



FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Chairman and Members
Park Authority Board

VIA: Sara Baldwin, Acting Executive Director

FROM: David Bowden, Director
Planning and Development Division

DATE: January 4, 2018

Agenda

**Planning and Development Committee
Wednesday, January 10, 2018 – 5:30 p.m.**

Boardroom – Herrity Building

Chairman: Ken Quincy

Vice Chair: Michael Thompson

Members: Linwood Gorham, Ronald Kendall, Walter Alcorn

1. Scope Approval – Lifecycle Replacement of Elevators at Providence, South Run, and Spring Hill RECenters – Action*
2. Scope Approval – Backlick Park Renovation – Action*
3. Scope Approval – Riverbend Park New Parking Lot – Action*
4. Scope Approval – Playground Replacement and Related Work at Wakefield Park – Action*
5. Turner Farm Park Master Plan Revision – Action*
6. Update on Infrastructure Projects Affecting Parkland – Information*
7. Monthly Contract Activity Report – Information*

*Enclosures



If accommodations and/or alternative formats are needed, please call (703) 324-8563. TTY (703) 803-3354

ACTION

Scope Approval – Lifecycle Replacement of Elevators at Providence, South Run, and Spring Hill RECenters (Mason, Springfield and Dranesville Districts)

ISSUE:

Approval of the project scope for lifecycle replacement of elevators at Providence, South Run, and Spring Hill RECenters.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope for lifecycle replacement of elevators at Providence, South Run, and Spring Hill RECenters.

TIMING:

Board action is requested on January 24, 2018, to maintain the project schedule.

BACKGROUND:

The Park Authority Board approved allocation of funding from the Revenue Facilities Capital Sinking Fund (RFCSF) to begin lifecycle replacement of elevators at various RECenters in March 2016. The FY 2018 Planning and Development Division Work Plan includes a project to evaluate the lifecycle replacement of elevators at various RECenters. A project team was assembled with representatives from Planning and Development, Park Operations, and Park Services Divisions to begin evaluating the replacements and scoping the project. The project team identified the replacement of elevators at Providence, South Run and Spring Hill RECenters as a priority for the summer of calendar year 2018.

The Park Authority Board approved the project scope for design and permitting for the elevator replacements in February 2017. Staff hired architectural/engineering firm, Shafer, Wilson, Sarver & Gray, P.C. (SWSG) with their elevator sub-consultant, Vertran, to complete the design work required to replace the elevators.

Based on SWSG's/Vertran's design completed in 2017 staff has determined the following scope of work for replacement of the elevators at Providence, Spring Hill, and South Run RECenters:

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- **Providence RECenter** - Provide new pumping unit, hydraulic control valve, pump motor, machine room control panel, refurbish hydraulic elevator cylinder, car and hoistway door operator, hoistway door panels, car and hall pushbutton stations and signal fixtures, renovation of the elevator cab, new wiring, emergency power battery lowering device, machine room outlets, new disconnect switches, machine room air conditioning, machine room and pit lighting, connect the elevator to the fire alarm system for elevator recall, new smoke detector, and other miscellaneous machine room improvements.
- **South Run RECenter** - Provide new pumping unit, hydraulic control valve, pump motor, machine room control panel, hydraulic elevator cylinder with environmental protection liner, car and hoistway door operator, hoistway door panels, car and hall pushbutton stations and signal fixtures, renovation of the elevator cab, new wiring, emergency power battery lowering device, machine room outlets, new disconnect switches, machine room air conditioning, machine room and pit lighting, connect the elevator to the fire alarm system for elevator recall, and other miscellaneous machine room improvements.
- **Spring Hill RECenter** - Provide new pumping unit, hydraulic control valve, pump motor, machine room control panel, hydraulic elevator cylinder with environmental protection liner, car and hoistway door operator, hoistway door panels, car and hall pushbutton stations and signal fixtures, renovation of the elevator cab, new wiring, emergency power battery lowering device, machine room outlets, new disconnect switches, machine room air conditioning, machine room and pit lighting, connect the elevator to the fire alarm system for elevator recall, and other miscellaneous machine room improvements.

The elevator replacements will be scheduled to coincide with planned RECenter bi-annually shutdowns scheduled for late summer 2018 to limit revenue impacts.

The project scope cost estimate for the scope of work identified above is \$928,000 (Attachment 1).

The proposed timeline for completing the design, permitting and elevator replacements is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Permit	2nd Quarter CY 2018
Construction	3rd Quarter CY 2018

Staff estimates the lifecycle replacement of the elevators at Providence, South Run, and Spring Hill RECenters will result in no additional annual revenue. Staff estimates a

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slight decrease in annual maintenance costs, with a lifecycle cost of \$309,000 each for replacement of the elevators in year 30.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$928,000 is required to fund the scope of this project as identified above. Funding in the amount of \$928,000 is available in Fund 30400, Park Authority Bond Construction, PR-000091, Existing Facility/Renovation – RECenter Lifecycle Renovation, 2012 Park Bond to fund the project scope.

ENCLOSED DOCUMENTS:

Attachment 1 – Scope Cost Estimate – RECenter Lifecycle Systems Replacement - Elevators

STAFF:

Sara Baldwin, Acting Executive Director
Cindy Walsh, Acting Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
David Bowden, Director, Planning & Development Division
Todd Brown, Director, Park Operations Division
Barbara Nugent, Park Services Division
Melissa Emory, Engineer IV, Planning & Development Division
Janet Burns, Fiscal Administrator
Michael Baird, Manager, Capital and Fiscal Services

SCOPE COST ESTIMATE**RECenter LIFE CYCLE SYSTEMS REPLACEMENT - Elevators****Scope and Design**

• Permits - Elevator - Providence, South Run and Spring Hill	<u>\$1,000</u>
Subtotal	\$1,000

Construction

• Elevator - Providence	\$250,000
• Elevator - South Run	\$250,000
• Elevator - Spring Hill	<u>\$250,000</u>
Subtotal	\$750,000

Inspections & Testing

• Elevator - Providence	\$14,000
• Elevator - South Run	\$14,000
• Elevator - Spring Hill	<u>\$14,000</u>
Subtotal	\$42,000

Contingency (10%)

• Elevator - Providence	\$20,000
• Elevator - South Run	\$20,000
• Elevator - Spring Hill	<u>\$20,000</u>
Subtotal	\$60,000

Administration (10%)

• Elevator - Providence	\$25,000
• Elevator - South Run	\$25,000
• Elevator - Spring Hill	<u>\$25,000</u>
Subtotal	\$75,000

Total Project Estimate	\$928,000
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ACTION

Scope Approval – Backlick Park Renovation (Mason District)

ISSUE:

Approval of the project scope to renovate the existing park facilities at Backlick Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to renovate the existing park facilities at Backlick Park.

