

CLEMYJONTRI PARK



GENERAL MANAGEMENT PLAN

AND CONCEPTUAL DEVELOPMENT PLAN

FAIRFAX COUNTY, VIRGINIA



APPROVED 1/16/02

REVISED 1/12/2022

ACKNOWLEDGEMENTS

MASTER PLAN—APPROVED (01/16/2002)

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NOTE: SEE PAGE 6 AND PAGE 29 OF THE APPENDIX FOR MORE INFORMATION.

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EXECUTIVE SUMMARY

A. Purpose of a Master Plan Revision

The purpose of a Park Master Plan is to create a long-range vision for a park by determining the best uses, facilities, and resource management strategies for a specific site. During the planning process, the park is evaluated in the context of the surrounding community and within the FCPA system as a whole. The approved master plan serves as a decision-making guide to be consulted before the initiation of any detailed site planning, design, construction, resource management activities, or site programming. Purposefully, master plans are general in nature, which allows flexibility to accommodate changing park user needs, as well as evolving best management practices. Park master plans are updated as necessary to reflect changing community interests over time.

The following master plan, approved in 2002, envisioned development of the park in three phases; the first two phases, included the large playground, primary parking lot, secondary parking lot, storm water management facilities, and perimeter trails, have been completed. The third phase included preservation of the existing homestead and surrounding gardens for various ceremonies and social uses. In the text that follows, this original concept is identified as Option 1 (See pages 19 and 23).

This master plan revision incorporates an additional park development concept for Phase III. The concept option shows a revised House and Garden Zone while maintaining the intent and original goals of the approved master plan. Additionally, the concept option is planned to complement the existing features constructed in Phases I and II. The Park Authority envisions a new community-serving facility and supporting amenities to provide residents with fine arts, cultural activities, education, or similar opportunities. This alternative concept is identified as Option 2 and is detailed further in the Appendix section of this revised master plan document. (See pages 29 –31).

B. Creation of the Park

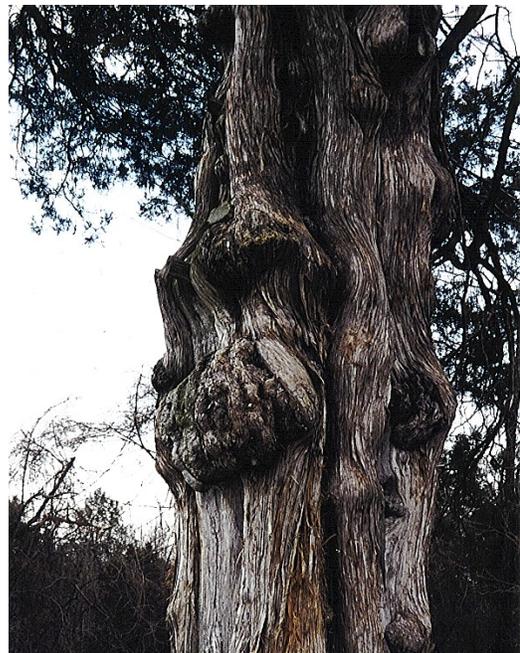
The name, CLEMYJONTRI, for the new 18.55 acre park is based on a combination of the names of the donor's four children - Carolyn (Cl), Emily (emy),

John (jon) and Petrina (tri). Mrs. Adele Lebowitz donated her land in March 2000 to the Fairfax County Park Authority with the following restrictions: the land is to be a park in perpetuity; a large barrier-free, (handicapped-accessible) playground will be installed along with a carousel and a picnic pavilion, but no athletic fields; a life estate will be given to Mrs. Lebowitz; construction must commence within five years; and the property will be known as CLEMYJONTRI Park. The complete details of the Agreement for Charitable Transfer can be found in the offices of the Fairfax County Park Authority.

The property is located in the extreme east portion of the Balls Hill Community Planning Sector, bounded on the north by Georgetown Pike (Rt. 193) and on the south by Dolley Madison Boulevard (Rt. 123). To the immediate east and west are single-family subdivisions.

C. Document Format and Planning Process

This document is a combined General Management Plan and Conceptual Development Plan, written to the specifications used by the Fairfax County Park Authority for park planning and development, as revised in 1994. It is a product of the firm of G. E.



CLEMYJONTRI PARK

Fielder & Associates, Chartered with assistance and guidance from the Fairfax County Park Authority staff and amended by the task force.

The planning process began in November 2000 with a site visit and introductory meeting with Mrs. Lebowitz. Shortly thereafter, a Forest Stand Delineation and Natural Resources Inventory were prepared to supply the planning team with important base information. (These documents are available under separate cover.) Site analysis maps and design concepts were prepared, refined and reviewed with the Fairfax County Park Authority staff. Public input was obtained during a public hearing in spring 2001 and from a task force comprised of neighborhood and community representatives.

D. Recommendation Highlights

The main recreation element of this special purpose park is a large barrier-free playground, one acre in size. The playground will be surrounded by shaded seating areas. In the center of the play area will be a handicapped-accessible carousel. Other supplemental facilities will include a picnic shelter, a perimeter trail, parking and a

restroom. Landscaping will be an important element throughout in order to maintain compatibility with the attractive gardens surrounding the main residence. Later phases of development could include use of the residence and gardens for community, public or private events, such as meetings and weddings. The house may be used in part as a rental property for Fairfax County Park Authority staff or the site manager. Additional parking and landscape screening also will be provided.

GENERAL MANAGEMENT PLAN

I. INTRODUCTION

A. Purpose and Description of the Plan

The purpose of the General Management Plan (GMP) is to provide basic background information on the park and to establish a framework for guiding future development. It contains maps and text, which together describe the existing conditions found on the site including: Utilities and Roadways, Vegetation, Hydrology, Soils, Slopes and Geology, and Cultural



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Resources. From this information, opportunities and constraints are determined. Use zones are then delineated to indicate a preferred management and use potential for each area. These zones are general and somewhat flexible. Other background information is compiled in order to provide a complete picture of the site and its potential. This includes the regional setting and demographic data, with careful attention being given to deed restrictions and conditions.

B. Historical Setting

Human habitation in the environs near CLEMYJONTRI Park may go back as far as 10,000 years B.C. or more, but modern history may be said to have begun with the arrival of English traders and settlers on Virginia's Northern Neck in the mid-16th century. Europeans and Native Americans, Algonquin Indians of three tribes - the Dogues, Anacostins and Piscataways - lived in an uneasy coexistence in what is now Fairfax County. By the century's end, however, much of the lands of the Northern Neck had been patented, and most of the Indians had been relegated to the remote headwaters of the Potomac.

Preliminary deed research was undertaken in an effort to learn some of the history of the property. Although the information gathered to date has several gaps, it is known that a man by the name of Thomas Lee received a patent on the lands encompassing CLEMYJONTRI from Catherine, Lady Fairfax, on August 4, 1719, totaling 2,864 acres. The tract stretched along the Potomac and included considerable riverine shoreline. Once part of the great virgin forest stretching from the Piedmont to beyond the Blue Ridge, its trees were felled and an agrarian culture was adopted, much like what is being interpreted today on the Claude Moore Colonial Farm. This farm, located just across Route 193 from CLEMYJONTRI, was also part of the original patent.

The patent, or a portion of the patent and the improvements thereon, have been associated with the tract or tracts known as "Salona". Salona figured prominently in the history of The War of 1812, when the British advanced into Washington, D.C., burned the White House and forced

President and Dolley Madison to flee and seek refuge in a mansion at Salona on August 24, 1814. Portions of the original patent were subdivided, and in 1843, Chapman Lee sold a 52-acre portion of the estate to Henry C. Taylor. The deed reads in part: " being the East part of the Salona farm formerly called Langley and on a tract granted to Thomas Lee by patent in the year One Thousand Seven hundred and nineteen."

