative play (such as building elements such as a sand castle), open ended play, with elements that provide differential feedback, help children learn risk management, and provide environmental education in a safe environment. It is important to provide areas where children can play with unique equipment in an enclosed space with a natural aesthetic. This is achieved through the incorporation of natural organic materials, such as trees, hollow logs, tree stumps, wood, tall grasses, living plants, as well as sand, gravel, stones, and water. These



**Figure 24: Nature Playground**

elements are arranged into open spaces, rooms, stages, overlooks, created by landform, plant arbors, stones, and wood fences.

A nature playground is planned on the ridge encompassing areas in both the open woods and small field. This location provides easy access from the trails and open play area. It is also a complementary use to the open play area and Picnic/Seating Education Area. Particular attention should be made to ensure the inclusion of nature education and skill development facilities. Additional detailed design and programming will be necessary to ensure a safe and self directed experience (Figure 24).

### **E. PICNIC / OUTDOOR CLASSROOM**

A picnic area / outdoor classroom should be centrally located as shown on the CDP to support small family or neighborhood gatherings, and resource education classes.

### **F. SITE FURNISHINGS**

Picnic tables, benches, and trashcans should be provided in appropriate locations throughout the park to support the other uses (Figure 25). An outdoor fitness equipment cluster may be located adjacent to the picnic area, nature playground, and open play area, so that parents can use the equipment while watching their children playing in the other features.



**Figure 25: Bench**

### **G. INTERPRETIVE FEATURES**

Interpretive features may be placed at appropriate locations within the park describing important park features. Interpretation may include the Lindsay Family and cemetery, Dr. Ruckstuhl, The Mount Plantation, as well as the park's natural resources, wildlife, and vegetation. Directional, including distance, regulation, and park identification signs should also be placed as



**Figure 26: Interpretive Sign**

needed in the park. Minimize the number and collocate signs to preserve the natural setting as well as prevent impacts to important resources (Figure 26).

#### **H. VEGETATIVE BUFFER**

Ruckstuhl Park is vegetated around its perimeter but has some areas that are open to the neighbors. Planned park uses are generally internal to the site and low impact in nature. The existing stand of trees along the park borders are intended to remain to provide screening between neighboring homes and the park. Native vegetation should be allowed to grow up over time within the buffer area with a mix of trees, understory, and shrub layers, to naturally provide sustainable buffering and screening.

### **VI. DESIGN & COMMUNITY CONCERNS**

Park master plans are conceptual documents that show general size and locations of facilities for planning and funding purposes. After funding is appropriated, engineering documents will be prepared and submitted for review and approval prior to development as deemed necessary by applicable governing agencies. These plans will need to meet all applicable county, state, and federal codes and requirements, in effect at that time. They will also need to address all potential impacts, as well as providing public review, when applicable, the same as any other public or private development. These reviews ensure that the proposed facilities meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning with review by the respective agencies. To ensure that these plans meet the latest development standards, and to responsibly manage the costs associated with creating engineered designs, plans are created during the design phase that precedes construction, after funding has been appropriated, which could be several years in the future. When site design, plan submittal, and construction are funded and scheduled, the following concerns should be considered:

#### **A. ACCESSIBILITY**

Provide accessible park elements and facilities wherever possible and feasible. This includes accessibility facilities and accessible connections between different areas of the park.

#### **B. PEDESTRIAN IMPROVEMENTS**

Pedestrian and bike facilities are planned along Idylwood Road and are typically implemented through transportation improvements or private development. The Park Authority will coordinate with transportation and County officials to support connectivity and safe access to Ruckstuhl Park as park development occurs. The Park Authority will coordinate with other state and county agencies to meet all applicable county, state, and federal requirements, in effect at the time of development.

#### **C. LAND & WATER CONSERVATION FUND REQUIREMENTS**

Due to the presence of known Archaic Period archaeological deposits, the potential for archaeological deposits associated with “The Mount” plantation, the proximity to a

recorded cemetery, and the wishes of Dr. Ruckstuhl, the entire park property is held in conservation easement with NVCT. The park was acquired in part through federal assistance, with deed restrictions developed by the Virginia Department of Historic Resources (VDHR) in order to preserve any known or as yet unidentified cultural resources within park bounds. This conservation easement prescribes certain conditions on the property and prohibits uses such as athletic fields. Use of federal assistance for acquisition renders any development work performed within the park subject to Section 106 of the National Historic Preservation Act. To satisfy these requirements, deed restrictions, as well as park development and cultural resources policy, all ground disturbing work in Ruckstuhl Park, will require a systematic archaeological survey within the proposed disturbance areas as well as additional archaeological investigations on any identified sites, as warranted. All work must be reviewed by VDHR, NVCT, and the Park Authority's Cultural Resource Management & Protection branch.

#### **D. SOILS**

This site contains four known, but unlocated septic system cesspools located near the former house sites. Some broken asphalt, concrete, drain tile, gravel, stonework, and clay, are clearly visible in some areas. Additionally the site is made up of three disturbed soil classifications, as well as three problem soils. Weak soil, expansive clays, and subsurface inclusions (rock, concrete, or asphalt) can be detrimental to locating playgrounds (due to the depth of footings needed to meet modern safety requirements), and stormwater facilities. In the area where the old house basements and a large swimming pool were demolished and dug out, uncontrolled fill was added to a depth of 8 feet or more, before the sites were regraded.

These are a disturbed Class IVA problem soil, while both Kingstowne and Wheaton soils, also on site, are Class IVB problem soil. Both Class IVA & IVB problem soils fall under federal jurisdiction, which, as per United States Department of Agriculture - Natural Resources Conservation Service (NRCS), a detailed geotechnical investigation and report is mandatory for all construction (this includes trails) and grading within these problem soil areas. It must be prepared according to the Virginia Uniform Statewide Building Code (USBC) and the geotechnical guidelines of Public Facility Manual (PFM) Chapter 4. As per NRCS requirements, geotechnical problems must be addressed with adequate engineering evaluations and designs prior to development. The engineering evaluation 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.

#### **E. OFFSET ENVIRONMENTAL IMPACTS**

Part of the site will serve low intensity recreation and educational uses as a local park, but the majority 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 (LID) methods, such as porous pavers and bioswales. Due to the current condition of the drainage onsite, stormwater management facilities will reduce runoff from the site to

below the current onsite conditions and mimic natural processes to the greatest extent possible.

Large trees and specimen plantings are an important part of the parks character and their wellbeing is of considerable concern to the community. Root disturbance and soil compaction could cause the trees to die. Therefore, care will need to be taken to field locate all facilities, including trail as not to disturb these trees on the property during construction, particularly, for the parking, trails, nature playground, and picnic / seating area / outdoor classroom area.

The existing 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 deer browse, which is preventing regeneration of native forest species. Considerable clearing of invasives and brush will need to be performed here, with invasives removal undertaken during construction. A revegetation plan should be prepared to help stop erosion and reduce runoff from the park emphasizing the use of native species.

Natural resource management practices will have to be adaptive and realistic while focusing on restoring the disturbed landscape. Necessary Countywide practices include 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 on site. The potential exists for a vigorous community effort with several volunteers trained by Park Operations and Resource Management in Invasive Plant Management could achieve the community's vision for their local park. An Invasives Management Area (IMA) may be established in Ruckstuhl Park to enlist volunteers to assist in managing invasive plants within the park, especially in the vegetated buffer. Part of this program should include the planting of native plants to help control erosion and runoff along the borders of the park.

## **F. SIDEWALKS & CROSSWALKS**

The community members are very concerned about the lack of sidewalks and especially crosswalks to provide access across the street to the park as well as other nearby destinations. This is of particular concern due to the large number of children and elderly living nearby who rely on walking to get to their destinations. Sidewalks should be provided by the appropriate transportation agency in the right of way adjacent to Idylwood Road to facilitate pedestrian connectivity between the neighborhood, Ruckstuhl Park, and the bus stop located east of the park. Crosswalks should also be provided at the intersection of Idylwood Road and Idyl Lane by Fairfax County and/or Virginia Department of Transportation. This initiative would require coordination between the community, state and county transportation officials, and the Providence District Supervisors Office. Care should be taken to field locate all trails as not to disturb these trees on the property which are important to the parks character and the community during construction. Root disturbance and soil compaction could cause the trees to die.

## **G. VEHICULAR ACCESS, TRAFFIC, & PARKING**

The community is concerned about vehicular access to the parking lot. Facilities planned for this park typically do not generate a significant amount of traffic. The Park Authority has consulted Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) during the creation of this master plan to identify and address access issues. Neither agency had issues with site access at this time, since typically, parks without ball fields do not generate the level of intensity that creates a significant amount of traffic. At the time of development, the Park Authority will need to meet all applicable county, state, and federal codes and requirements, in effect at that time. These reviews ensure that the proposed facilities address potential impacts and meet all applicable standards for traffic, parking, size, safety, stormwater management, environmental protection, as well as zoning with review by the respective agencies.

The Master Plan ultimately provides for up to 20 parking spaces to serve Ruckstuhl Park. This number of spaces is based on Park Authority parking standards for the combined primary and ancillary facilities planned as follows:

- Picnic shelter / outdoor classroom = 5 to 20 Parking Spaces (depending on size and including 2 ADA spaces)
  - Nature Playground = 5 Parking Spaces
- Other planned facilities in the park are generally ancillary to the primary uses or envisioned to be accessed by foot or bike
- Open Play Area = 0 Parking Spaces (pedestrian/ancillary access)
  - Trails = 5 Parking Spaces (typically pedestrian access, but trail users may also drive to the park)

The total number of spaces to meet Park Authority operational standards for the facilities as provided in this master plan is 10 with an ultimate of up to 20 spaces planned. The Park Authority is sensitive to ensuring that there is adequate parking onsite so that adjacent neighborhoods are not impacted. Should this become an issue, the parking lot may be expanded beyond 20 spaces if necessary to meet the demands of the park users.

## **H. IDYLWOOD ROAD WIDENING**

A 20' wide easement exists along Idylwood Road for the eventual widening of that road by the Virginia Department of Transportation (VDOT). The Fairfax County Bicycle Master Plan, dated October 2014, shows a bicycle lane planned for Idylwood Road, when it is widened. This easement extends 20' behind the existing Right of Way (ROW) for Idylwood Road along the frontage of the park. Care should be taken not to plan or build any park features (except entrances and sidewalk) or plantings within this additional right of way.

## **I. I-66 WIDENING**

The Virginia Department of Transportation (VDOT) is studying the options for expanding I-66 through Fairfax County. As currently being studied, this expansion may include several lanes in both directions, as well as utilities, and sound walls. This would affect Ruckstuhl Park by the expansion of the VDOT Right of Way and I-66 by as much as 50

feet into the park. This could in turn push the Dominion Power Lines 50 feet further into the park. Care should be taken not to construct any permanent features within 50 feet of the existing power easement, nor within the easement.

## PUBLIC COMMENT RECORD

The public master planning process for Ruckstuhl Park began with a public information meeting held on Wednesday, July 30, 2014, at Lemon Road Elementary School. Staff also conducted a planning workshop with community association representatives at Marshall High School on March 31, 2015. Public comments were very similar at both meetings. The comments received focused on traffic, concerns over the lack of crosswalks and complete sidewalks to access the park, trail connectivity, and preservation of natural resources including wildlife. Use preferences included trails, nature viewing and protection areas, picnic areas, as well as unscheduled casual open use areas. They also expressed a clear desire for interpretation of site history and natural features.

To further engage community members, the draft master plan was published to the project website. The community was invited to an Open House at the park on July 28, 2015 and to a Public Comment Meeting at Marshall High School on July 29, 2015 followed by a 30-day public comment period.

Many neighbors visited the park during the open house and about 16 community members attended the meeting with four providing oral public comment. Few comments were received on the draft plan, with the community being supportive of the draft park plan. Most members of the community expressed concern for safe site access with cross walks and complete sidewalks. Other comments highlighted preservation and respect for the adjacent Lindsay Family Cemetery. Staff made commitments to work with transportation officials at the time of park development to address park access safety. This commitment is noted in the design concern section of the master plan (Attachment 2).

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- \* The Shrevecrest HOA attended the July 30, 2014 Ruckstuhl Park Public Information Meeting and would like to provide the following comments. Thank you for the opportunity to participate in the Park development and we look forward to future planning events.

#### PEDESTRIAN TRAFFIC IMPROVEMENTS

One major concern is that without significant improvement to pedestrian corridors the new park will be creating a safety hazard. The lack of continuous sidewalk(s) on Idylwood Road, no alternate walking paths except for Idylwood Rd., no nearby Idylwood traffic lights and the high volume of Idylwood Rd. traffic create a situation where the Park cannot be safely accessed from homes west of the Park. In addition, a continuous Idylwood Road sidewalk would provide additional access to Marshall High School, shopping centers located nearby on RT 7 and the Falls Church West Metro station.

Specific recommendations:

- Establish continuous sidewalks on Idylwood Rd.
- Install a pedestrian activated stop light near Idylwood Rd. and Idyl Lane
- Create a bicycle/pedestrian corridor connecting Ruckstuhl Park to Idylwood Park/W&OD Trail (see figure 1). This would provide access to the playground and ballfields of Idylwood Park for homes west of Ruckstuhl Park and provide access to Ruckstuhl Park for homes east of Ruckstuhl Park.

#### RUCKSTUHL PARK DEVELOPMENT

The following recommendations are based on our experience as an Idylwood Park neighbor as well as a manager of several acres of forested community land. The Shrevecrest HOA requests that the Ruckstuhl Master Plan honor Lily Ruckstuhl's goal of preventing the bucolic property from additional development.

Specific recommendations:

- Limit the number of parking spaces and improve pedestrian access options.
- Preserve as much green space as possible by NOT establishing playgrounds, dog parks, etc.
- Provide dedicated nature areas and a low impact path to permit visitor's to walk the grounds.
- Consider a Butterfly garden<sup>1</sup>.

#### RUCKSTUHL PARK AS ANIMAL SANCTUARY

There was much discussion at the July 30 meeting whether the tradition of animals living in Ruckstuhl Park should be continued. The Shrevecrest HOA supports maintaining animal habitats and would like to provide our experience living next to several acres of forested land. Our community area supports a migratory population of deer, raccoons, bats, birds (owls, etc) rabbits and foxes. In general, we get along fine with our animal friends but there is an additional burden that our gardens (and garbage cans) are often exploited as food sources. Our concern is that Ruckstuhl Park may not have sufficient connectivity to permit animal survival and may become a 'sink' habitat or ecological trap. In the case of our small neighborhood animal sanctuary, the animals are connected to the W&OD trail and Idylwood Park which provides the four elements needed for wildlife survival; food, water, shelter, and nesting areas'. In the case of Ruckstuhl Park, the connection path to a larger supporting habitat would most likely be along Rt. 66. There is concern that continued development along Rt. 66 will further fragment animal connections and create an isolated unsupportable habitat.

Specific recommendations:

- If wildlife populations are to be encouraged in Ruckstuhl Park, protective provisions such as connectivity with adjacent habitats, water sources, population monitoring and local neighborhood garden and pet policies should be established.
- Establish a bird sanctuary as part of the Ruckstuhl Park Master Plan. (A bird sanctuary, of course, is not limited by ground connectivity requirements.) The Shrevecrest HOA would be willing to manage our forested area in concert with a Ruckstuhl Park bird sanctuary to increase available acreage and environmental options, <http://www.dgif.virginia.gov/habitat/butterfly-garden.asp>

Reference provides a good summary of many of the issues involved in establishing suburban habitats: Preserving Suburban Wildlife Habitats through Collaboration. (2011) Graduate Candidate Julie Bolthouse, Virginia Tech University Capstone Project, [https://scholar.vt.edu/access/content/group/5b95dc6f-a3ef-4ce5-8ela-875819148663/MNR%20Capstone%20Projects/Final%20Paper\\_PreservingSuburbanWildlifeHabitats\\_Julie%20Bolthouse.pdf](https://scholar.vt.edu/access/content/group/5b95dc6f-a3ef-4ce5-8ela-875819148663/MNR%20Capstone%20Projects/Final%20Paper_PreservingSuburbanWildlifeHabitats_Julie%20Bolthouse.pdf). National Wildlife Federation. (2011). Garden for Wildlife. National Wildlife Federation: [www.nwf.org/Get-Outside/Outdoor-Activities/Garden-for-Wildlife/Create-a-Habitat.aspx](http://www.nwf.org/Get-Outside/Outdoor-Activities/Garden-for-Wildlife/Create-a-Habitat.aspx)  
Thank you for this opportunity to provide comments. We appreciate your work in improving our community. If you need any further information please call me at 70.3-560-8477

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- \* Thank you for this opportunity to submit a comment. We live in the Churchill Square townhouse community about two blocks away from the park.

We are excited about the park's development and would like to propose the following:

1. Area for dogs (off-leash, with benches, so owners can watch their dog) 2. Jogging trail around the park (this is important because there is a lack of sidewalks in the area -- also there should be cross walk to the park) 3. Community swimming pool (if there is a way this would fit into the easement) 4. Children's playground

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- \* We are some neighbors living near Idylwood Rd.

We heard some wonderful news. That a park, called the Ruckstuhl Park, is under construction at Idylwood Rd/Idylwood Ln.

We are very interested to get some information, because living near this place we would be so very happy to have a park there as soon as possible... The Idylwood Towers and surroundings are full of children, and, of course, of parents and grandparents eager to go so near their home in a wonderful park, preserving its natural beauty, full of trees, flowers, benches a.s.o.

Many thanks to the memory of Dr Lily Ruckstuhl.

Would it be possible to have this park next year or is it too soon yet? What can we do to help this dream come true?

Many-many thanks in advance,

Daniela S. (a grandma :-)) and her family and neighbors

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- \* I'm a homeowner with young children who lives near the Ruckstuhl Park land under master plan development.

We had two thoughts for the County's consideration for this land:

1) It seems the previous homeowner's intent was to provide the public access to the beauty of the land--in that spirit, it would be nice if there would be an environmental/nature focus so that this can become a park through which people can learn about the local habitat and/or experience nature. Maybe that means retaining the trees and planting native plants or otherwise conditioning the property to provide a nature-focused (versus sports) experience for the public.

2) Since many of us in this area live in condos and townhomes, we lack land that can be simply enjoyed as a backyard--wide open space that is not covered in blacktop or concrete for a set purpose, but rather can be used for things like throwing and kicking balls without worry about the balls going over fences, playing tag without worrying about calling children out of the parking lot because of cars. To that end, if the park could be developed in a way that makes it a community 'backyard' that is accessible by walking, that would give us a bit of breathing space in a very dense and high traffic area.

Thanks for your consideration of public input.

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\* I was disappointed not to be able to make it to the meeting this week at Lemon Road school.

I would be most interested to hear what the discussion and presentation consisted of.

Meanwhile, had I been there I would have raised two points:

1. access to the park. I live to the west of the park, just off Idylwood Road, on Senseney Lane. As it currently stands there is no consistent sidewalk access from the west of Idylwood Road to the area of the park. In some areas of Idylwood Road there is no sidewalk on either side of the road and walking in the area is extremely dangerous as even crossing peoples' yards is sometimes impossible. There are curves in the road that limit visibility significantly. You are taking your life in your hands to take a walk. Getting to a park should be possible by foot as well as car, especially for the immediate vicinity's residents
2. There is no dog park in the area. The nearest is in East Falls Church, or Vienna. There are many many dog owners in the Idylwood area who I am sure would be thrilled to have a dog area/dog run be part of the plan for this park.

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\* I am a neighbor of the new Ruckstuhl Park and am writing to share a few concerns.

My family and I live at 2304 Colonel Lindsay Court and our property backs up to the cemetery. We were very pleased when the heirs donated the 7+ acres of land to the Conservation Trust and then to the Park Authority. As you note in your Master Plan, there is a scarcity of "open space" in developed areas of the County, so the bequest of open land, trees, and a meadow was a wonderful gift for generations to enjoy.

As you make decisions regarding preservation and development of the land into a park, here are my concerns:

1. Preservation and respect for the cemetery. Please erect a protection fence around the cemetery as soon as possible. As adjacent residents for more than 20 years, we have been disappointed to see the vandalism to the head stones and inappropriate activity which has occurred around a sacred, historic site.
2. Access. Please limit access to the park to Idylwood Road and Dunford Drive. There are concerns in our neighborhood that people visiting the park will park on Colonel Lindsay Court/Drive and walk through our back yards to access the park. This potential problem can be addressed with fencing around the park and the cemetery and provision of adequate parking for park users.
3. Traffic and parking. As noted above, adequate parking for park users is critical, and should be constructed on the park land itself. To encourage walking (and safety), a sidewalk should be constructed on the park frontage on Idylwood Road (also as soon as possible). Traffic is already heavy on Idylwood Road, and a school bus stop is located at the corner of Idylwood and Colonel Lindsay Court, so other traffic enhancements should be considered for the area around the park, such as a marked and signed sidewalk crossing from the park to the corner of Idylwood and Idyll, for the safety of all walkers.
4. Park facilities. I support a low-impact, passive park, which maintains the natural environment. I support the construction of a walking/hiking/nature trail, park benches and possibly an educational/nature area and toddler/small-scale playground in the new Ruckstuhl Park. I do not support community gardens, construction of ball fields, restrooms, picnic areas, large playground(s), and lights. As noted above, construction of a protection fence around the cemetery should be installed as soon as possible, along with a plaque, possibly explaining the history of the land as well as giving credit to the generous donors. I do not support picnic areas, community gardens and rest rooms, which might attract undesirable wildlife (rodents) and require much more (costly) upkeep and maintenance by the Park Authority.
5. Operating hours. The Ruckstuhl Park should be open only from dawn to dusk, not at night.
6. Maintenance and security. As referenced above, by not constructing picnic areas, community gardens and rest rooms, the amount of maintenance (including trash pickup) by Park Authority staff will be kept to a minimum. It is critical, however, that the new park receive regular visits from Park Authority maintenance crews and Park Authority security and/or County Police, to maintain the park's safety and security for all users.

Thank you for listening to and considering our input regarding the Master Plan for Ruckstuhl Park. If you have any questions regarding my comments, please feel free to contact me at [zeinde88@gmail.com](mailto:zeinde88@gmail.com) or 571-331-7791.

We are very pleased about the creation of Ruckstuhl Park, which will preserve undeveloped open space for the enjoyment of generations to come.

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\* To whom it may concern:

As I will be unable to attend this evening's hearing, I wish to send some comments re. the future of this property.

I presume this park is intended for pedestrians only to access it. As such, it has the potential to be a small, but albeit pleasant oasis for the community. For this to occur, the following is needed:

1. create a crosswalk across Idylwood Rd, to facilitate crossing the street from the sidewalk side to the park entrance. There is no sidewalk on the park side of the street.
2. there should be some walking paths or trails, and they need to be maintained. The current mowing that appears to occur about once per yr is inadequate.
3. downed trees, such as the large one that fell a year ago during the derecho storm, should be removed promptly, so that continued traversing of the property is possible. I emailed the park about this a few months ago. The tree is still there.
4. the existing vegetation could be enhanced with some naturalistic landscaping.

Under no circumstances, should any sports fields or facilities be placed here.

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\* Dr. Ruckstuhl kept many animals, such as horses and sheep, on her land. I could see them from my house, and the kids loved to visit them from this side of the fence. Dedicating a portion of her land to a dog park would be consistent with her obvious love for animals.

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\* The park should be designed to accommodate the hundreds of dog owners in the area; a fenced exercise and play area.

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\* Our Colonel Lindsay Homeowners Association has concerns regarding the planned public access to the park. We are worried that if the entrance were to be through Colonel Lindsay Ct and Colonel Lindsay Drive it would bring additional traffic, noise, litter and lack of security to our little neighborhood. The streets are narrow and not designed for through traffic. Many of the families have young children and pets. Our feeling is that access via our roads would be a danger to them. Also, there is no room for overflow parking on our streets.

Has the County estimated the number of potential visitors to the Park? Heavy use would overwhelm our small area. Therefore, we prefer that the entrance to the park be from Idylwood Road.

I would appreciate any information you may have regarding this issue, and how we can pass along our concerns.

Thank you for your kind attention in this matter,

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\* My name is Adam Schmidt, I live across the street from the proposed Ruckstuhl Park in the Idylwood Station Lane townhomes. My wife and I welcome the idea of a Fairfax County Park here – we're excited about it! Sorry we were unable to make this past week's meeting. Are there any electronic materials (slides, minutes or otherwise) from that meeting that you could share?

Our input to the project is simple – we support a green space that would welcome the vibrant community of families, pets, walkers, joggers, nature buffs, etc. that live nearby. Our only concern would be the installation of major sporting infrastructure (e.g. baseball, soccer, football, tennis courts, etc.) or other oversized attractions which may cause a traffic and parking issue in that already crowded, very narrow corridor of Idyl and Idylwood Roads. We also wouldn't want to see a disproportionate amount of the green 7.2 Acres used as a parking lot! The Dunn Loring Park on Gallows Road may be a reasonable example to follow.

I look forward to participating in the development of this park as much as an interested resident can, thanks for your time.

Thanks again for making this project a reality in the coming years.

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\* I just reviewed the materials from the July 30, 2014 public meeting about the planning process for Ruckstuhl Park. I am writing to give my comments and to request that I be on the mailing list (if there is one) for future developments at this site.

My son is a Freshman at George C. Marshall High School, and he and I ride our bikes to his school each morning eastbound on Idylwood Road. We turn left onto Idyl to continue to school.

I believe for this park to be a great asset to the community, you will need:

(1) sidepath or sidewalk along the south side of Idylwood

(2) preferably a traffic signal, but at a minimum, a crosswalk, at the intersection of Idylwood and Idyl.

I have observed traffic on Idylwood at all times of the day, and I think it is too voluminous and fast to allow safe crossing without a signal or crosswalk. There are many apartments and condos across Idylwood from the park site, and many potential park users. However, they would be effectively cut off from the park without a controlled crossing of Idylwood.

An added benefit of a sidepath on Idylwood and a signal or crosswalk at the intersection of Idylwood/Idyl would be that it would encourage more Marshall students, such as my son, to walk or bike to school. That intersection is the single most dangerous and difficult part of his commute.

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\* I met staff at the kickoff meeting for the Ruckstuhl Park project this past Wednesday and several community members/residents in the surrounding area had expressed concern about the safety of pedestrians accessing the new proposed park.

It sounds like the plan for Ruckstuhl Park is to limit the amount of paved and non-natural surfaces which is great and as such, there will be a greater demand for local community and residents to access the park via foot, rollerblade, bicycle or non-motorized means. Currently, pedestrian access to that area is limited and there have been recent improvements over the past few years with new sidewalks especially with that new bridge project over 495 on Idylwood Rd. That's a great start but I was hoping to see more sidewalks built with the repaving of Idylwood Rd. this past month but that doesn't seem to be in the works, at least not with the repaving project. If you look at Idylwood Rd. between the major intersections of Leesburg Pike on one end to Gallows Rd. on the other (between the 2 traffic lights on that ~2 mile segment), it is not very pedestrian/bicycle friendly at all, especially at the section towards Gallows Rd. Idylwood Rd. winds in and out with several gentle curves and turns in that area and there are at least 4 distinct sections where there are no sidewalks on either side of the road in that short stretch of road. This is a heavily traveled road as residents in Dunn Loring/Merrifield area and beyond use it to get to I-66 Eastbound (see attachment where I've outlined the potential area of residents). It is shocking to me that this heavily traveled road is only a single lane without full sidewalk access. As you're aware, there is no local entrance to 66 except from Leesburg Pike or Nutley St. (4 mile stretch) so a lot of traffic filters into 66 from Idylwood Rd. I've seen so many bikers on this road holding up traffic because it's so narrow and motorists are afraid to hit them. If there are sidewalks that extend the entire length of Idylwood Rd. between Leesburg Pike and Gallows Rd., at least this moves a lot of the dangerous pedestrian and bike traffic off of the road to the safer sidewalk.

I know this might be a lot to ask for all at once (sidewalks extending all the way on both sides) but at least make it so that full sidewalk access is still available even if the biker or pedestrian needs to cross the street to access some portion of it. Currently, there are at least 4 sections of Idylwood Rd. where this is not possible, endangering the safety of pedestrians, bikers and motorists alike who are trying to avoid them for those brave enough to walk or bike along the non-sidewalked areas.

With the opening of Ruckstuhl Park planned in the future especially with the possibility of no parking within the park, this will become an even greater concern as more residents will be wanting to access the park by non-motorized means.

Please take these considerations into account for your planning as I believe there is a critical need for sidewalks along Idylwood Rd. I've been a property owner in the West Falls Church/Dunn Loring area for 18 years and know the area very well. One property is right near the new park on Cartbridge Rd., the other one borders West Falls Church metro and the other one is near Dunn Loring metro. Idylwood Rd. between Gallows Rd. and Leesburg Pike is a dangerous road and I hope sidewalks can be added to help pedestrians and motorists alike.

Thank you for your attention to this matter and please forward to any other entities that this may affect (VDOT?). Please also let me know if you need any additional information. Thank you for your time.

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\* Good morning,

I would like to request for a safe side walk to be built on Idylwood lane near the site of the future Ruckstuhl park. I understand that the county is considering building one, which I believe is of great need for the safety of our neighborhood.

Thank you for your consideration.

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\* I live near Idylwood Road (and was formerly a homeowner at 8041 Idylwood) and welcome this park. As a frequent senior-walker-for-health, the need for a walkable Idylwood Road is foremost in my concerns. As it is today (and has been for many years), anyone walking Idylwood between 7 and Gallows is taking a major risk. The presence of a park between these two points increases the likelihood of foot traffic, hence increases the danger as well. I suggest that a simple gravel path along one side of Idylwood or the other, where there are no sidewalks, would be an excellent improvement in both safety and convenience for residents and others using the new park, and would reduce the need for parking in the park itself. I believe that a >paved< sidewalk would be unnecessarily expensive, and probably undesirable as well. Please keep me informed of developments via email or US mail. As I am retired, I'm available for volunteer work of all kinds.

Thank you!

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\* I understand comments are being requested for Ruckstuhl. Sidewalks, crosswalks and traffic lights for pedestrian safety would be paramount - there is currently no safe way to get to the park site from Idylwood and Rt. 7.

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\* My comments-resident of dunn loring

- 1) sidewalk across full width of property on idylwood
  - 2)sidewalk up side road to a place with 4-6 parking spaces on side road
  - 3)tot lot with a couple picnic tables
  - 4) natural trail around the remainder of property in a somewhat circle or figure 8 pattern subject to existing tree conditions. bluestone or similar. I actually think i would prefer a 4-6' paved trail as it would be a safe place for kids to ride a bike instead of the street, but not sure if that is the natural intent of the community.
  - 5) I think the property is big enough for it to have two parts, smaller playground section, and larger natural woodlands/fields section. Playground equipment similar to the one in idylwood a couple miles further east (I think it turns into kirby at that point) would be ideal, if not even an additional piece or 2.
  - 6) as your map shows, there is very limited park space in the vicinity, i hope you can allow some active activities in addition to the natural section of the park.
- 

\* Regarding ideas for the Ruckstuhl Park:

- Continuous sidewalks from Barbor Road
- Three way stop at Idyl Lane and Idylwood Road
- Fenced in large toddler play area
- Tether ball for older children
- Benches under trees
- Picnic table area
- Fixed garbage cans
- Tennis or volley ball court
- Paved wide path at outer edges of property for children to bike or adults to jog
- Timed or light sensitive down lights- operated by individual solar panels

Thank you for the opportunity to give input.

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\* Thank you for your presentation last night on the Ruckstuhl Park Master Plan. It was very informative. I live across the street from the park and would like the park to include a Bird Watching Trail. The trail could include signs giving info on the types of birds that might be found there and benches along the trail so that a visitor could stop and enjoy nature.

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\* Just wanted to see what the current status of the development of the Ruckstuhl park is. Is there a draft master plan or similar put together yet? Is the park 1-5-10-20 years away?

I live in one of the adjoining communities and everyone in the area is really looking forward to the park being developed and opened for public use.

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- \* The preliminary master plan for the park looks very good and seems to capture what the Doctor wanted for her property.

My concern and the concern of many in our condo (Idylwood Towers) is the traffic impact it may have. At the moment it is impossible to turn East onto Idylwood Road from Idyl lane now and the park may cause even more of a problem. Though traffic may not fall into your department & plans, please discuss this with whichever department is responsible for traffic flow etc. and voice our concerns. Perhaps a 4 way stop would be feasible.

Please add this to your comment file.

- 
- \* At the intersection of Idyl Lane and Idylwood Rd. there should be a Stoplight and a crossing walk. The actual park has no safe sidewalk for folks to walk on to enter the Ruckstuhl park. Idylwood Rd. has a lot of traffic. It is the main connection from Rt. 7 to Gallows Rd. There are no stoplights along this stretch. I have lived at Idylwood Towers East for 17 years. I was privileged to have Dr. Lilly as one of my frequent customers in my business. We spoke many times of the dangers of trying to cross the road just to collect her mail!!! Her mailbox was on the corner of Idyl Lane and Idylwood Rd. which meant that she had to cross Idylwood Rd. - get her mail - cross again to get home. I always thought it rude of the county to set up that situation. I hope that her wishes will be carried out and that the planners will take serious consideration about the safety the folks she hoped would enjoy her land for many years.