TIMING:

Board action is requested on January 24, 2018, to maintain the project schedule.

BACKGROUND:

Backlick Park is an 8.9-acre community park facility located in the Mason District off Backlick Road in Annandale (Attachment 1). Facilities include off-street parking, lighted tennis and practice courts, multi-purpose court, playground, fitness trail, picnic tables, a gazebo and an asphalt trail network.

The park was master-planned in 1978 and most of the facilities were constructed in the early 1980s. Renovation of Backlick Park was included in the 2016 Park Bond. A project for renovation of the Backlick Park was included in the Planning and Development Division FY 2018 Work Plan as approved by the Park Authority Board on July 26, 2017.

A project team that includes representatives from the Park Operations, Resource Management, and Planning and Development Divisions was assembled to determine the project scope based on the site needs. Based on these criteria, the project team recommends the following scope of work (Attachment 2):

- Renovate the entrance and parking area
- Remove and replace the tennis court and parking area lighting
- Renovate the tennis court and replace the fencing
- Remove the existing playground and replace with separate playgrounds for the 2-5 and 5-12 age groups
- Remove existing gazebo

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- Install new picnic shelter near playground area
- Remove the fitness stations and consolidate new fitness equipment into one area near the front of the park
- Renovate and enhance the accessibility of all asphalt trails
- Remove and replace all benches and picnic tables

The cost estimate to design, permit, and renovate the park facilities at Backlick Park is \$1,092,000 (Attachment 3).

The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Planned Completion</u>
Scope	First Quarter CY18
Design / Permitting	Second Quarter CY18
Construction	Third Quarter CY18

Staff estimates the renovation of park facilities will result in no additional annual revenue. Staff estimates a slight increase in annual maintenance costs. The following life cycle replacement costs are expected:

- Benches and Tables - \$15,000 in year 10
- Asphalt trails and parking lot - \$537,400 in year 20
- Playgrounds - \$157,400 in year 20
- Fitness Equipment - \$97,400 in year 20
- Picnic Shelter - \$87,400 in year 20
- Lighting - \$197,400 in year 30

FISCAL IMPACT:

Based on the project cost estimate, funding in the amount of \$1,092,000 is necessary to fund this project. Funding is currently available in the amount of \$200,000 in Fund 30400, Park Bond Construction, PR-000078, Backlick Park Renovations, 2016 Park Bond and in the amount of \$892,000 in Fund 30400, Park Bond Construction, PR-000091, Existing Facilities Renovation, 2012 Park Bond for a total of \$1,092,000 to fund the project scope.

ENCLOSED DOCUMENTS:

Attachment 1: Backlick Vicinity Map
Attachment 2: Proposed Renovation Plan
Attachment 3: Scope Cost Estimate

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STAFF:

Sara Baldwin, Acting Executive Director

Cindy Walsh, Acting Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Brown, Director, Park Operations Division and Acting Director, Resource Management Division

David Bowden, Director, Planning and Development Division

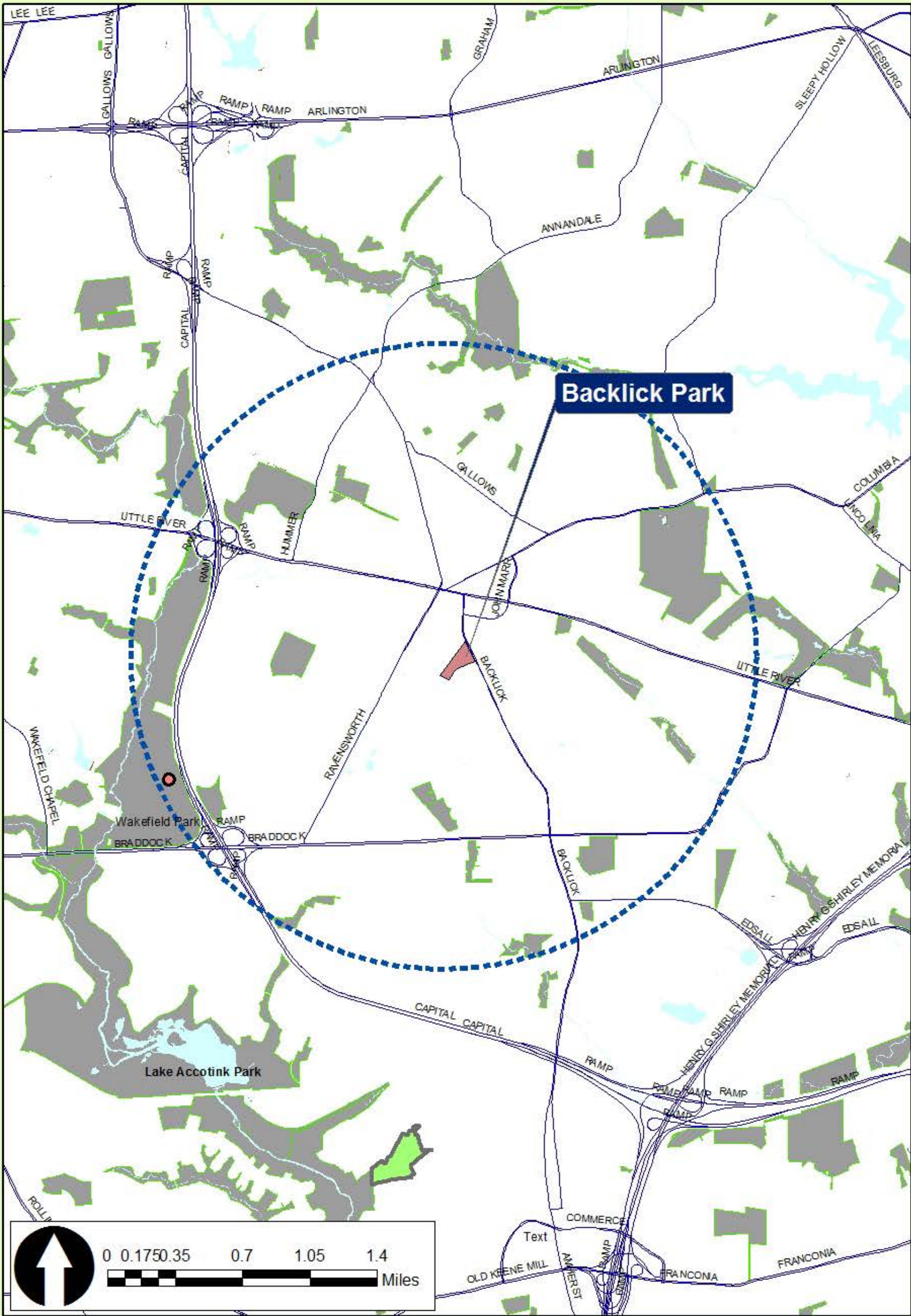
Paul Shirey, Manager, Project Management Branch