This 52-acre tract was subsequently known as "the Beeches". Records are somewhat unclear during the pre and post Civil War era however; the CLEMYJONTRI site could have had some significance. It is possible that a house was built somewhere on the property in 1846-47 as records show a substantial increase in property taxes at this time. Civil war breast works were reported to have existed in the fields and although they were plowed under, there may be remains of encampment and other artifact concentrations.

"The Beeches" passed from landowner to landowner in its 52-acre form until the 1960's. At this time, creation of Dolley Madison Boulevard bisected the property; the southern remnant, 31.8 acres, was sold in 1977 and eventually became the Evermay subdivision. An old sign, "Beeches Nursery," still visible on the large barn, reflects the property's former name. The sale of the southernmost tract left CLEMYJONTRI in its current configuration, an 18.55-acre tract including its 1912 home and other improvements, bracketed



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The McLean Planning District has numerous heritage resources, which is not surprising given the long history and prehistory of the area. Most prehistoric sites are associated with the flood plains of the Potomac River and smaller stream valleys, including Pimmit Run, Turkey Run, Scotts Run, Bulls Neck Run and Difficult Run. However, upland sites still may exist, possibly on the scarce remaining undeveloped parcels in the district. As yet, unknown cultural resources, particularly those related to the Civil War, might be found on any remaining open land in this corner of the county. A sampling of known historic sites near the CLEMYJONTRI property include the Langley Friends Meeting House (1893), the Mackall House (1858) and the Langley Toll House and Gunnell's Chapel (dates unknown). A historic overlay district exists along Georgetown Pike, which is designated as a 400-foot setback to preserve the road's historic character.

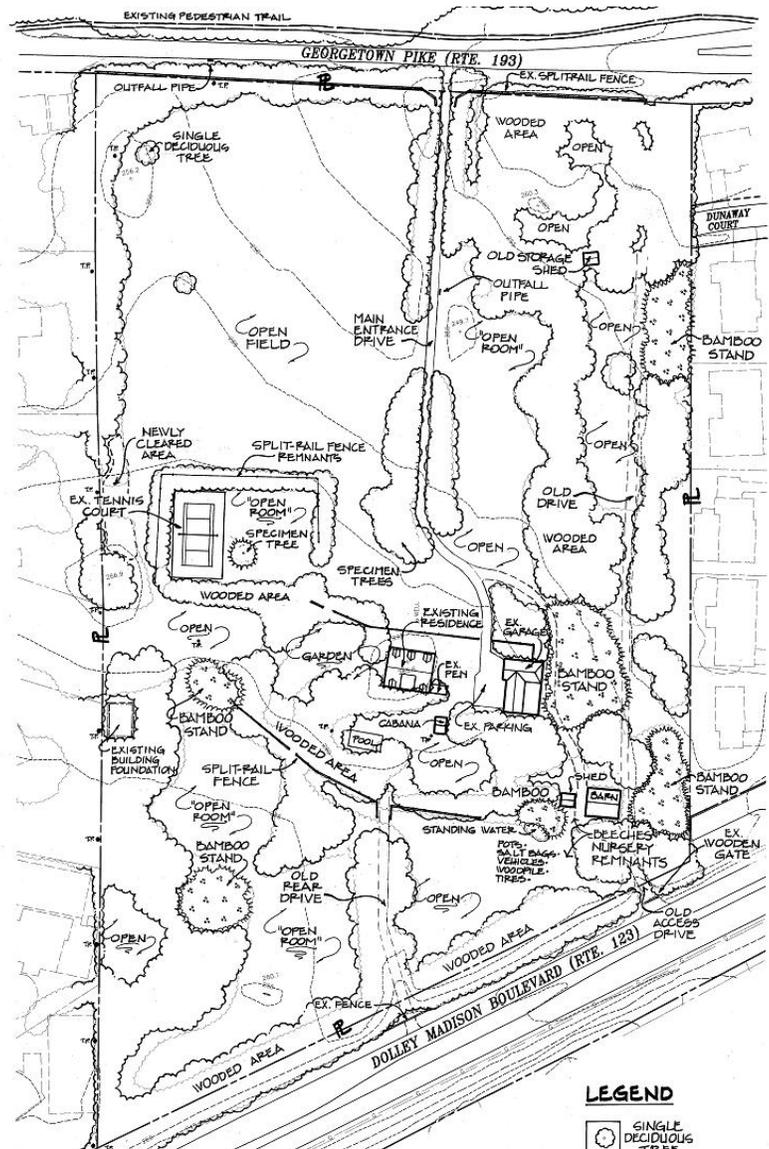
that ran along the east side of the barn and provided a connection to Dolley Madison Boulevard to the south. Finally, an old building foundation filled with debris is west of the main residence near the property line.

To the rear of the residence, in the garden area, are a cabana and pool. Beyond them is a three-rail wood fence that runs from the barn's shed westward to a large bamboo stand. A break in the fence and a line of mature cedars mark an old

II. SITE DESCRIPTION AND ANALYSIS

A. Existing Conditions (map)

An analysis of existing conditions is necessary to give a general inventory of site amenities. The CLEMYJONTRI property is an 18.55-acre tract in Fairfax County, with large woodland areas and open meadows surrounding a cluster of picturesque buildings. The wood-frame main residence (circa 1912) is flanked by several wood-frame outbuildings. The large garage to the immediate east of the residence and the barn and shed to the southeast serve primarily as equipment and supply storage. The largest barn is presumed to date from the early 1900's. Discarded remnants of the defunct Beeches Nursery, such as stacks of pots and old delivery trucks, are in the immediate vicinity of both the barn and garage. The house and the garage appear to be in excellent condition. Another small wooden storage shed, in poor condition, exists in a wooded area far to the northeast, near an old driveway



EXISTING CONDITIONS
CLEMYJONTRI PARK

LEGEND

- SINGLE DECIDUOUS TREE
- BAMBOO STAND
- SPECIMEN EVERGREEN TREE
- WOODED AREA

CLEMYJONTRI PARK

driveway entrance into the site from Dolley Madison Boulevard. There is another three rail wood fence across the front of the main residence. It encloses the surrounding garden and runs from the western side of the garage to the scrubby wooded boundary around the tennis court. A deteriorating fence line continues across the front edge of the tennis area, bends around to the north and extends across the back of the tennis court, where it terminates. The front of the driveway from Georgetown Pike is lined with majestic specimen trees and old red cedars.

B. Utilities and Roadways (appendix, page 28)

The CLEMYJONTRI property lies between two major traffic corridors: Georgetown Pike a two-lane road to the north and Dolley Madison Boulevard a four-lane divided highway to the south. To the east of the site is a semicircular road in the Evermay subdivision called Dunaway Court, which terminates at the property line near the northeast corner of the side and again near the southeast corner as a service drive. Both stub streets facilitate access to the Falls Church water and sewer utilities on the east side of the property. To the west of the site, public utilities are not readily available, because water and sewer utilities are located at least 200 feet from the property line and accessing them would necessitate acquisition of easements from private landowners. There is, however, an existing well on the site, approximately 30 feet to the north of the main residence. The site's septic field is located at the southwest corner of the property, southeast of the original septic field location.

With regard to electrical service, a utility easement with overhead lines runs along the length of the western property line and connects to overhead lines at both Georgetown Pike and Dolley Madison Boulevard. There are three poles within the CLEMYJONTRI site (see plan). There are no overhead power lines along the east side of the site.