- 
- \* I am a resident in the vicinity of Ruckstuhl Park, and am planning to attend the public information meeting on July 30, 2014. I am interested to learn more about the potential uses of this property. Here are some initial concerns and suggestions.

Concerns:

- Additional traffic/congestion on Idylwood Road would be problematic; comprehensive plan to handle traffic and parking is essential
- Ensuring that the park will have adequate security measures to prevent people from misusing the property after hours; I live across the street from the park and would not want to experience any increase in crime or loitering, which could increase safety risks or lower my property values

Suggestions for future park features:

- Nature trails equipped with dog walk stations
- Recreational activities that are currently lacking in the area, such as swimming pool, tennis courts, miniature golf, etc. (note: Idylwood Park is nearby, and has ample soccer and baseball fields – please do not use this space for these activities, which would add significantly to the traffic/congestion/parking problems)
- Pavilion area that could be used for small concerts, performances, and other community events

Thank you for your consideration.

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\* I am a neighbor of the newly proposed Ruckstuhl Park residing at Colonel Lindsay Court and am writing to share a few concerns. My wife and I and adult daughters live at 2304 Colonel Lindsay Court and our property is adjacent to and within a few feet proximity to the cemetery and proposed park. As a result of this proximity, my family and neighbors at Colonel Lindsay Court and Drive will be most affected by the creation and/or development of this park.

We are very pleased about the creation of Ruckstuhl Park, which will preserve undeveloped open space for the enjoyment of generations to come. However, we have some concerns that we wish Fairfax County and Park Authority to consider when planning for the future of the park:

1. Before expanding Idylwood Road and/or having a study in regards to the necessity of a traffic light control and sidewalks, I very strongly suggest not make parking spaces at the park as vehicle traffic could be quite problematic and maybe hazardous. If the park is intended for the neighboring communities, then users may access it by walking. A sidewalk must be built in order for pedestrians to use and access the proposed park.
2. Please consider fencing around the park in order to avoid users parking at Colonel Lindsay Court/Drive and walk through our back yards to access the park. Further, limit the entrance and exit to Idylwood Road.
3. We do not support picnic areas, community gardens, construction of ball fields, restrooms, playgrounds, and lights. We favor a low-impact passive park, which maintains the natural environment. We support the minimal construction of a walking and/or hiking nature trail. Trail construction should avoid disruption to the natural environment of the property.
4. The Park should be open only during daylight and not at night.
5. Fairfax County Police and/or Park Authority Security should make a point of stopping by after closing hours to insure compliance and maintain public safety and security. Further maintenance crews should regularly collect trash that park users are expected to generate.

Thank you for your consideration and I hope my concerns would be considered while making the plans for Ruckstuhl Park.

If you have any questions, please do not hesitate to contact me.

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\* Thank you for your presentation last night on the Ruckstuhl Park Master Plan. It was very informative. I live across the street from the park and would like the park to include a Bird Watching Trail. The trail could include signs giving info on the types of birds that might be found there and benches along the trail so that a visitor could stop and enjoy nature.

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\* I live near the Lilly Ruckstuhl park site, and I am writing to suggest that the county create a meandering path through the lightly wooded area that will allow safe dog-walking and jogging through the area – ultimately connecting with Barbour Road, which connects to the WO&D trail. This is a popular residential area as Tysons expands, and there is no sidewalk in front of the park, so walking along Idylwood Road requires crossing back and forth on the busy street. The nearby Barbour Road neighborhood has no sidewalks and this is a popular cut-through path to Shreve Road. Our residential area needs safe walking paths for people who want to take a leisurely walk without having to dodge cars. We don't need a square, fenced-in dog park as much as we need a place where people can walk their dogs, push their strollers or just get lost in contemplation while still feeling safe. (Much like the WO&D trail.)

Thank you for considering the ideas and feedback of the community.

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\* Question: would like to know about plans for parking and traffic lights

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\* I Live in Idle Towers and want to make sure folks don't park in our parking lot

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\* Would be nice to have a sidewalk. Would like park to be pet friendly.

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\* Concerned about having access to driveway at end of Dunford Dr.

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\* Is this going to be a 24 hour park? Will there be lighting?

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\* Will there be crosswalks from Idylwood Towers?

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\* Would Dunn Loring be considered a model for this park?

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\* Security Guards have found people doing illegal things, concerned that those folks will go to the park. How is that handled?

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\* What will be the relationship with the Lindsey Family Cemetery, will it be maintained or separated by a fence?

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\* Plan reflects views and opinions expressed in previous meetings. There are huge pressures in how elected officials shape the what they think is the opinion of the community as a whole not just the people who desire to preserve open space for the future. Proposed plan reflects the desires of Lilly Ruckstuhl wanted to see hosting migratory birds, resident birds of the area, dominated by local vegetation, looks like a natural place. People of the community desire to preserve the health of the community based on the birds that are here. Recent development caused the loss of many kinds of birds. This property in its natural state will attract those birds to move back.

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\* People walking in the park don't know there is a demarkation from the park and the cemetery. People walking dogs unknowingly walking on graves. Interested in seeing the park and cemetery separated by fence or something.

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\* Echo the comment prior about having the park be pet friendly. Would like a place to walk dog off-leash. Also would like to see sidewalks

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\* Dr. Ruckstuhl wanted land for wild animal use. Knowing that, you don't want parking, don't want commercial, be pet friendly, a natural trail would be nice.

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\* Have you done surveys to determine the valuable native plants on the property

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\* She had all kinds of animals. She didn't want the wildlife to be pushed out. Abundant deer and a family of foxes

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\* Does the county have a tentative plan? Was told in 2012 that the easement restricted parking.

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\* Echo the statement about having sidewalks. Will Idylwood Drive be widened before the opening of the park.

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\* Homeless colony might have an eye on the park. The security will need to keep an eye on it.

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\* Work at Fairfax Jail and also concerned about homeless having an eye on this property

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\* Idylwood Road is not pedestrian friendly. Would like sidewalk for pedestrian safety. Was told that the county would need to request a sidewalk.

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\* Resident of Colonel Lindsay Community. Would like to say I appreciate that the county has worked with community to address concerns. Want property to stay as a natural environment. Happy that the plan has a natural feel to it.

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\* The community asked for walking trails, walking, jogging, biking. Also community garden. Some flat grassy area for children to play. Dog park is strongly encouraged.

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\* Is it permissible in easement for a putting green

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\* is it a possibility to connect to the W&OD Trail?

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\* As a biker, Idylwood Road is pretty dangerous. It would be great to have connection to W&OD

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\* I'm assuming there will be a play area for children.

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\* 480 neighbors. Our concerns are parking, safety and crosswalks. We have elderly and children. We would like to make sure there are walking trails.

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\* Would like to see a dog park, there is not a good place to walk a dog since there are no sidewalks.

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- \* Would it help for the neighborhood to petition VDOT?
- 
- \* Homeowners would like to see a dog park. Safety is also a problem, the road is unsafe and not easily crossed.
- 
- \* Am in favor of a community garden but not sure this is the place for one.
- 
- \* Property adjacent to cemetery. Question on timing of decision, when does it go to the board? How and when would it be funded? There is a reference to no structures on land, does that include restrooms? Number one concern is the protection of the cemetery. Much inappropriate activity has gone on there. Fencing sooner rather than later is necessary.
- 
- \* Natural trails or a board walk would be very nice. Some interpretive signs would be a good idea. A sign about Dr. Ruckstuhl's dream would also be nice.
- 
- \* If this is going to be a neighborhood park, it is necessary to have sidewalks. An open play area for children would be nice but a separate play area for older children would be nice to keep the older children from colliding with the younger children.
- 
- \* Is there an opportunity to acquire cemetery to make sure it is maintained & protected?
- 
- \* Would like to see this park bring some beauty to the community.
- 
- \* Some of the neighbors did not receive the mailed information.
- 
- \* Heard about the meeting from Linda Smyth's email.
- 
- \* I would love to this area preserved as a quite natural area without a lot of paving and structures that would take away from the fact that there is such a natural beauty here.
- 
- \* Would like to put a committee together of HOA's to assist in meetings like this.
- 
- \* Comment on wildlife: invasive plants, eco-system has been impacted. Rats living in area, the barn owl is a natural predator for rats. Children enjoy learning about wildlife. In the spring there are 68 migratory warblers that come through the area. If invasive are left continue to grow they will take over. Birds will encourage native plant growth. Do what we can to provide a dog park if that is what people want but do it in a balanced way.
- 
- \* Include: Dog park, Picnic tables, Open play areas, walking pat, sidewalks, traffic light
- 
- \* Minimal lighting, minimal development - keep it rustic, no playground equipment, no exercise equipment, some trails but no bike trails, more trees - let forest, nature rule. Minimal parking (you mentioned VDOT prefers entrance to be across from Idyl Lane but a small parking (4-6 spaces) lot at corner of Idylwood and Dunford would be less intrusive to the overall land and no other road entrance. No community garden. Few if any picnic tables
- 
- \* If there is no parking at the park they will use our lot. That is unacceptable. Parking is needed
- 
- \* Glad to have park. Yet we need a safe sidewalk for Idylwood Road. Our road to this park is not safe to walk to the park. Safety is first.
- 
- \* The intersection is already very busy. The park entrance will add to the traffic issue. A traffic light is necessary.
-

\* Thoughts....

- \* Need traffic calming, light and left hand turn lane on to Idyl; traffic is getting more intense on this road.
  - \* Bike and pedestrian lane continuing the length of Idylwood
  - \* History - would like to see some signage of the history in this area - who owned the property before Lili Ruckstuhl?
  - \* Perhaps area maps like at Hidden Oaks showing progression of change in the area to present.
  - \* Engage volunteers / a "friends of" group to help maintain the park, do invasive management etc. (I am a master Naturalist)
  - \* I love the idea of using it for classroom
- 

- \* I would like to see a walking trail (natural) and flower gardens. Sidewalk along Idylwood Rd. for safety. Safe means to cross Idylwood Rd. to the park intersection traffic control at Idyl Lane and Idylwood Rd. Recognition to Dr. Ruckstuhl for her contribution. Benches. Protection for the Lindsey family cemetery/private property. Keep as natural as possible which Dr. Ruckstuhl would like.
- 

- \* As you make decisions regarding preservation and development of the land into a park, here are my concerns:

1) Preservation and respect for the cemetery. Please erect a protection fence around the cemetery as soon as possible. As adjacent residents for more than 20 years, we have been disappointed to see the vandalism to the head stones and inappropriate activity which has occurred around a sacred, historic site.

2) Access. Please limit access to the park to Idylwood Road and Dunford Drive. There are concerns in our neighborhood that people visiting the park will park on Colonel Lindsay Court and walk through our back yards to access the park. This potential problem can be addressed with fencing around the park and the cemetery and provision of adequate parking for park users.

3) Traffic and parking. As noted above, adequate parking for park users is critical, and should be constructed on the park land itself. To encourage walking (and safety), a sidewalk should be constructed on the park frontage on Idylwood Road (also as soon as possible). Traffic is already heavy on Idylwood Road, and a school bus stop is located at the corner of Idylwood and Colonel Lindsay Court, so other traffic enhancements should be considered for the area around the park, such as marked and signed sidewalk crossing from the park to the corner of Idylwood and Pimmit, for the safety of all walkers.

4) Park facilities. I support a low impact, passive park, which maintains the natural environment. I support the construction of a walking/hiking/nature trail, park benches and possibly an educational/nature area and toddler/small-scale playground in the new Ruckstuhl Park. I do not support community gardens, construction of ball fields, restrooms, picnic areas, large playground(s), and lights. As noted above, construction of a protection fence around the cemetery should be installed as soon as possible, along with a plaque, possibly explaining the history of the land as well as giving credit to the generous donors. I do not support picnic area, community gardens and restrooms, which might attract undesirable wildlife (rodents) and require much more (costly) upkeep and maintenance by the Park Authority.

5) Operating Hours. The Ruckstuhl Park should be open only from dawn to dusk, not at night.

6) Maintenance and Security. As referenced above, by not constructing picnic areas, community gardens and restrooms, the amount of maintenance (including trash pickup) by Park Authority staff will be kept to a minimum. It is critical, however, that the new park receive regular visits from Park Authority maintenance crews and Park Authority security and/or County Police, to maintain the park's safety and security for all users.

We are very pleased about the creation of Ruckstuhl Park which will preserve undeveloped open space for the enjoyment of generations to come.

---

- \* What is going to be done about Traffic? Traffic on Idylwood Drive is terrible.
-

# Ruckstuhl Park Master Plan



**PARK AUTHORITY BOARD MEETING**

**October 14, 2015**



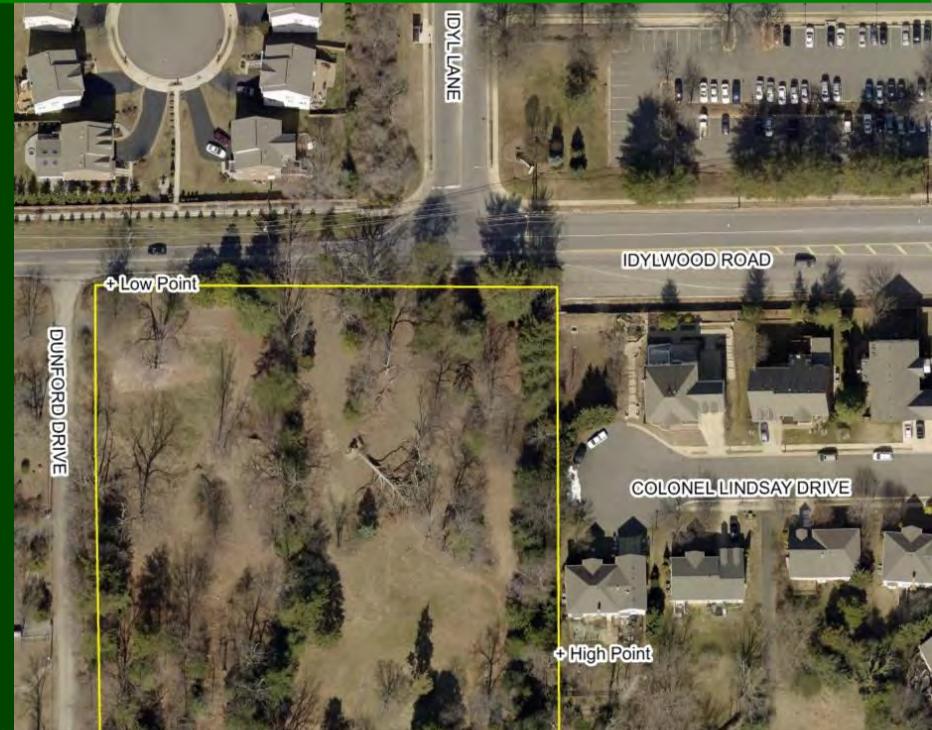
# Location of Ruckstuhl Park

-  I-66
-  Idylwood Road
-  I-495
-  Residential Community
-  Tysons



# Park Acquisition

- 7.8 Acres
- Grassy areas bounded by Trees
- NVCT
- Conservation Easement
  - Preserve natural, scenic values
  - Picnic areas
  - Interpretation
  - Trails
  - Environmental Management
  - No Athletic Facilities
- Demolition 2012



# Community Concerns

-  **Traffic & Crosswalks**
-  **Sidewalks & Trails**
-  **Parking**
-  **Disturbance to Wildlife**



# Conceptual Development Plan

- 
**Picnic Area / Outdoor Classroom**

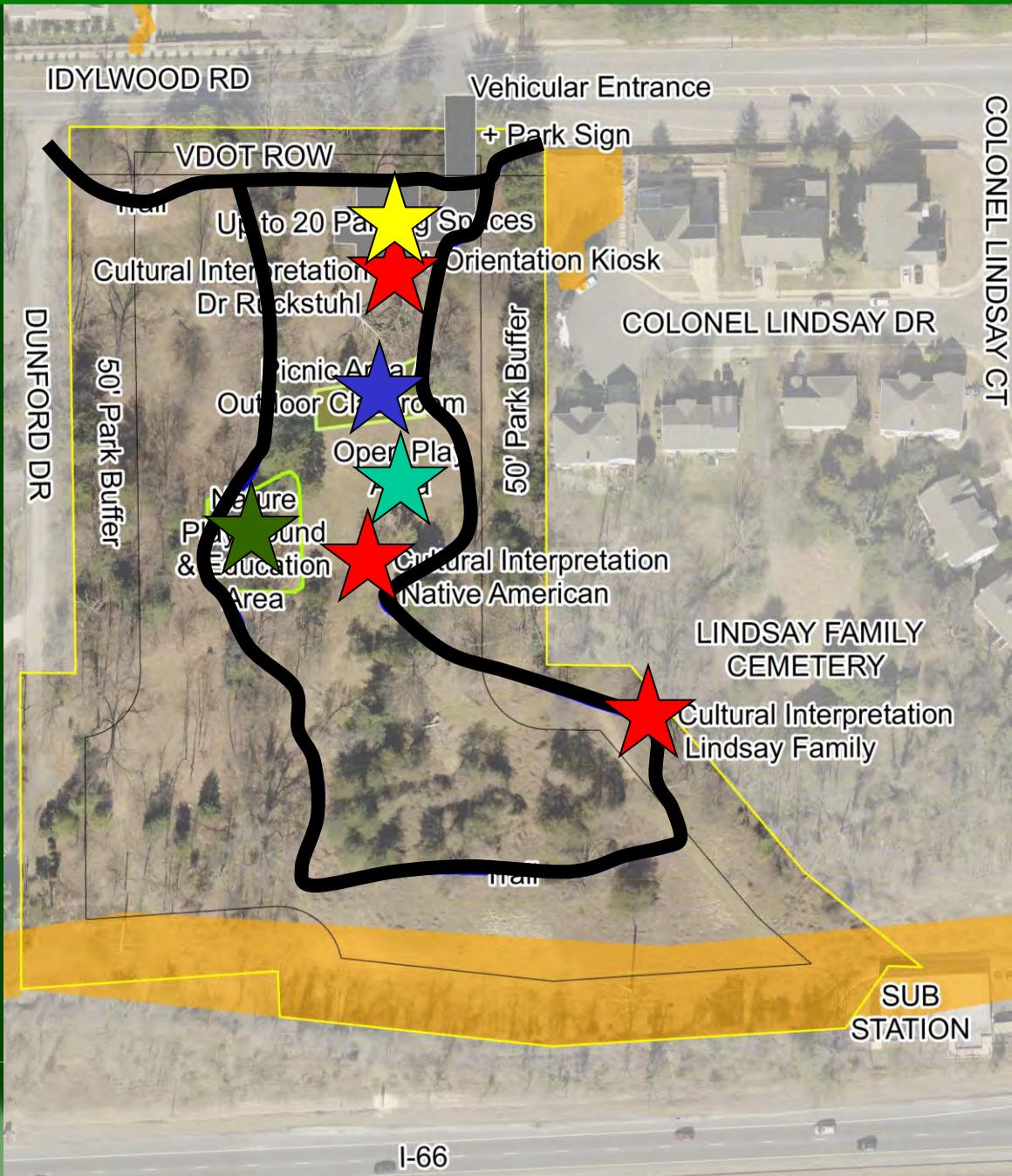
- 
**Open Play Area**

- 
**Nature Playground / Education Area**

- 
**Trail Loop**

- 
**Interpretive Features**

- 
**Parking**

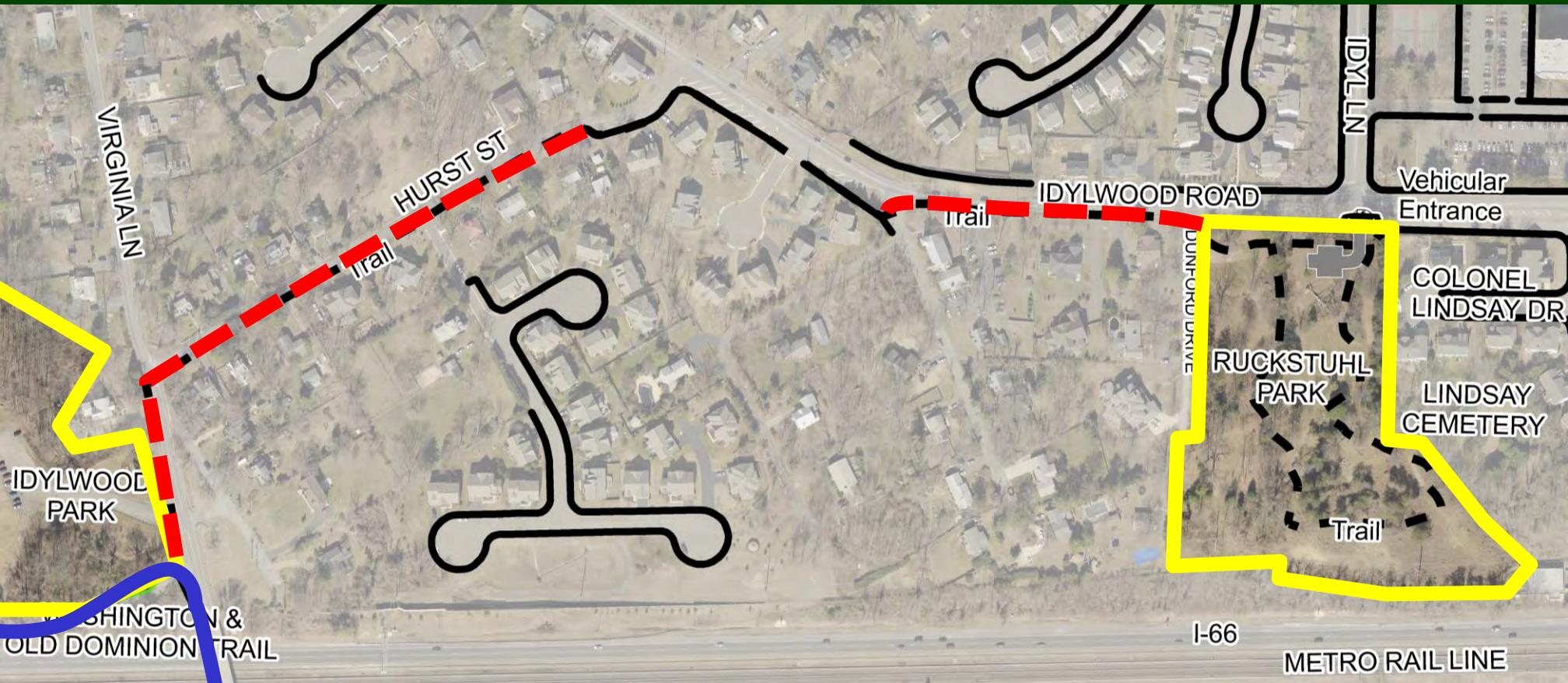



# Potential Future Pedestrian Connections

 Ruckstuhl Park

 Idylwood Park

 W & OD Trail





# Next Steps in Planning Process

 **Park Authority Board For Approval**

 **2232 Public Use Application**



## **INFORMATION**

### Green Spring Gardens Draft Master Plan Revision for Public Comment (Mason District)

Green Spring Gardens is a distinctive asset within the Fairfax County Park Authority network of parks. Located at 4603 Green Spring Road in Annandale, Virginia, Green Spring Gardens serves Fairfax County residents and visitors by connecting the community to natural and cultural resources through horticulture, education, and stewardship. The park's 31 acres offer a multitude of settings, features, and programs to inspire and educate gardeners, provide a place for quiet contemplation, and to open a window into the county's cultural past. Within the park, acres of demonstration gardens display a diverse plan collection suited to the Northern Virginia climate. A horticulture center houses a library of gardening resources, a glasshouse, classrooms and office space for staff and volunteers who cultivate an extensive selection of programs to educate generations of gardeners. A late 18th century manor house, along with an adjacent springhouse, and fermentation tank, help to portray the lives and agricultural history of Fairfax County as well as meriting listing within the National Registry of Historic Places.

The initial acquisition for Green Spring Gardens occurred in 1970 when 18.34 acres were deeded to the Park Authority by Michael and Belinda Straight who had owned the property since 1942. An adjacent parcel was also annexed that year and a portion of stream valley acquired in 1976. The Park Authority consulted with the community to develop the first master plan for Green Spring Gardens, which was approved in December 1977. In 1992, the master plan was updated to address changes in site access, the glasshouse, and the expansion of the Horticulture Center. Subsequent to the 1992 revision, three additional parcels were acquired on the north side of the park, bringing the total park acreage to 30.9 acres. As a result of 2008 and 2009 acquisitions, the Green Spring Gardens Master Plan Revision was added to the 2014 Work Plan to determine how best to incorporate the new acreage into the overall plan for the park.

Public input has been a key element in the development of the Green Spring Gardens Master Plan Revision. A public information meeting was held on January 29, 2015, providing an opportunity for park staff to share some background knowledge of the park and listen to the community's vision for the park. A separate meeting was held to discuss the project with the Friends of Green Spring Gardens (FROGS) as a primary stakeholder keenly invested in the park. A visioning session was conducted with site staff to gain the benefit of their direct knowledge of the site. The project webpage, established to share project information, included key questions with response boxes to gain a broader sense of vision for the park. Suggestions received for usage of the new property varied greatly from a desire to leave the property "as is" to constructing an

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event center or privately-operated café. Site issues identified included a need for additional on-site parking, expanded program and staff office space, and an outdoor classroom. The value of the site staff and programming were cited as key park assets.

The master plan revision seeks to retain the well-loved features of Green Spring Gardens that park visitors know and love while enhancing access, visibility, and providing opportunities for growth. The plan seeks to clarify and protect the historic features and the cultural landscape that merited inclusion of the park in the National Registry of Historic Places. Opportunities are provided to extend pedestrian connections to surrounding neighborhoods, encouraging non-motorized access to the park. A notable change to the plan is the identification of use areas rather than specific landscape beds, providing greater flexibility for site staff to modify plantings as a programmatic and interpretive element (Attachment 2).

In order to continue to benefit from public input, the draft master plan will be published on the Park Authority website, inviting public comment on the plan. Additionally, a public comment meeting will be held to present the plan to the community. It is anticipated that this will occur in November 2015. The public meeting will be followed by a 30-day open comment period after which revisions will be considered and a final plan submitted to the Park Authority Board for approval, anticipated during the winter of 2015. If the revised master plan is approved, project funding may be allocated from future park bonds, user group partnerships or proffered commitments from area development.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Green Spring Gardens Master Plan Revision DRAFT

STAFF:

Kirk W. Kincannon, Director

Aimee Vosper, Deputy Director/CBD

Sara Baldwin, Deputy Director/COO

David Bowden, Director, Planning & Development Division

Cindy Walsh, Director, Resource Management Division

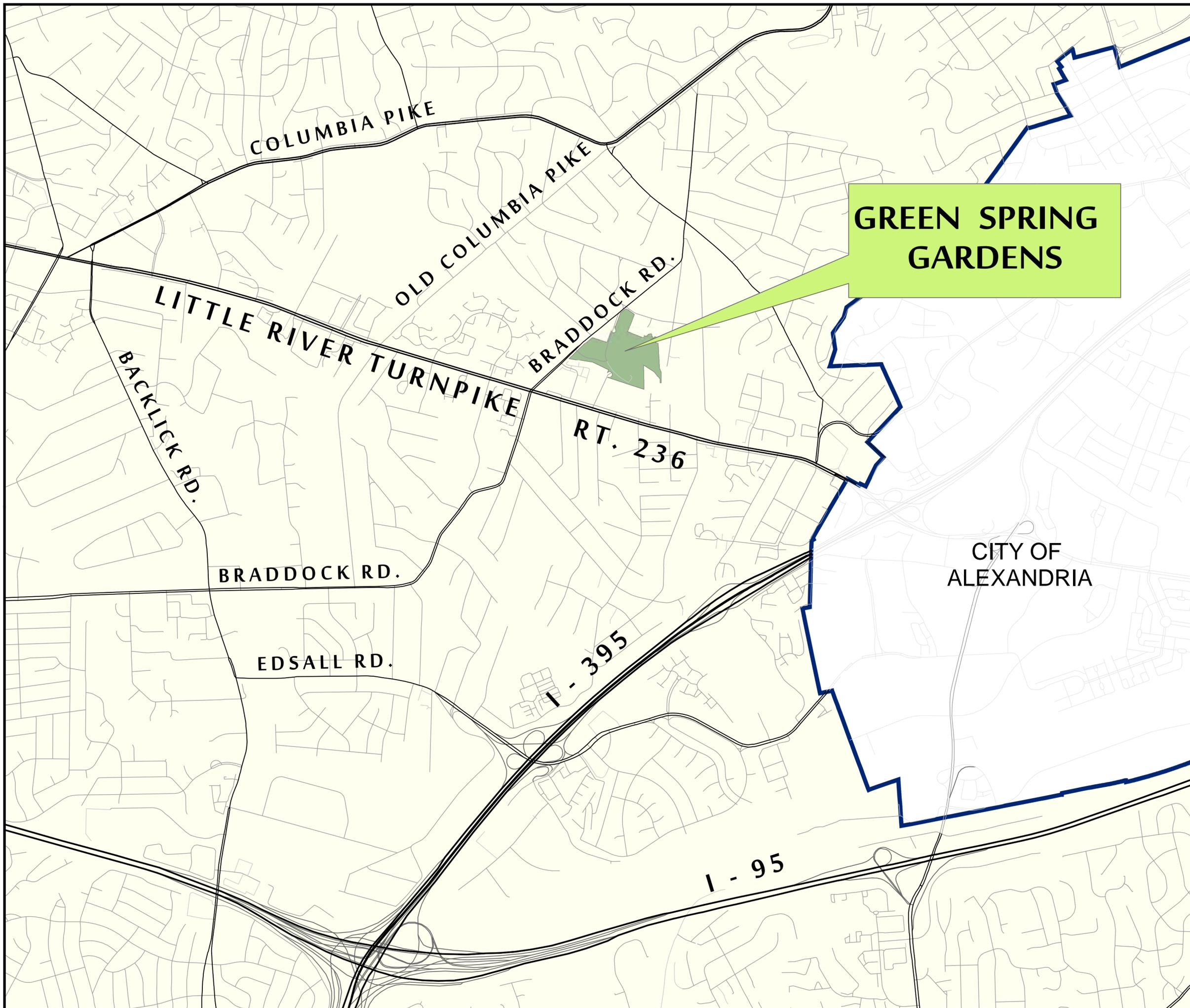
Todd Johnson, Director, Park Operations Division

Barbara Nugent, Director, Park Services Division

Judy Pederson, Public Information Officer

Board Agenda Item  
October 28, 2015

Sandy Stallman, Manager, Planning & Development Division  
Gayle Hooper, Landscape Architect, Planning & Development Division



**GREEN SPRING GARDENS**

CITY OF ALEXANDRIA

4603 GREEN SPRING ROAD, ALEXANDRIA, VIRGINIA

**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118

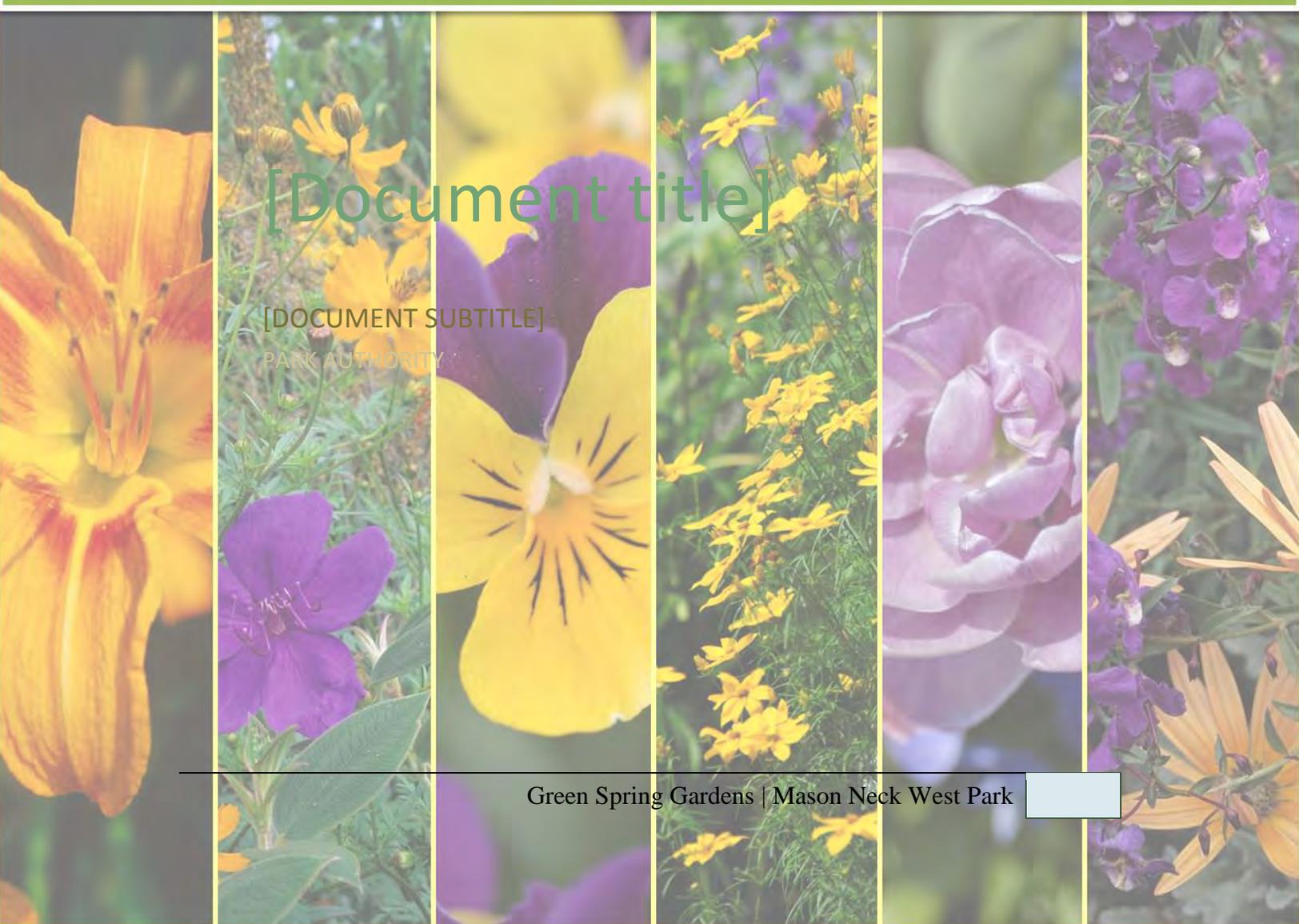


[Year]

# GREEN SPRING GARDENS

## MASTER PLAN REVISION

SEPTEMBER 29, 2015  
DRAFT



[Document title]

[DOCUMENT SUBTITLE]

PARK AUTHORITY



# A C K N O W L E D G E M E N T S

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**Kristen Sinclair**, Senior Natural Resource Specialist, Natural Resource Management & Protection Branch

Additional contribution by **Brenda Skarpol**, Naturalist, Green Spring Gardens





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# INTRODUCTION

## **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 meeting was held January 29, 2015 at Parklawn Elementary School in Alexandria, Virginia. More than 50 people attended the meeting and many shared their vision for the future of Green Spring Gardens and expressed great fondness for the site. Several spoke appreciatively of the staff and programming at Green Spring Gardens. Suggestions were offered with regard to usage of the newly acquired property including keeping it in its current, undeveloped state, creating a bird sanctuary, or utilizing the area for additional program space. Within the broader context of Green Spring Gardens, several spoke to the need for additional facility space for programming, staff office space, and a space that could accommodate large meetings and programs yet could also be subdivided to suit smaller programs. Insufficient parking was a concern voiced by many. Several stressed the importance of considering financial sustainability and revenue generation in development of the plan.