Melissa Emory, Engineer IV, Project Management Branch

Pat Rosend, Project Manager, Project Management Branch

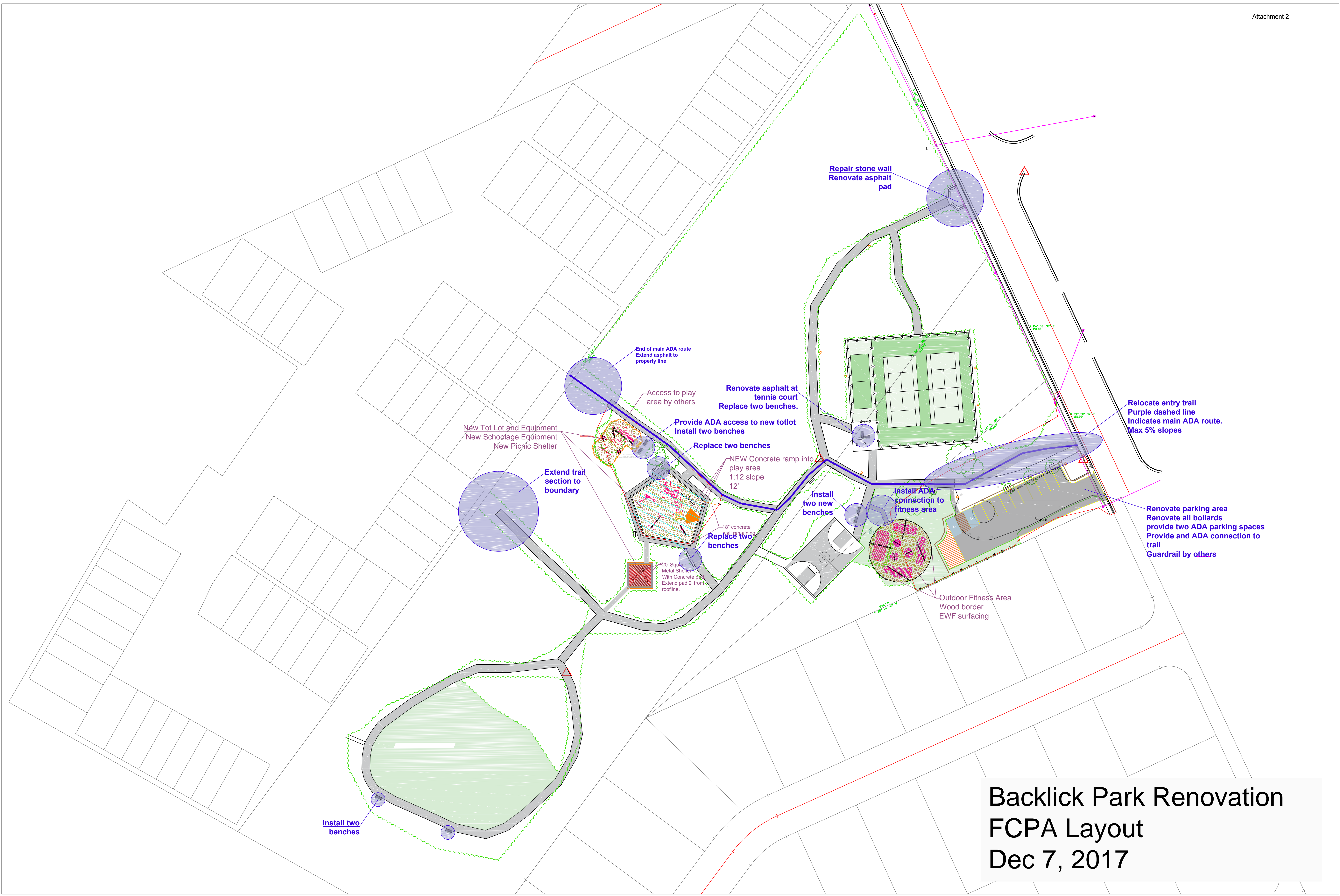
Janet Burns, Fiscal Administrator, Financial Management Branch

Michael Baird, Manager, Capital and Fiscal Services



**Backlick Park
Vicinity Map**
December 2017

- Legend**
- Backlick Park
 - FCPA Parks



Backlick Park Renovation
FCPA Layout
Dec 7, 2017

SCOPE COST ESTIMATE**BACKLICK PARK - PARK FACILITY RENOVATION****Scope and Design**

• Survey	\$10,000
• Permits	\$7,000
Subtotal	<hr/> \$17,000

Construction

• Parking Renovation	\$300,000
• Trail Renovation	\$200,000
• School Age Playground	\$80,000
• Totlot	\$40,000
• Fitness	\$60,000
• Benches and tables	\$15,000
• Shelter	\$50,000
• Lighting	\$160,000
Subtotal	<hr/> \$905,000

Utilities (New Water and Electric Service)	\$0
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Inspections & Testing	\$6,000
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Contingency (10%)	\$91,000
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Administration (8%)	<hr/> \$73,000
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Total Project Estimate	\$1,092,000
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ACTION

Scope Approval – Riverbend Park New Parking Lot (Dranesville District)

ISSUE:

Approval of the project scope to design, permit, and construct a new parking lot at Riverbend Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope to construct a new parking lot at Riverbend Park.

TIMING:

Park Authority Board approval is requested on January 24, 2018, to maintain the project schedule.