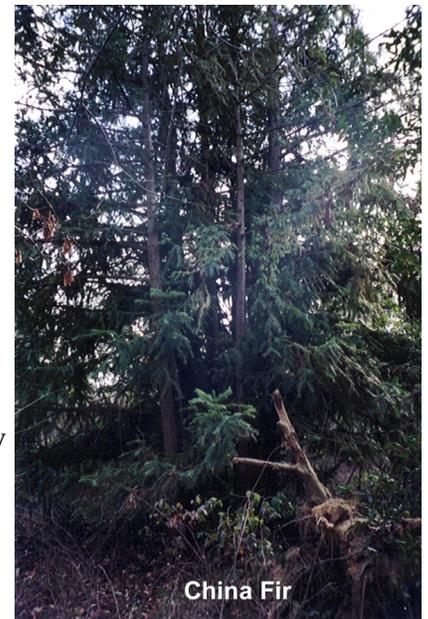
C. Vegetation (map, page 12)

Open fields, wooded areas and large stands of bamboo can be seen onsite. Mature hardwoods and extensive vines dominate the wooded areas. On the

drier parts of the site, locust, cedar, elms, pine and oak occur. A large hardwood stand near the northeast corner of the property, in an area of depressions and uneven ground, supports primarily sweetgums, oaks, sugar maples, and aggressive invasives such as multiflora rose, vinca minor and honeysuckle vine. This area is bordered by thickets of grasses, woodland edge herbaceous plants, and low-growing bamboo. Another wooded tract can be found near the southwest corner of the property. This seasonally wet area is dominated by multiflora rose bordered to the west by hardwoods such as maples and persimmons, with an understory of hackberry, boxelder and black cherry. Slippery elm and river birch occur here as well. In addition, the wooded areas bordering the property are dominated by maple, oak, ash, locust, cedar and native pine.

Stands of mature bamboo occur primarily on the south side of the site, and there is also an impressive stand to the northeast along the property line. At least three different varieties are represented.

Specimen trees around the residence and front drive include two sycamores (36" and 38" DBH), a sizeable pin oak (38" DBH), an American holly and several large maples and cedars. The most outstanding specimen tree onsite is a gnarled red cedar in a clearing near the tennis court. Several other specimens, likely surplus from Beeches Nursery, include a grouping of China firs, ginkgos, evergreen and saucer magnolias and cryptomerias. Along the western edge of the site are two large black locusts. Highlighting the vast open field at the front of the property is a stately 59" DBH white oak.



China Fir

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As stated previously, open grassy fields exist throughout. The largest, to the north of the site, is interrupted by the main drive and an alley of planted cedars and maples. The open area by the tennis court is defined by an overgrowth of small trees and vines, which encloses it on nearly four sides. At the southern end of the site, large meadows dominate.

In separate reports, the Forest Stand Delineation and Field Sampling Data documents offer more complete information on site vegetation, and all trees exceeding 36" DBH have been noted. This report is available at the FCPA Offices.

D. Views, Vistas and Land Uses (appendix, page 25)

Bordered to the east and west by single-family residences, the CLEMYJONTRI property has potential vehicular and pedestrian access from two major thoroughfares to the north and south. Pedestrian access from Evermay was identified which terminates at the eastern property line in two locations but was later rejected by the task force. The main entrance drive from Georgetown Pike and an old entrance drive from Dolley Madison Boulevard create the visual axis of the site through a canopy of mature trees, and at its core lie the main residence and gardens. Views from both the front and rear of the residence are lovely due to its location at the highest point of the property. The view to the stately cedar at the tennis court should be maintained.

There is a Historic Overlay along the northern end of the site, which extends 400 feet in from the property line. Within this area, construction is limited.

While some of the views to the west and east of the neighboring properties are attractive, others should be screened, particularly to the northwest corner where a service station currently exists. Most of the meadow areas need little enhancement,

although the storage area behind the garage, barn and shed will require substantial clean-up efforts.

E. Site Hydrology (appendix, page 26)

There is a ridgeline that occurs about midway across the site. This separates the Pimmit Watershed to the south from the Turkey Run



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exceeding 7%, occur to the north and south, where the old and current driveway entrances were graded out. The most significant slopes are those near the main entrance and within the property line. The treed embankment adjacent to the east side of the driveway drops approximately 4.5 feet in a 10-foot distance onto the driveway bed, or at a slope of approximately 45%. The embankment on the west side has a less severe slope to the driveway bed, at roughly a 25% slope. From this point, as one reaches the low point near the outfall pipe to the east side of the driveway, the driveway bed is slightly raised above grade. Outside the property line, the transition slope from Georgetown Pike onto either side of the main entrance drive is less severe to the east.

G. Opportunities and Constraints (map, page 15)

To facilitate the conceptual design process, all existing conditions and site amenities were inventoried and considered. An overall analysis plan was then generated, which highlights the development potential and constraints of the site.

The potential for development of the CLEMYJONTRI property is quite good. Taking advantage of the natural character of the site, development envelopes enclose the major open spaces, while pleasant tracts of woodland and the tree-lined drive can be preserved. Areas occurring within the development envelopes have the greatest potential for use as play areas and parking. Limited accessibility to electrical power or water and sewer utilities is important to note because it can place restrictions on where small facilities such as storage and restroom pavilions can be sited. Site access, both vehicular and pedestrian, as well as natural vistas and directed views within the site, further determine where development zones can occur and how much development is possible within them.

There are several special site features noted. Views to and around the existing residence and garden feature prominently and set the stage for giving CLEMYJONTRI a bold sense of place. In the northeast corner of the site is a specimen tree area, adjacent to two site access points and development envelopes. Easy access and strong natural character

suggest that this area is ideal for such active and passive recreation as hiking, biking and picnicking. The large red cedar near the tennis court has a significant visual impact and should be maintained as a focal point in the landscape. Finally, to the rear of the residence, toward the western side of the property, a prominent open area is featured. As an outdoor room, it has great potential for such special occasions as private weddings and small outdoor gatherings.

Several obvious constraints to site development exist. CLEMYJONTRI Park fronts on the Georgetown Pike (Route 193), a circumstance that will affect the development and configuration of the park's entrance zone. Georgetown Pike has been listed in the National Register of Historic Places, a designation that triggers the obligations associated with such significant sites.

The Pike has also been declared a Virginia Scenic Byway, a recognized significance that carries its own restriction. Finally, the proximity of the historic Langley Forks crossroads to CLEMYJONTRI places a portion of the park within the boundaries of the Langley Forks Historic Overlay District. The District extends 400' from the Georgetown Pike entrance into the park. Therefore, development within the entrance zone must adhere to Historic District guidelines and receive approval of the Fairfax County Architectural Review Board. This will have implications on how public access to the park is developed. The alternative of using Dolley Madison Boulevard as access has even more severe restrictions. It is a divided highway with a median break already existing to the subdivision on the eastern property boundary. Another break across the median for CLEMYJONTRI would be too close. In addition, the traffic speeds in the area may be prohibitive.

There are also constraints related to the agreement with the property donor, Mrs. Lebowitz. These constraints, however, are clearly enumerated and should not pose many problems. The timeframe for development is short, given the county's fiscal restrictions and budget processes. The need to continue providing secure access to the residence is

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a design and management issue, which will be addressed at a later stage in the process.