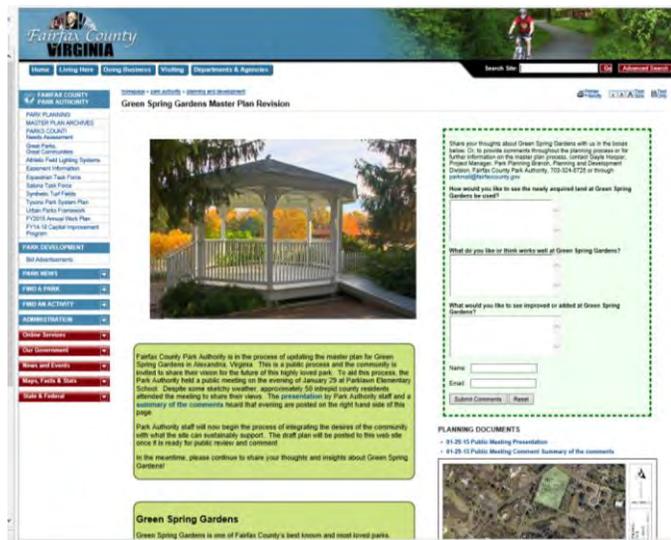
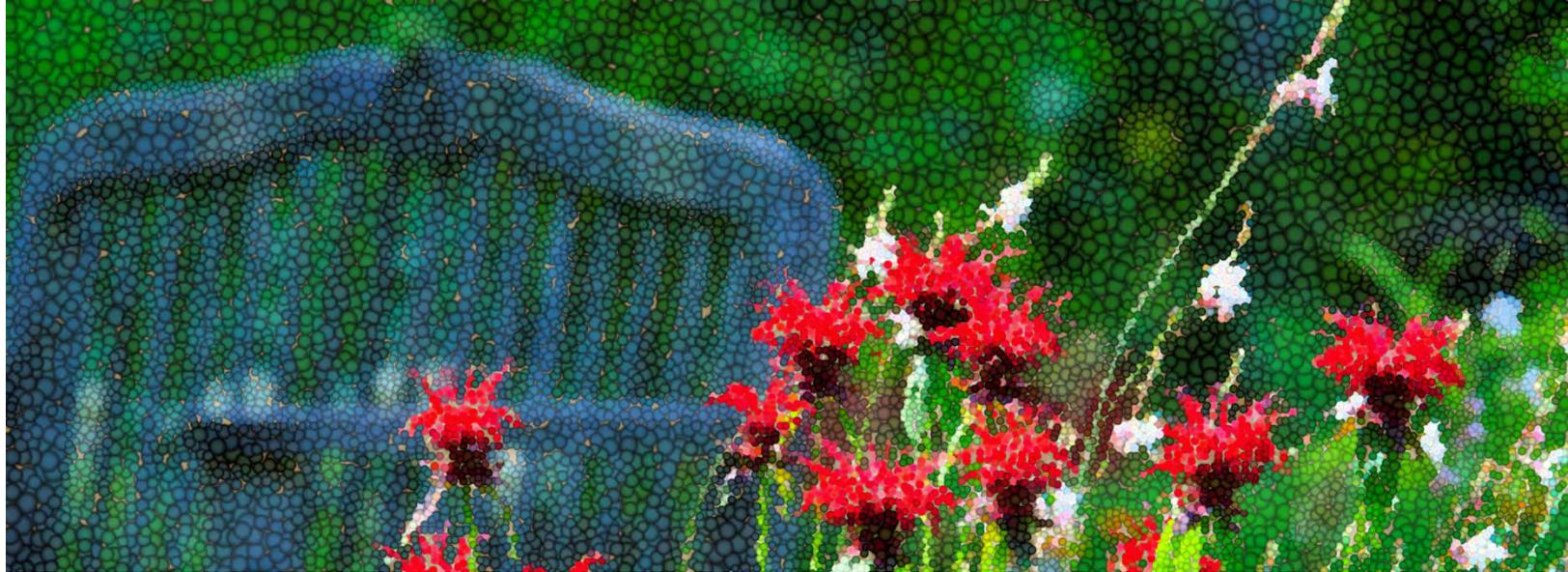


Figure 1: Project Webpage for Master Plan

In addition to the public meeting forum, a project web page was established for the master plan revision of Green Spring Gardens. Project information and a copy of the presentation from the public meeting were posted to help inform those who were unable to attend the meeting. A series of questions and response boxes allowed visitors of the web page to quickly share their input regarding what they thought works well at Green Spring Gardens and what areas could use some improvement as well as offer suggestions for how best to utilize the newly acquired land. Over fifty individual commenters offered their suggestions through the web interface. The number of respondents equaled the attendance at the first public meeting, significantly adding to an understanding of the community's perspective. Some of the recurrent themes evidenced by the web site responses include a desire for emphasis on native plantings, an outdoor classroom, expanded programming and the space to accommodate it, the need for additional parking, as well as great appreciation for the park and its staff.



## PARK BACKGROUND

### LOCATION AND GENERAL DESCRIPTION

Green Spring Gardens is a distinctive asset within the Fairfax County Park Authority network of parks. Located at 4603 Green Spring Road in Alexandria, Virginia, Green Spring Gardens serves Fairfax County residents and visitors by connecting the community to natural and cultural resources through horticulture, education, and stewardship. The park's 31 acres offer a multitude of settings, features, and programs to inspire and educate gardeners, provide a place for quiet contemplation, and to open a window into the county's cultural

past. Within the park, the horticulture center houses a library of gardening resources, a glasshouse, classrooms, and office space for staff who cultivate an extensive array of programs to encourage generations of gardeners. A late 18<sup>th</sup> century historic house, along with an adjacent springhouse and fermentation tank, help to portray the lives and agricultural trends in Fairfax County's history as well as meriting listing within the National Registry of Historic Places.



**Figure 2: Map of County Supervisory Districts**

Green Spring Gardens has been a thriving park since the 1970s. The garden experienced a 10-fold increase in attendance from 20,000-30,000 in the early 1990s to an estimated

200,000-250,000 visitors in 2014. Green Spring Gardens has also been recognized for its efforts to improve the environment in Fairfax County. In 2008, it received a Land Conservation Award for Tree Planting and in 2009 received the Community Appearance Alliance of Northern Virginia Honor Award for the Turkeycock Run Stream Bank Stabilization. The dedicated staff that ensure that Green Spring Gardens is a welcoming venue for all who come to stroll the gardens or attend its programs was awarded Fairfax County Park Authority Site of the Year in 2012.

The entrance to Green Spring Gardens is from Braddock Road on the western edge of the park. The entrance drive, Witch Hazel Road, flanked with landscape beds and parking,



**Figure 3: Green Spring Gardens Vicinity Map**

also provides access to the maintenance shop for Pinecrest Golf Course, a Park Authority-owned golf facility on the opposite side of Braddock Road, as well as garden materials storage and overflow parking. The southern portion of the site is characterized by the very gentle undulations in topography, allowing for easy pedestrian access among the numerous garden areas, the horticulture center, glasshouse, and the historic house. A central green is framed by a paved walkway, connecting these uses together. Outside of the green, large stately trees frame garden beds and views.

From the main garden area, the topography slopes downward toward Turkeycock Run, which flows from west to east across the park. Turkeycock Run lies within a 100-year floodplain and an associated Resource Protection Area, as defined by the Chesapeake Bay Preservation Act. There are two created ponds, recreational trails, and landscape beds near the ponds. Predominantly, however, the central portion of the park remains wooded with supplemental planting to enhance native biodiversity.

North of the ponds, the topography gently regains elevation as the property extends towards the intersection of Braddock Road and Vale Street. The northernmost parcels are largely covered by mature trees around the periphery of the site with two, central cleared spaces where residential structures had previously existed on the property.

## PROPERTY HISTORY

Little is known about the specific prehistory of the property that is now Green Spring Gardens; but, much can be inferred through an understanding of the archaeological evidence in the vicinity. Turkeycock Run would have played an important role in the lives of the area's prehistoric Native Americans, an idea supported by the discovery of several prehistoric lithic scatter sites along Turkeycock Run up and downstream of the park. The elevated plateau of the southern portion of the site, adjacent to a ready source of water, would likely have attracted early Native Americans for much the same reason as it did more contemporary land owners. Historic usage of the land may have masked any visible signs of prehistoric occupation; but, there is a moderate to high likelihood that such occurred, with populations responding to changing climatic trends and shifts from a hunter-gather lifestyle to early forms of agriculture.

The property's more recent history begins after the establishment of the first permanent English settlement in Virginia in 1607. Then, the general area was an untapped wilderness dotted with Native American communities. The fledgling Virginia Colony was divided into eight counties, the land area encompassing Green Spring Gardens being in Northumberland County. Northumberland was subdivided various times as the area slowly populated. Settlements expanded and became permanent as agriculture, particularly tobacco farming, fed the economy.

Prior to the establishment of Fairfax County in 1742, the Right Honorable Lord Fairfax leased 201 acres to John Summers in 1731 when the property was within the boundary of what was then Prince William County. John Summers grew wheat on the land and further expanded his property holdings, later dividing the property between his two sons Francis and Daniel in 1761. Daniel Summers acquired the portion of his father's property that included the area of what is now Green Spring Gardens.

John Moss purchased the property from Daniel Summers in 1777 in addition to several adjacent properties, expanding his estate to 450 acres and leasing an additional 7,000 acres. John Moss built the brick house in 1784, as confirmed through a dendrochronological study in 2007. Little River Turnpike was constructed through the property around 1802, aiding in the transport of tobacco to the port of Alexandria for sale. Over the years, however, the primary crop changed to grains. Similar to John Summers, John Moss divided his property between his two sons, William and Thomas, in the early 1800s. Thomas Moss ultimately remained on the property, maintaining working orchards and producing hay on the land, until his death. Land records indicate numerous structures on the property including the brick house and a springhouse.

In 1838, Thomas Sherriff purchased approximately 336 acres that had been owned by Thomas Moss, ultimately passing the land to his son James Sherriff after his death. It was during the ownership of James Sherriff that the property was first referred to by the name “Green Springs”. James sold the property to his brother William in 1853 who then advertised the farm for sale just a few years later in 1855. The advertisement noted that the property was located a short distance from the future depot of Alexandria and Manassas Gap Railroad, which never came to fruition.



**Figure 4: Historic House Circa 1885**

William Sherriff sold the property to Hannah O’Brien in 1855. During O’Brien’s ownership, the property produced many fruits, clover, timothy, and hay and had a young orchard. The property also became referred to as Green Spring from this point forward, dropping the “s” after “Spring”. Hannah owned the property through the years of the Civil War. There were no major battles on the property; but, troops moved back and forth across the land several times. There may well have been Civil War encampments at Green Spring during the war, although there has not been any confirmation through archaeological sites on the property. Having managed to maintain her ownership through the Civil War, Hannah O’Brien ultimately forfeited ownership due to accumulated debt.

Subsequent to Hannah O’Brien’s ownership and financial troubles, the property was sold to Fountain Beattie in 1878. Beattie managed a dairy farm and apple orchard on the property, producing milk, butter, apple jack, and apple brandy. The archaeological remains of the fermentation tank from Beattie’s era remain on the park property. During his ownership, Beattie finished the attic space to provide more living area in the house for his wife and twelve children, which included the addition of dormer windows on the attic level. A front porch is believed to have been added during this period. In the latter years of his life, Beattie lived in Annandale, Virginia while leasing the Green Spring property to others.

The period of 1917 to 1924 was characterized by two short ownerships – George and Marjorie Sims from 1917 to 1922 and James and Mary Duncan from 1922 to 1924.

In 1924, the Duncans entered an agreement with Carroll Pierce to subdivide the estate into smaller tracts. Frederick Segesserman purchased the tract containing the brick house which fell into disrepair after it remained unoccupied for several. Although

Segesserman never restored the house, he recovered original pieces of the home that had been vandalized over the years and stored them for a future owner who would restore the home.

In the years that followed Segesserman's ownership and in the midst of the Great Depression, Minnie Whitesell bought the property in 1931. A 1932 article in *American Motorist* magazine described the work she was doing to restore the home to some of its former beauty, the article bearing a tone of understated appreciation at seeing this landmark restored. Among the improvements made during Whitesell's ownership was the addition of a side kitchen and garage. A widowed mother of two, Whitesell remained in the home until her death in 1938.



**Figure 5: Historic House Circa 1934**

Michael and Belinda Straight purchased the Green Spring property from Minnie Whitesell's children in 1942 and continued the restoration efforts begun by Minnie Whitesell. Shortly after acquiring the property, the Straights hired the renowned restoration architect Walter Macomber to help guide the restoration of the home. Mr. Macomber, who was the architect



**Figure 6: Historic House Circa 1961**

for the Colonial Williamsburg restoration, was considered to be a premier Colonial Revival architect. Macomber's plans removed the side kitchen and garage added by Minnie Whitesell and added symmetrical brick wings on either side of the home as well as an enclosed sun porch. At the same time, noted landscape architect and Straight family friend Beatrix Farrand developed a design for the grounds, establishing the crescent hedge that defines the rear yard. The Straights lived in the springhouse during the reconstruction of the home. Michael Straight also developed a keen interest in developing the more naturalized landscape around the home, creating the two ponds north of the house and extensively landscaping around them and the connecting slopes between. Having raised their children on the property and being displeased with

encroaching development, the Straights elected to sell their property to Fairfax County Park Authority in 1970.

Property Owner	Dates of Ownership
<b>Summers Family</b>	1730 to 1777
<b>Moss Family</b>	1777 to 1840
<b>Sheriff Family</b>	1840 to 1855
<b>Hannah O’Brien</b>	1855 to 1878
<b>Fountain Beattie</b>	1878 to 1917
<b>George and Marjorie Simms</b>	1917 to 1922
<b>James and Mary Duncan</b>	1922 to 1924
<b>Frederick Segesserman</b>	1924 to 1931
<b>Minnie Whitesell and heirs</b>	1931 to 1942
<b>Michael and Belinda Straight</b>	1942 to 1970
<b>Fairfax County Park Authority</b>	1970 to present

**Figure 7 : Chronology of Ownership**

## **ADMINISTRATIVE HISTORY**

The initial acquisition for Green Spring Gardens by the Park Authority occurred in October 1970 when 18.34 acres were deeded to the Park Authority by Michael and Belinda Straight who had owned the property since 1942. The 1970 deed included a provision that the property conveyed to the Park Authority “shall be used solely and exclusively for public park purposes, and for no other purpose.” This property, which remains the core of the park today, contains the historic house, initially constructed circa 1784, a springhouse, constructed in the early 19<sup>th</sup> century, two ponds, and the landscape designed by renowned landscape architect Beatrix Farrand surrounding the house. Initial access to the park was via Green Spring Road from Little River Turnpike, the location of which had historically served as the entrance drive to the brick house.

Approximately one month after the Straight acquisition, in November 1970, the Park Authority acquired an additional 5.55 acres from Edwin Lynch. This property is immediately adjacent to the Straight parcel and provides street frontage on Braddock

Road. In September 1976, the Park Authority acquired another 4.53 acres to the east end of the park from Merritt and Rose Sanborn, expanding on the portion of stream valley associated with the park.

In 1975, after acquiring such a sizeable and notable property consolidation, the Park Authority initiated the master plan process, meeting with the community to collectively envision the future of Green Spring Gardens, then referred to as Green Spring Farm. Meetings in June 1975 and January 1976 identified a strong desire of the community that Green Spring Farm be developed as a cultural, horticultural, and historic center. With this community focus in mind, the Park Authority developed the first master plan for Green Spring Farm which was approved by the Park Authority Board in December 1977.

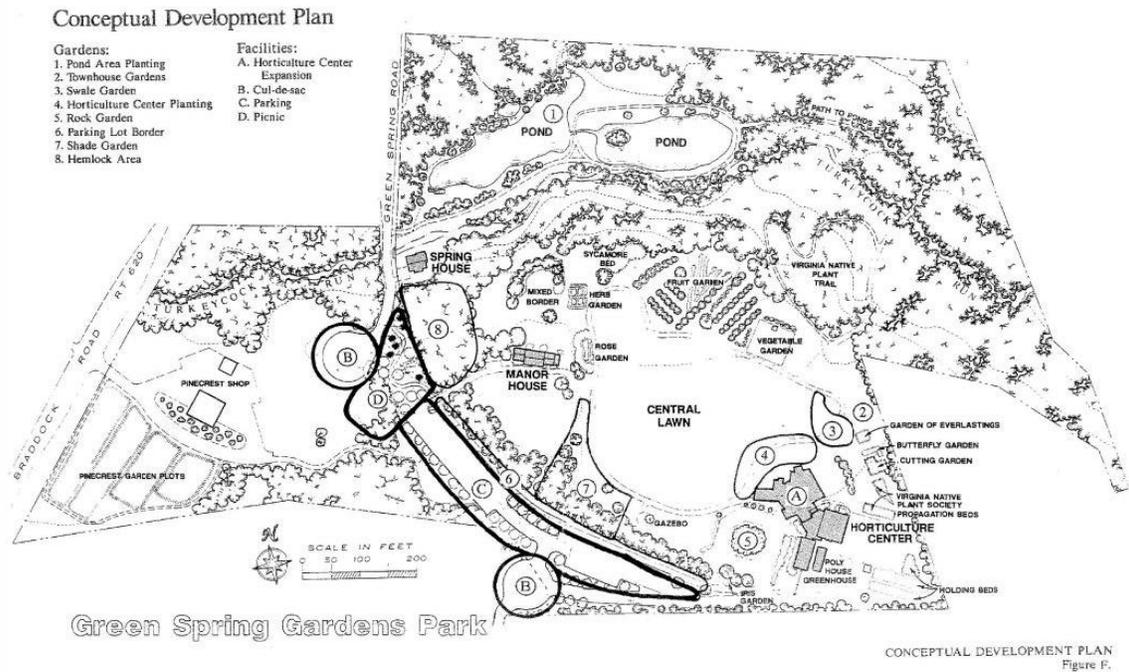


**Figure 8: 1977 Conceptual Development Plan**

Much of the development within Green Spring Gardens occurred during the 1980s based on the 1977 master plan. Supported through bond funding, Phase 1 of the horticulture center, demonstration gardens, and irrigation were added. Significant repairs were made to the historic house in 1994. The brick walkway was added around the central green in 1990 while the gardens and plantings have continued to expand and evolve over time.

By the early 1990s, much of the park had been developed in conformance with the original master plan. Changes in the connection of Green Spring Road, originally bisecting the park, and a planned expansion to the horticulture center impacted the overall design of the park. Additionally, by the early 1990s, there had been significant progress made to developing a management philosophy for the park. The master plan for Green Spring Gardens was updated and approved by the Park Authority Board in December 1992 to capture the strategy for continued

stewardship of this site as well as modifications to site design. The 1992 plan included a Conceptual Development Plan and a General Management Plan, coalescing the management philosophy into one statement, defining the mission and objectives of the park to protect cultural, natural, and horticultural resources.



**Figure 9: 1992 Conceptual Development Plan**

Subsequent to the approval of the 1992 master plan, the Park Authority acquired three additional properties along the northern boundary of the site. Approximately one acre was acquired from Anny DeBoeck in June 2008. A few months later in November 2008, approximately one half acre was dedicated to the Park Authority as a proffered condition for development of the adjacent Magnolia Manor Subdivision. An additional 1.48 acres was acquired from Judith Holt in 2009. With these most recent additions and minor reductions for right-of-way dedication, the total acreage of Green Spring Gardens has grown to 30.9 acres. As a result of 2008 and 2009 acquisitions, the Green Spring Gardens Master Plan Revision was added to the 2014 Work Plan to determine how best to incorporate the new acreage into the overall plan for the park. By engaging in a revision to the approved master plan, the opportunity was also available to reexamine the overall plan for Green Spring Gardens with the help of the community, setting the stage for the next planning horizon.

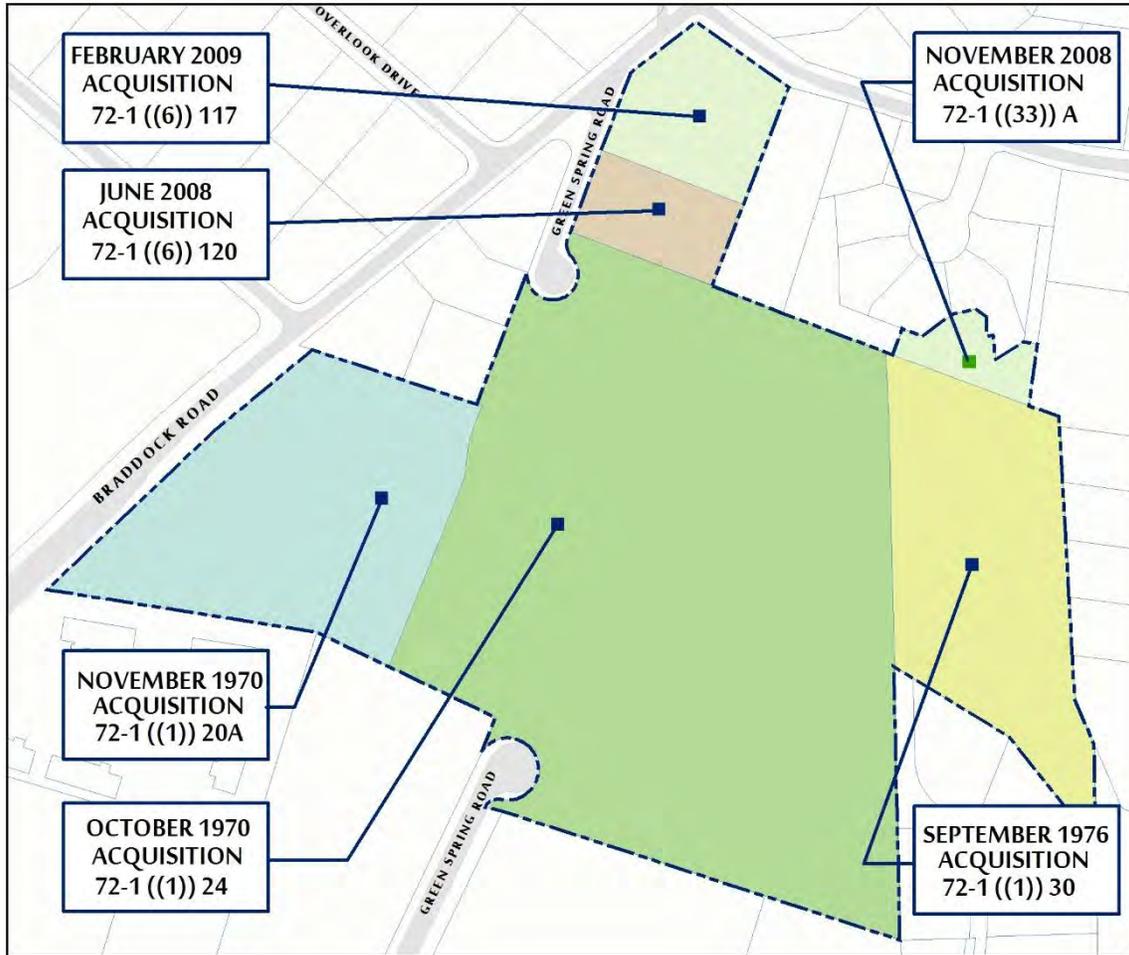


Figure 10: Acquisition History

## 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, and establishes a Park Classification System to guide the planning of open space and facilities.

Within the Park Classification System Green Spring Gardens is a countywide park. With Green Spring Garden's focus on horticulture, unique within the Fairfax County park system, this park serves as a resource to residents across the county. Access to countywide parks should, ideally, be provided by major arterials, supported by pedestrian and bicycle facilities, and connected to transit when possible. Whereas countywide parks tend to be large, 150 acres or more, the unique focus around horticulture places Green Spring Gardens in this classification, despite its limited size of

31 acres. Countywide parks offer a variety of experiences and activities and can serve an individual’s needs as well as that of a large group, frequently hosting events that draw large numbers of visitors. The variety of facilities and experiences can support visitors for a full day.

## PLANNING CONTEXT

Green Spring Gardens is located within the L1 Pinecrest Community Planning Sector of the Lincolnia Planning District as identified in the Fairfax County Comprehensive Plan. The Pinecrest Community Planning Sector is largely characterized by older, stable single-family neighborhoods, as is typified by development to the north and east of Green Spring Gardens. Commercial uses, like those south of Green Spring Gardens, are oriented towards Little River Turnpike. Very little change is planned for this sector of the county, with residential densities to remain generally at one to two dwelling units per acre. One noted exception is the cluster of properties just east of the horticulture center. Seven properties located at the end of Merritt Road, north of the Autumn Glen townhouse development, could be considered for redevelopment at five dwelling units per acre with

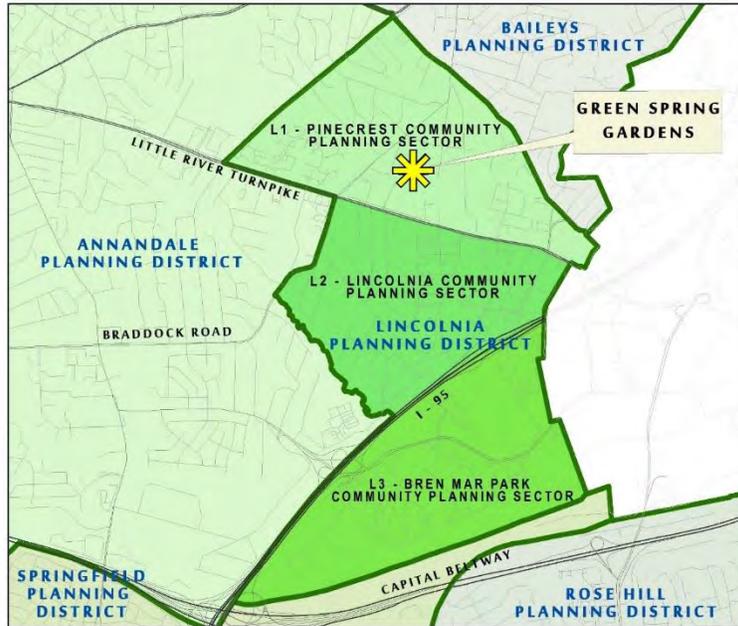


Figure 12: Lincolnia Planning District

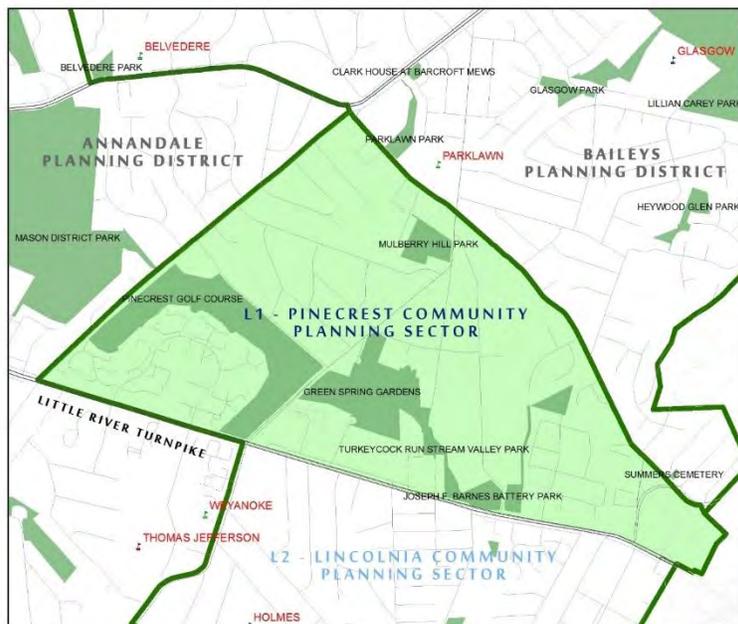


Figure 11: L1 - Pinecrest Community Planning Sector

parcel consolidation. The Comprehensive Plan Map shows public park use for the area of Green Spring Gardens. Other than the potential for redevelopment at the end of Merritt Road, the uses adjacent to Green Spring Gardens today can be expected to continue in the future for the foreseeable planning horizon.

Green Spring Gardens is zoned R-2, residential district at two dwelling units per acre. Public uses such as parks are permitted within this zoning district. The southern portion of Green Spring Gardens lies within a Highway Corridor Overlay District. This distinction places restrictions on property adjacent to several primary roadways within the county with the goal of reducing traffic congestion and improving safety. As the restrictions apply to certain automobile-oriented, quick turn over uses, such as drive-in banks and fast food restaurants, development at Green Spring Gardens should not be impacted by the presence of the overlay district.





## EXISTING CONDITIONS

### **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**

Green Spring Gardens is nestled into the Pinecrest neighborhood, developed largely in the 1940s and 1950s. The park is bordered to the north and east by single family detached homes as well as a cluster of homes adjacent to the park along Braddock Road.

To the west, the park fronts on Braddock Road, opposite Pinecrest Golf Course which is owned and operated by Fairfax County Park Authority. Pinecrest Golf Course is a nine-hole executive course that wraps around the Pinecrest development of single-family, multi-family, and townhome residences.

To the south, Green Spring Gardens abuts commercial property operated as two car dealerships, a thrift store operated by the Salvation Army, and the Pinecrest Office Park condominiums. Although Green Spring Road previously provided access to the park directly from Little River Turnpike, the closure of this road terminated any regular vehicular access between the commercial properties and Green Spring Gardens although pedestrian access remains. During major events or temporary closure of Witch Hazel Road, however, the gate at this location may be opened to permit traffic flow.