BACKGROUND:

Riverbend Park is a 400-acre resource-based park in the Great Falls area of the Dranesville District. The park contains forest, meadows and ponds, and fronts along the Potomac River. Facilities at the park include a Nature Center, Visitors' Center, boat launch ramp, and parking lots.

The Conceptual Development Plan (CDP) included as part of the Riverbend Park master plan identifies locations at the main park entrance at Potomac Hills Street and at the Jeffery Road entrance to the nature center as potential locations for an outdoor education shelter (Attachment 1). The project team investigated locating the shelter along the Jeffery Road entrance near the existing nature center and prepared a project scope recommending construction of the shelter and associated parking adjacent to Jeffery Road in the area identified in the master plan. The Park Authority Board approved the scope for construction of the shelter April 2015.

A public information meeting was held to discuss the Jeffery Road location and the project scope with park neighbors. While the scope was generally acceptable, the location was not due to concerns about the substandard width of Jeffery Road and previous community issues with vehicular safety along Jeffery Road raised at the public information meeting. Jeffery Road is within the Virginia Department of Transportation (VDOT) road system and is maintained by VDOT. Staff worked with VDOT staff to

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investigate if VDOT could improve Jeffery Road to eliminate the safety concerns. VDOT performed several minor maintenance activities along Jeffery Road to improve the condition of the road but indicated that VDOT had no plans for additional road improvements.

The project team decided to study the alternative location for the shelter identified in the master plan along Potomac Hills Street to address the concerns raised with the Jeffery Road location. The project team found this location for the shelter to be acceptable and a second public information meeting was held to discuss the Potomac Hills Street location. Community representatives indicated this location was preferable to the Jeffery Road location.

The park master plan indicates locating the new shelter in a previously disturbed area within the park along Potomac Hills Street and collocating the shelter with a new parking lot. Developing the new parking lot will provide additional parking for the shelter including accessible parking spaces and access, and school bus parking for educational programming.

A project team was assembled with representatives from Resource Management, Park Operations, Park Services, and Planning and Development Divisions to establish the project scope for the new parking lot. Staff hired the civil engineering firm Bowman Consulting to prepare a concept plan (Attachment 2) and cost estimate for the location of the shelter and development of the parking lot to assist staff in preparing the project scope for the Potomac Hills Street location.

The staff recommended project scope based on the concept plan includes:

- Preparation of design, permit and construction documents for the project.
- Construction of a parking lot for twenty parking spaces including one accessible parking space.
- Construct supporting infrastructure to include a retaining wall, storm water management facility, accessible walkway, and landscaping.

The project cost estimate to design, permit and construct the parking lot and supporting infrastructure at Riverbend Park is \$300,000 (Attachment 3).

Staff estimates the Outdoor Education Center parking lot will not generate additional annual revenue. Staff estimates an increase in annual maintenance costs in the amount of \$2,312 per year, with a lifecycle cost for repaving in the amount of \$50,000 in year 15.

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The proposed timeline for completing the project is as follows:

<u>Phase</u>	<u>Start</u>	<u>Complete</u>
Design & Permitting	Fourth Quarter CY 2017	First Quarter CY 2018
Construction	Second Quarter CY 2018	Third Quarter CY 2018

FISCAL IMPACT:

Based on the cost estimate, funding in the amount of \$300,000 is necessary to fund this project. Funding is available in the amount of \$300,000 in Fund 30400, Park Authority Bond Construction, PR-000091, Riverbend Picnic Shelter, 2012 Park Bond to fund the project scope.

ENCLOSED DOCUMENTS:

Attachment 1: Riverbend Park Master Plan CDP
Attachment 2: Site Plan
Attachment 3: Scope Cost Estimate

STAFF:

Sara Baldwin, Acting Executive Director
Cindy Walsh, Acting Deputy Director/COO
Aimee L. Vosper, Deputy Director/CBD
Todd Brown, Director, Park Operations Division and Acting Director, Resource Management Division
Barbara Nugent, Director, Park Services Division
David Bowden, Director, Planning & Development Division
Paul Shirey, Manager, Project Management Branch
Andrew Miller, Manager, Buildings Branch
Heather Lynch, Project Manager, Buildings Branch
Janet Burns, Manager, Financial Management Branch
Michael Baird, Manager, Capital and Fiscal Services