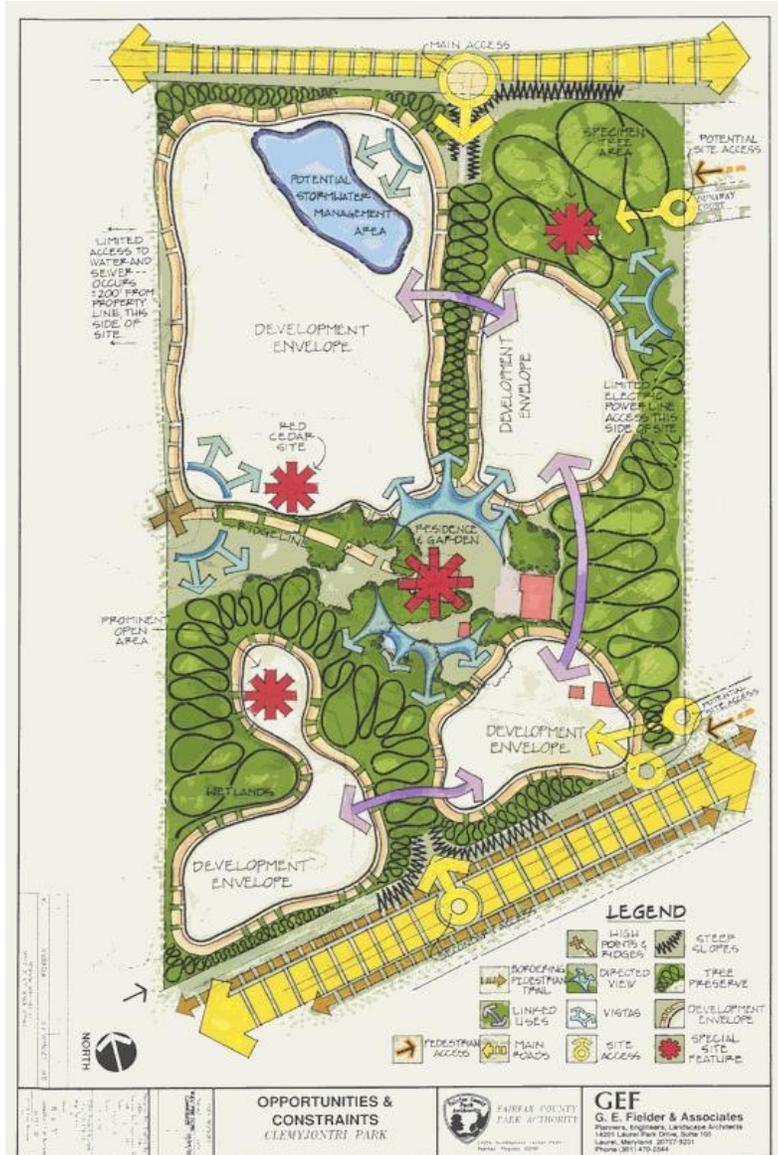
H. Purpose and Significance of the Park

Because of the nature of the generous gift from Mrs. Adele Lebowitz, the main purpose of the park was determined when the Fairfax County Park Authority Board voted to accept the terms of the Agreement for Charitable Transfer. The overriding purpose of the CLEMYJONTRI Park is to provide an accessible and barrier-free playground with a carousel and picnic shelter. No formal ballfields will be built. The terms of the agreement discuss a life estate for Mrs. Lebowitz including her house, gardens and nearby outbuildings. The park will be closed at dusk during the period of the life estate and beyond, except for rental property service functions. Security lighting maybe provided for evening functions. Work on the entrance road, playground, picnic shelter and carousel must have funding and all necessary approvals within five years of the agreement's signature.

The purpose of the park is to provide a comprehensive play experience for all children in a barrier-free setting, as well as to provide passive and pleasant outdoor experiences for all age groups. Of paramount significance is to create facilities to fill important needs for children who require an accessible setting and yet wish to interact with all children with or without handicaps. In addition, CLEMYJONTRI Park will provide an important and permanent parcel of very attractive open space in an increasingly crowded and developed portion of Fairfax County. When the third and final phase of the life estate is released, there will be opportunities for various community events and activities associated with the house and beautiful gardens.

I. Needs Assessment

Because of the unusual nature of the gift of land specifically for accessible play facilities, a full-blown needs assessment may not be applicable. However, it



is important to note that there is no other such playground at present in the entire county. Some playgrounds have ramps and other adjustments to improve access, but they are minimal at best. The nearest operational facility that meets most of the conditions of the gift is Hadley's Park, a playground in Potomac, Maryland. This facility is less than two years old and already it is proving to be successful beyond all expectations. The design of Hadley's Park enables children with a wide range of disabilities to play alongside children without disabilities in a broad mix of playground activities. Another playground of the Hadley's Park

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style has just been constructed in Loudoun County, Virginia. Since Fairfax County has no such playgrounds, ample need can be inferred.

There is only one park with a playground within a 2-mile radius of the CLEMYJONTRI site. There are five elementary schools within this same radius with playgrounds. Undoubtedly, a state-of-the-art, accessible playground will attract many, many children, and because of its rarity, it can be expected that children will come by bus and car from some distance. There will certainly be extensive local use as well by neighborhood children. In addition, the other facilities that will ultimately be provided at CLEMYJONTRI Park will satisfy numerous community needs for pedestrian trails and picnicking facilities, as well as facilities for small private or public functions.

III. MANAGEMENT FRAMEWORK (map, page 17)

The Management Framework is a way of loosely dividing the property into different units or zones. The accompanying bubble diagram shows how CLEMYJONTRI has been zoned for appropriate uses. These zones will provide a framework for future decision-making. They are based on a thorough analysis of the site conditions and resources combined with the Fairfax County Park Authority needs and preferences and the requirements of the gift agreement. The description of each zone includes a list of "potential uses," which indicates acceptable future uses. The "potential uses" list is very general to allow maximum flexibility in future decision making efforts.

CLEMYJONTRI PARK

A. Entrance Zone or Transportation Corridor Zone

A long narrow corridor is designated as the vehicular entrance zone. It roughly follows the present entrance road from Georgetown Pike, and includes parking and drop-off areas plus access and future parking at the southern end of the park for the house and gardens. Eastbound Georgetown Pike traffic will require a deceleration lane and potential utility relocations. A deceleration/turning lane may be required for the westbound lane of Georgetown Pike with additional pavement widening for through traffic. The sight distances from the end of the present driveway appear adequate. Major access from Dolley Madison Boulevard is not considered a likely alternative because it is a four-lane divided road. As for the future parking potential from Dolley Madison Boulevard, consideration should be given to a special events and emergency access from Dolley Madison Boulevard via the stubbed off service road in the adjacent subdivision to the east (Dunaway Drive), such consideration was rejected by the Task Force. As required by the Agreement some differentiation will be needed between Mrs. Lebowitz's private access and the public access which will stop short of the residence, for the duration of the life estate.

The entrance zone should also include a possible pedestrian trail connection into the park from the existing countywide trail on the north side of Georgetown Pike. Given that there is a proposed bicycle trail on both sides of Dolley Madison Boulevard, access into and out of the park should be considered here as well.

POTENTIAL USES: Trails, roads, parking, utilities, fence and gate for separation of life estate.

B. Historic Overlay Zone

The Fairfax County Historic Overlay District includes 400-foot wide setback on properties fronting Georgetown Pike. The system is designed to regulate and protect against deterioration of the visual resources and historic character of the road corridor. Scrubby trees and vines provide a barrier from the park to Georgetown Pike at present, and there is at least one notable large oak tree in this

buffer. The remainder of the land within the setback is open field and entrance drive. It is likely that a storm water management facility would be needed for the site and this use is permissible within the overlay district.

POTENTIAL USES: Storm water management, open play area, tree planting, trails, informal picnicking and habitat enhancements, and cultural resource interpretation.

C. Recreation Zone

This large zone in the west central portion of the park is recommended for an accessible playground, carousel, and picnic pavilion as outlined in the gift agreement. Its location is mostly in open field, but it also includes the existing tennis court and surrounding scrubby vegetation. Specimen trees should be saved if at all possible and new planting should be added to provide shade for the play areas. Accessible restroom facilities must be considered in this core use area. Mrs. Lebowitz is interested in being able to see the playground from her house and this location provides a nice sight line without compromising her privacy. A second small Recreation Zone could be used for a group picnic shelter and a trailhead for a loop trail around the property. Its proximity to parking makes it well suited to some form of recreation use, and the trees here are scattered.