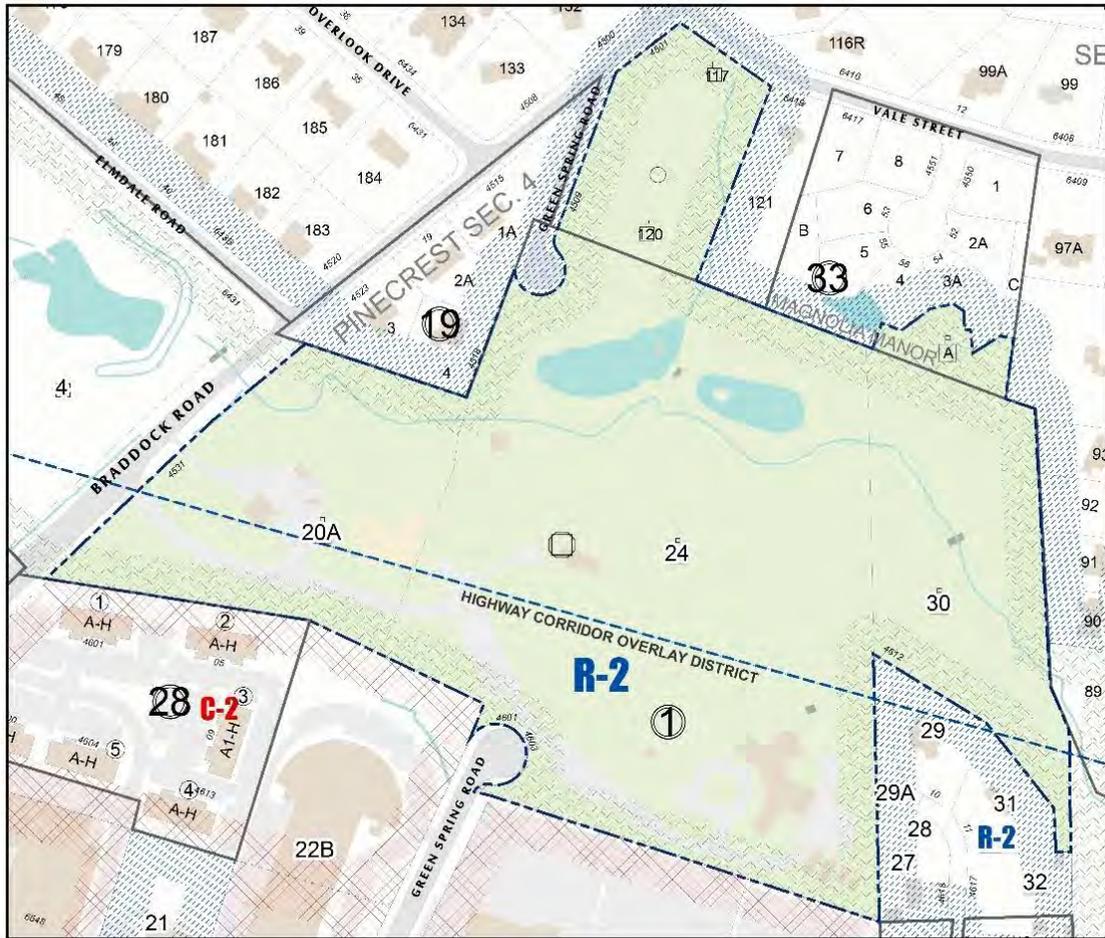


Figure 13: Zoning Map

### PARK NETWORK INFLUENCE

Typical master plan analysis includes an evaluation of other parks in the vicinity of the park being planned. Any given individual park is not expected to provide all types of park services and facilities; but, rather, be evaluated as a component of the surrounding park network. Within five miles of Green Spring Gardens, over 130 Fairfax County parks help address the area demand for open space, athletic facilities, programming, natural and cultural resource protection and interpretation. Nearby Arlington County and the City of Falls Church also provide park experiences for area residents. However, the influence of Green Spring Gardens, through the Community Horticulture Program, can be observed across the region. The Community Horticultural Program, coordinated from Green Spring Gardens, expands the impact of the park through the Green Spring Master Gardener Program, the Farmers Market Program, and the Garden Plot Program.

## MASTER GARDENER PROGRAM

Operating under the auspices of the Virginia Cooperative Extension program, Green Spring Gardens established a Master Gardener Volunteer Training Program in 2001. After completing a 10 week training program, which provides an overview of a wide range of horticultural topics, the Master Gardener interns deliver 50 hours of horticultural volunteer service to earn certification as a Master Gardener. In FY15, the Green Spring Master Gardeners, which number 139 volunteers, 15,258 contacts, and contributing 11,959 hours delivering advice at the help desk and farmers markets, creating displays for libraries, leading docent tours and delivering educational presentations to community groups across the county.



**Figure 14: Master Gardeners' Advice Table at Green Spring Gardens Event**

## FARMERS MARKETS

For those who seek the benefit of locally grown produce, Farmers Markets are available currently at eleven locations across the county. Managed through the Community Horticulture office based at Green Spring Gardens, a plethora of fruits, vegetable, flowers, bread, cheese, meats, and eggs are available from area vendors. Patrons of Farmers Markets are more keenly aware of the source of their food and inspired to make more health-conscious and environmentally-conscious food selections.



**Figure 15: Farmers Market Produce**

All vendors are located within 125 miles of Fairfax County, insuring that produce is fresh and sales support local farmers.

## GARDEN PLOT PROGRAM

Through the garden plot program managed by Green Spring Gardens' staff, gardeners can also cultivate their own horticultural interests and skills. Consistently in high demand, over 650 garden plots located in nine parks exist across the county, as noted in the table on the following page.



Figure 16: Garden Plots

PARK NAME	SUPERVISORY DISTRICT	# OF PLOTS
<b>Baron Cameron Park</b>	Hunter Mill District	32
<b>Broyhill Crest Park</b>	Mason District	17
<b>Eakin Community Park</b>	Providence District	20
<b>Franconia Park</b>	Lee District	89
<b>George Mason Park</b>	Braddock District	47
<b>Grist Mill Park</b>	Mount Vernon District	46
<b>Lewinsville Park</b>	Dranesville District	143
<b>Nottoway Park</b>	Providence District	142
<b>Pine Ridge Park</b>	Mason District	159

Figure 17: Fairfax County Parks with Garden Plot Programs

## JOHN C. AND MARGARET K. WHITE GARDENS

Acquired by the Park Authority in 1999, the John C. and Margaret K. White Gardens is another Park Authority site that closely aligns with the mission of Green Spring Gardens. Located near the intersection of Annandale Road and Kerns Road in Falls Church, the 13.6 acre property features the collection of azaleas, rhododendrons and camellias established by the Whites. The White's had acquired the property in 1938 and began numerous improvements to the site including their home, a pond, and a network of trails. As a horticultural enthusiast, John White cultivated an array

of evergreens, boxwoods, and an extensive collection of rhododendrons and azaleas. Recent work on that property has identified 238 species and varieties of rhododendrons and azaleas established by the Whites within the park.

A deed restriction imposed on the sale of the White property states that the land is to be used as a horticultural park. Based on the out-of-the-way location of the park and research regarding visitor trends at Green Spring Gardens, it was determined that White Gardens would largely attract horticultural enthusiasts and local community members. White Gardens is an unstaffed park with maintenance and management of the horticultural collections directed through the offices at Green Spring Gardens.



Figure 18: Images from White Gardens

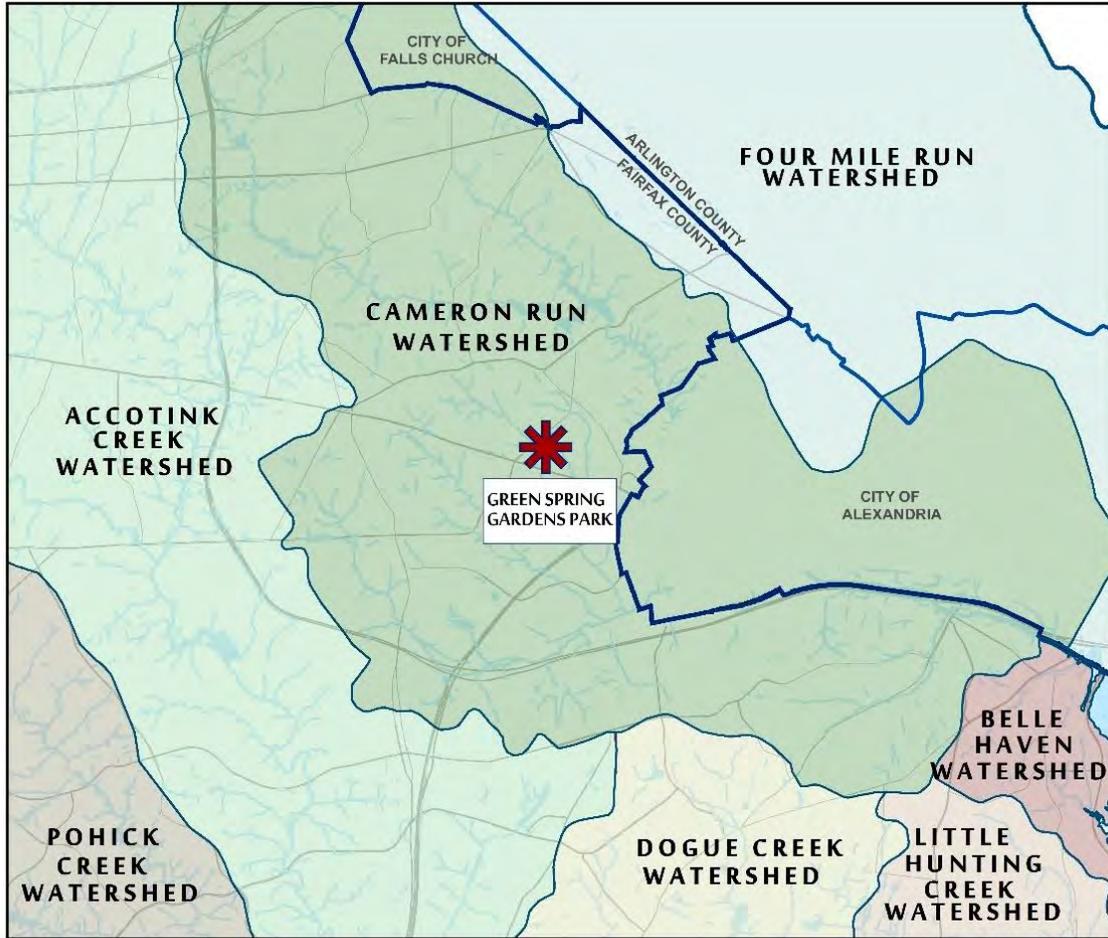
## EXISTING SITE CONDITIONS

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

### HYDROLOGY

Green Spring Gardens lies in the center of the 44 square mile Cameron Run watershed, with Turkeycock Run as a major water feature flowing through the center of the park. Most of the land development in the area occurred by the early 1970s and only a small portion of the watershed's acreage remains undeveloped. Approximately 23% of the land area within the Cameron Run watershed is covered with impervious surface that is anticipated to increase with further development as planned in the Fairfax County Comprehensive Plan. Land area with greater than 10% imperviousness, coupled with few stormwater management controls, will typically exhibit substantial physical consequences to streams such as erosion, flooding, and



**Figure 19: Cameron Run Watershed**

channel alteration due to the increased volume and rate of flow of stormwater runoff. This is true for the Turkeycock Run watershed which is in poor physical and biological condition due to inadequate buffers, eroded stream banks, and obstructions of stream flow, providing little in terms of habitat for aquatic vertebrates, invertebrates, and fish.

To help address the increasing impacts to streams and water quality, the Fairfax County Stormwater Planning Division within the Department of Public Works and Environmental Services (DPWES) prepared a management plan for the Cameron Run watershed. The Cameron Run Watershed Plan, completed in 2007, is a strategic plan to protect and improve the condition of water resources in the watershed with a time horizon of 25 years.

This plan provides analysis of the existing conditions within the watershed and recommends specific projects to improve the health and water quality of the included streams. Recommended projects seek to address four central goals:

- Goal A - reduce the effects of stormwater runoff and protect streams;
- Goal B - preserve, maintain and improve habitats that support native flora and fauna;
- Goal C - preserve, maintain, and improve water quality within the streams to benefit both human and aquatic life; and,
- Goal D - improve stream-based quality of life and environmentally-friendly recreational opportunities.

Included in the watershed plan recommendations, Project CA9868, “Green Spring Gardens LID” falls within the park and recommends the installation of linear bioretention areas along the parking spaces and an infiltration trench in the traffic circle. A bioretention area was incorporated into the design of the entrance road when access to the park was relocated to Braddock Road; however, to date, Project CA9868 has not been implemented by DPWES.

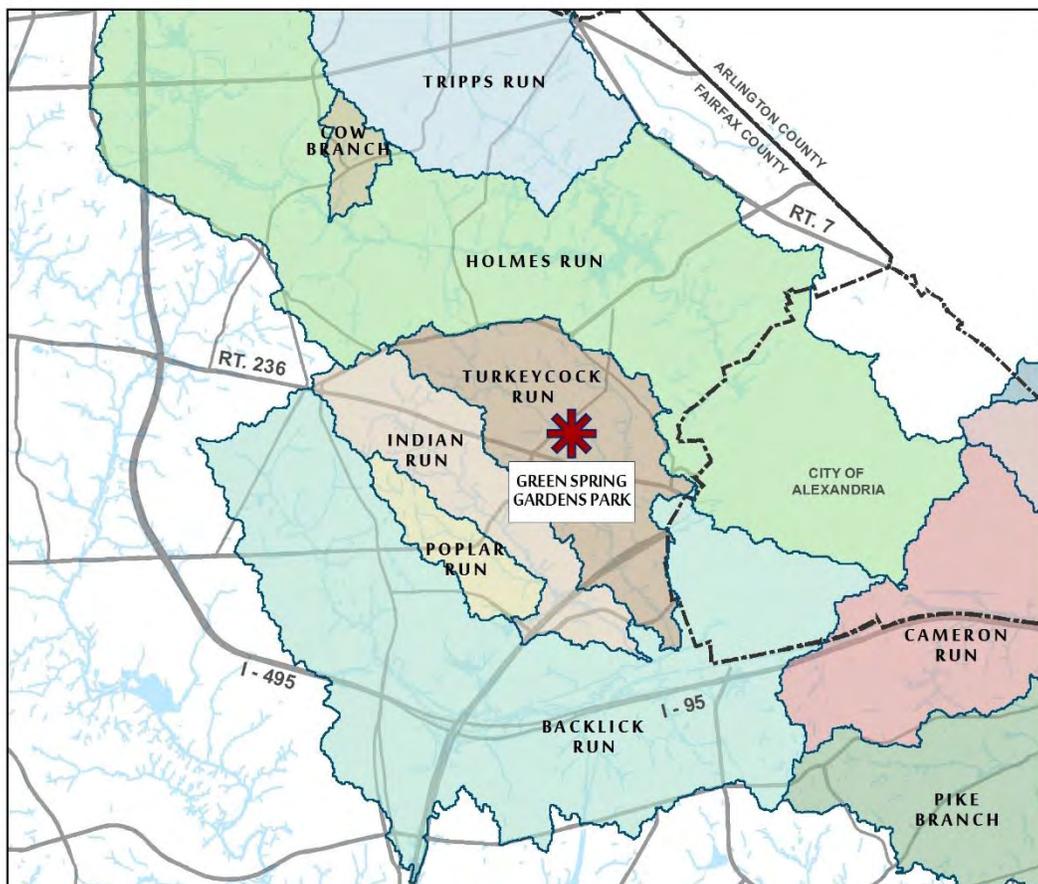


Figure 20: Cameron Run Subwatersheds

Within the park, Turkeycock Run bisects the property, flowing west to east. Although not immediately visible upon entering the site, this watercourse is a significant component of the site and, likely, a considerable influence in the siting of the manor house.

A second project in Green Spring Gardens, restoration of Turkeycock Run, was considered for the Watershed Management Plan priority list of projects but was deleted from the final version. This project did proceed with funds provided by the Park Authority (Capital Improvement) and a grant from the Water Quality Improvement Fund. In 2008-2009, approximately 1,000 feet of Turkeycock Run between the bridge at Green Spring Road and the bridge by the Virginia Native Plan Garden within Green Spring Gardens was restored, providing stability to the stream channel as well as an interpretive opportunity for visitors.



**Figure 21: Turkeycock Run at Green Spring Gardens**

In September 2011, Tropical Storm Lee caused significant damage to the recently restored stream as well as to upstream and downstream bridges. Repair work to the streambank downstream from the bridge at Green Spring Road and to the streambank downstream from the gabion basket was completed in 2014. The streambank around the bridge abutments by the Virginia Native Plant Garden was also severely impacted by this storm. This bridge will be replaced in fall 2015.

Within the floodplain just to the north of Turkeycock Run are two ponds, constructed by Michael Straight during his ownership and enhancement of the property. A small stream lies along the east side of the northernmost parcels that feeds the western pond. This stream channel is notably degraded due to runoff that has increased as the area north of the park has become increasingly developed.



**Figure 22: Green Spring Gardens' Western Pond**

## TOPOGRAPHY

The topography of Green Spring Gardens is varied, from high, flat plateaus to steep slopes to stream valley. The southern half of Green Spring Gardens sits on a plateau approximately 30 feet above the level of Turkeycock Run. The plateau has some gentle undulation, generally less than 2% slope, which allows for comfortable pedestrian access through the most developed portion of the site. North of the plateau, the topography drops to stream level, steeply in some locations. The steeper slopes limit the southern extent of the associated floodplain of Turkeycock Run. North of the stream, however, the elevation increases gently, climbing towards Braddock Road and Vale Street. The relative flatness of the slope in this area results in a much broader floodplain section north of Turkeycock Run.



Figure 23: Topographic Map

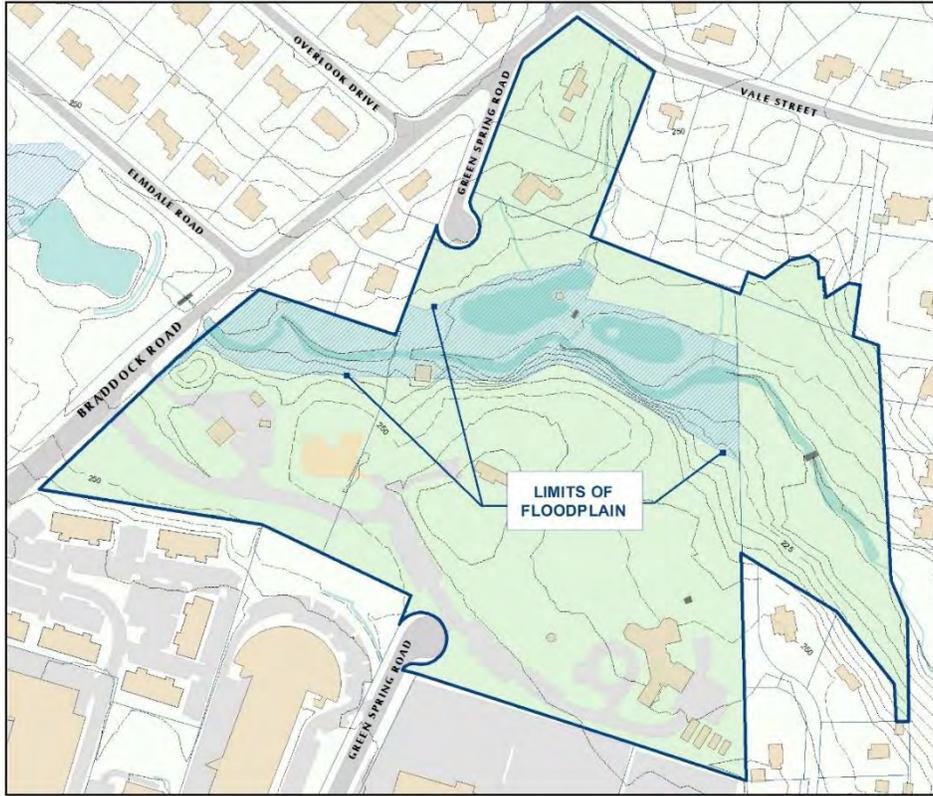


Figure 25: Recorded 100 Year Floodplain

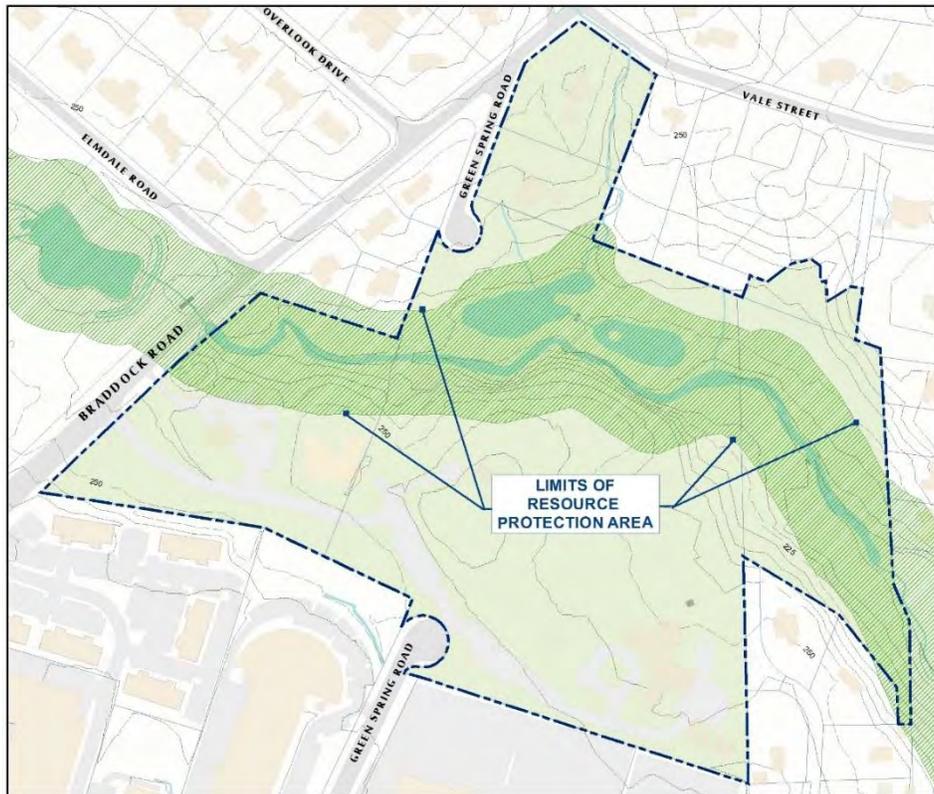
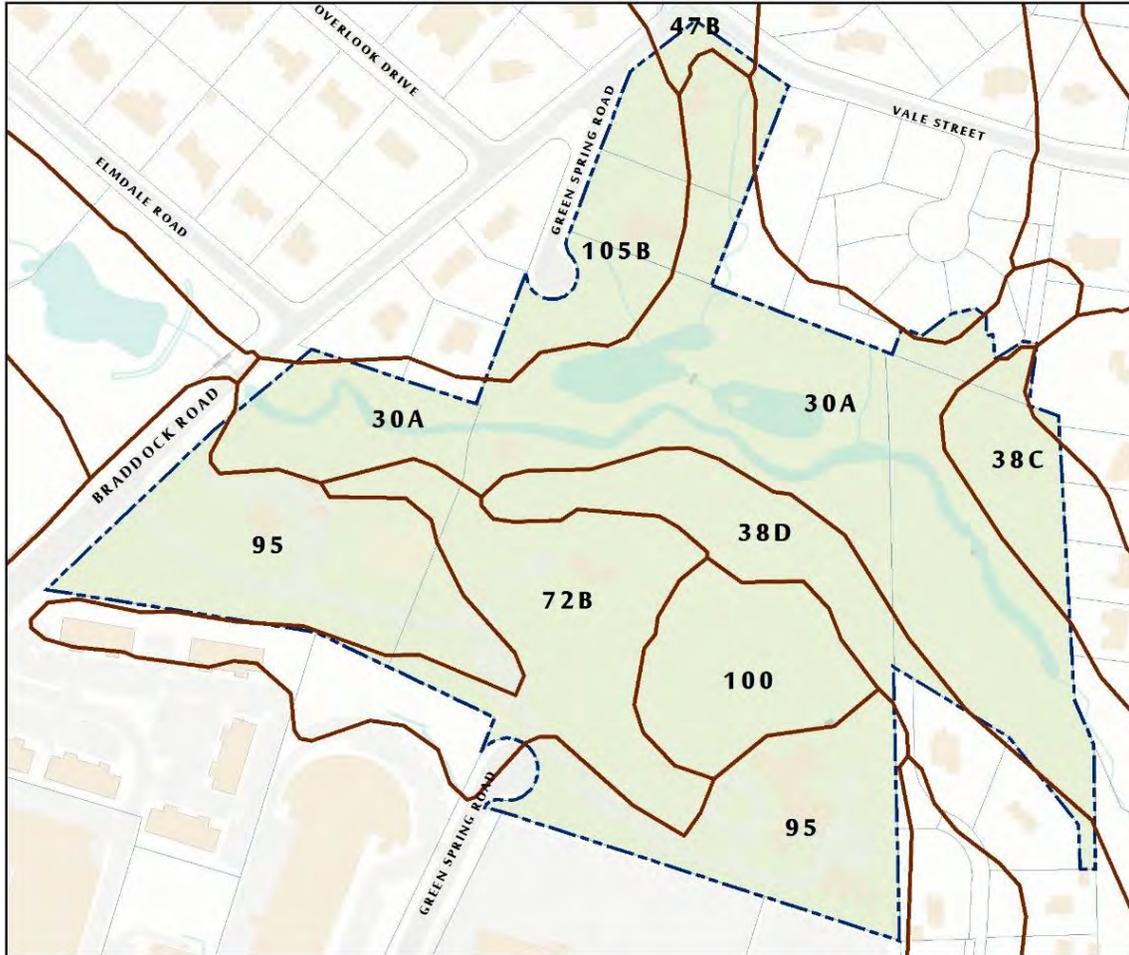


Figure 24: Resource Protection Area

## SOILS

Eight different soil map units are identified in Green Spring Gardens as classified in the 2011 Fairfax County Soils Maps. Soil map units are represented by a numerical reference, identifying the soil type, and typically included an alphabetic reference, identifying the topographic slope in a particular location.



**Figure 26: Soils Map**

The soil map units identified within Green Spring Gardens include:

- 30A Codorus and Hatboro soils, 0 - 2 percent slope
- 38C Fairfax Loam, 7 - 15 percent slope
- 38D Fairfax Loam, 15 - 25 percent slope
- 47B Grist Mill-Woodstown complex, 2 - 7 percent slope
- 72B Kingstowne-Sassafras-Neabsco complex, 2 - 7 percent slope

95 Urban Land

100 Urban Land-Wheaton complex

105B Wheaton-Glenelg complex, 2 - 7 percent slope

A description of each of the underlying soil map units is provided in Appendix A, as presented in the Description & Interpretive Guide to Soils in Fairfax County, dated April 2008 and revised August 2011.

#### VEGETATION

As a horticultural park, the range of vegetation within Green Spring Gardens is broad and diverse, the beauty of which draws local, national and international visitors. Numerous landscape beds showcase an array of plant collections that range from those that are well adapted to the piedmont region of Virginia and the Washington, D. C. region weather to more exotic plant collections that add interest. In contrast to the carefully maintained collections, the adjacent wooded stream valley exists in a more natural condition with supplemental landscaping to provide emphasis and education about the value and variety of native plant material.

#### HORTICULTURAL COLLECTIONS

The cultivated landscape areas have expanded significantly since the establishment of the park. The focus of Green Spring Gardens is on the possibilities available to the home gardener in the mid-Atlantic region. Elements of plant selection and landscape design provide inspiration that visitors can transfer to their own homes. Landscape beds are organized to demonstrate multiple landscape conditions and landscape features. Gardens along the entrance road visually welcome visitors to the park. Incorporated throughout the landscape are the more than 200 specimens of witch hazel (*Hamamelis* sp.) for which the park is known. Other specialty areas include a water-wise garden, a rock garden, a shade garden, rose garden, herb garden, fruit garden, vegetable garden, and a swale garden. Additional spaces are intended to provide inspiration for landscaping in a townhouse backyard as well as a children's garden to encourage budding horticulturists. Individual plantings and garden emphasis may vary over time reflecting trends in interest and gardening knowledge. Records maintained by staff document more than 10,000 trees, shrubs, and herbaceous plants.

### **Glasshouse**

Tender plants are showcased in this lush indoor garden that invites visitors to sit and stay awhile. A soothing water feature enhances this tropical oasis overflowing with exotic species of orchids, tropicals, cacti and succulents.



### **The Front Garden**

This foundation garden of trees and shrubs frames the entrance to the horticulture center and wraps around the front of the building and the glasshouse. An ever-changing display of annuals, tender plants and tropicals are integrated into the garden to create new designs and color schemes inspires gardeners to experiment with their landscapes.

### **Rock Garden**

This informal garden mimics – in miniature - the rugged terrain of alpine regions creating the natural look of rock strata in an open environment with free-draining soil. Hundreds of species and cultivars of dwarf perennials, shrubs, trees and bulbs are planted in the stone walls, screes, rocky outcrops and troughs.



### **Screening Garden**

Groupings of deciduous and evergreen trees and shrubs make an effective and attractive screen to solve a common property border problem: difficult soil in an area with an unsightly view. Flowering shrubs add seasonal color along the parking lot.

### **Long Border Garden**

Maximize the impact of foliage and bloom, leaf shape and texture, and hot and cool colors with hardy and tender perennials, tropical plants, and many of the new and unusual plants used at Green Spring Gardens each year. Innovative ideas for companion plantings fill the grand sweep of the long view with waves of color from spring to fall, while trees and shrubs provide the “bones” that sustain interest throughout the winter months.



### **Gazebo Garden**

Old fashioned hydrangeas, clematis, hostas and bulbs for every season define this quiet hideaway amongst classic plants from the past. The Lush and serene plantings anchor the gazebo and gradually transition into a sunny, open screen of grasses, shrubs, conifers, and perennials that echoes the rock garden and frames the horticulture center.

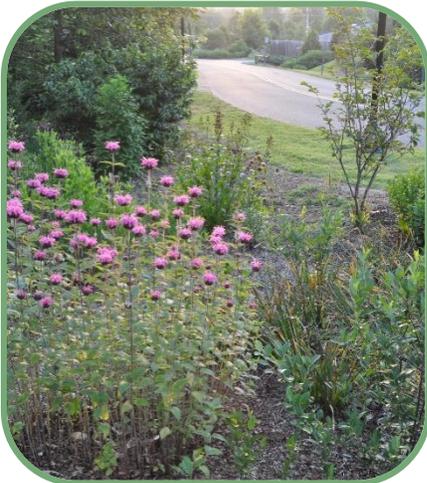
### **Concentric Garden**

Circular paths entice the visitor to this quiet space with a formal design and informal plantings. A wide range of sun and shade-loving shrubs, herbaceous plants and vines showcases a variety of plant forms. The zelkova and large scale perennials on the edge of the Great Lawn across from this garden add to the sense of seclusion.



### **Vista Garden**

A stone wall designed by Beatrix Farrand provides the framework for a landscape design that enhances views of the House from the parking lot yet screens, the garden becomes the main view. The garden has both sunny and shaded areas, with the upper garden becoming shadier over time as trees mature. The bed in front of the historic stone wall features plantings that show homeowners what they can do in a narrow, sloped, dry area in full sun.



### **Entrance Garden**

A graceful wooded glade greets visitors as they enter along Witch Hazel Road. Deciduous trees with diverse fruit, flowers, and foliage are complemented by an assortment of evergreens for year-long interest and screening. Two bio-retention areas and the rain garden illustrate how effective plantings turn these stormwater management strategies into garden enhancements.

### **Historic House Garden**

The gardens surrounding the historic house create inviting front and rear entrances with effective foundation plantings that complement the architectural style. The variety of plants provides four-season interest in full sun and dappled shade.



### **Edible Garden**

Intermingling fruits and vegetables with flowers and herbs permits ornamental arrangements to illustrate organic gardening techniques that promote a healthy environment and healthy nutrition in an attractive and productive use of space. Artistic structures support the trees. All of the garden's edible plants thrive in the mid-Atlantic area, and are grown using



### **Water-Wise Garden**

This array of drought tolerant plants offers gardeners options for dealing with a slope in full sun. Many of the species grown here are adapted to the climates of the Mediterranean and southwestern United States and require minimal supplemental watering once

### **The Swale Garden**

An attractive arrangement of dry stones and rocks imitates the flowing look of a stream bed and offers beautiful and practical solution to areas that are intermittently wet and dry. Plants in the basin above the bridge must tolerate some standing water, while plants at the base of the swale can withstand periodic flooding.



### **Townhouse Gardens**

Three demonstration gardens show how basic design principles work for tucking a lot of garden into a small space. These outdoor living areas combine functional and aesthetic hardscape features with plants that are appropriate in scale to the town home, including vines spilling over trellises and pergolas that take advantage of vertical space.

### **Wildlife Garden**

This small, charming space incorporates the basic habitat elements of food, water, shelter and places to raise young extending an invitation to diverse creatures. An emphasis on designing with native plants, following organic maintenance guidelines and supporting biodiversity inspires visitors to transfer the experience to the home garden.

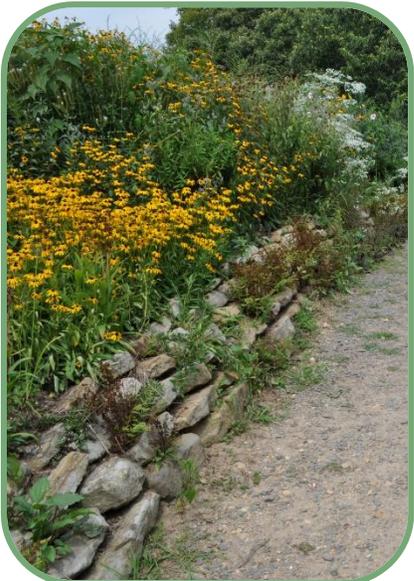


### **Children’s Garden**

The Master Gardeners of Green Spring have created a playful refuge for exploration. Plants with funny names, fuzzy textures and a rainbow of colors engage the senses. Have a seat on the reading rock and look for bees, bugs and butterflies among the flowers.