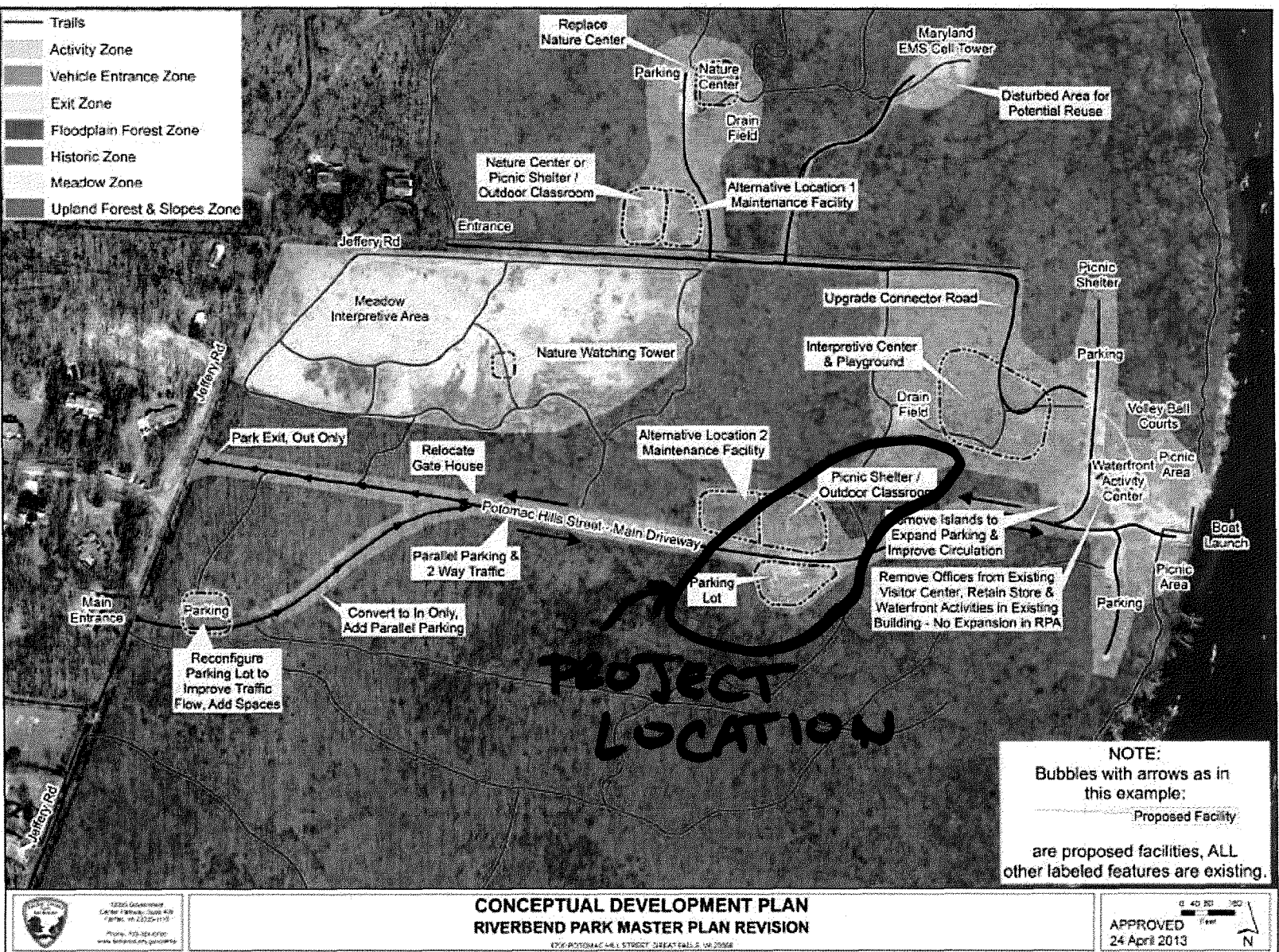
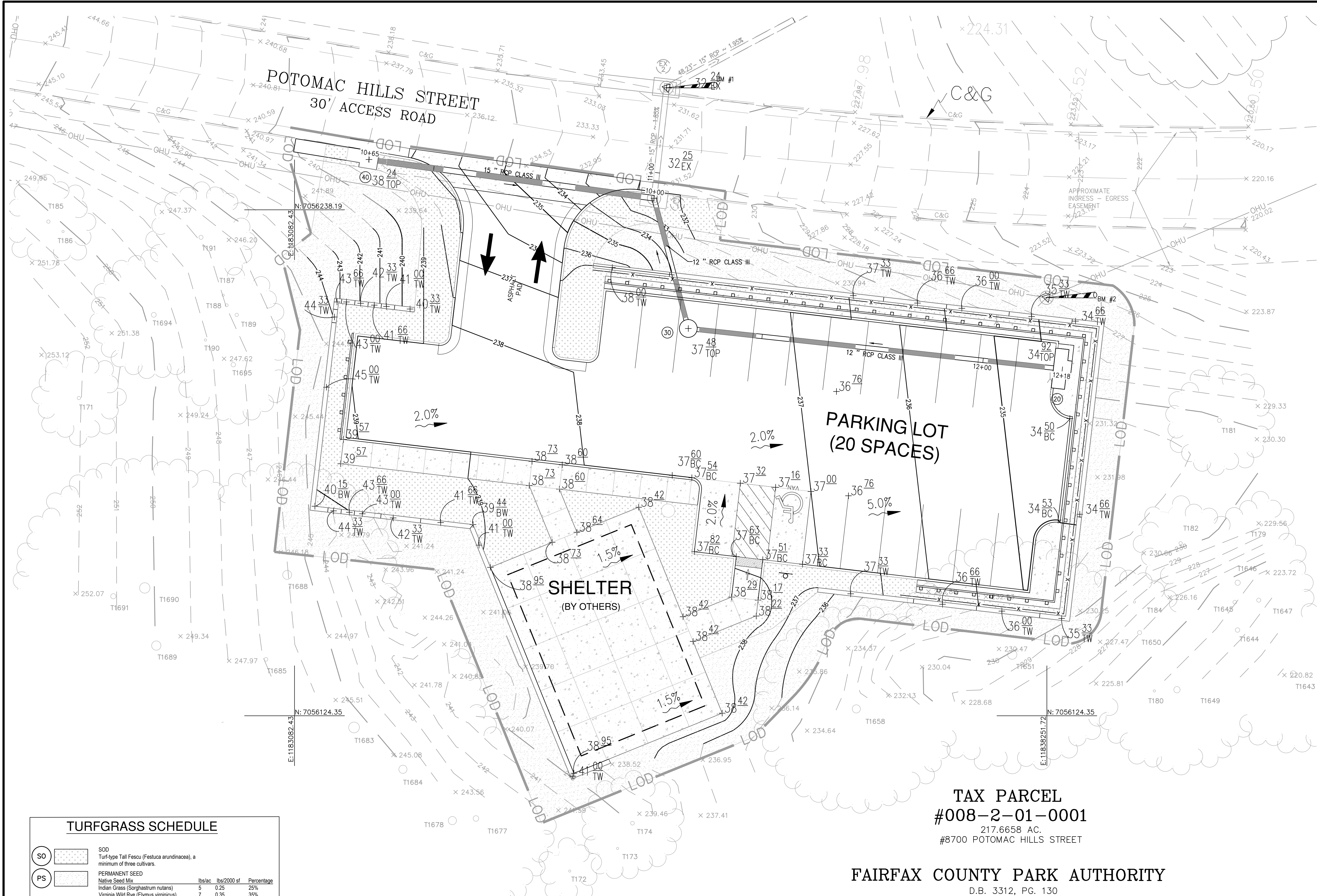


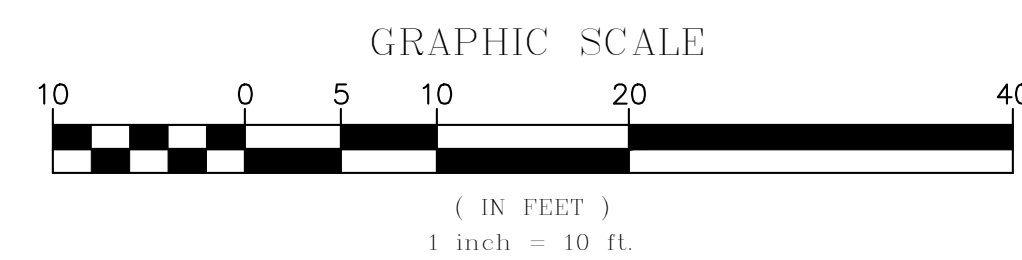
Figure 24: Conceptual Development Plan Map (CDP)