POTENTIAL USES: paths, trails, landscape planting, carousel, playground, picnic shelter, seating kiosks, restrooms, drop-off for cars and buses, trailhead.

D. Resources Protection Zones

There are two primary, non-contiguous resource protection zones shown on the accompanying map. One runs the length of the eastern edge of the park. It is long and narrow and at present contains scrubby woods, brambles, major stands of bamboo and other special ornamental trees remaining from the old plant nursery operation. The second area runs the length of the west edge of the park and makes a turn east along Dolley Madison Boulevard. Both areas border low-

CLEMYJONTRI PARK

density subdivisions and will be places where additional screen plantings will be needed. Storm Water Management issues may need to be addressed in this area. These resource protection zones are both in need of some interim management efforts aimed at landscape clean-up and vine removal. The remaining desirable plants, left over from nursery days, should be featured in some way, perhaps labeled and noted on a proposed perimeter trail.

Other issues in these areas include trash, old nursery pots, compost heaps, and an old shed, which could prove to be an attractive nuisance if not torn down and removed. Several areas are cratered where trees have been removed and re-grading should be investigated. Several low wet spots have been identified that should be avoided. The undisturbed field edges would be appropriate for wildlife amenities such as bluebird boxes, so long as they can be regularly maintained.

The east side of the park has more usable acreage, where a picnic grove might be located, extending somewhat into the adjacent historic overlay zone.

POTENTIAL USES: Informal picnicking, trail facilities, plant I.D., interpretive educational trails, wildlife habitat enhancements, and buffer planting.

E. House and Garden Zone

This zone will be a future use area to become available after the life estate is released. The house, immediate outbuildings, pool and gardens are all very well maintained. No detailed analysis is possible at this time, but should be incorporated in future phases. Archeological reconnaissance should be carried out in the immediate area around the house. Before public use is considered, There may well be evidence of an earlier house & out buildings. Uses to be considered include small scale and private and public functions such as weddings or conferences. Accessibility will be another issue to consider in planning for future uses. As soon as the gardens are turned over to the Fairfax County Park Authority, horticultural assistance will be needed to assure continued health of the plantings. An open area for a tent site or gazebo would be useful for

weddings and parties. The pool may be one feature that has to be removed, for public safety reasons.

The 10-room Lebowitz residence can become a rental facility for special events such as small wedding receptions, conferences, meetings and parties. The second floor may be used for offices, brides' dressing room, event support rooms, storage, etc. A permanent caretaker is recommended to police the grounds, answer the visitor questions, notify staff of problems on-site, etc. It is the preference of the Task Force that the house be used as a museum of local history.

POTENTIAL USES: Meeting space, outdoor/indoor weddings and receptions, special parking spaces, gazebo, special events, lawns and gardens.

NOTE: SEE APPENDIX PAGE 29 FOR MORE INFORMATION ON “PHASE III ELEMENTS (OPTION 2)”

CONCEPTUAL DEVELOPMENT PLAN

I. INTRODUCTION AND BACKGROUND

The purpose of this Conceptual Development Plan (CDP) is to expand upon the general and diagrammatic ideas for development that are found in the preceding text and maps that comprise the General Management Plan. The CDP provides an intermediate level of detail that will be followed by Project Implementation Plans. The CDP answers such questions as: what the purpose and function of each plan element is; how the proposed facilities

CLEMYJONTRI PARK

are to be located; and what design concerns must be addressed. A detailed concept plan map is a part of the CDP.

As concluded in the General Management Plan, the main purpose of CLEMYJONTRI Park is to provide an inviting and stimulating barrier-free playground, accompanied by a carousel and picnic shelter. Additional purposes for the park are to provide a variety of active and passive recreation opportunities for various age groups and a place for small private, community and public events in a garden setting.

CLEMYJONTRI Park is classified as a Special Purpose Park. This means that it will provide specialized equipment and facilities. However, the general atmosphere of the property will be minimally disturbed, and only those activities deemed compatible with the immediate area are being proposed.

A Task Force made up of neighbors and citizens was established in June 2001 to provide recommendations to the Park Authority Board for any changes or updates to the current proposed park master plan. The recommendations of the Task Force have been incorporated into this plan.

II. DESCRIPTION OF THE CONCEPTUAL DEVELOPMENT PLAN ELEMENTS (map, page 21)

The Lebowitz gift agreement specifies that the property be made available for park development in 3 phases. This phasing breaks the 18-acre property into 3 distinct sections. The first phase will occur on approximately 8 acres nearest Georgetown Pike where playground and ancillary facilities will be located. The second section includes 5.6 acres fronting Dolley Madison Boulevard with narrow buffers on the east and west sides adjacent to the subdivisions. The last part of the property available for development is the 5-acre portion subject to the life estate agreement, which is in the center of the whole tract. The accompanying concept plan drawing addresses the entire property, realizing that the only elements within the first part of the donation can be completely detailed at this time.

A. Phase I Elements

1. Entrance Road, Parking and Access to Private Residence

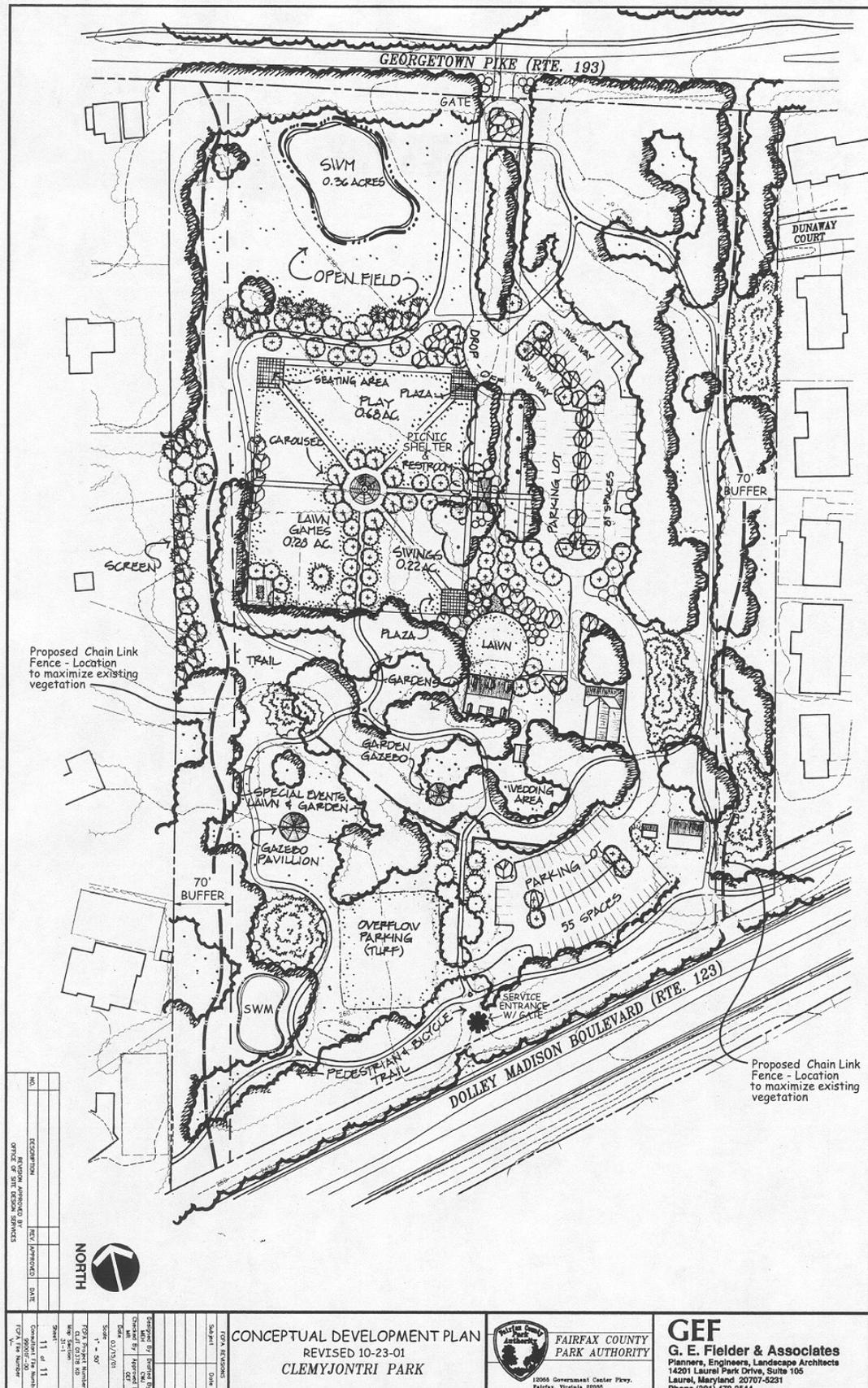
There will be only one public access into the park and it will be gated and in the immediate vicinity of the current entrance on Georgetown Pike. The entrance drive will be wide enough for emergency vehicles (30-foot wide at the property line). It will lead to an 80-car parking area and drop-off zone for vehicles whose passengers need to get close to the playground. At the end of the parking lot will be a fence and an electronic gate providing access into the fenced area that encircles the house.