### **Children’s Discovery Garden**

The Children’s Discovery Garden is a working garden for children to develop self-confidence and knowledge through observation and gardening. Families can see how a simple garden is easy to achieve.



### **Virginia Native Plant Garden**

Explore the diversity of Virginia’s native plants from ground covers to towering trees. Anchored by two rock walls, the plantings include a native perennial border, shrub border, mixed border with herbaceous and woody plants, and naturalistic sunny and woodland areas. Across the bridge over Turkeycock Run, the garden gives way to beautiful, mature woodland which contains a remnant of a Magnolia Bog, a rare wetland habitat now imperiled in this region and across the state.

### Shrub Border

This tapestry of combinations provides plenty of inspiration for four season interest with a variety of shrubs. Bloom succession, foliage textures, and interesting bark harmonize with companion plants for high impact with less maintenance.



### Roses and Companions

Modern shrub roses and old garden roses are the highlights of this sunny garden. Between rose bloom cycles, viburnums, hollies and a striking variety of herbaceous plants provide color, create textural contrasts, and give the landscape structure. Each of the selected roses grow well in Northern Virginia without spraying for diseases and pests.

## STREAM VALLEY LANDSCAPE

Green Spring Gardens also contains a naturalistic native plant garden that spills into the woodlands along the stream valley. Approximately half of the park's acreage remains in a natural state, providing visitors with a peaceful woodland experience along Turkeycock Run. Five native plant communities have been documented in the natural areas of Green Spring Gardens.

The steep slopes that stretch from the upper landscaped gardens to the stream valley below are classified as Mesic Mixed Hardwood Forest. These dry, well-drained soils foster a tree canopy of American beech (*Fagus grandifolia*), white oak (*Quercus alba*), Northern red oak (*Quercus rubra*) and tulip poplar (*Liriodendron tulipifera*), with an understory of American holly (*Ilex americana*), flowering dogwood (*Cornus florida*), ironwood (*Carpinus carolinana*) and pinxterbloom azalea (*Rhododendron pericylmenoides*). This plant community is common throughout Northern Virginia, especially in the absence of natural wildfire. The Virginia Native Plant Garden falls within this community type, and highlights many herbaceous plants growing naturally in these woods such as Christmas fern (*Polystichum acrostichoides*), New York fern (*Thelypteris novaboracensis*), mayapple (*Podophyllum peltatum*), partridgeberry (*Mitchella repens*) and crane-fly orchid (*Tipularia discolor*).

Green Spring Gardens contains elements of three bottomland forest natural communities along the floodplain of Turkeycock Run. The property has had significant levels of human disturbance over time, so these communities have been altered and are likely much smaller in extent than they were originally. Additionally, stream restoration work involving heavy equipment has taken place to stabilize Turkeycock Run, and some areas received native species plantings as part of that project.



**Figure 27: Wooded Slope in the Stream Valley**

The majority of bottomland areas can be classified as Coastal Plain/Piedmont Small-Stream Floodplain Forest. This community is dominated by tulip poplar, red maple (*Acer rubrum*) and sycamore (*Plantanus occidentalis*), with spicebush (*Lindera benzoin*) forming the majority of the shrub layer. This community has been impacted by non-native invasive species such as English ivy (*Hedera helix*) and porcelainberry (*Ampelopsis brevipedunculata*). Extensive damage has occurred to mature trees, and treatments have been made in recent years to reduce the cover of non-native species.

A small portion of the bottomland area near the boardwalk and mulched trails is identified as a Coastal Plain/Piedmont Floodplain Swamp. The soils in this area are poorly drained and foster red maple, green ash (*Fraxinus pennsylvanica*), black gum (*Nyssa sylvatica*) and ironwood. The shrub layer contains spicebush, winterberry holly (*Ilex verticillata*), smooth alder (*Alnus serrulata*) and arrowwood viburnum (*Viburnum dentatum*). The herbaceous layer is indicative of the wetland conditions with lizard's tail (*Saururus cernuus*), false nettle (*Boehmeria cylindrica*), sweet woodreed (*Cinna arundinacea*), clearweed (*Pilea pumila*), jewelweed (*Impatiens capensis*) and regal fern (*Osmunda regalis*) present.

The final bottomland community, Northern Coastal Plain/Inner Piedmont Mixed Oak Floodplain Swamp, is limited to a small area near the Virginia Native Plant Garden on the north side of Turkeycock Run, and is dominated by willow oak, pin oak and red maple. This area sustained dense levels of non-native invasive plants that have been systematically cleared over time with great effort.

On the other side of Turkeycock Run, along the toe-slope of the northern boundary of the park, are a series of groundwater seeps, located where the bedrock intersects the water table. These wetlands exhibit typical seepage bog hydrology including a gravelly or sandy substrate, a gently sloping toe-slope position, acidic or nutrient poor soil and occur at the heads of small streams which may be tributaries to nearby large streams. The wetland surface in the park is gravelly and has little or no organic component other than sphagnum moss. Three wetlands are located along this slope, but classification is challenging due to the limited extent of the habitat and the various impacts to these areas over time. Like the other natural habitats within the park, these wetlands were likely much more extensive prior to human development of the area. The best classification is a Coastal Plain / Outer Piedmont Acidic Seepage Swamp or Coastal Plain / Piedmont Seepage Bog. Representative species include sweetbay magnolia (*Magnolia virginiana*), black gum, poison sumac (*Toxicodendron vernix*), possumhaw (*Viburnum nudum*), highbush blueberry (*Vaccinium corymbosum*), winterberry holly and greenbriar (*Smilax rotundifolia*). Herbaceous plants which survived in or near the seepage areas include cinnamon fern (*Osmunda cinnamomea*), Jack-in-the-pulpit (*Arisaema triphyllum*), sweet woodreed (*Cinna arundinacea*), skunk cabbage (*Symplocarpus foetidus*), and jewelweed. There is evidence that at least some of these swamps were once seepage bogs when they were far more open and only had scattered trees: red chokeberry (*Aronia arbutifolia*) survives in a shady area in this seep, and bristly dewberry (*Rubus hispidus*) is a small creeping shrub found in most magnolia bogs.

The northern properties off of the upper pond area by Green Spring Road and Braddock Road that were purchased in 2008 and 2009 contain springs and seeps, but they are highly impacted by non-native invasive plants such as bamboo, English ivy, porcelain berry, and sweet autumn clematis. These properties were residential for over 70 years and many native plants were cleared from the woods to accommodate active uses and home sites. There are several large trees that should be protected in this area, including a significant white oak that is likely 150 or more years old. There are some mature plantings of *Rhododendron* and *Vaccinium* in the former gardens of these properties.

## WITCH HAZEL COLLECTION

Green Spring Gardens is home to a national witch hazel collection. Over 270 witch hazels planted throughout the gardens, represent 142 unique taxa. After a 5-year review period, during which the collection and collection policies for the native, Asian, and hybrid species was evaluated, the collection was fully recognized by the North American Plant Collections Consortium (NAPCC) of the American Public Gardens Association in 2006.



**Figure 28: Witch Hazel Bush and Bloom**

The original witch hazel collection began with a donation from the Chapel Square Garden Club to purchase witch hazels for the gardens. These original witch hazels form the core of the collection, and introduced the idea that a ‘collection’ can be distributed throughout the gardens and need not be confined to one location. With donations from other botanical gardens and an active acquisition program, the collection will continue to grow.

## NON-NATIVE INVASIVE PLANTS

Non-native invasive plants once formed dense, extensive stands in the Virginia Native Plant Garden site, throughout the site’s woodlands. Eradication efforts have been conducted on an ongoing basis since 1989, and there still is a great deal of work to be done. Most of the invasive species at Green Spring Gardens are native to eastern Asia, having a similar climate to Northern Virginia. Many of these species were once cultivated in the gardens at Green Spring when the Straight family owned the property and/ or by owners of the northern properties purchased by the FCPA in 2008 and 2009 including burning bush or winged euonymus (*Euonymus alatus*), tea viburnum (*Viburnum setigerum*), linden viburnum (*Viburnum dilatatum*), English ivy (*Hedera helix*), wintercreeper

euonymus (*Euonymus fortunei*), periwinkle (*Vinca minor*), privet (*Ligustrum* species), Oriental bittersweet (*Celastrus orbiculatus*), Chinese wisteria or hybrids (*Wisteria sinensis*), sweet autumn clematis (*Clematis terniflora*) and bamboo (*Phyllostachys* sp.).

Some invasive ornamental species were planted in gardens or other areas more recently: five leaf akebia (*Akebia quinata*), extensively seeding in from 1996 plantings in a garden, lesser celandine, and callery pear (*Pyrus calleryana* including 'Bradford'), which appears to have been planted in the Pinecrest Shop area and on the rock dam for the office park bioretention area.

Some invasives were considered to be valuable at one time and may or may not have been planted originally, but are now major pests: porcelainberry (*Ampelopsis brevipedunculata*), multiflora rose (*Rosa multiflora*), Japanese knotweed (*Fallopia japonica* or *Polygonum cuspidatum*; the variegated cultivars in the nursery trade probably are not the source of plants in the stream corridor), Japanese honeysuckle (*Lonicera japonica*), Japanese bush honeysuckles (*Lonicera morrowii* and *L. maackii*), and white mulberry (*Morus alba*). Others never were planted for wildlife or ornamental value but have invaded the park nonetheless: Japanese stilt grass (*Microstegium vimineum*), mile-a-minute vine (*Polygonum perfoliatum* or *Persicaria perfoliata*), and garlic mustard (*Alliaria petiolata*).

New weeds that have come in on nursery stock are major problems as well, this includes mulberry weed or hairy crabweed, (*Fatoua villosa*; in all gardens now and in Virginia Native Plant Garden) and a deep purple-flowered *Corydalis*. The park receives aquatic invaders as well: floating primrose-willow or creeping water primrose (*Ludwigia peploides*) arrived during a flood event and remains present in the ponds and the stream.

For all of these species, the park staff and volunteers have done an excellent job minimizing further invasion. In 2015, wooded portions of the park were evaluated by the agency using the Non-Native Invasive Assessment Protocol and scored 14 of 16, indicating that the invasive plants in the park are not overwhelming the native biodiversity and that treatment should continue to be a priority for the future. Treatments may involve manual removal or chemical removal depending on the species and level of infestation.

An invasive plant contractor treated many terrestrial areas of the park in 2011 and 2012 with funding from the Invasive Management Area (IMA) program.

## WILDLIFE

The wildlife at Green Spring Gardens contains many common species that thrive and breed in suburban areas as well as more uncommon species visiting the park at certain times during the year. Common breeding birds one might observe in the gardens and woodlands of the park include Northern Cardinal, American Robin, Eastern Towhee, Tufted Titmouse, American Goldfinch, Eastern Bluebird, Carolina Wren, Northern Flicker, Downy Woodpecker, American and Fish Crow, Canada Goose and Blue Jay. During the fall and spring migration, the park is also a stopover point for warblers and other neotropical migrant birds. 119 birds have been documented on a checklist for the park including Sharp-shinned Hawk, Broad-Winged Hawk, Acadian Flycatcher, Tennessee Warbler, Nashville Warbler, Scarlet Tanager, Louisiana Waterthrush, and a very uncommon Rufous Hummingbird in November 2012 (eBird, Cornell Lab of Ornithology, 2015).



**Figure 29: American Goldfinch (male), Ruby-Throated Hummingbird (female), American Bullfrog (male)**

Numerous species of snakes, turtles and frogs are found in the floodplain section of Turkeycock Run, as well as in the two large ponds near the gazebo. Visitors might observe Red-Eared Slider, Snapping Turtle, Eastern Painted Turtle, Northern Watersnake, Eastern Ratsnake and Eastern Gartersnake, and hear the calls of American Toad, Cricket Frogs, Spring Peepers, and Gray Tree Frogs throughout the breeding season.

Several environmental education programs at Green Spring Gardens, as well as the gardening demonstration areas, focus on wildlife-friendly



**Figure 30: Educational Program at Green Spring Gardens**

gardening and on attracting beneficial pollinators to the garden. Monarch tagging takes place at the park each year and the center provides free milkweed seeds to visitors via the non-profit group “Save the Monarchs”. The park is full of attractive species for native butterflies and hummingbirds and it is a great place to learn about attracting a variety of insects and other beneficial wildlife using environmentally-friendly gardening strategies.

White-tailed deer are overabundant in Northern Virginia and take a tremendous toll on both the landscaped gardens as well as on the native flora within the natural areas of the park. It is important to manage deer to maintain the health of the herd, to reduce deer-vehicle collisions, and to minimize the browse impacts on tree regeneration. The Fairfax County Deer Management Program operates on publicly-



**Figure 31: Deer at Green Spring Gardens**

owned parkland and utilizes three lethal methods of deer control: sharpshooting, managed shotgun hunts and archery. At Green Spring Gardens, sharpshooting is the only viable method of deer management given the location of the property and the high level of public visitation. Sharpshooting is scheduled during the winter and takes place after dark when the park is closed. Public safety is ensured by the Fairfax County Police Department with tightly regulated hunt zones. Sharpshooting has been implemented at the park during four of the past five winters and is planned to continue during future years as the need persists and resources allow.

Resident Canada Geese do not migrate like other North American waterfowl and present a nuisance to park visitors, as well as add nutrients to the pond environment through excessive waste production. The U.S. Fish and Wildlife Service permits the destruction of resident Canada Goose eggs and nests by landowners. The Fairfax County Park Authority has adopted the “Geese Peace” method of egg oiling which minimizes stress to



**Figure 32: Canadian Goose Family at Green Spring Gardens**

the adult geese but prevents the eggs from developing and hatching. Egg oiling (also called addling) is an important management tool to continue at the ponds at Green Spring Gardens.

#### RARE SPECIES

There are no threatened or endangered species known within Green Spring Gardens. The wetland communities described above contain plants that are unusual for the region due to the limited extent of these habitats, but they are not considered rare species.

### CULTURAL RESOURCES

Connecting the community to the county's cultural resources is a core component to the mission of Green Spring Gardens. A number of key features exist on the site allowing for active interpretation. A brief description of these resources is provided below. Significantly greater detail can be found in the Green Spring Gardens Cultural Landscape Report prepared for the Park Authority in 2009 by Versar, Inc. and the Historic Structures Report prepared by SWSG and GTM in 2006.

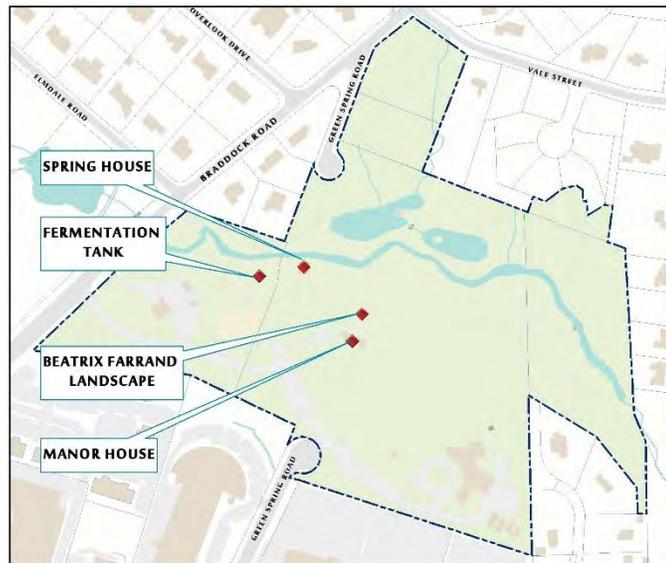


Figure 33: Cultural Resource Features at Green Spring Gardens

#### HISTORIC HOUSE

One of the most prominent and visually iconic features of Green Spring Gardens is the historic house. Early research suggested the house was initially constructed circa 1761 or circa 1778, when the property was owned by Daniel Summers or John Moss, respectively. However, based on dendrochronology of various house timbers, the house could not have been constructed prior to 1783, the year the timbers used to build the house were harvested. The home has gone through the hands of numerous owners and multiple renovations over the years, with the various owners adapting the home to their needs or the style of the times. The original structure was approximately 33 feet by 27 feet, built on a stone foundation, two stories tall with an attic and cellar. A front porch was added and later removed. A kitchen addition was constructed and subsequently demolished. Significant modifications to the house were made during the Straight's ownership in consultation with

restoration architect Walter Macomber in the early 1940s, including the addition of the brick wings on each side of the main home. Despite these changes, the home retains many of the structural elements from its original construction in the 1780s, reflecting the lives, resources, and ingenuity of the original owner.



### BEATRIX FARRAND LANDSCAPE DESIGN

Associated with the historic house is the design of its surrounding landscape. At the time the Straights hired Walter Macomber to restore the home, they retained noted

**Figure 35: Historic House, 2014**

landscape architect Beatrix Farrand to develop a plan for the landscape surrounding their home. At the time, Farrand was 21 years into a 30 year collaboration with Mildred and Robert Bliss for the design of the grounds at Dumbarton Oaks. Located



**Figure 34: Beatrix Farrand Landscape Design**

in Georgetown, Dumbarton Oaks was designed with an intricate weaving of formal, elegant garden spaces. Farrand’s design for the Straights, however, was strikingly different in its simplicity and definition of space. In Farrand’s plan, colorized by Arthur Bartenstein for the Cultural Landscape Report, the lines drawn in red across the landscape plan emphasize the clear orientation of house to lawn areas. Simple plant groupings define the spaces – flowering trees and shrubs added in the front and a simple crescent of boxwoods atop a stone wall in the rear. Shrubs on both sides of the home provide a transition between the public front lawn and the private rear yard and to the wooded areas beyond. Farrand supervised the project’s installation herself, utilizing the same crews employed for the construction of the Dumbarton Oaks gardens. In 2003, Green Spring was added to the National Register of Historic Places, due, in part, the landscape design by Beatrix Farrand.



**Figure 36: Members of the Straight Family Enjoying the Rear Lawn**

After 50 years, the crescent-shaped stone wall exhibited structural weaknesses. The Restoration Committee of the Garden Club of Virginia accepted the project to rebuild the stone retaining wall and renovated the Mixed Border dedicated to Margaret Fahringer. Rebuilding the wall was completed in 2013, followed by renovation of the garden in 2014. The project was officially presented to the Park Authority in June 2015.

#### SPRINGHOUSE

Approximately 200 feet northwest of the historic house, a springhouse is located adjacent to Turkeycock Run. The specific date of construction is unknown but is estimated to date from the early 19th century. The springhouse is constructed of mortared cobblestone, most likely from the immediate vicinity of Green Spring



**Figure 37: Springhouse**

Gardens. Walls are finished with stucco, both inside and out, and scored to resemble stone construction. Cooled by the flowing water of Turkeycock Run, the springhouse provided storage for farm produce. Sometime about 1935, the springhouse was renovated to be used as a residence. The springhouse then often served as home to the various site caretakers as well as Belinda and Michael Straight during the renovation to the historic house.

#### FERMENTATION TANK

In proximity to the springhouse, on the opposite side of Green Spring Road, is the foundation of a fermentation tank. Measuring approximately 13 ½ feet on all sides, the fermentation tank was utilized by Fountain Beattie during his ownership of the property from 1878 through 1917. Apple cider,



**Figure 38: Remaining Foundation of the Fermentation Tank**

apple jack, and apple brandy were produced from his orchards, located on either side of Little River Turnpike. Today, only the archaeological remains of a crumbling foundation of this cobblestone and brick feature are present.



**Figure 39: Beattie-Era Image of the Fermentation Tank**

#### CEMETERY

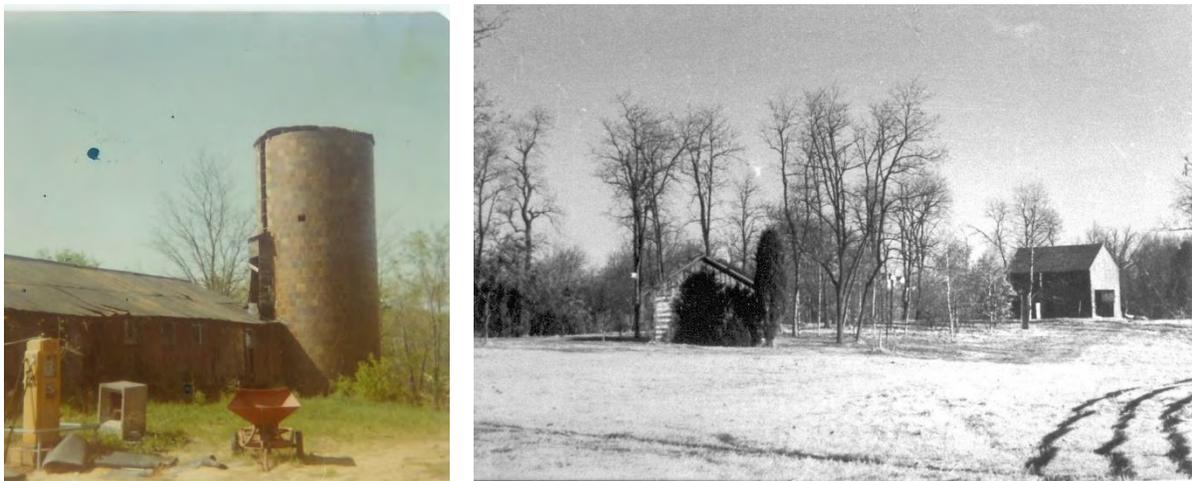
As was common during the 18<sup>th</sup> and 19<sup>th</sup> century, families often utilized a portion of their property as the final resting place for deceased family members. Land records indicate that the Moss family established a family plot at

Green Spring during their ownership in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. A land survey prepared for the sale of the Moss property indicated the reservation of approximately one-quarter acre for a family cemetery. Less clearly documented is the burial in a rose garden of an infant born to George and Josephina McClanahan who leased the property from Fountain Beattie from 1911 to 1913.

Park Authority archaeologists conducted a survey to the northwest of the historic house in 2001 with hopes of identifying the location of the Moss family burial plot. Three shaft-like features were uncovered that were interpreted to be graves. These features were left in place.

#### POTENTIAL FEATURES

Although there have been several archaeological studies conducted at Green Spring Gardens since its acquisition by the Park Authority, there has been no comprehensive archaeological survey. Rather, these studies have been limited in scope, typically done in advance of a limited project that would result in ground disturbance. The site's plateau adjacent to a water source would have been an



**Figure 40 : Barns and Cabin during the Straight Ownership**

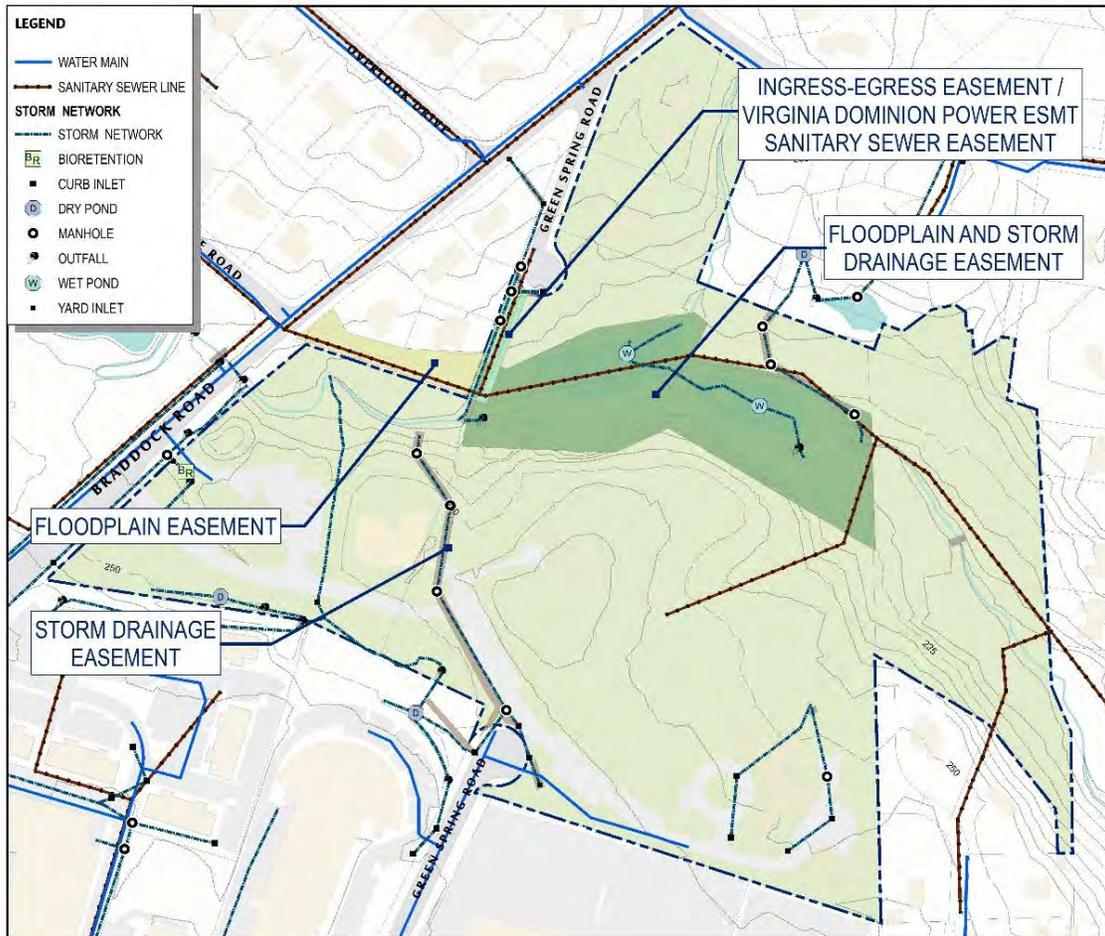
attractive location to prehistoric and Native American inhabitants. The property has a high potential for the presence of archaeological resources related to the Native American use and occupation. Historical documentation indicates that a variety of uses occurred on the property. There are likely to be intact archaeological remains of features, including outbuildings and landscape features. A study of land records and maps associated with the property reference a litany of outbuildings and site features no longer visible. There is a moderate potential for the presence of Civil War-related archaeological resources as well. Documentary records indicate that federal troops camped adjacent to the house at Green Spring and may have buried fallen comrades there. Historical documents also suggest the presence of at least one cemetery on the property.

#### **EXISTING INFRASTRUCTURE**

##### UTILITIES

Historical residential use on the property as well as current park operations have resulted in the extension of various utilities into and across Green Spring Gardens. Water service is provided via public water mains from Braddock Road and Green

Spring Road. This water service provides for usage in the historic house, horticulture center and glasshouse, five production polyhouses, the Pinecrest maintenance shop, and irrigation throughout the park. Several storm drainage pipes convey runoff from the southern edge of the property toward Turkeycock Run and from Magnolia Manor Way to the north. A major sanitary sewer line runs parallel to Turkeycock Run. A floodplain and storm drainage easement is recorded over Turkeycock Run on parcel 72-1 ((1)) 24, the former Straight property. An ingress-egress easement, Virginia Dominion Power easement, and a sanitary sewer easement extend from the northern segment of Green Spring Road to serve parcels 72-1 ((1)) 2A and 4, the access to which is provided via a 35' outlet road across parkland.



**Figure 41: Existing Utilities and Easements**

**VEHICULAR ACCESS AND CIRCULATION**

Primary vehicular access to Green Spring Gardens is via Braddock Road, Route 620, to Witch Hazel Road. This access point was proposed with the 1977 master plan, and reduced to a secondary entrance with the 1992 General Management Plan and

Conceptual Development Plan. The current entrance, implemented in 2002, allowed for the closure of Green Spring Road to all through traffic.

Previous access along Green Spring Road via Little River Turnpike had aligned with the original entrance drive to the historic house and initially provided the access to the park. Increasing traffic volume along Little River Turnpike, Route 236, however, made accessing the park in this location increasingly unsafe. Green Spring Road was terminated at the park boundary, north and south, with the relocation of the park's entrance to Braddock Road. Frontage on Braddock Road now provides access from a two-lane road, posted at 35 miles per hour, with both northbound and southbound turn lanes to safely access the park.

The acquisition of DeBoeck and Holt properties provides additional street frontage along the northern remnant of Green Spring Road, Braddock Road, and Vale Street. The limited amount of frontage and the configuration of the intersections, however, would not support the establishment of a use on these properties that would generate a significant increase in vehicular trips. Some limited expansion of vehicular traffic to support park efforts may be acceptable, though, such as the use of van transportation to shuttle program participants to this site or the occasional delivery of materials.

#### PEDESTRIAN ACCESS AND TRAILS

Numerous pedestrian routes through Green Spring Gardens connect the range of landscaped areas, the historic house, and the stream valley. Asphalt trails connect from the parking area to the horticulture center and the historic house. The central green is framed by a wide brick walkway, providing comfortable access between buildings as well as an interface with many of the individual planting beds.



**Figure 42: Wooded Trail**

Remnants of the original Green Spring Road connection provide paved access to the springhouse, ponds, and northern parcels. Gravel and natural surface trails provide access to the stream valley area although topography is a limiting factor for universal access.

Crosswalks exist on Braddock Road, allowing pedestrian connection between Green Spring Gardens and the existing paved trail on the opposite side of Braddock Road. A

sidewalk along the southeast side of Braddock Road provides connection from the Braddock Road/Little River Turnpike intersection to the park's main. From the south, pedestrian access is available from Green Spring Road, despite the road's closure to regular vehicular traffic.



**Figure 43: Brick Walkway around Central Green**

Fairfax Connector and WMATA Metrobus currently provide transit service in both directions along Little River Turnpike, with a covered bus shelter near the intersection of Little River Turnpike and Braddock Road. From the northern bus shelter it is approximately 1500' to the park, either through the Braddock Road entrance or the pedestrian access from Green Spring Road.

Due to the nature of early subdivision development patterns near Green Spring Gardens, there is limited pedestrian connectivity between the park to the surrounding neighborhoods.



**Figure 44: Aerial Image of Green Spring Gardens**

## EXISTING USES & OPERATIONS

Visitation at Green Spring Gardens has increased to nearly a quarter million visitors annually. Numerous uses and facilities are currently in place to preserve and maintain the site's resources while simultaneously serving thousands of patrons.

### HORTICULTURAL COLLECTIONS

Green Spring Gardens is best known for the beauty of the horticultural collections. With a focus on what a Fairfax County resident could grow in a mid-Atlantic region garden, the collections are grouped based on applicability of use – shade plantings, edible gardens, and plantings for wet conditions or small spaces. Activity at Green Spring Gardens is largely focused on developing, maintaining, expanding, and interpreting the plant collections.



Figure 45 : Fruit Tree in the Edible Garden



Figure 46 : Children's Garden

Green Spring Gardens draws visitors for the year around beauty of the horticultural collections. With a focus on plants a Fairfax County resident could aspire to grow in a mid-Atlantic region garden, the collections are displayed in 22 gardens, each representing a different use or organizational theme– shade plantings, edible gardens, and plantings for wet conditions or small spaces. Throughout the year Green Spring Gardens horticulturists develop, maintain, and interpret the plant collections.

Green Spring Gardens has maintained Association of American Museums accreditation for its plant collection. As an accredited collection, specific activities are required. Detailed records for this curated collection are maintained and updated at least annually. The collection is guided by the Living Collections Guidelines, a document that describes the purpose of the collection and the process for acquisition and accessioning, record keeping, and maintenance.

The accessioned portion of the collection includes the woody plants, tree, and shrubs purchased and planted for display in the gardens. Currently, 1840 living accessions are represented in the collection, with records maintained in a database. These plants are distributed throughout the gardens. Within this collection of woody plants is a specially curated collection of witch hazels. This collection is nationally recognized by the North American Plant Collections Consortium (NAPCC), a project of the American Public Gardens Association. NAPCC is a network of botanical gardens and arboreta working to coordinate a continent-wide approach to plant germplasm preservation, and to promote high standards of plant collections management. NAPCC Collections may serve as reference collections for plant identification and cultivar registration. Collection holders make germplasm available for taxonomic studies, evaluation, breeding, and other research. Participating institutions compare holdings with others to identify duplications and gaps. This makes efficient use of available resources, strengthening collections through combined collaborative activities.

In addition to the woody plant accessions, plant records are maintained for each of the 22 display gardens. An estimated 6,000 different plants are documented with information such as scientific and common plant name, planting date, source, bloom time, etc. Within the next year a new plant records system will be implemented. The new system will permit mapping, online viewing of plant records and better reporting functions to obtain better information about parts of the collection or the collection as a whole.

For as many plants as possible, photometal labels are installed offering to the visitor the common and scientific names, whether the plant is a Virginia native plant, and other information that may be of interest to a visitor.