TURFGRASS SCHEDULE				
(SO)	(Pattern)	SOD Turf-Type Tall Fescue (Festuca arundinacea), a minimum of three cultivars.		
(PS)	(Pattern)	PERMANENT SEED		
		Native Seed Mix	lbs/ac	lbs/2000 sf
		Indian Grass (Sorghastrum nutans)	5	0.25
		Virginia Wild Rye (Elymus virginicus)	7	0.35
		Deer Tongue (Dichanthelium clandestinum)	5	0.25
		Broomsedge (Andropogon virginicus)	3	0.15
		Cover Crop (January 1 - July 31)	lbs/ac	lbs/2000 sf
		Oats (Avena sativa)	30	1.5
		Cover Crop (August 1 - December 31)	lbs/ac	lbs/2000 sf
		Grain Rye (Secale cereale)	30	1.5

TAX PARCEL
#008-2-01-0001
217.6658 AC.
#8700 POTOMAC HILLS STREET

FAIRFAX COUNTY PARK AUTHORITY
D.B. 3312, PG. 130



Bowman
CONSULTING

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**FAIRFAX COUNTY
PARK AUTHORITY**
12055 Government Center Pkwy.
Fairfax, Virginia 22035

RIVERBEND PARK
OUTDOOR CLASSROOM/PICNIC PAVILION
DRANESVILLE DISTRICT FAIRFAX COUNTY, VIRGINIA

Attachment 2

SCOPE COST ESTIMATE**Riverbend Park Outdoor Education Shelter Parking Lot**Scope and Design

• Professional Services	\$ 35,000
• Permits	<u>\$ 6,000</u>
Subtotal	\$ 41,000

Construction

• Parking Lot	\$ 80,000
• Stormwater Management Facility	\$ 25,000
• Site Amenities	\$ 79,500
• Mitigation	<u>\$ 22,500</u>
Subtotal	\$207,000

Inspections & Testing	\$ 12,400
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Contingency	\$ 19,800
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Administration	<u>\$ 19,800</u>
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Total Project Estimate	\$300,000
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ACTION

Scope Approval – Playground Replacement and Related Work at Wakefield Park (Braddock District)

ISSUE:

Approval of the project scope for design and installation of replacement playground equipment and related work at Wakefield Park.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the project scope for design and installation of replacement playground equipment and related work at Wakefield Park.

TIMING:

Park Authority Board approval is requested on January 24, 2018, to maintain the project schedule.

BACKGROUND:

The 2016 Park Bond includes a grouped project to replace playground equipment throughout the county that has exceeded its useful life. Staff identified the replacement of the playground equipment at Wakefield Park as a priority in the FY 2018 Planning and Development Division Work Plan. Although the equipment has been repaired since its original installation in 1994, it has now exceeded its life expectancy and no longer meets current playground safety guidelines. Wakefield Park is a District Park located near the intersection of Braddock Road and I-495 Capital Beltway in the Braddock Supervisory District (Attachment 1).

A project team was assembled with representatives from Park Operations, Resource Management, Park Services, and Planning and Development Divisions to establish the project scope in accordance with the approved FY 2018 Planning and Development Division Work Plan.

The scope of work anticipated to replace the playground components at the site includes:

- Design and layout for the replacement equipment.

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- Demolition of the existing equipment and related features.
- Installation of the equipment, safety surface, border, subsurface drainage, and related amenities.
- Improve the accessible route from the existing sidewalk.
- Installation of a new perimeter fence.

The project scope cost estimate for designing and installing the playground equipment and related work at Wakefield Park is \$100,000 (Attachment 2). The proposed timeline for completing this project is as follows:

Planned Completion

Scope	4th Quarter CY 2017
Design	1st Quarter CY 2018
Construction	2nd Quarter CY 2018

Staff anticipates that the playground equipment and related components will be designed and installed using the county's U.S. Communities Contract entitled "Playground Equipment, Surfacing, Site Furnishings, and Related Products and Services" that was established through an open-bid process.

Staff estimates the replacement of the playground equipment at Wakefield Park will result in no additional annual revenue. Staff estimates a slight decrease in annual maintenance costs, with a lifecycle cost of \$100,000 for replacement of playground equipment at Wakefield Park in year 20.

FISCAL IMPACT:

Based on the scope cost estimate, funding in the amount of \$100,000 is necessary to fund the Wakefield Park Playground Replacement project. Funding is currently available in the amount of \$100,000 in Fund 30400, Park Bond Construction, PR-000078, Park Renovations and Upgrades, Wakefield Park Playground, 2016 Park Bond to fund the project scope.

ENCLOSED DOCUMENTS:

Attachment 1: Playground Location – Wakefield Park

Attachment 2: Scope Cost Estimate – Wakefield Park

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STAFF:

Sara Baldwin, Acting Executive Director

Cindy Walsh, Acting Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

Todd Brown, Director, Park Operations Division and Acting Director, Resource Management Division