Onsite parking is shown on the concept plan. Should residents experience overflow parking problems as verified by the County Police, the park will be restricted to 100 people until such time that the parking problem is resolved. Additionally, except under a special individual program approved by the Park Authority, only two traditional school buses will be allowed in the play area at one time and the buses will not be allowed to park with their engines idling. Handicapped accessible buses will be given priority and will be limited only to the extent necessary to protect the peace and harmony of the immediate neighborhoods.

2. Playground Facilities

The major focus of the plan is a large barrier-free playground with a carousel at its core. The carousel that would fit this site is a 28-foot American Classic, which is designed to accommodate the disabled. A shelter for the carousel will also be needed. The volume will be preset to a level that would, to the greatest extent possible, prevent sound from being heard beyond 25 feet from the edge of the carousel, but under no circumstance will carousel sound be heard at the park property line. The site will require roughly an acre of land and will include a picnic shelter, rubberized surface play zones, a swing area, and a lawn game area. The four corners of the rectangular playground will be for open and arbored seating.

CLEMYJONTRI PARK



NO.	DESCRIPTION	REV. / APPROVED DATE

IN VIEW APPROVED BY
OWNER OR SITE DESIGN SERVICES

11 of 11
Consultant File Number
123456789



CONCEPTUAL DEVELOPMENT PLAN
REVISED 10-23-01
CLEMYJONTRI PARK



GEF
G. E. Fielder & Associates
Planners, Engineers, Landscape Architects
14201 Laurel Park Drive, Suite 105
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Phone (301) 470-2544

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Ample landscape planting, especially shade trees, will make the area cooler and more user friendly. One existing tree of note must be protected and saved during construction - an old red cedar near the existing tennis court. The tennis court should be removed and become part of the playground. A critical element of the play area will be restroom facilities. These should be handicapped-accessible and include a changing table and water fountains. The use of Port-a-Johns will not be allowed.

On the north side of the playground, there will be ample space for an open play field and access to a perimeter trail that will eventually encompass the property.

3. Stormwater Management

The amount of impervious surface proposed will mandate some sort of stormwater management. The best location for such a pond would be in the first 150-feet back from Georgetown Pike, because there is a low area there already, and because no structures or parking are allowed in this restricted zone. If



deemed necessary, an additional SWM area will be located in the Southwestern portion of the site.

4. Perimeter Setbacks and Screening

According to Fairfax County regulations, a 35-foot setback with buffer planting is required on the east and west sides of the park where subdivisions are located. However, landscaped screening/buffer planting between the park and the Ballantrae and Evermay residential areas will be doubled from 35 feet to 70 feet. A 6-foot high, vinyl coated, chain link fence will be constructed along the border between the park and Evermay and Ballantrae. The fence will be constructed to maximize the preservation of existing vegetation, and will be no closer than 35 feet from the property line of the Evermay and Ballantrae residences. Other than fencing, no new structures, including trails, will be constructed within 70 feet of residential property lines.

5. Quality of Life Issues

Privacy of the residents will be enhanced via the larger screening/buffer distance. Boom boxes will not be allowed in the park and noise will be restricted per FCPA current policy. Fees for use of the carousel will be established by the FCPA to help offset the cost of operating staff but additional commercialized amusement equipment will not be developed for fund raising or other purposes without a plan amendment. Park lighting shall use full cut-off fixtures and be placed so that there is no light trespass onto adjoining properties. The picnic shelter and area will be immediately proximate to the carousel.

B. Phase II Elements

1. Parking Area

A second parking area is required for final park development. The lot is proposed for up to 55 spaces in order to serve events and activities at the house and gardens. This size will fit comfortably on the site between the large barn and the old access drive from Dolley Madison Boulevard. Additional planting will be needed to screen the lot

CLEMYJONTRI PARK

from the garden area. A gated and locked service entrance, set back from the ROW and fully controlled by the FCPA, will be on Dolley Madison Boulevard. This access will be used for maintenance and service vehicles only. Cut through traffic will be prohibited. Stub roads into Evermay will not be utilized. The Park Authority shall request that VDOT provide “No Parking” signs along Dolley Madison Boulevard.

2. Large Barn

Due to the deteriorated condition of the large barn, it may need to be removed prior to Phase II development. If the Fairfax County Park Authority wants the barn to remain, it would need extensive renovation before it is released to the County. The county's cultural resources staff expert will make a more detailed study of this and other structures and those recommendations will be the determining factor.

3. Perimeter Trail

Because this second portion of the gift includes a narrow swath of land along the east and west sides of the park that connects to the first phase, a perimeter loop trail can occur during Phase II. As this trail meanders along the Dolley Madison Boulevard property edge, it could perhaps serve as that part of the county's required bicycle path on the north side of the road. It is recommended that as much of the remaining unusual plant material as possible be labeled for the public's information.

Regional trails will be constructed along the park frontage in concert with the County's adopted plan. Connectivity to the park will be as determined by then current County policy.

4. Stormwater Management

The second parking lot may require its own stormwater management facility. If so, it could be located in the field to the west of the lot without disturbing any gardens or other significant park features.

C. Phase III Elements (OPTION 1)

1. House and Gardens

The house and gardens will someday be a major feature of CLEMYJONTRI Park. Until they are turned over to Fairfax County, they will be maintained by the owner, Mrs. Lebowitz. The house and terraces will need certain modifications to make them more accessible. The swimming pool will need to be removed and a gazebo may be constructed to make the gardens more usable for weddings and other outdoor functions. The gardens are lovely and should be maintained by a qualified horticulturist when the county begins to manage this third phase. It is the preference of the Task Force that the house be used as a museum of local history. Alternately, it might be exclusively rented for civic, community and business meetings either on a long- term basis or for occasional events. Alternately, it might be used for special events with only non-amplified music allowed indoor or outdoors and such music shall be limited to 5-string and/or woodwind instruments. By February 2002, the Park Authority RMD staff will work with the current Task Force or a Task Force with the same representatives, to develop this approach to the use of the house. Regardless of the outcome of this process, all events will end by 9:00 p.m.