## HORTICULTURE CENTER/GLASSHOUSE COMPLEX

The horticulture center serves as the hub of activity at Green Spring Gardens. Containing a horticultural library, gift shop, art exhibits, multi-purpose assembly rooms, a display glasshouse, and the Garden Gate Plant Shop, the horticulture center complements a visit to the gardens. The availability of restrooms allows for longer length of stay and involvement. The horticulture center also includes office space for staff and volunteers. Coordination of the horticultural collections is planned from here as well as the numerous and varied programs for which the park is well known - many of which are conducted within the horticulture center. Adjoined to the horticulture center is a glasshouse with displays of plants with more particular climate needs.



**Figure 47 : Seating in the Horticulture Center overlooking the Gardens**



**Figure 48 : The Glasshouse**

The rear portion of the complex provides for many of the core physical maintenance needs of the park. The garage area of the horticulture center offers space for planning and developing the collections, including propagation for the gardens and plant sales. A three-bay vehicle storage building, constructed in 2009 houses utility vehicles, tools, chemicals and equipment, and workspace for building and grounds maintenance. Surrounding the vehicle storage building are five quonset style plastic covered green houses, often referred to as polyhouse, which are used for propagation and overwintering non-hardy plant material. A collection of four sheds



**Figure 49 : Maintaining the Park**



**Figure 50 : Maintenance Garage**

allow for storage of gardening tools, hoses and sprinklers, potting media, pots and other equipment for use on the grounds. The slopes along the southern and eastern borders are used as a nursery area for adding to the gardens and Garden Gate Plant Shop. For more than 25 years, the Virginia Native Plant Society has maintained a propagation area along a portion of the northeast border.

#### HISTORIC HOUSE

The historic house is another key interpretive location within the park. Not only does the house provide an iconic, visual backdrop to the landscaping, it is also a venue for interpreting the history of Fairfax County as it relates to the agriculture, horticulture, and social history of the area. Docent led tours, formal teas, and tasting programs are offered from the house.



**Figure 51: Image of the Historic House from the Central Green**

#### CENTRAL GREEN

Located between the historic house and the horticulture center, the main horticultural areas at Green Spring Gardens are organized around a central green. Views across the green provide visual orientation to the site and a sense of scale, reflective of the open expanses of field and farmland associated with the history of the historic house. Framed by a brick walkway, the periphery of the central green

provides connectivity between the historic house and the horticulture center as well as the landscape beds. The ¼ mile circuit around the green is a popular place to stroll, simply to enjoy the beauty of the gardens or to explore the vast array of plant collections. The solid surface of the walkway makes this an accessible route for many.

The central green also plays a key role in the programming at Green Spring Gardens. Spring and fall, the green accommodates large community plant sales. Widely attended, these events not only contribute to the financial sustainability of the park but also foster a love of horticulture, an understanding of the value of native plants, and a sense of community. The central green also supports smaller programming events throughout the year such as school programs, camps, concerts, and specialty events.

### GAZEBOS

Located between the central green and parking area is the gazebo. Dedicated in 1985, the gazebo provides a focal point along the central green, a stage for concerts in the park, a backdrop to the gardens, a sought-after location for wedding photographs, and a visual welcome to the gardens. In 2013 and 2015, the Phase I and Phase II renovations to the gazebo and its patio were completed, replacing the roof



**Figure 52 : Main Gazebo on the Central Green**

and decking, repainting the structure, replacing the accessibility ramp, opening the gazebo to the central lawn, replacing the fencing, and replacing the brick patio with bluestone pavers. Renovations were made to the gazebo to enhance accessibility so that it can be more easily enjoyed by all.

A second gazebo feature was added to the park during renovations to the western pond. Smaller than the original gazebo, the pond gazebo provides a focal point in the backdrop of pond views as well as a favored spot to overlook the ponds.

### PINECREST GOLF COURSE MAINTENANCE FACILITY

Separate from the function of Green Spring Gardens, the Pinecrest Golf Course maintenance facility is located near the entrance to the park, adjacent to Braddock Road. Reflected on the 1992 master plan, this facility supports the maintenance of Pinecrest Golf Course located opposite Braddock Road. The golf course is owned

and maintained by the Park Authority pursuant to land dedication from the 1983 approval of the Pinecrest rezoning, RZ 81-M-092. At the time the maintenance shop was built, it was located in a more remote area of Green Spring Gardens, while the main access to the park was from Little River Turnpike via Green Spring Road. When the main entrance was relocated to Braddock Road, the maintenance shop remained in its current location.

The Pinecrest maintenance facility provides for the storage and repair of all equipment used to maintain the golf course. Pesticides and fertilizers are stored at this facility as well as topdressing material and trap sand.

### MATERIALS STORAGE

Immediately east of the Pinecrest maintenance shop is an area that functions flexibly as a location for bulk materials storage, such as mulch, or overflow parking for volunteers, staff, or large events.

### TRAILS

Numerous trails throughout the park provide a venue for relaxation and enjoyment in addition to simply providing connection between landscapes. Nearby residents as well as visitors enjoy strolling through the gardens and stream valley. The brick walk around the central green, being relatively level, stable and with well-spaced bench seating, provides a wonderful location to walk for those with limited physical capabilities.



**Figure 53: Park Visitors Enjoying a Walk in the Park**

### PARKING

A paved parking area currently serves the site with approximately 95 parking spaces. The incredible growth in popularity and programming at Green Spring Gardens often leads to a situation where the existing parking is insufficient to meet the demand. Programming schedules are carefully aligned so that combined demand does not overwhelm the ability to provide parking for those programs. The success of large events, such as the spring and fall plant sales, is dependent upon the cooperation of the adjacent Pinecrest Office Condominiums which allows the overflow to utilize their parking during weekend events. Inadequate parking was the most repeated concern expressed by park patrons as well as site staff during the planning process.

## PROGRAMMING

Programming offers the community tangible ways to connect to the natural and cultural resources through horticulture and education. The program options range from passive interpretation through plant labels, interpretive signage, brochures and publications, to active learning through classes, lectures, workshops and tours. Visitors are also engaged through mission related shopping opportunities, including two major plant sales with invited vendors, the horticulture center and historic house gift shops and the Garden Gate Plant Shop, that enable them to make purchases and apply what they have learned at their homes and with their family and friends.

Attendees of the programs span generations and skill levels. Children as young as three years of age engage with nature and the gardens in the Garden Sprout program. Families are attracted to a variety of hands on programs, often building a craft, a bird house or worm bin, to continue the education at home. Those with experience ranging from the beginning gardener through the professional horticulturist can select from hour-long lectures to full day symposia to out-of-town trips to build and enhance their knowledge.

Sustaining Green Spring Gardens financially is heavily dependent on successful programming. Over the past 10 years, revenue from programming alone has increased from \$127,090 in FY06 to \$205,028 in FY15, which represented 9,649 attendees at 337 programs. To accommodate the growth in programming, staff numbers have also increased over 10 years from 34, including summer interns, to 39. The Green Spring Gardens volunteers and the Green Spring Master Gardener volunteers have also experienced growth over the past 10 years.

Currently indoor facilities for programming include the multipurpose room, library, classroom within the horticulture center and two small rooms in the historic house.

## FROGS

Friends of Green Spring Gardens, commonly referred to as FROGS, is a non-profit organization devoted to the continued success of Green Spring Gardens. Through membership dues and fund-raising events, FROGS supports on-going horticultural efforts as well as expansion in programming and facilities. Examples of the benefit of FROGS to Green Spring Gardens include the 2015 accessibility updates to the gazebo, support for the horticultural library, and sponsorship of the Winter Lecture Series.

## VOLUNTEERS

Volunteers are an integral part of the success of Green Spring Gardens. In FY15, 152 volunteers contributed 16,731 hours of their time and energy to assist with all aspects of the operations. These volunteers assist with weeding, watering, planting

and propagating in the gardens under the supervision of the horticulture staff. Program, special event and visitor services volunteers deliver educational programs, serve tea, assist with planning and hosting special events and greet visitors at the horticulture center and the historic house. Dedicated volunteers also serve weekly at the Farmers Markets from May through December.



## PARK ASPIRATIONS

### **PARK PURPOSE**

Park purpose statements provide a framework for planning and decision-making. The purpose of Green Spring Gardens is to connect the community to natural and cultural resources through horticulture, education, and stewardship while protecting the resources on site.

### **DESIRED VISITOR EXPERIENCE**

Visitors to Green Spring Gardens are offered a variety of ways to experience the park. Many enjoy the option to stroll freely about the park at their own pace, learning from signage and interpretive elements or simply enjoying the beauty of the surroundings. Alternately, visitors may come to the park for a specific program or event. The typical visit could last several hours to a full day. Visitors should be able to easily access the site and move freely between the primary spaces.

### **MANAGEMENT OBJECTIVES**

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

- Provide public access to the horticultural and cultural resources for the enjoyment and education of the public;
- Preserve and protect the site's historic features – the historic house, Beatrix Farrand landscape design, springhouse, fermentation tank, and cemetery - that provide the basis for the site's listing on the National Register of Historic Places.
- Preserve, protect, and enhance the horticultural collection;
- Minimize impacts to resources;
- Minimize impacts to neighbors;

- Respect the deed restriction that stipulates that the Straight acquisition should be used solely and exclusively for public park purposes;

## RESOURCE AND SITE MANAGEMENT

### NATURAL RESOURCE MANAGEMENT

Setting aside spaces to protect and enhance the environment for the benefit of future generations is one of the key tenets of the Park Authority's mission. The Natural Resources policy within the Park Authority's Policy Plan provides the foundation to achieve the natural resource preservation mission of the Fairfax County Park Authority and requires the incorporation of resources management and protection measures into all Park Authority functions.

*In accordance with its mission and values, the Fairfax County Park Authority works to ensure protection and stewardship of natural resources. Natural resources can also be addressed as natural capital: living organisms, non-living components to include air, water and soil, the ecosystems they make up and the services they provide. The framework for park natural resource protection and management is found in the Parks and Recreation section of the Fairfax County Comprehensive Plan. (FCPA 2013:200.2)*

Management of the natural resources of Green Spring Gardens Park should focus on several key areas:

1. Non-native invasive plant control (described above).
2. White-tailed deer management (described above).
3. Resident Canada Goose nest management (described above).
4. Protection and potential restoration of the wetland natural communities along the northern border of the park. Funding may be available from future park bonds to conduct a natural capital restoration of these wetlands as well as an educational outreach effort (Helping Our Land Heal).
5. Continued monitoring of the physical condition of Turkeycock Run and the associated restoration plantings to ensure the 1,000 ft. of stream restoration efforts are successful.
6. Implementing additional stormwater management projects throughout the park.

## **CULTURAL RESOURCE MANAGEMENT**

The protection of cultural resources is another key aspect of the Park Authority's core mission and a fundamental component of planning for Green Spring Gardens. Fairfax County Park Authority Policy 203 adopts the standard for cultural resource management established in the federal National Historic Preservation Act. Specifically, the policy states:

*“In order to carry out its role as the primary steward of Fairfax County’s cultural resources, it shall be the policy of the Park Authority to identify, evaluate, preserve, and interpret cultural resources located on parkland..., according to federal, state and local laws and regulations, Park Authority policy and regulations, the Cultural Resource Management Plan, and approved park plans.”*  
(FCPA 2013:200.6)

The management of the cultural resources of Green Spring Gardens Park should be established to:

1. Identify, record, and preserve the park’s cultural resources
2. Care for, document, preserve and manage the historical collection according to best practices
3. Foster attitudes and practices that support good stewardship of historic objects

A Cultural Landscape Report and a Historic Structures report have been completed for Green Spring, however there has not been a comprehensive archaeological survey. The first step will be to prepare a site specific Cultural Resource Management Plan. The long term plan would be to conduct archaeological survey of the site.

## **HORTICULTURAL RESOURCE MANAGEMENT**

As a public garden dedicated to serving the community’s desire to visit a beautiful space and the education needs of gardeners in the mid-Atlantic region, demonstrating excellence in horticultural design, installation and maintenance comprise key vision elements for Green Spring Gardens. Prior to installing a new garden or renovating an existing garden, the purpose of the garden, its design elements, soil condition, moisture content, and light distribution must be evaluated prior to selecting plant material, reflecting “right plant in the right place” and eventual successful gardens. Good horticultural practices, such as maintaining fertility, providing adequate water, pruning and pest management, ensure healthy plants are on display. When plant health issues arise, integrated pest management strategies should be implemented to avoid or to reduce the use of commercial

fertilizers and pesticides. Native plant species, including cultivars of native species, are frequently, but not exclusively, considered when plants are selected to fulfill a garden design. Plants known to be invasive in Virginia or known to possess invasive tendencies in the region should not be considered for inclusion in the gardens.

Enhancing the value of the gardens is the maintenance of detailed plant records that includes at minimum the scientific name, common name, date of planting, source, and location. Additional information related to its maintenance history, bloom time, size upon acquisition, etc., may also be kept. All woody plants are to be documented in the plant records database and tagged with a metal tag displaying its year of planting, accession number and scientific name. Herbaceous plant material is not tagged with an accession number, but detailed information may be kept in the plant records system. Visitor friendly interpretive plant labels indicating scientific name, common name, origin (especially if native to Virginia) and an interesting comment about the plant are to be installed as resources permit.

### **SITE CONSIDERATIONS**

Green Spring Gardens is a staffed park providing daily attention and maintenance of the site. Aided by a sizeable volunteer component, site staff provide for the comprehensive maintenance and expansion of the horticultural collections as well as protection of the historic features. Site staff also provide periodic maintenance and repairs to park facilities, such as periodic trail maintenance, limbing-up of trees, tree removal, and other maintenance concerns identified by site staff or visitors.



# CONCEPTUAL DEVELOPMENT PLAN

## 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 planned elements. A CDP for the Green Spring Gardens was approved with the 1977 master plan and updated with the 1992 master plans. This master plan again takes a comprehensive look at the park in light of changing demographics, use patterns, and expectations, as well as its relationship to neighboring uses and how to best incorporate the property acquired in the late 2000s.

Development of the CDP is based on an assessment of area-wide needs and stakeholder preferences in balance with the existing site conditions and operational requirements. 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 further 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.



Figure 54: Conceptual Development Plan

## PLAN ELEMENTS

### ENTRY ZONE

Accessed from Braddock Road, the entry zone announces the park to visitors and passersby. The entry feature and landscaping should clearly indicate not only the entrance but also the nature of the park.

Although Green Spring Gardens is accessed directly from Braddock Road, the features and focus of the park are not clearly discernable until driving further into the park. In the master plan process, several people commented on the lack of a prominent presence on Braddock Road and how that limits the general recognition of the park. The construction of the existing stone signage wall was an initial step in enhancing the park's visibility and image from the Braddock Road entrance. Landscaping has been extended along the entrance drive and to a lesser extent along the Braddock Road frontage. The overall appearance is quite pleasant, however, within the context of Braddock Road, the entrance can be interpreted as

leading to a residential community, providing only a hint at the horticultural resources that lie beyond, and is quickly passed on the road.

Increased emphasis on visibility in the entry zone can elevate awareness of the park to passersby and the surrounding community while aiding in locating the site for the first time visitor. The entry zone should be developed from the perspective of a car passing by at 35 miles per hour. Utilization of the street frontage, rather than simply the intersection, will broaden the field to capture the attention of those passing by and those specifically looking for the park. Emphasis on the Braddock Road frontage should be an opportunity to extend landscape beds that make some of the heart of Green Spring Gardens visible to the broader community. Extension of the stone walls, the addition of wall segments or piers, can help to better define the extent of the park. The addition of vertical elements (structure, public art, arbor, banners, strong line of trees) can extend visibility above the horizontal plane.

### **ARRIVAL ZONE AND PARKING**

Upon entering the park, Witch Hazel Road conveys visitors to the heart of the park and provides parking for visitors, staff, and volunteers. Not contemplated with the 1992 master plan, the closing of vehicular access from Green Spring Road required relocation of the park's entrance to Braddock Road via the new Witch Hazel Road. Witch Hazel Road currently intersects with the parking area and continues to its terminus at a turnaround/drop-off in front of the horticulture center.

Relocation of the entrance benefited the park by providing visibility and direct frontage on a major roadway, rather than being tucked behind a commercial center. However, Witch Hazel Road was extended to meet the existing parking area at right angles, requiring a driver to make a right hand turn to continue on their path to parking and facilities at a location where there is no opportunity to turn left, creating a sense of ambiguity. The construction of Witch Hazel Road provided some additional parallel parking spaces but did not significantly increase the provision of on-site parking. As Green Spring Gardens is a countywide park, it is expected that a large percentage of its visitors must travel by car to get there. The existing parking is often insufficient to meet demand, noted repeatedly during the master plan process, and ultimately, limits the ability to further expand park programming. As the parking area extends towards the horticulture center, the flow of traffic is directed towards the service access behind the green house while the turnaround and horticulture center are obscured from view. This creates another ambiguous situation for visitors and does not capitalize on views of the horticulture center or across the central green.

Adjustments to Witch Hazel Road can help to clarify the entrance into the park and expand on parking. Reconfiguration of the current alignment will allow a direct path from entrance to horticulture center, eliminating ambiguous turning movements. Adjustments at the eastern end of the parking area would directly align vehicles with

the turnaround, taking advantage of views of the horticulture center and across the green. Visually, visitors would have a clear sense of arrival and orientation to the site. Opportunities to incorporate changes in paving materials can help to visually identify the drop off loop and points of pedestrian crossings. Providing perpendicular parking fully along the length of the entrance drive will most efficiently expand parking for visitors and staff, adding approximately 50 parking spaces.

For the general enhancement of the visitor experience, efforts to significantly screen views of the Pinecrest Golf Course maintenance shop and the materials storage area from Witch Hazel Road and Braddock Road would greatly enhance the entry sequence. General screening along the southern edge of the park will help focus the visitor's attention to the beauty of the site rather than adjacent development.

### HISTORIC AREA

As described throughout this document, protection and interpretation of the site's cultural resources is a core component of the Green Spring Gardens' mission. The historic core of the site is listed in the National Register of Historic Places identified simply as Green Spring. The 2003 nomination lists the historic house, the Beatrix Farrand landscape, a naturalized landscape which was a focus of Michael Straight, the springhouse, the cemetery, and fermentation tank as contributing resources. As generally defined on the Conceptual Development Plan, The Historic Area encompasses all of these features. The Historic Area should be managed to maintain the integrity of the site's listing in the National Register of Historic Places and the elements interpreted individually and in relation to each other.

The *Green Spring Gardens Cultural Landscape Report*, finalized in 2009, provides an in-depth study of the history of the property and its owners. Its format is based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, 1996. The level of documentation and guidance provided in this report were not available at the time of the previous master planning efforts. As a result, some earlier recommendations for the park, as well as encroaching development nearby, have impacted the integrity of several of the site's historic features to a degree. Recommendations for the Historic Area are based on the



**Figure 55 : Entrance Drive to Historic House, circa 1885**

Cultural Landscape Report and seek to mitigate previous impacts, enhancing the quality of site interpretation.

#### VIEWSHED PROTECTION

On the broadest scale, protection of the views around the historic home will enhance the interpretation of the site. In the early 1800s, the home was set within several hundred acres of farmland and visible from Little River Turnpike. From the 1940s forward, however, encroaching development has intruded upon the views around the home. As a result, the ability to envision the historic house within its former agricultural setting has been diminished. Additionally, some development within the park has encroached on the viewshed of the historic house, including materials storage and non-period correct landscaping.

Whereas recovery of the rural agricultural views that would have been typically enjoyed by former residents is unattainable, effort can be made to screen the intruding elements as much as possible. Conscientious landscape design could be effective, over time, to screen views of commercial development and on-site materials storage without creating the sense of a wall of plants. Views from the house of on-site parking at the southern end of the Historic Area can be obscured by establishing the grade of the parking area lower than that of the front yard, in the fashion of a ha-ha. Protection of the primary viewshed to the rear of the house should encompass not only the Farrand crescent hedge but extend broadly towards Turkeycock Run, an area of intense landscape focus by Michael Straight. Topographic changes make it more difficult to screen residential development to the north; however, supporting the health of the existing forest stand would be of benefit. Horticultural demonstration areas should remain outside of the Historic Area. Other more period-correct landscaping could be provided within the Historic Area but within the context of interpreting the history of the site or area.

#### BEATRIX FARRAND LANDSCAPE DESIGN

The design of the landscaping at Green Spring is credited to noted landscape architect Beatrix Farrand. There is a strong sense of symmetry across the site – the front yard framed by the drive and grove of trees, the rear yard formed by construction of a crescent wall with a simple boxwood hedge. Transitional gardens on either side of the house helps define the front yard from the rear, continues the formation of space connecting front and rear yards, and helps blend to the more natural surroundings beyond. What may at first appear to be a very simple design ultimately reveals a very distinct development of space complementary to the bucolic setting of the home.

The clean, simple lines of the plan, however, may also have been the cause for some alterations over the years. Subsequent management and perspectives have led to others seeking to “improve” on the design, however, within in a more modern

context. In the rear yard, the clean, simple arch of the crescent wall and hedge has been supplemented with a perennial border, dedicated to Mary Fahringer, a great patron of Green Spring Gardens and recipient of the Park Authority's Elly Doyle Park Service Award. A set of steps has been incorporated into the crescent wall, possibly by Michael Straight, creating a gap in the arch by the removal one boxwood, slightly off center. Differential settling of the soil caused damaged the stone wall and altered the grading of the rear yard. Restoration of the wall's structure was completed in 2015, funded through the efforts of the Garden Club of Virginia. The steps were not removed in the process, though, and the settled grading of the rear lawn continues to detract from the original concept. The existing boxwoods are those planted in the 1940s. Having overgrown the space and showing signs of age and wear, they no longer form the clean delineation of space envisioned with the design. The design of the front yard has been impacted by the aforementioned removal of the entrance drive and decimation of the hemlocks specified by Farrand to define the limits of the front lawn. The transitional gardens are no longer in place and the location of accessible parking and air conditioning units adjacent to the house compromise the historic integrity of the setting.

Whereas the simplicity of the design may have led some to overlook its defining characteristics, this same simplicity enhances the possibility to effect its restoration. After re-establishment of the entrance drive, supplementing the front landscape border with hemlocks will recreate Farrand's vision and, eventually, help to screen some of the views to the south. Foundation plantings adjacent to the manor house should be kept to a minimum per Farrand's preference.

The crescent hedge should be refreshed, either by generating new shrubs from cuttings taken from the existing shrubs or replacement with a variety that is hardier, more disease-resistant, and retains the desired size characteristic. The planting of the crescent should be complete, filling in the gap created with the construction of the steps. The Fahringer perennial border is not historically correct, as Farrand's design reflects only the boxwood hedge. Sentiments may make relocation of this honorary garden difficult. One alternative approach suggested in the Cultural Landscape Report is to simplify the plan, creating a tight, clean edge to the border that does not distort the form of the Farrand crescent hedge, planted with a colored mix of tulips of equal height under planted with perennials.

The transitional gardens can be recreated based on Farrand's design and Straight-era photographs. This will aid in the continuation of the landscape form as well as provide a transition with the horticultural portion of the park. Shifting the accessible parking slightly further west of the house will create space to reestablish the transitional garden to the west of the home and provide some visual separation from the historically-incongruous accessible parking.

#### HISTORIC HOUSE ENTRANCE DRIVE

An essential element associated with the house historically has been the entrance drive. Diverging from the original alignment of Green Spring Road, the entrance drive looped across the front of the home and back out to Green Spring Road. Creating a sense of arrival complementary to the home, the drive also established the form of the front yard and was a defining feature in the Farrand landscape design. Beatrix Farrand’s design included stone piers, a stone wall, and wood fence to further define this space and identify the property.

As the park developed, the need for vehicular connection to the house was reduced. In fact, in deference to the pedestrian circulation through the site, the 1992 master plan recommended the removal of the eastern portion of the drive, which subsequently occurred. The demolition of this portion of the entrance drive, however, fractured an organizing element of the cultural landscape.



**Figure 56: Straight-Era Aerial Photograph Showing Entrance Drive**

As recommended in the Cultural Landscape Report, this element of the historic landscape should be restored, reforming the visual relationship on the property. Construction should be visually distinct from the walkway in the horticultural gardens, helping to define the area of historic significance. The Cultural Landscape Report recommends an eight foot wide path, similar to the wheelbase of a vehicle, and constructed in porous concrete, mimicking the look of the gravel drive of the Straight era yet accessible and able to support small maintenance vehicles. Farrand’s stone piers and wall that fronted on Green Spring Road remain but the wood fence that extended this feature has been removed. The stone features should continue to be protected and the wooden fence reinstated as elements of the cultural landscape.

#### SPRINGHOUSE AND FERMENTATION TANK

The springhouse and fermentation tank lie just a short distance northwest from the historic house and provide an opportunity to broaden the interpretation of the historical use of the property. The springhouse was likely constructed in the early

19<sup>th</sup> century, during the ownership of John Moss. By its construction and siting adjacent to Turkeycock Run, the springhouse allowed for cold storage of dairy products, fruits, and some vegetables prior to modern refrigeration. Various owners utilized the springhouse for this purpose during the site's agricultural past. As farming faded from the property, the springhouse was converted to serve as residence for property caretakers and guests. Immediately across the old road bed of Green Spring Road is the remnant of a fermentation tank built by Fountain Beattie near the turn of the 20<sup>th</sup> century. Noted for having grown apples on both sides of Little River Turnpike, Beattie produced apple cider, applejack, and apple brandy on site.

The structure of the springhouse has stood for approximately 200 years but is currently not safe for public occupation. Only remnants remain of the base of the fermentation tank, which is somewhat lost in the adjacent vegetation. The area around the fermentation tank should be cleaned up so the structure is visible and useful for interpretation. Together these features can be interpreted through staff-led programming and signage to chronicle the changes in agricultural production through our county's history.

### **HORTICULTURE CENTER / BUILDING EXPANSION AREA**

The horticulture center functions as the hub for all operations at Green Spring Gardens. Site staff have offices here. Visitors are greeted here. There is litany of programs, community meetings, and events. The horticultural library provides resources and the gift shop provides mementos. Maintenance and volunteer efforts are coordinated and plants cultivated for site use and sales.

Previous master plans have chronicled the past of the horticulture center. The 1977 plan contemplated the need for such a feature. The 1992 plan reflected the construction of the glasshouse and the first phase of the horticulture center and contemplated its expansion. This plan shows the completion of the second phase of the horticulture center. Dedicated site staff have contributed to the success of Green Spring Gardens. That success, however, generates greater demand for resources – both in staffing needs and physical space. Despite the conversion of approximately 450 square feet of classroom space to office space in 2010, staff and volunteers juggle to find sufficient space to perform necessary tasks, limiting the efficiency of their efforts.

As it is not unreasonable to foresee needs exceeding the capacity of the existing building, the area defined as Building Expansion Area on the CDP identifies the general area where the existing horticulture center might be expanded in the future. Integration of an expansion adjacent to the existing structure would likely reduce construction costs, as compared to a separate, free-standing structure, and maintain site operations within a common core. Additional study would be required to

determine anticipated facility needs and space planning as well as architectural design to complement the existing structure and orientation on the site.

### **CENTRAL GREEN**

The central green provides one of the primary organizing elements on the site. It provides a link between uses, access to gardens, visual orientation to the site, and is itself a destination.

The central green should remain a key defining space in Green Spring Gardens. Realigning the terminus of the entrance drive will more directly link the visual connection with the central green for visitors arriving at the horticulture center.

### **DEMONSTRATION GARDENS**

Arguably the element that most draws people to Green Spring Gardens is the demonstration gardens. The desire for an emphasis on horticulture was spoken clearly in the process of developing the first master plan for this park and has grown over the years. In a broad perspective, the landscape collections at Green Spring Gardens can be identified in two main categories – the Horticultural Demonstration Areas that focus on a more cultivated usage of plant material and Native Plant Interpretive Areas that focus on utilizing only plant materials native to this region and established in a more naturalized form. Specific demonstration gardens are not identified within this master plan. Garden types and plant material selections will be addressed as part of the interpretive plan for Green Spring Gardens, to allow flexibility to respond to changing trends and interests.

#### **HORTICULTURAL DEMONSTRATION AREAS**

The Horticultural Demonstration Areas are most concentrated around the central green and in proximity to the horticulture center. This places the preponderance of the plant collections where they are comfortably accessible to most park patrons and readily manageable for maintenance. Additional demonstration areas extend along the entrance drive, the parking area, and around the ponds.

Opportunities to expand on the horticultural demonstration areas are limited – constrained by respecting the Historic Area and by topography that restricts accessibility. A limited area of expansion might be considered at the periphery of the central green. As defined by the bordering brick walkway which bends and curves along its path, the central green is rather organic in its form. The informal nature of the design is a characteristic that many enjoy about the space. At the same time, the “bump outs” created by variations in the path provide one of the few opportunities to expand on the Horticultural Demonstration Areas. Should programming of the gardens indicate the need, demonstration gardens could be established on the interior of the walkway while still maintaining the character and usage of the central green.

#### NATIVE PLANT INTERPRETIVE AREA

Focused within the eastern portion of the stream valley, the Native Plant Interpretive Area is a complementary extension of the Horticultural Demonstration Areas. Emphasizing native plant material in a natural environment, opportunities exist to expand and grow this program within the stream valley.

The majority of the Native Plant Demonstration Area is established within the stream valley that, due to topography and flooding, has remained in a more naturalized state. The conditions that account for this location, though, are also conditions that are challenges to providing comfortably accessible routes. Construction of traditional accessible routes would entail unacceptable impacts to the natural environment. Alternatively, as project areas expand, prospects may develop that would enhance accessibility, even within limited sections of trail. These opportunities should be capitalized on when feasible. Emphasis of native plant material towards the top of the slope, near to the Horticultural Demonstration Area, would help to make the native plantings accessible to more visitors.

#### NATURE INTERPRETATION AND PROGRAM AREA

North of the pond area, the most recently acquired property is identified as a Nature Interpretation and Program Area. This will retain the land largely in its current condition, providing a more upland habitat for birds and small mammals. Areas which were cleared due to the presence of the prior residences on the site, provides locations for groups or individuals to gather and view ongoing animal patterns.

The existing road network does not support a large number of vehicular trips to this portion of the park. Program attendance would require pedestrian access from the core of the park or through the provision of shuttle vehicles serving the park.

A portion of the site may be alternately used for materials storage.

Trail access is extended through the nature interpretation and program area, skirting along the previously cleared limits of the site, to provide program access as well as pedestrian connectivity to the communities north of the park.

#### POND DEMONSTRATION AREA

The Pond Demonstration Area generally encompasses an area that was one of Michael Straight's particular areas of landscape interest. Hand-drawn sketches reflect his plans for this space, considering vistas, plant material selections, access, and landscape features. The Pond Demonstration Area draws the interest of park visitors much as it did Michael Straight. Demonstration plantings within this area should emphasize the water-related environment including plant material which is appropriate for use within a Resource Protection Area.

## **MAINTENANCE AND SUPPORT AREAS**

Much less glamorous than the horticultural and cultural resources on the site, the availability of adequate space for maintenance equipment and operations is critical to the ongoing success of operations at Green Spring Gardens. Primary, day-to-day maintenance is conducted from the area east of the horticulture center. These back-of-house operations are highly constrained due to the positioning of the horticulture center so close to the corner of the property, making efficient usage of this space crucial. Currently, deliveries in tractor trailers struggle to navigate within this area. Specialty gardens, such as the children's garden and the townhouse demonstration gardens, are located adjacent to the access for maintenance vehicles, creating a safety concern. Two other maintenance/support areas are located along the entrance drive – the Pinecrest Maintenance Shop and the Material Storage Area. It is envisioned that the Pinecrest Maintenance Shop will continue to operate in its current location for the foreseeable future.

Organized usage of these spaces should seek to maximize efficiency. Increasing visitation of the park demands a premium be placed on every square foot of space. For back-of-house operations, holding beds and propagation beds should be arranged as compactly as possible while opening an access adjacent to the southern boundary to permit the necessary turning movements of delivery vehicles. Internal maintenance trips are shifted adjacent to the eastern boundary. This serves to separate conflicts with site visitors and demonstration areas in the current time frame as well as accommodate building expansion in the future.

Other than enhanced screening, no changes are anticipated to the area of the existing Pinecrest Maintenance Shop. Should the opportunity arise for this facility to be relocated, this area could be utilized to expand the programming and enhance the entry into Green Spring Gardens. Immediately to the east of the maintenance shop is an area utilized for material storage and overflow parking as needed. It is envisioned that this area will continue to function for these purposes. A previously approved site plan associated with the construction of Witch Hazel Road included consideration of formalizing the parking in this area. Although not necessary for the storage of materials, paving this area would enhance the ability to provide supplemental parking on high-demand days.

## **OUTDOOR CLASSROOM**

The addition of an outdoor classroom space provides a programming transition between the horticulture center and the gardens. The opportunity to offer programs in the gardens, rather than a classroom, builds stronger connections with students through hands-on education.

The specific location of the Outdoor Classroom is not defined on the CDP and should be determined with stakeholder input when funding becomes available to advance

this aspect of the plan. General considerations for site selection should include proximity to the horticulture center to facilitate transporting teaching materials, ease of access to park patrons, and relationship to the surrounding demonstration areas as well as the potential use of the space for rentals.