Barbara Nugent, Director, Park Services Division

David Bowden, Director, Planning and Development Division

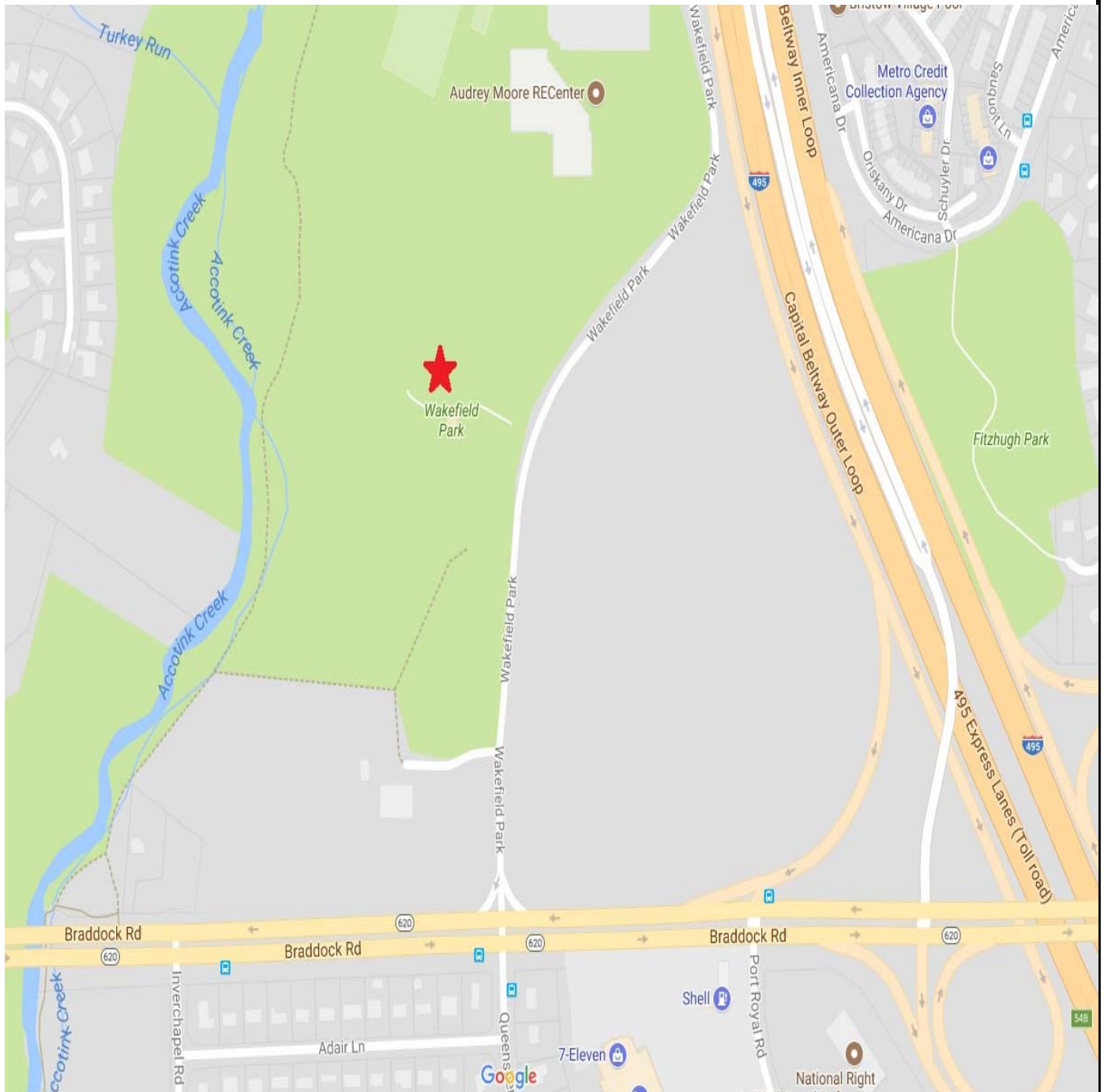
Paul Shirey, Manager, Project Management Branch

Melissa Emory, Engineer IV, Project Management Branch

Mohammad Mahboob, Project Manager, Project Management Branch

Janet Burns, Fiscal Administrator

Michael Baird, Manager, Capital and Fiscal Services



Vicinity Map

Not to Scale

Wakefield Park
Fairfax County Park Authority
January 2018



Scope Cost Estimate

Wakefield Park Playground Replacement

Construction (1,548 SF)	\$ 85,000
<ul style="list-style-type: none">• Demolition• Subsurface Drainage• Playground Equipment• Borders• Engineered Wood Fiber Safety Surfacing (EWF)• Perimeter Fencing• Existing Pathway ADA Improvements	
Construction Contingency (10%)	\$ 8,500
Administration (8%)	<u>\$ 6,500</u>
Total Project Estimate	\$100,000

ACTION

Turner Farm Park Master Plan Revision for Approval (Dranesville District)

ISSUE:

Approval of Turner Farm Park Master Plan Revision.

RECOMMENDATION:

The Park Authority Executive Director recommends approval of the Turner Farm Park Master Plan Revision.

TIMING:

Board action is requested on January 24, 2017.

BACKGROUND:

Located at the intersection of Georgetown Pike and Springvale Road, Turner Farm Park contains two former National Defense Mapping Agency observation towers, a roll-top observatory, equestrian facilities, the Turner Farm House, a playground, and a picnic shelter on 56 acres (Attachment 1). Classified as a Countywide Park, Turner Farm Park provides a unique opportunity for county residents to understand the county's agrarian past and Cold War history, to observe the night sky, and enjoy equestrian facilities. The main purpose of the master plan revision is to incorporate the three parcels added to the park since the previous master plan was approved and to allow for the Resident Curator Program (RCP) use, which will provide a tenant to care for the historic Turner Farm House.

The Park Authority Board reviewed the draft master plan revision at its meeting on September 13, 2017. To gain public input on the draft master plan, it was published to the project website and presented at a public comment meeting held on October 30, 2017. The meeting was followed by a 30-day public comment period which ended on November 29.

Community members provided comments across the following themes (Attachment 2):

- Support for and opposition to provision of new features including: croquet court (included in 2000 master plan), volleyball courts, open play area (proposed by 2017 master plan), exercise course, running track (included in 2000 master plan), community gardens, trail access to the adjacent neighborhood (proposed by

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2017 master plan), trail locations (proposed by 2017 master plan), and perimeter trail (proposed by 2017 master plan).

- Concerns about potential pedestrian/equestrian/vehicular conflict points, trail surfacing, parking lot surfacing, security lighting impacts on astronomy, environmental impacts of parking areas, access locations, parking on adjacent streets, impacts to buffer zone, and fences.
- Need for greater equestrian safety, additional parking (including horse trailers), space for the Residential Curator Program, and inclusion of space for therapeutic horseback riding.

Staff met with Park Board Member Tim Hackman and Supervisor John Foust (Dranesville) along with community stakeholders to align the master plan with the community's concerns.