2. Garage and Private Parking Area

It would be premature to discuss the condition of the existing garage at present or to recommend future treatments. However, the small parking area would be a good place for caterers or a wedding party to park, as well as affording the handicapped good access to the house and gardens. The garage might be adaptable as an on-site office or maintenance storage facility if this is felt to be necessary in the future and the structure is still sound.

NOTE: SEE APPENDIX PAGE 29 FOR MORE INFORMATION ON PHASE III ELEMENTS (OPTION 2)

CLEMYJONTRI PARK

III. MANAGEMENT CONSIDERATIONS

Management of CLEMYJONTRI Park will develop over the years as the phasing is implemented. The Fairfax County Park Authority initially will manage the park from off-site using Area I Maintenance personnel. The site will be staffed when open, and as facilities such as the carousel and restrooms are built, they will be locked when closed. The carousel operation may possibly be managed by volunteer staff. There is no lighting proposed in the park for the first phases; the park will be closed at dusk. Mrs. Lebowitz will be in control of the gate to the private residence. County police will have easy access to patrol the public parking areas and other amenities after hours.

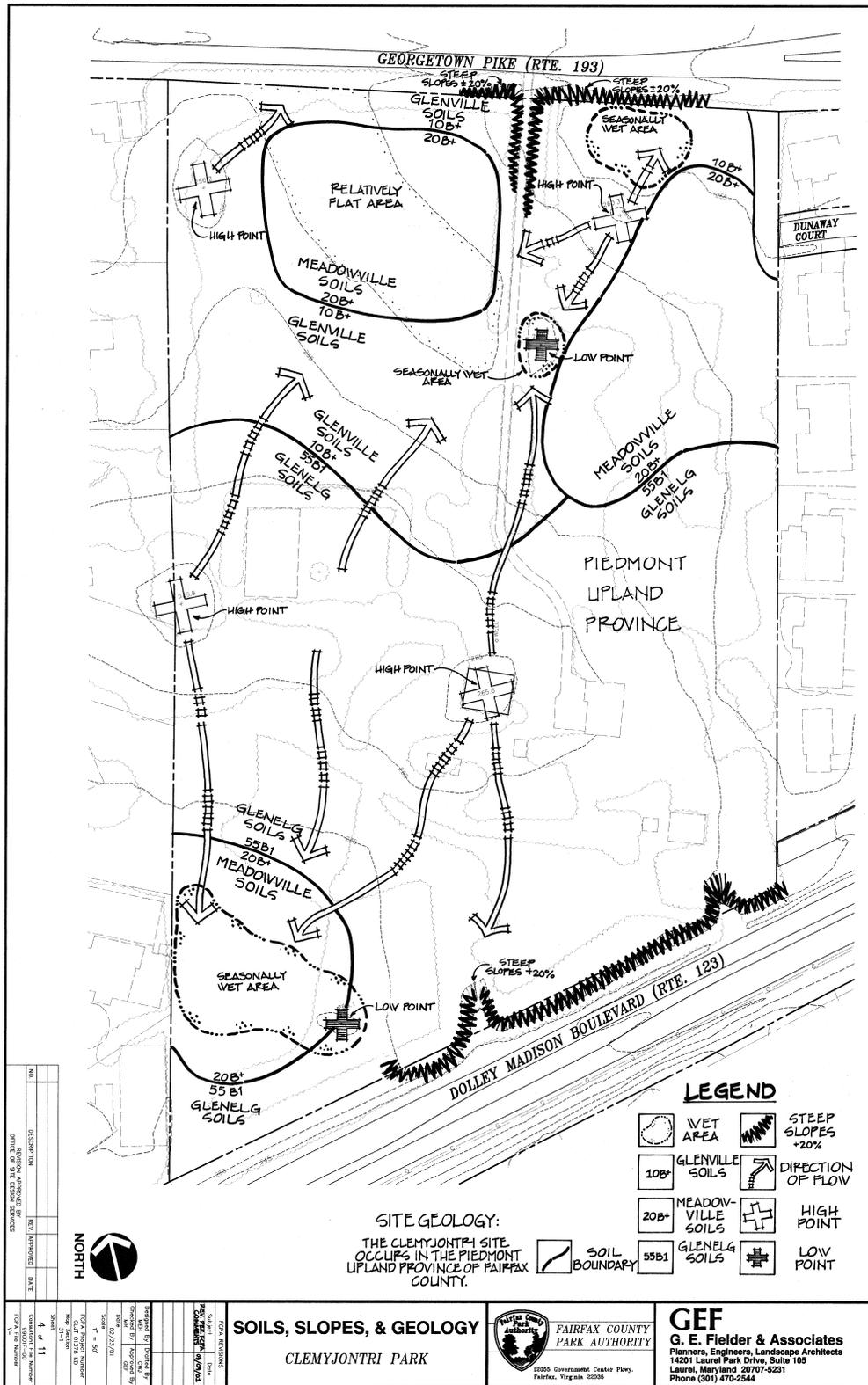
Interim management recommendations that can begin in the immediate future include: an herbaceous plant survey, removal of vines from ornamental and native trees, cleanup of old nursery debris, removal of the small building in the northeast corner of the property, and regular mowing of the Phase I fields.



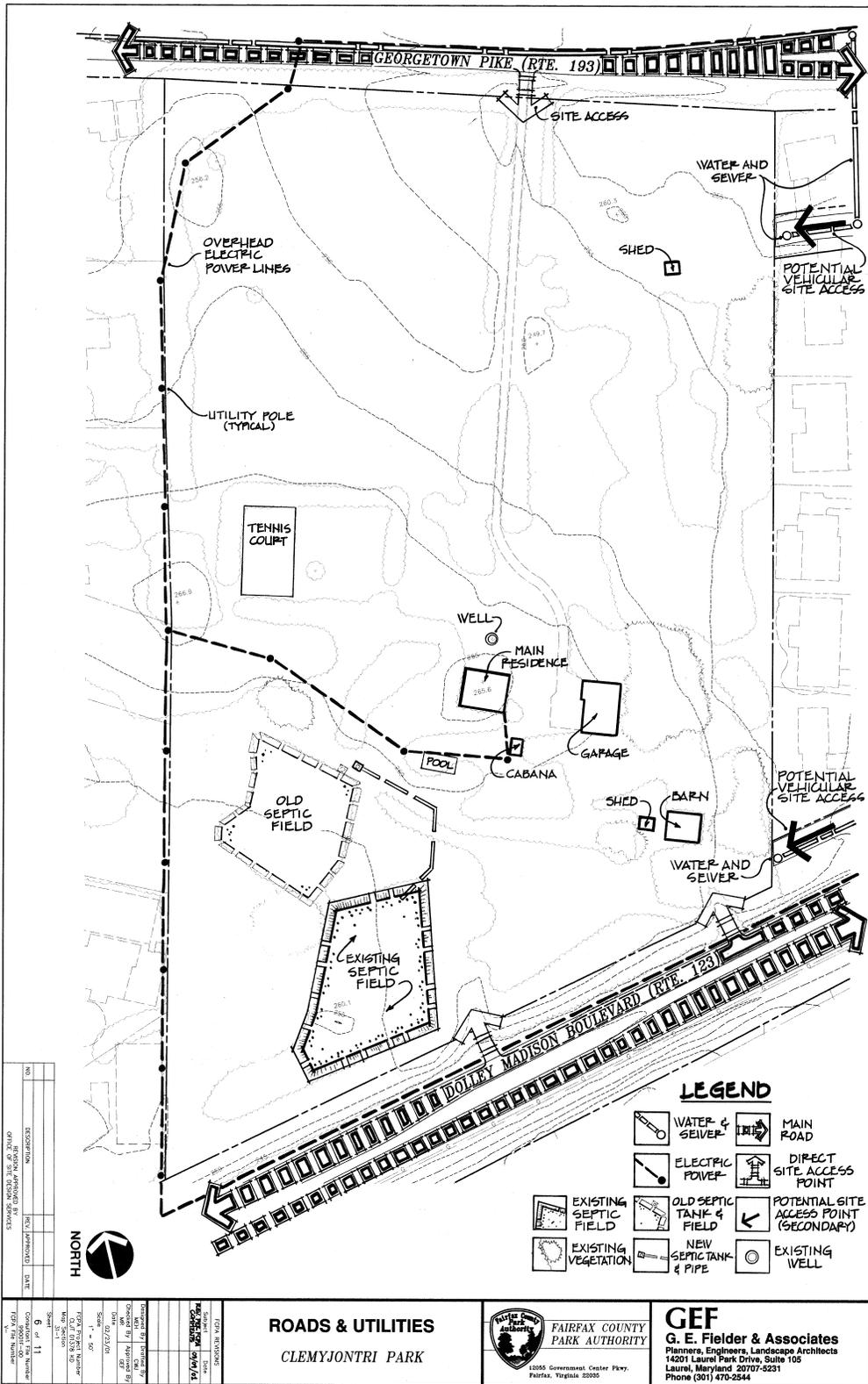
CHART 1 - Preliminary Flora and Fauna Lists