Design elements might include brick surfacing and seat walls to complement the adjacent walkway, protection from the sun and weather, and supplemental features such as a labyrinth within the paving design to provide a usage for the space when a class is not in progress.

## **PEDESTRIAN CONNECTIVITY**

Pedestrian access to and through the park allows people to get to and enjoy the many elements of Green Spring Gardens. Trail connections to adjacent developments are provided where possible. Connections within the site are located to provide access to features while protecting resources.

Numerous trail connections exist within Green Spring Gardens and are highly utilized. A few additional connections are reflected on the CDP. As previously described in the discussion of the Natural Interpretation and Program Area, a trail through the northern parcels will provide access to the center of the parcel for programming uses as well as access to the park for communities to the north.

Just south of this trail, a formal trail is shown on the north side of the western pond in an area where many walk today.

The third location is along the north side of Turkeycock Run from Braddock Road, at the intersection of Elmdale Street, to the old road bed of Green Spring Road, just north of the fermentation tank. Particularly with the recent construction of a sidewalk along Elmdale Street, this will extend a connection into the stream valley and Green Spring Gardens for area residents.

## **INTERPRETATION**

Beyond the beauty of the site, Green Spring Gardens abounds in opportunities for interpretation. It is not simply having these features available but connecting them to the community that is truly at the heart of the Green Spring Gardens' mission. Interpretation is not an afterthought but actively pursued in the development of programming to reach a widening market. An Interpretive Plan for Green Spring Gardens was prepared in 1993 identifying major interpretive themes and methods of interpretation. This plan is somewhat out of date, particularly in light of changing demographics and technology, and an update may be warranted. The 2009 Cultural Landscape Report also identifies relevant themes for interpretation and programming. Both of these resources should be consulted in advancing the interpretive program at Green Spring Gardens. Interpretation may be through signage, programming, events, print, internet, or a variety of other means.

## **WAYFINDING AND SIGNAGE**

Development of a cohesive signage and wayfinding program provides an opportunity to greatly improve interpretation and the visitor experience. The breadth of sites, features and elements across Green Spring Gardens makes development of a wayfinding plan essential to providing a positive visitor experience. Individual site features might be separated by considerable distance and visually undiscernible from one location to another. Wayfinding will help clarify what is available to see, the easiest route to get there, and begin to identify relationships that support interpretation.

Incorporation of state-of-the-art technologies that can immediately link visitors to an expanded realm of information would greatly multiply opportunities to interpret site features for a range of subjects at age-appropriate levels. Advances in programmable signage technologies provide additional prospects to enhance overall site visibility of the park and broaden advertisement of park events. Interactive site features, such as those with hand-generated power, directly engage the viewer and add the possibility of an audio component that is beneficial to those with limited vision.

## **RECOMMENDATIONS AND DESIGN CONCERNS**

### **INCLUSION OF PUBLIC ART**

From the earliest visioning for Green Spring Gardens in the 1970s, it has been a mission of the park to preserve and promote the natural and historic resources and to be a cultural center. The arts are well represented in the park through displays, art exhibits, presentations, performances, and classes. Although not defined as a separate use or with a specific location on the CDP, it is understood that Green Spring Gardens is an appropriate location for inclusion of public art elements.

### **PROVISION OF ADA ACCESS**

The Park Authority is committed to providing all citizens with equal access to the facilities and recreation features within its parks to the greatest extent possible. Sometimes, the ability to provide physical access to all locations within a park may be at odds with the simultaneous mission to protect the county's natural and cultural resources. With any development at Green Spring Gardens, it is a goal to provide the greatest extent of access feasible to all areas of the park. Should conditions, such as significant topographic change or protection of historical resources, preclude full physical access, interpretive opportunities should be pursued so that the value of the inaccessible locations may be made available to all.

### **PARKING ALTERNATIVES**

As a destination park, the ability to provide and expand on programming and services at Green Spring Gardens is directly tied to the ability to provide sufficient

parking and access. Significant expansion of on-site parking would have considerable impacts on the character of the park as well as to cultural and natural resources. Alternately, the option of providing expanded parking off-site should be considered and pursued where reasonable. Acquisition of land, lease agreements, or shared parking agreements are approaches that may enhance the provision of parking while minimizing impacts within the park.

Green Spring Garden also benefits from the proximity of public bus transportation. Increased emphasis on the availability of public transportation, noted on the park's web page and other means of advertisement, could help reduce the increasing demand for on-site parking.

### **PEDESTRIAN ENHANCEMENTS**

Several trail additions to this plan contemplate the ability to expand on pedestrian connectivity into the park from surrounding communities. Trail connections to the intersection of Braddock Road and Vale Street, from the stream valley at Braddock Road to Elmdale Street, and the existing pedestrian connection at the park's entrance on Braddock Road should carefully contemplate the safety of encouraging pedestrian crossings of Braddock Road. Development plans should be coordinated with the Fairfax County Department of Transportation and the Virginia Department of Transportation to evaluate locations for safe crossings as well as elements to enhance pedestrian safety, e.g. crosswalks, pedestrian lighting/signalization.

Any adjustments or additions of trails within the park should be field located so as to provide the least amount of site disturbance and tree loss possible.

### **LOW IMPACT DEVELOPMENT**

Final engineering design of this site will be required to adequately address runoff generated by further development within the park. Opportunities to address drainage and stormwater design through the use of Low Impact Development techniques should be considered wherever feasible. The inclusion of porous pavement should also be considered wherever underlying soils permit. Final material selection should ultimately support the intended usage of the surfacing.

### **FISCAL SUSTAINABILITY**

Economic realities require that funding for public parks be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. 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.

### **COORDINATION WITH CULTURAL RESOURCE MANAGEMENT STAFF**

Although the extent of archaeological survey to date has been limited, there is a high probability for undiscovered cultural resources to be present on site. Prior to any significant ground disturbing activities (e.g. realignment of parking, establishing new demonstration areas, trail construction), Cultural Resource Management staff should be consulted to determine the likelihood of archaeological deposits, the need for archaeological investigation, and how to minimize potential impacts on these resources.

### **PROTECTION OF THE FERMENTATION TANK FOUNDATION**

This plan includes a recommendation to elevate the visibility and interpretation of the Beattie-era fermentation tank. The condition of structure, however, is fragile. Increased visibility also increases the possibility of further damage. The recommendations of the Cultural Resource Management and Protection staff should be consulted on the best method to enhance the interpretive value of the feature while protecting or reinforcing the existing structure.

### **DEVELOPMENT WITHIN THE HISTORIC AREA**

The ability to utilize the 18th century historic house for interpretation provides a direct connection to the past. Making the home available, accessible, and usable within today's context has and will continue to require modifications to meet current code requirements for public occupancy as well as comfort. Occasionally, previous improvements have been sited in a manner that conflicts with the historic character of the property. The addition of air conditioning units and accessible parking are two examples. Any development within the Historic Area should be evaluated in light of protecting the cultural landscape of the setting. This is not to exclude the addition or modernization of features but, rather, that any additional development carefully consider how it is placed within the context of the Historic Area and to mitigate impacts to the greatest extent possible.

### **HISTORIC OVERLAY DISTRICT**

A recommendation within the Cultural Landscape Report is to pursue the establishment of a Historic Overlay District that would provide further protection of the Green Spring Gardens historical resources. As defined in the Zoning Ordinance, Fairfax County currently identifies thirteen Historic Overlay Districts across the county. These districts, as approved by the Board of Supervisors, seek to provide an additional level of protection to sites and features that are of special architectural, historic, or archaeological value and to better preserve them for the enjoyment and education of future generations. Regulations, which vary by district, seek to minimize the destruction or encroachment upon such valued resources.

## RANGE OF DEVELOPMENT OPTIONS

The development of this master plan contemplated a range of development options and opportunities for the park. The ability to generate revenue in a manner consistent with the mission of the park is a challenge for all Fairfax County parks in an era of limited funding. Some possibilities evaluated include establishment of a privately- owned restaurant, coffee shop, caterer, or bakery within the park, serving both the park and the surrounding community; expansion of program space separate from the existing horticulture center; addition of a dual purpose facility to expand programming space which could alternately be utilized as a rented facility. Any of the more ambitious options would entail a considerable shift to the overall program and business model for Green Spring Gardens, requiring substantial physical construction, relocation of existing uses, and expansion into new service areas. Although there may be benefit to the consideration of these alternatives for the continued viability of Green Spring Gardens, meaningful and thorough feasibility studies must be conducted to support such a shift. The level of research necessary exceeds the resources available at the master plan review level. Continued interest in significant change to the Green Spring Gardens program would require designated funding to study space needs, market analysis, and development opportunities.



# APPENDIX A

## DESCRIPTION OF SOIL UNITS WITHIN GREEN SPRING GARDENS

### Information derived from:

#### DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY

Prepared by the Department of Public Works and Environmental Services and the Northern Virginia Soil and Water Conservation District

Published April 2008, as revised through May 2013

**(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.

**(38) Fairfax** - This Piedmont upland soil consists of a capping of silty old alluvium over silty and sandy soil materials weathered from the underlying bedrock. Bedrock is typically micaceous schist and phyllite. The alluvium capping materials ranges from ½ to 3 feet thick and contains rounded waterworn pebbles. The subsoil can be quite clayey, but the clays are only slightly plastic. The soil is well drained. Depth to hard bedrock is between 10 and 100 feet below the surface. Foundation support is typically good for small buildings (i.e., 3 stories or less). Suitability for septic drainfields is fair because the high clay content of the subsoil could cause slow permeability. Infiltration trenches are well suited for this soil. Because of a high mica content in the layers below the alluvium capping, the soil tends to "fluff" up when disturbed and is difficult to compact requiring engineering designs for use as structural fill. This soil is suitable for septic drainfield sand infiltration trenches.

**(47) Grist Mill-Woodstown Complex** - This complex is a mixture of the development disturbed Grist Mill soil and the natural Woodstown soil. The complex occurs in low elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Grist Mill soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Woodstown soil will be found under older vegetation in ungraded back and front yards and common areas. For a description

of the two soils that make up this map unit, please see (40) Grist Mill and (109) Woodstown.

**(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.

**(109) Woodstown** - This soil occurs in sandy sediments on nearly level landscapes in the lower Coastal Plain. Soil materials are primarily sandy loams to sandy clay loams. The seasonal high water table is between 1½ and 3½ feet below the surface. Depth to hard bedrock ranges from 50 to more than 300 feet. Permeability is moderately rapid in the surface and moderately slow in the subsurface. Foundation support may be marginal because of soft soil and seasonal saturation. Foundation drains and waterproofing are necessary to prevent wet basements and crawl spaces. Grading and subsurface drainage may be needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches is poor because of the seasonal water table.

**(72) Kingstowne-Sassafras-Neabsco Complex** - This complex is a mixture of the development-disturbed Kingstowne soil and the natural Sassafras and Neabsco soils. The complex occurs in higher elevation areas of the Coastal Plain that have been developed but retain a good portion of undisturbed soil. Kingstowne soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Sassafras and Neabsco soils will be found under older vegetation in ungraded back and front yards and common areas. For a description of the soils that make up this map unit, please see (66) Kingstowne and (92) Sassafras-Neabsco Complex.

**(66) Kingstowne** - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam but can range from sandy loam to clay. Waterworn pebbles may be found throughout the soil. The soil has been compacted, resulting in high strength and

slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet. 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 it is marginally suitable for infiltration trenches. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in higher elevation developed areas of the Coastal Plain.

**(91) Sassafras-Marumisco 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.

**(100) Urban Land-Kingstowne Complex** - This complex is a mixture of impervious man-made materials that comprise Urban Land and the development disturbed Kingstowne soil. It occurs in very densely developed, high-elevation areas of the Coastal Plain. Most of the surface area is covered by impervious paving and rooftop, but significant areas of graded and compacted soils exist. The permeability of this complex is highly reduced by the impervious surfaces and the densely compacted Kingstowne soil. Most of the precipitation that falls on this complex will be converted to runoff. For a description of the soils that make up this map unit, please see (66) Kingstowne and (95) Urban Land.

**(66) Kingstowne** - This soil consists of sandy, silty and clayey sediments of the Coastal Plain that have been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally a clay loam but can range from sandy loam to clay. Waterworn pebbles may be found throughout the soil. The soil has been compacted, resulting in high strength and

slow permeability. The soil is well drained and depth to bedrock is greater than 20 feet. 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 it is marginally suitable for infiltration trenches. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in higher elevation developed areas of the Coastal Plain.

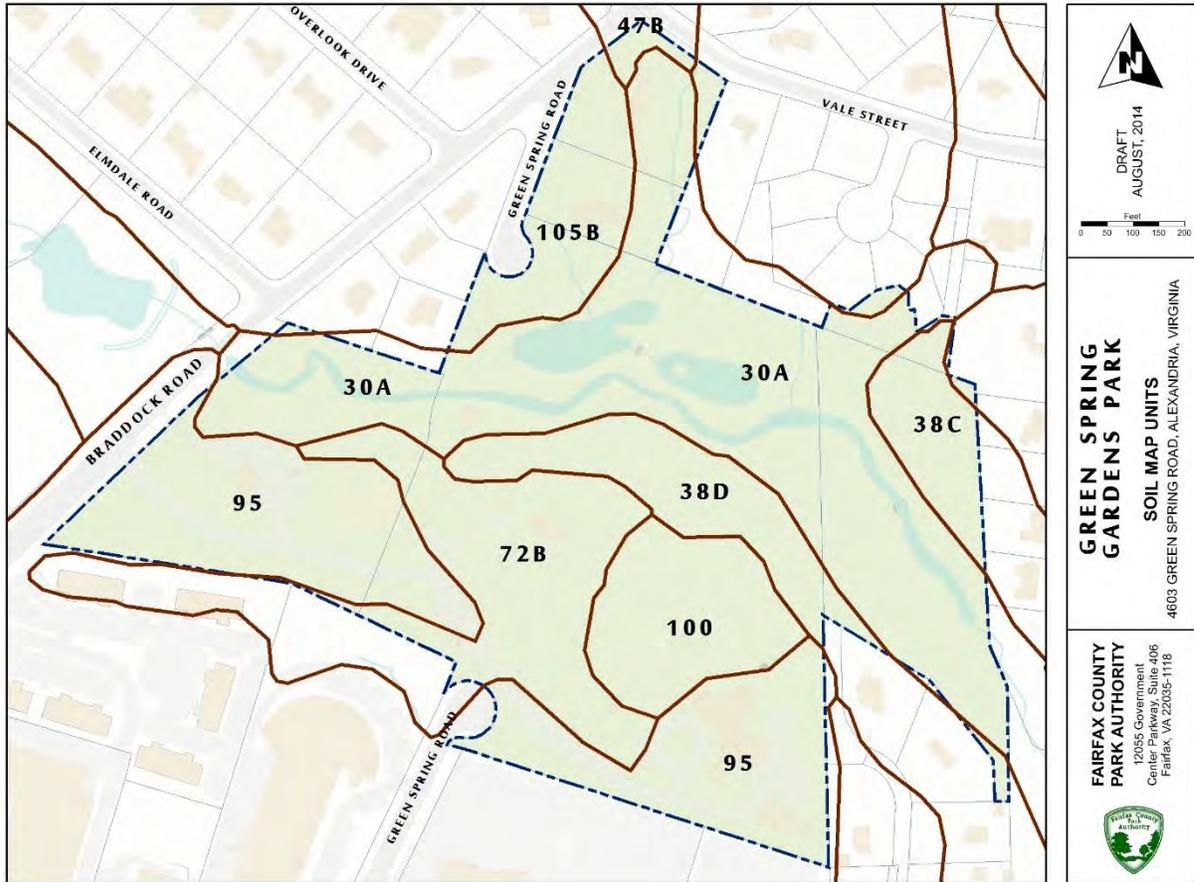
**(95) Urban Land** – This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils. Ratings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

**(105) Wheaton-Glenelg Complex** - This complex is a mixture of the development-disturbed Wheaton soil and the natural Glenelg soil. The complex occurs in upland areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (102) Wheaton and (39) Glenelg.

**(102) Wheaton** - This loamy soil consists of sand, silt and clay weathered from granite bedrock that has been mixed, graded and compacted during development and construction. Characteristics of the soil can be quite variable depending on what materials were mixed in during construction. The subsoil is generally loam, but can range from sandy loam to clay loam. The soil has been compacted, resulting in high strength and slow permeability. The soil is well drained and the depth to bedrock is greater than 5 feet. In nearly all cases, foundation support is good assuming that the soil is well compacted and contains few clays. Because of the slow permeability, suitability for septic drainfields is poor and suitability for infiltration trenches is marginal. Grading and subsurface drains may be needed to eliminate wet yards caused by the slow permeability. This soil is found in developed areas of the Piedmont with micaceous schist and phyllite bedrock.

**(39) Glenelg** - This Piedmont soil occurs extensively on hilltops and sideslopes underlain by micaceous schist and phyllite. Silts and clays overlie silty and sandy decomposed rock. Depth to hard bedrock ranges between 5 and 100 feet below the surface. Permeability is generally adequate for all purposes. Foundation support for small buildings (i.e., 3 stories or less) is typically suitable. Because of a high mica content, the soil tends to "fluff" up when disturbed and is difficult to

compact requiring engineering designs for use as structural fill. This soil is suitable for septic drainfields and infiltration trenches. Glenelg is highly



susceptible to erosion.

LOOKING FORWARD

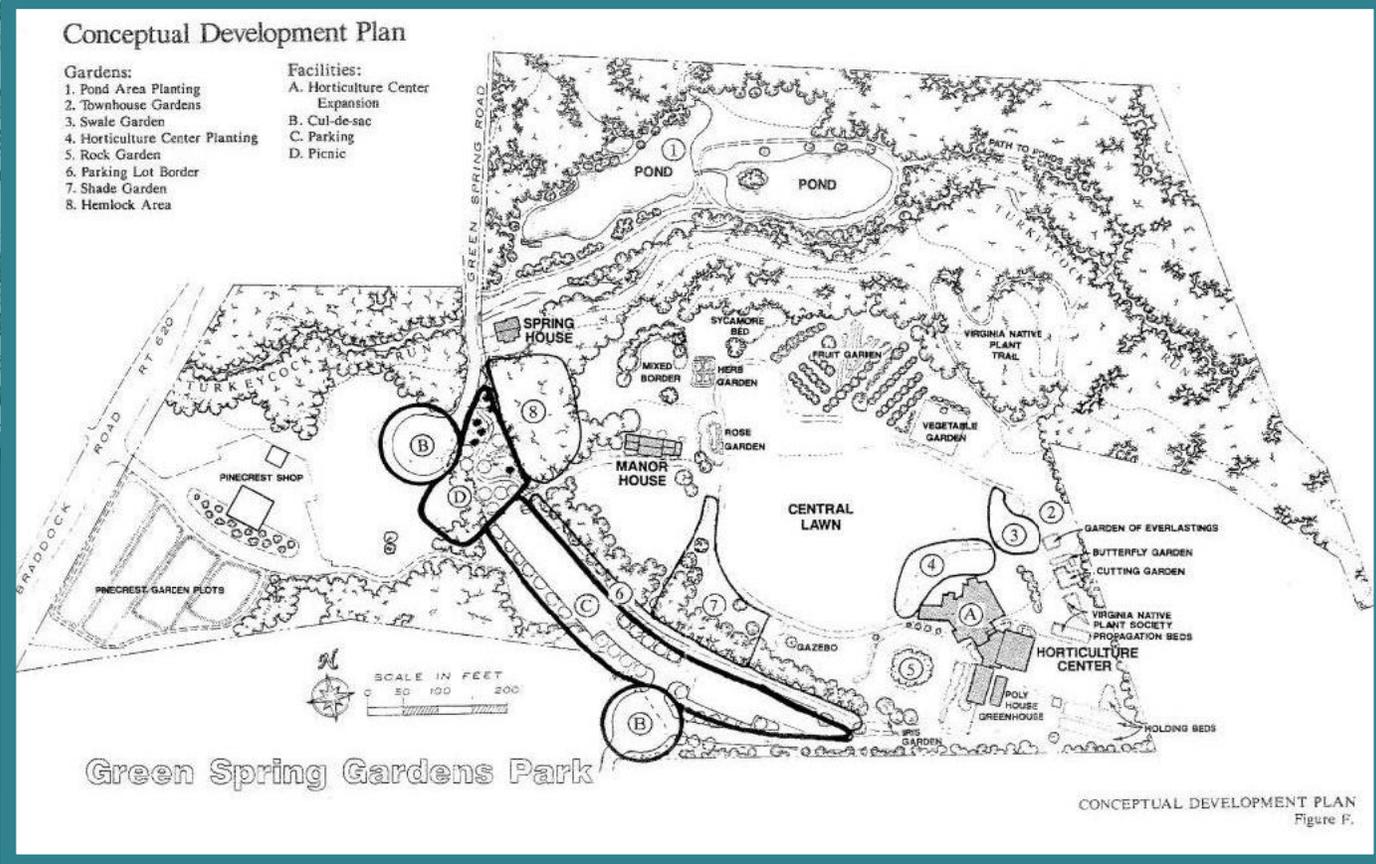
# GREEN SPRING GARDENS

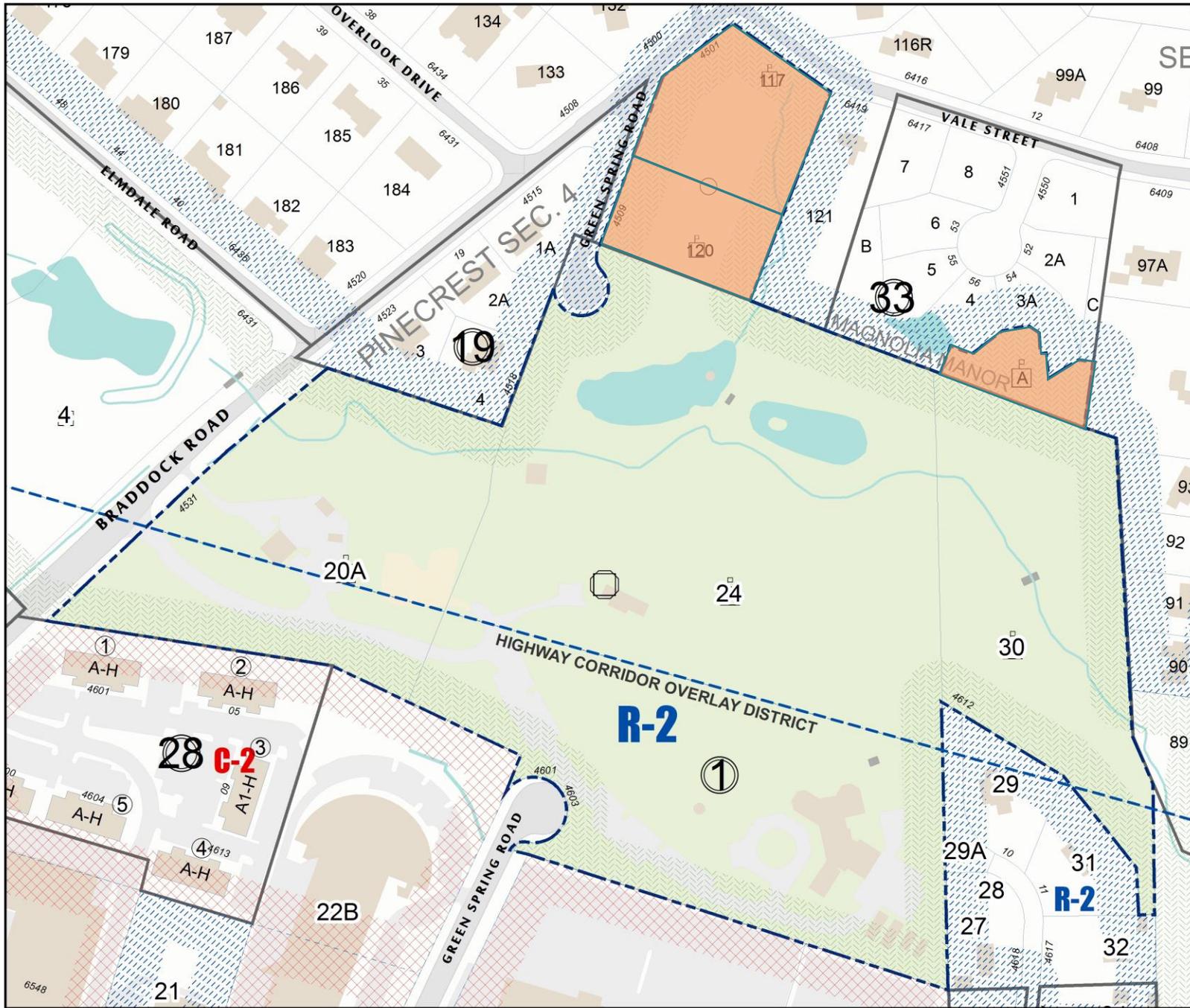




1992

1977







DRAFT  
AUGUST, 2014

Feet  
0 50 100 150 200

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## GREEN SPRING GARDENS PARK AREA ZONING

4603 GREEN SPRING ROAD, ALEXANDRIA, VIRGINIA

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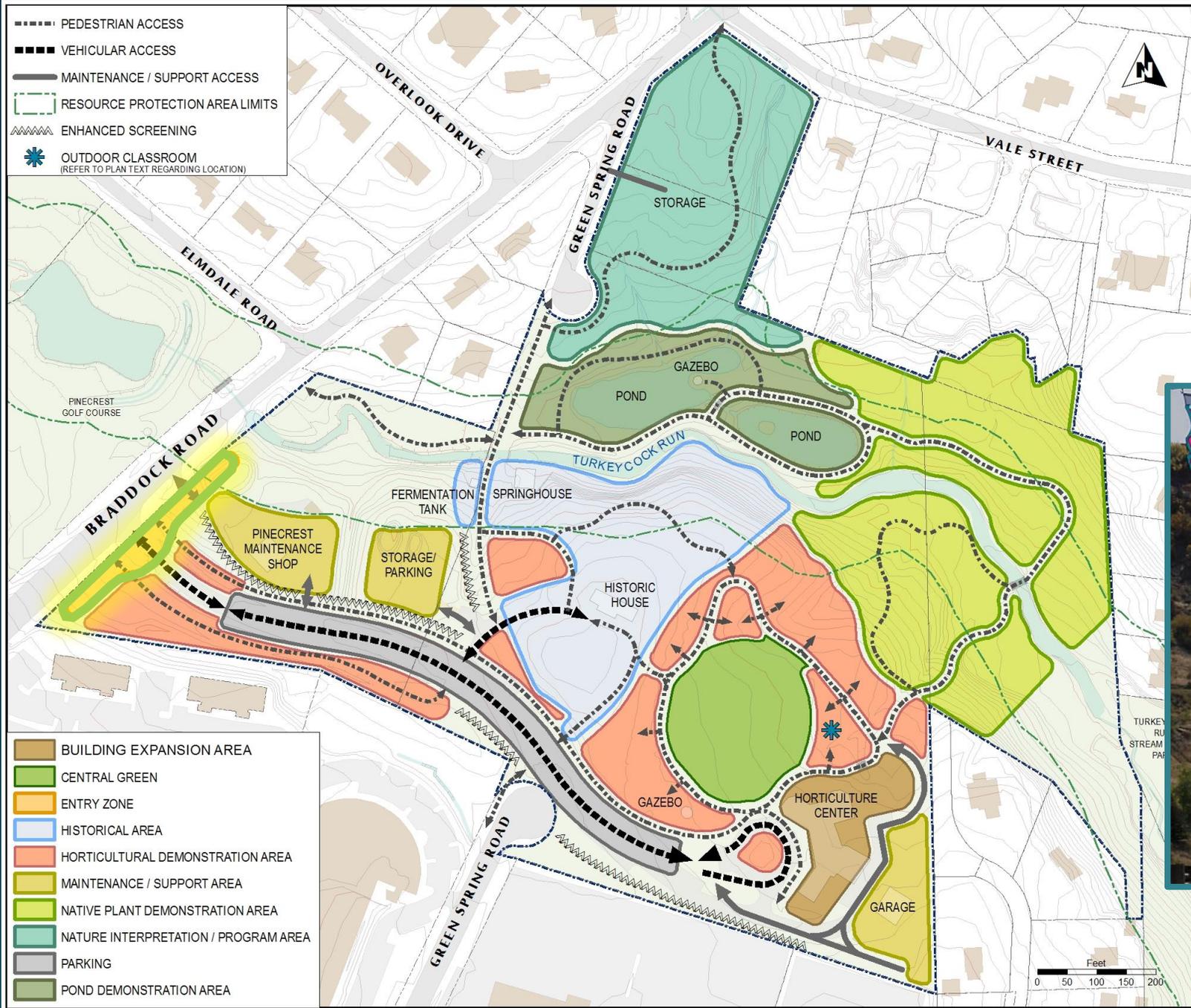
**FAIRFAX COUNTY  
PARK AUTHORITY**  
12055 Government  
Center Parkway, Suite 406  
Fairfax, VA 22035-1118





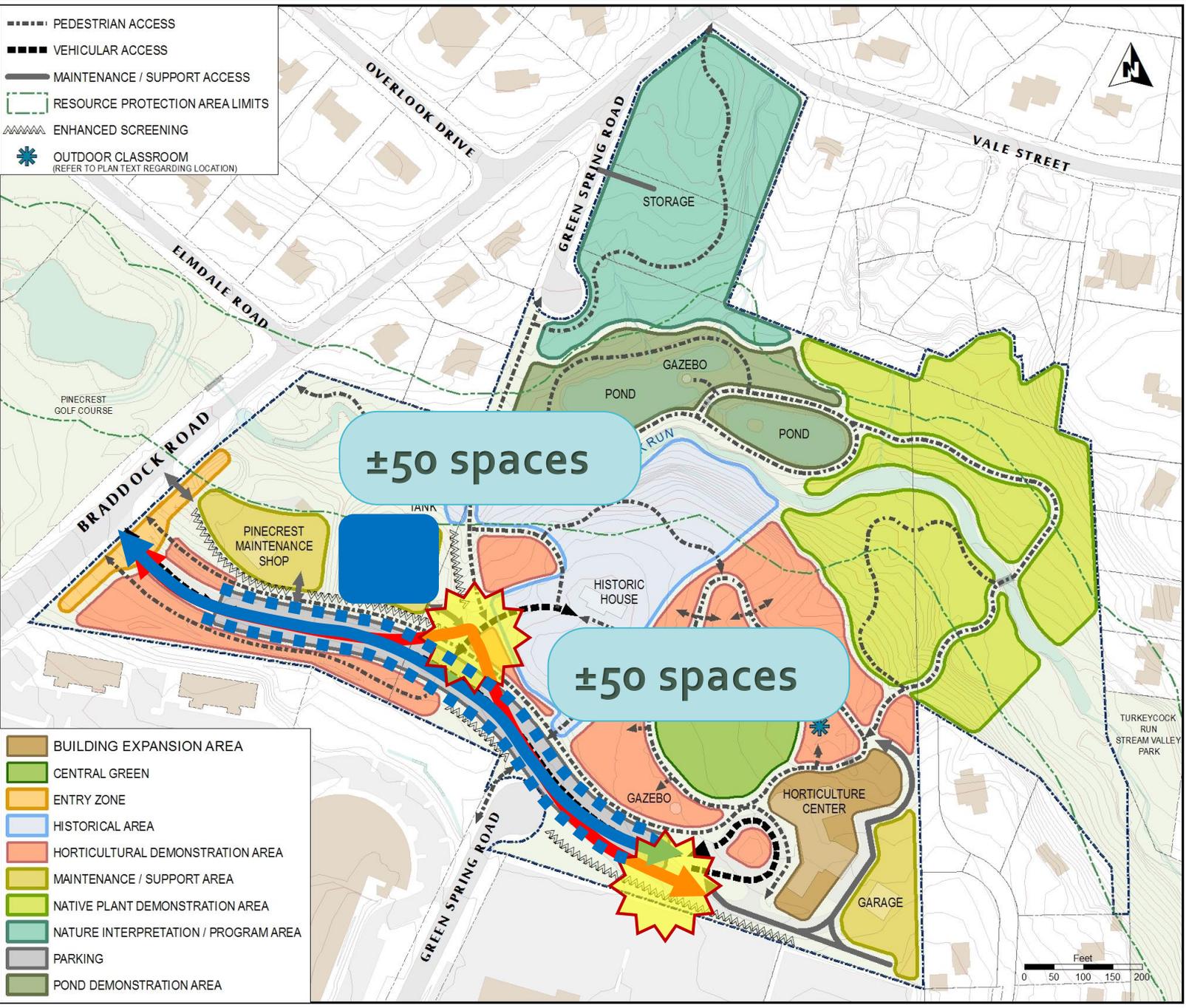
# Conceptual Development Plan

- Entry Zone



# Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence



# Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation



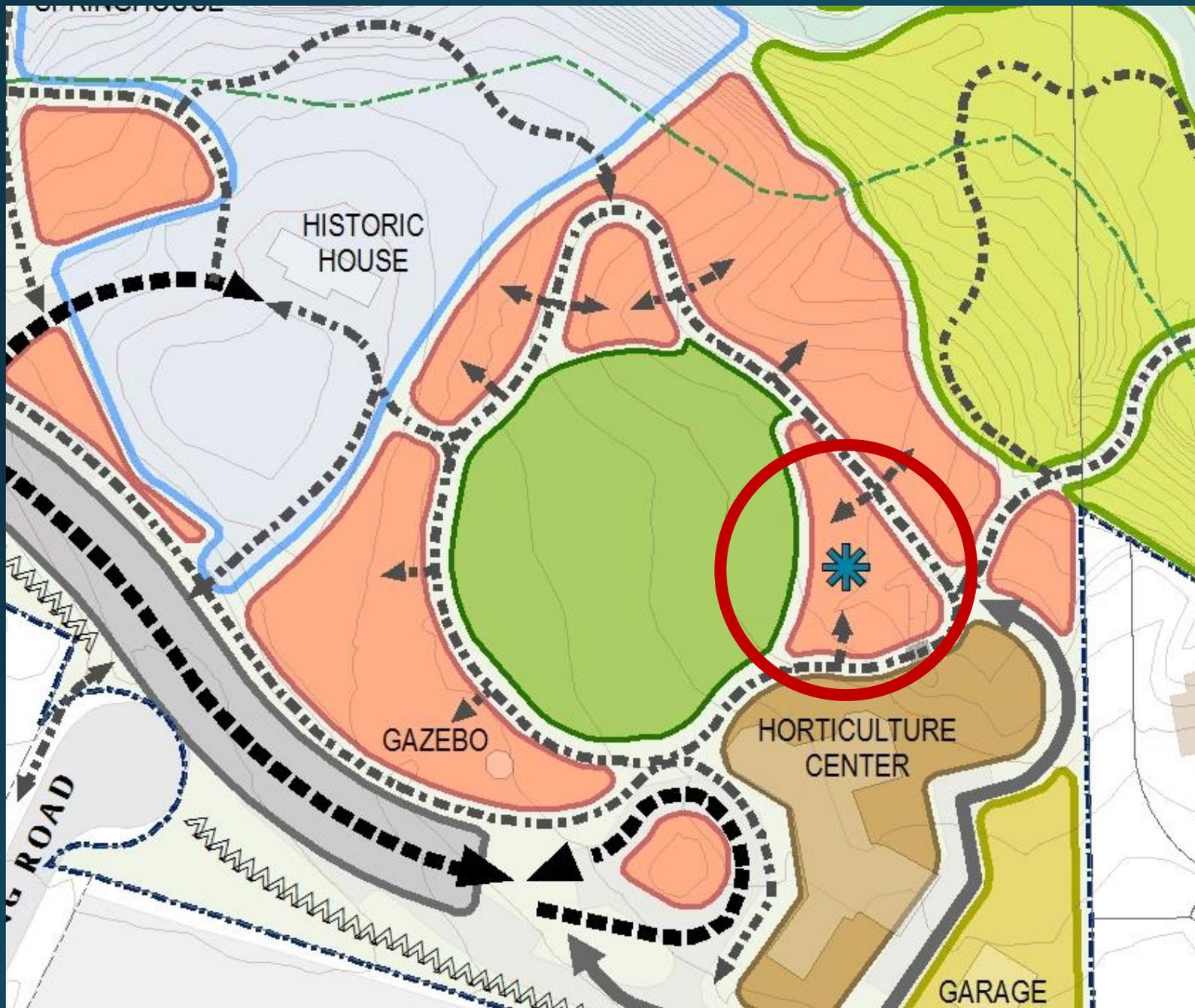
# Conceptual Development Plan

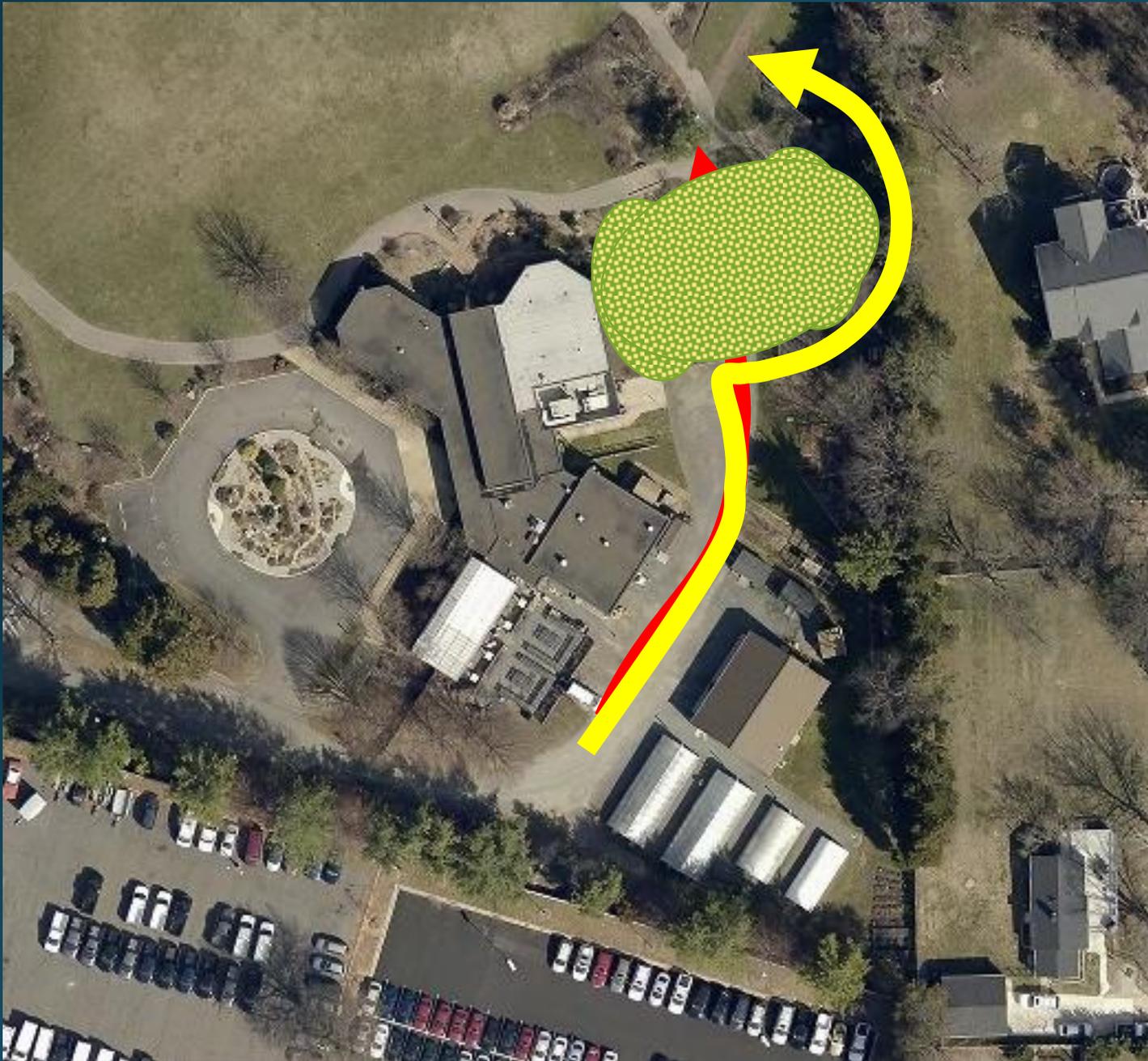
- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area



# Conceptual Development Plan

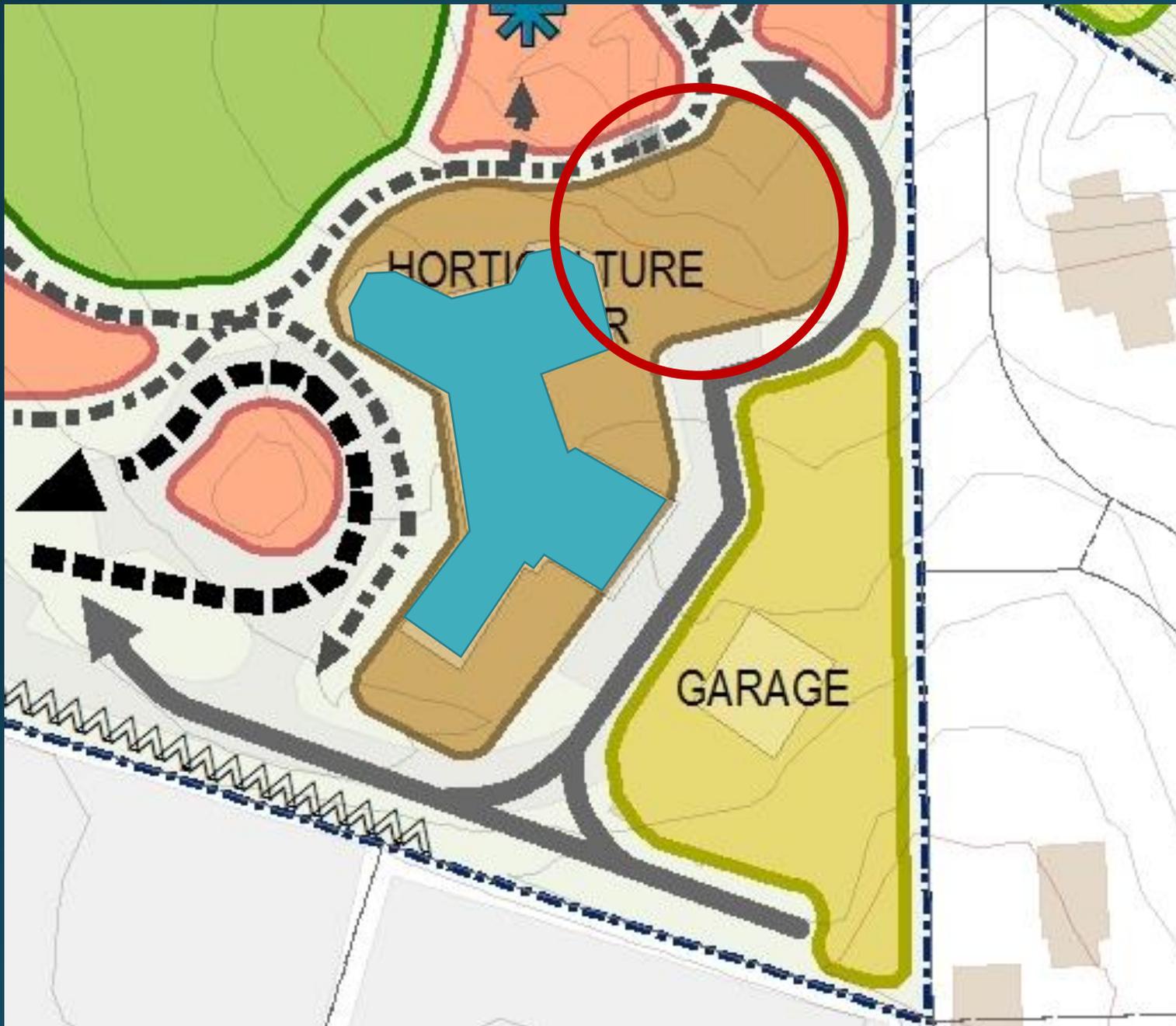
- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom





# Conceptual Development Plan

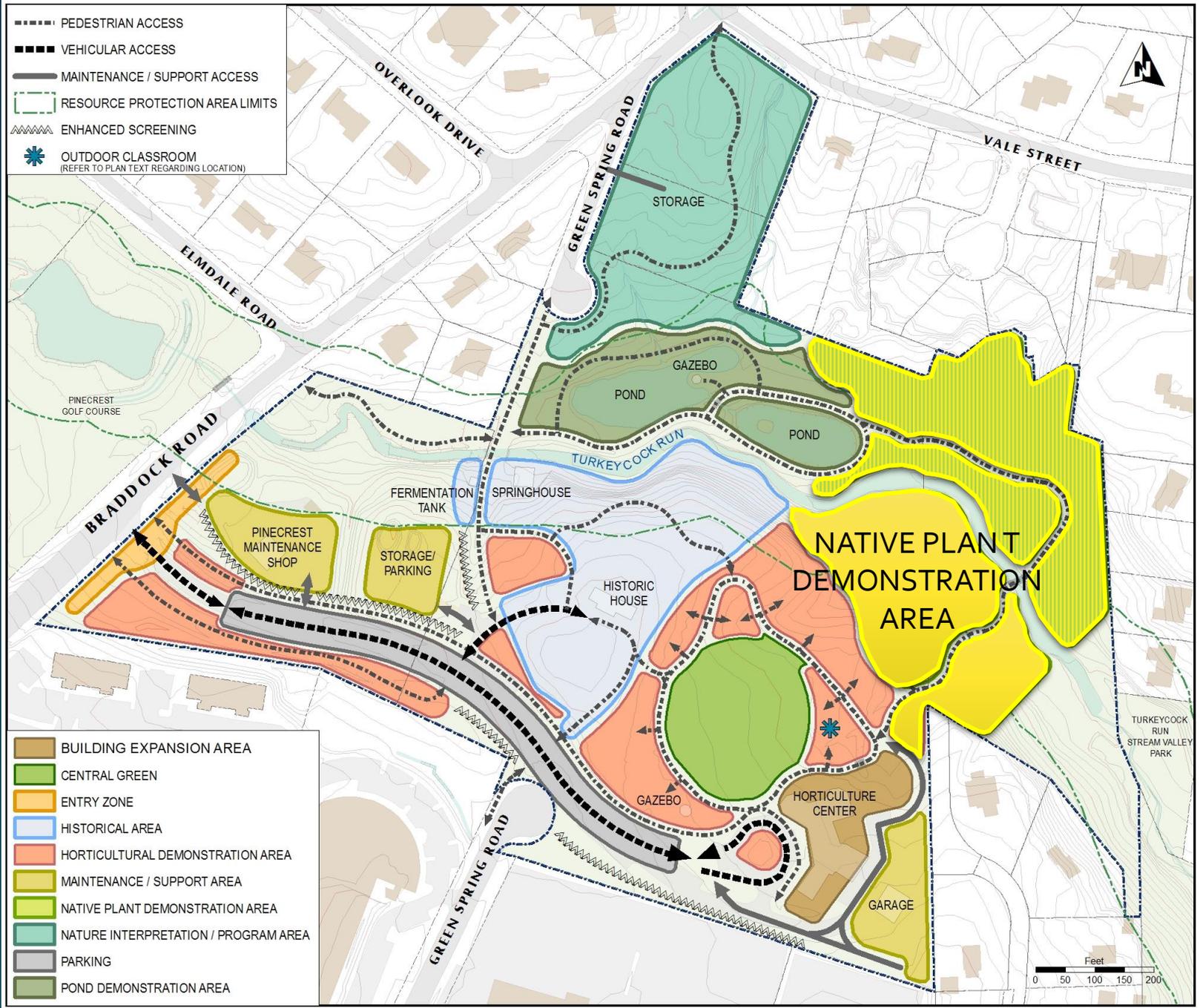
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- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement



# Conceptual Development Plan

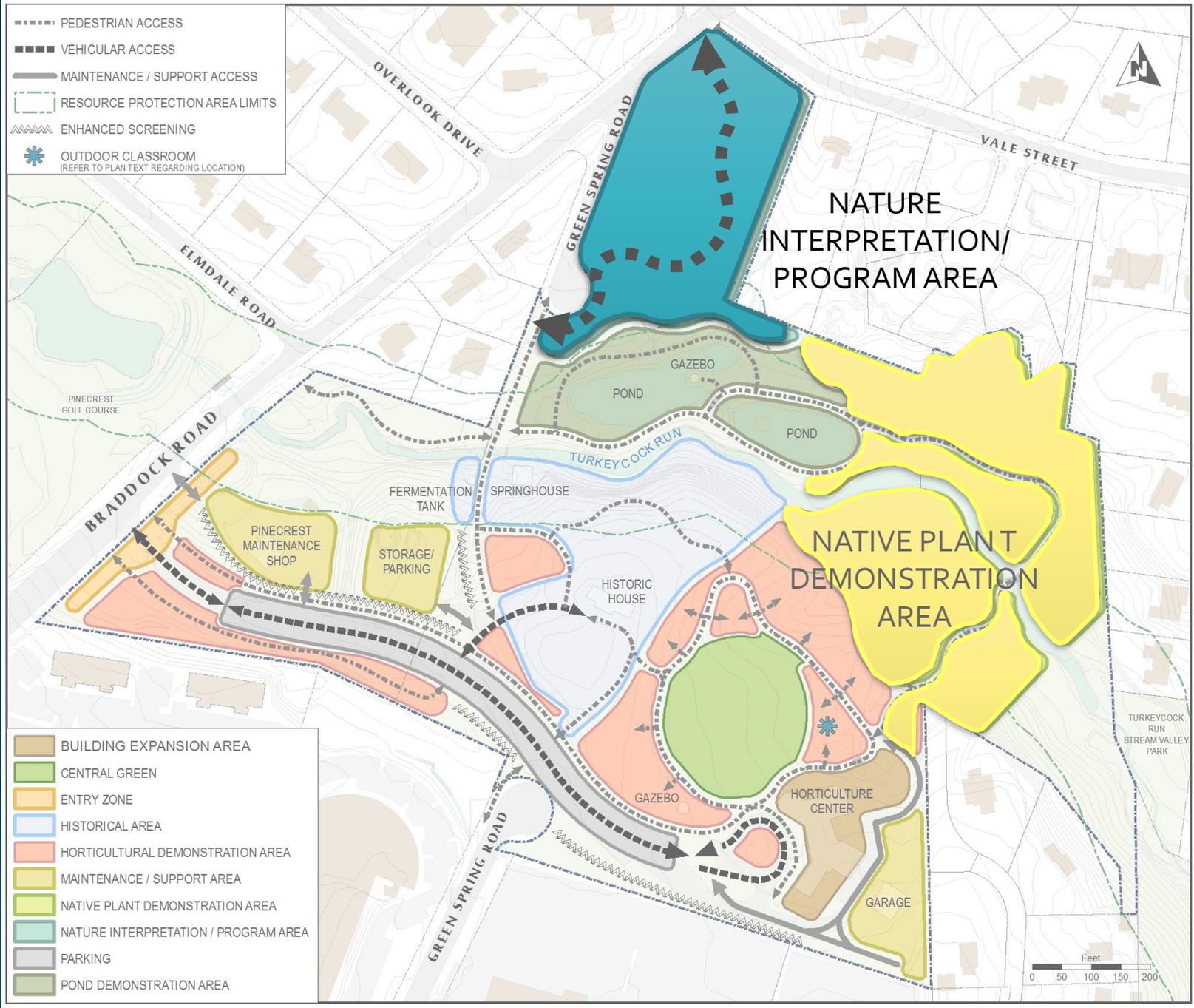
- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion

# Conceptual Development Plan

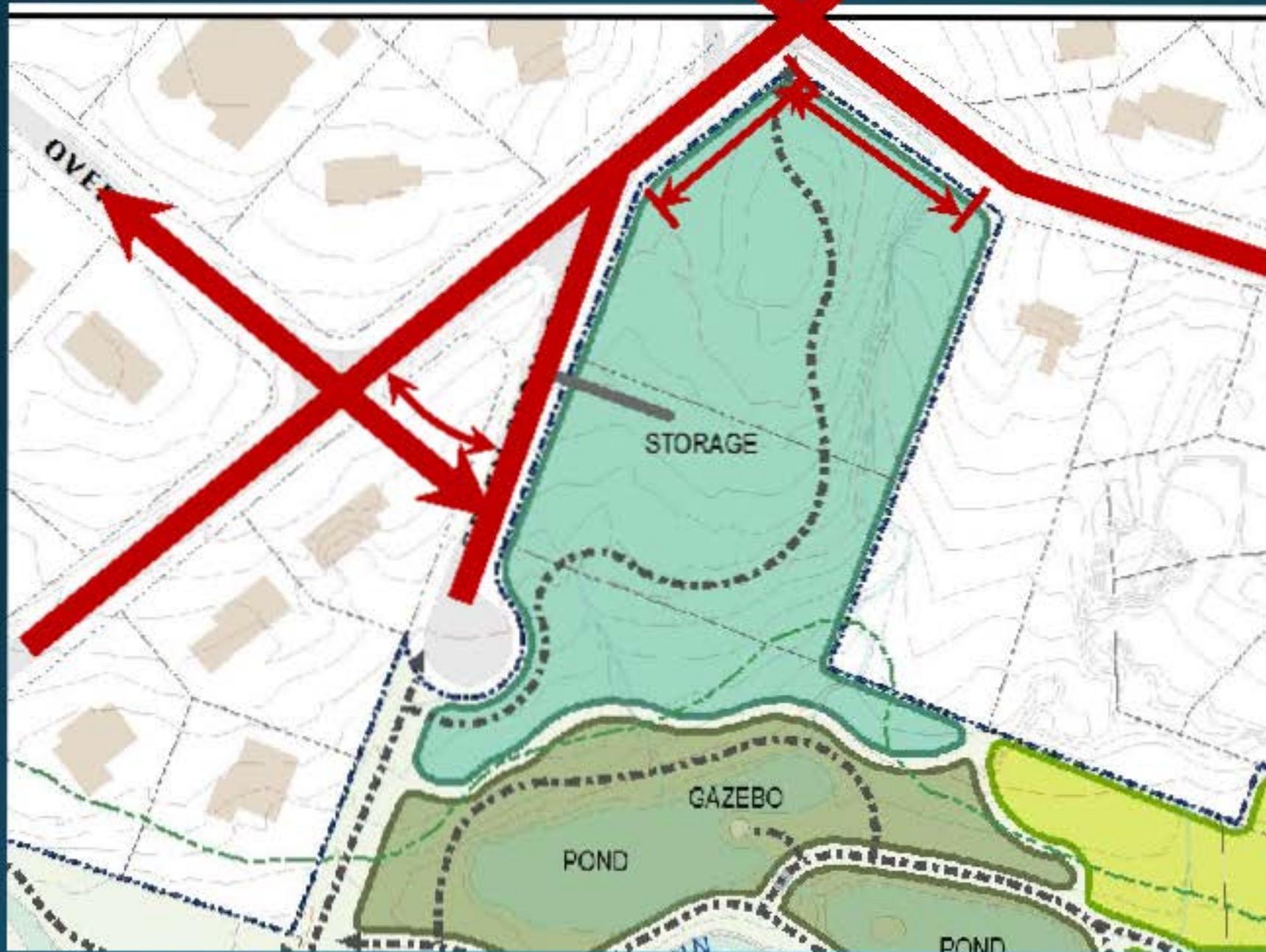


- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area

# Conceptual Development Plan



- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area

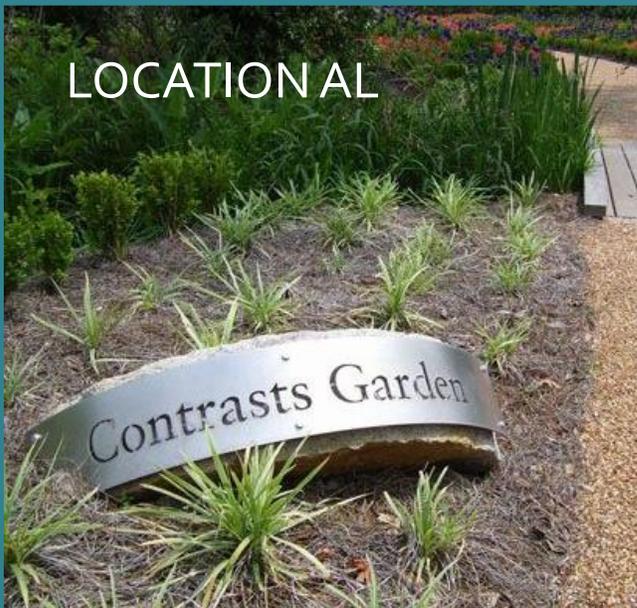


# Conceptual Development Plan



- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area
- Definition of Pond Landscaping Area

LOCATIONAL



AUDITORY/SENSORY



INFORMATIONAL



DIRECTIONAL



PLANT IDENTIFICATION



TECHNOLOGICAL

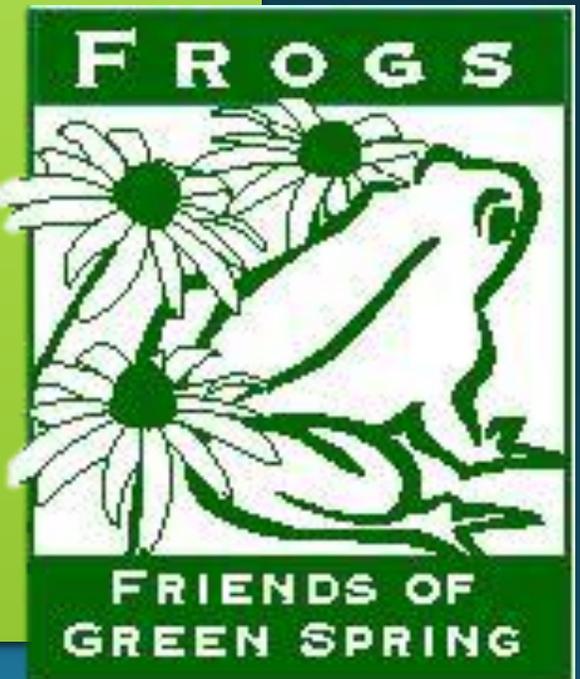


# Conceptual Development Plan

- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area
- Definition of Pond Landscaping Area
- Improve Wayfinding and Signage

## REQUESTS FROM FROGS (January 29, 2015 letter)

- Increase parking (formalize overflow lot)
- Utilize north property for a café ~~X~~ event/program space
- Provide an outdoor classroom
- Expand the Children's Garden
- Enhance vehicular and pedestrian circulation
- Provide additional natural interpretive areas
- Determine space needs within the Horticultural Center
- Expand space and connectivity to the Plant Shop
- Expand on the interpretive and event space of the Historic House
- Provide perimeter fencing ~~X~~
- Provide outdoor lighting ~~X~~
- Improve wayfinding and interpretive signage
- Renovate the Townhouse Gardens
- Protect existing focus points, features, and individual gardens



# MOVING FORWARD

# 2015

## October

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

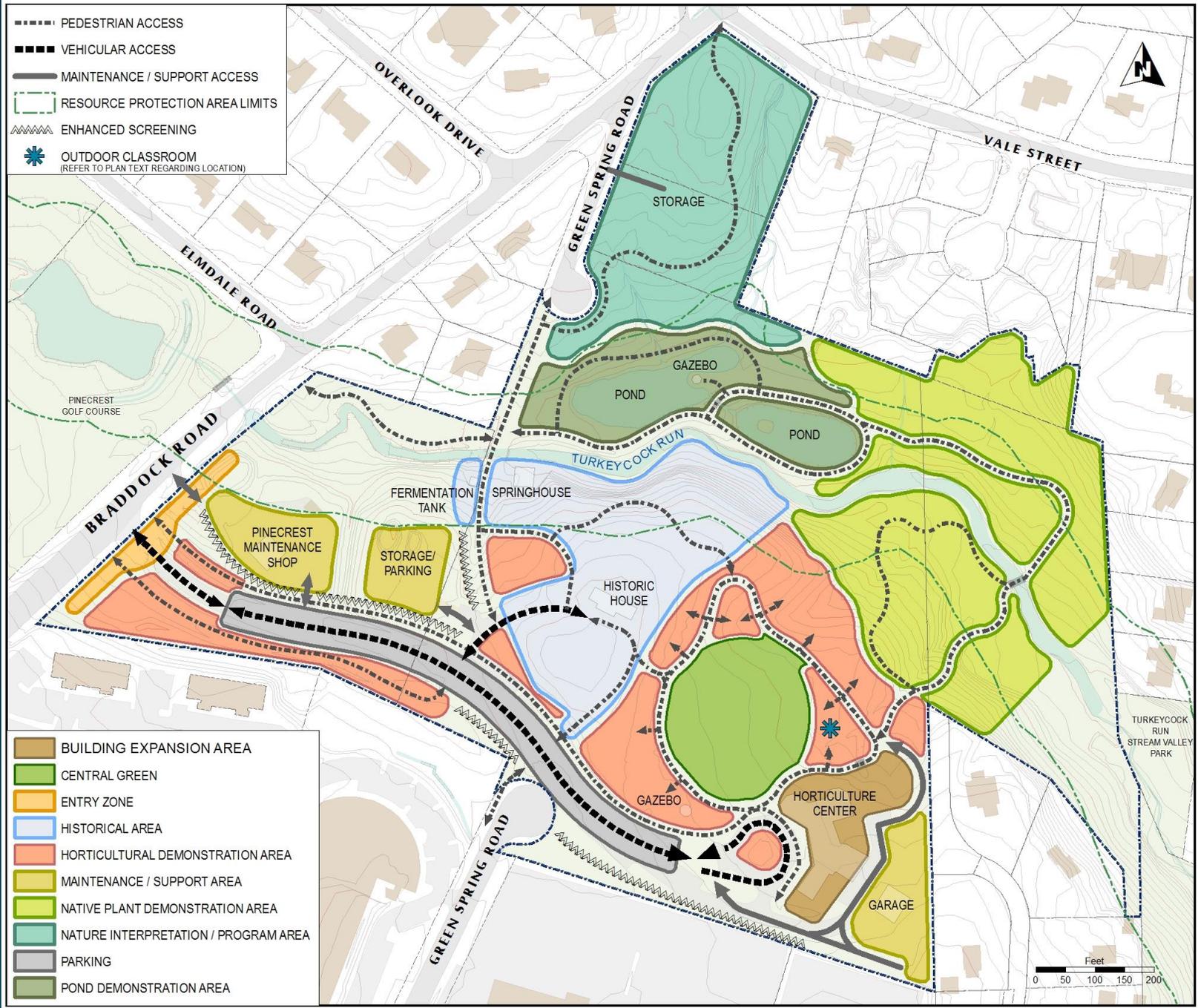
## November

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

## December

Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

# Conceptual Development Plan



- Entry Zone
- Parking/Entrance Sequence
- Historic Zone Delineation
- Expansion of Horticultural Demonstration Area
- Outdoor Classroom
- Safety Enhancement
- Consideration of Future Expansion
- Expanded Native Plant Demonstration Area
- Addition of the Nature Interpretation/ Program Area
- Definition of Pond Landscaping Area
- Improve Wayfinding and Signage

Committee Agenda Item  
October 14, 2015

## **INFORMATION**

### Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during the month September 2015 in value over \$100,000. The report lists professional services and construction activities to include awards made via competitive bidding as well as awards made through the use of open-ended contracts. An activity is reported when procurement begins and is listed on the report until a Notice to Proceed (NTP) is issued.

### ENCLOSED DOCUMENTS:

Attachment 1: Monthly Contract Activity Report

### STAFF:

Kirk W. Kincannon, Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

John Lehman, Manager, Project Management Branch

Brian Williams, Project Coordinator, Land Acquisition and Management Branch

Monika Szczepaniec, Project Coordinator, Project Management Branch

Janet Burns, Senior Fiscal Administrator

Michael P. Baird, Manager, Capital and Fiscal Services

<b>Construction Services:</b>								
<b>Project Name</b>	<b>Company Name</b>	<b>Contract Award</b>	<b>Total Construction</b>	<b>Type of Contract</b>	<b>Funding Source</b>	<b>Scope of Work</b>	<b>NTP</b>	<b>Comments</b>
Spring Hill RECenter Parking Lot Milling and Paving and ADA Crosswalk	Finley Asphalt	\$107,141	\$107,141	PO	WBS/PR-000092-004 Fund 300-C30400	Milling and paving of the Spring Hill parking lot and installation of an ADA crosswalk	September 9, 2015	
Turner Farm Roll Top Observatory	KBR	\$736,192	\$921,113	PO	WBS/PR-000016-057, PR-000092-007 Fund 300-C30400	Construct One Story Observatory Building	TBD	
Green Spring Gardens Bridge Replacement	McGee Civil Construction, LLC	\$208,500	\$260,625	CP	WBS PR000089-002 Fund 300-C3010	Installation of a 45' x 8' steel frame bridge, stream stabilization, and associated work	September 22, 2015	
Greendale Golf Court Irrigation System Replacement	George E. Ley Co.	\$781,800	\$924,000	CP	WBS/PR-000091-010	Replace the existing golf course irrigation system	TBD	
Lake Fairfax Watermine Expansion	Southern Asphalt	\$144,560	\$144,560	PO	WBS/PR-000005-040	Phase 2-ADA Accessible Shaded Seating Area	TBD	

<b>Professional Services:</b>					
<b>Project Name</b>	<b>Firm Name</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Scope of Services</b>	<b>NTP</b>
Scotts Run Trail – Magarity Rd. to Colshire Meadow Drive	Whitman, Requardt, and Associates, LLC	\$484,700	WBS/PR-#1400107-13 FUND 500-C50000	Design and Permitting services for trail project.	
Sully Woodlands Stewardship Education Center	Quinn Evans Architects	\$114,777.63	WBS/PR-000012-013 Fund 300-C30400	Public Outreach, Programming, and Site Selection for new Stewardship Education Center.	
Mt. Vernon RECenter Repairs Design	Hughes Group Architects	\$184,631.32	WBS/PR-000005-032 Fund 300-C30400	Design and permitting for pool repairs.	August 2015