Flora (common names)		Fauna (common names)	
Trees	Vines	Animal	Birds
Silver Maple	Common Greenbriar	Whitetail deer	Carolina Chickadee
Red Maple	English Ivy	Raccoon	Tufted Titmouse
Sugar Maple	Oriental Bittersweet	Red Fox	Cardinal
Box Elder	Five Leaf Akebia	Groundhog	Common Crow
White Oak	Hall's Japanese	Grey Squirrel	House Sparrow
Pin Oak	Honeysuckle	Mole sp.	House Finch
Water Oak			Ruby Crowned Kinglet
Red Oak			Redtail Hawk
Black Locust	Groundcovers and Shrubs		Sparrow Hawk
Sycamore			Northern Waterthrush
Hackberry	Periwinkle		Robin
Chinese Chestnut	Pachysandra		Grackle
Persimmon	Multiflora Rose		
Black Cherry	Blackberry Sp.		
Elm sp.	Common Ligustrum		
Ailanthus, Tree of Heaven	Arborvitae		
Beech	Autumn Olive		
River Birch	Bamboo sp.		
Black Locust			
Canadian Hemlock			
Sweetgum			
Red Cedar			
Norway Spruce			
Ginko			
Saucer Magnolia			
Southern Magnolia			
China Fir			
American Holly			

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APPENDIX: Phase III Elements (Option 2)

A. Overview

The original goals of the approved master plan, and the terms provided in the Lebowitz gift agreement, specified that the park is made available for development in three phases (See page 20). The first phase, comprised of the entrance road, main parking lot, large playground facility, and stormwater management facility, was developed and opened to the public in 2006. After the passing of Mrs. Adele Lebowitz in 2013, the life estate was released, and ownership of the residential property was transferred over to the Fairfax County Park Authority (FCPA). The second phase of the park was constructed in 2019. It included the secondary parking lot addition, a stormwater management facility, perimeter trail improvements, and additional buffer plantings for visual screening. The third phase, which consists of the historic Lebowitz house and surrounding garden areas, has not been developed and is the primary focus of this master plan revision.

B. A New Vision for Phase III

Option 2 presents another potential park development concept for Phase III, revising the House and Garden Zone while keeping the intent closely aligned with the original goals of the approved master plan and complementing the existing features provided in Phases I and II.

Option 2 envisions a new community-serving facility and supporting amenities to provide residents with fine arts, cultural activities, education, or similar opportunities. To ensure the facility's success as a high-quality regional destination, the Park Authority should engage a suitable partner or qualified nonprofit organization to manage this venture's construction and daily operations. Available funding scenarios for capital construction, operation, and maintenance should be explored, such as partner fundraising campaigns and public funds such as development proffer contributions, or bonds, as appropriate. Given Option 2's possible scope as detailed in this report,



Development Phasing Plan circa 2021

implementation may require County zoning action, a positive determination under Va. Code 15.2-2232 or applicable section, and other legislative approvals typical for the construction of new public or quasi-public facilities.

1. New Arts Center Building

As the focal point of the revised plan, a publicly accessible community-serving facility, or similar use, could be programed for a wide variety of opportunities and experiences. Such programs could be aimed towards engaging visitors through

CLEMYJONTRI PARK

both visual inspiration and hands-on, creative expression. Such a facility could include large gallery spaces in which artists could exhibit their work as well as studio and classroom spaces for art instruction to students of all ages and abilities. Specific details on facility design, usage, and hours of operation shall be reviewed and approved via public processes prior to development. These processes are administered by Fairfax County Department of Planning and Development and the Planning Commission and additional public hearings are typically required.

2. Historic House

The existing homestead shall remain a visual centerpiece of the property. Its preservation and refurbishment remain a high priority, and it will need to meet accessibility standards provided by the American's with Disabilities Act (ADA). The structure could become a place for offices, meeting rooms, and other administrative uses.

Archeological reconnaissance inside the house and in the surrounding garden areas should be carried out before new construction.

3. Parking

Parking at Clemyjontri Park is already in high demand with the current facilities and the inclusion of an arts center, or similar use, will increase the current demand even further. Additional parking spaces, including ADA spaces, will be necessary to serve both typical daily functions and any potential larger scale evening functions. To account for any infrequent large functions, a pervious-surface overflow parking lot to the east of the exiting surface lot will offer a means to temporarily address increased parking demand. Shuttle buses from an offsite location may also be considered. The overflow parking lot should be constructed with a reinforced turf paving system to withstand the impact of vehicular traffic.

4. Outdoor Amenity Spaces

Within the proposed building's courtyard, there should be an outdoor social gathering area with gardens. This space can offer opportunities that closely align with the original master plan goals of

providing a space for wedding ceremonies, receptions, large meetings, etc. Additionally, there could be an outdoor classroom area directly adjacent to the Arts Center that offers a special place for unique educational programs that blend natural sciences and art instruction together. There also is a proposed reservable gazebo near the perimeter trail that can provide a flexible space for smaller-scale social activities. Lastly, there is an opportunity for the existing perimeter trails to be populated with public art, sculptures, and seating opportunities to further enhance the natural trail experience. The size, location, style, and orientation of the artwork would be determined at the time of installation.

5. Natural Setting

Maintaining a natural setting in Clemyjontri Park is of high importance. The existing buffer of mature trees to the north of the existing house shall be preserved. These trees provide a necessary physical separation from the adjacent playground use, and the newly proposed arts center or similar use. Additionally, new planted buffers are recommended to reinforce the visual screening of new structures, parking lots, and lights from adjacent landowners. The planted buffers also minimize the impact of any potential onsite noise. The new proposed plantings should consist primarily of densely planted evergreen shrubs and trees and should comply with all standards and guidelines provided in the park's Natural Area Management Plan. Additional fencing should be considered if necessary to further minimize any sound and visual impacts.

C. Conclusion

All site elements referenced above are depicted in the following revised Conceptual Development Plan for the Phase III House and Garden Zone. It's important to note that Master Plans and their supporting graphics are general in nature and allow flexibility to change the arrangement and layout of spaces and facilities to better respond to site conditions and engineering needs. Details such as parking layout, drainage, stormwater management, site lighting, and ADA accessibility are to be determined during future site planning

CLEMYJONTRI PARK

and engineering. At such time, the developer of the arts center (or similar) must identify and reasonably mitigate any adverse impacts to the existing park uses and community, and shall comply with any development provisions as may be stipulated by Fairfax County, such as obtaining any necessary land entitlements, approvals, or building permits.



Phase III House and Garden Zone (Option 2) Conceptual Development Plan