Adjustments to the plan graphics and text after the public comments were received include:

- Expansion of the Residential Curator Program and incorporation of Barn area and further enhancement to buffer areas.
- Relocation and removal of some planned trail segments to eliminate potential conflicts between equestrians and pedestrians.
- Features not included in the plan are the volleyball court, exercise course, and community gardens.
- Features removed from the plan are the croquet court, open play area, running track, and trail access to the adjacent neighborhood.
- Text changes address concerns and provide clarifications to public concerns including potential conflict points, security lighting, environmental impacts, additional background information, access locations, trail connections, impacts to buffer zones, fences, parking, space for therapeutic horseback riding, and more space for the Residential Curator Program. Additionally, a summary box was added, heading numbers were updated to reflect removals and additions, and the Conceptual Development Plan was relabeled General Management Plan throughout the text to better reflect the general intent of the graphic as a management tool for the depicted zones.

Significant plan changes are highlighted **in yellow** in the document (Attachment 3).

FISCAL IMPACT:

This master plan revision provides the ability to implement the Resident Curator Program to restore and maintain the historic Turner Farm House as well as improve upon the unique astronomy and equestrian services at Turner Farm Park. Shifting restoration and maintenance of the historic house will result in a substantial cost savings for the Park Authority. However, the Park Authority will need to continue to

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provide regularly scheduled maintenance for the other park facilities, much as is currently done. Master Planning and maintenance are generally funded by the General Fund, while park construction is typically funded through park bonds.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Comment Log

Attachment 3: Draft Turner Farm Master Plan Revision

STAFF:

Kirk W. Kincannon, Executive Director

Sara Baldwin, Deputy Director/COO

Aimee L. Vosper, Deputy Director/CBD

David Bowden, Director, Planning and Development Division

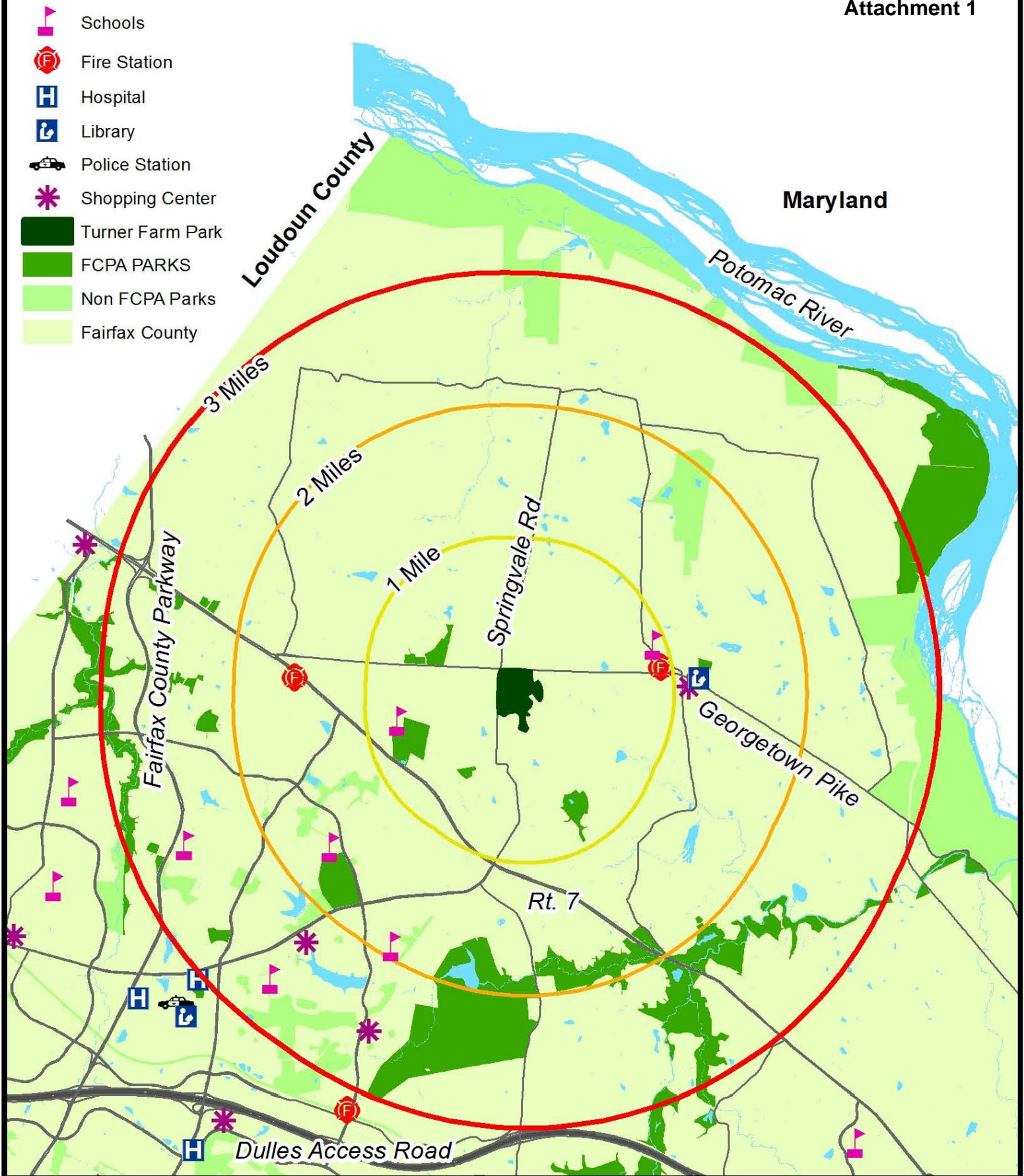
Todd Brown, Director, Park Operations Division

Cindy Walsh, Director, Resource Management Division

Judy Pedersen, Public Information Officer

Andrea L. Dorlester, Manager, Park Planning Branch

Andy Galusha, Project Manager, Park Planning Branch

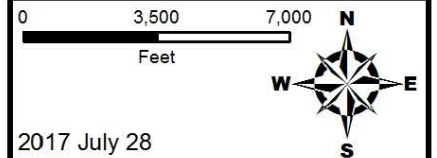


**FAIRFAX COUNTY
PARK AUTHORITY**

12055 Government
Center Parkway, Suite 406
Fairfax, VA 22035-1118

**VICINITY MAP
TURNER FARM PARK MASTER PLAN**

925 SPRINGVALE ROAD, GREAT FALLS, VA



2017 July 28

6/22/2017

I am a 45 year resident of Great Falls. Turner Farm has been a great addition to our community but, unfortunately, it only provides opportunity to outdoor activities for a limited number of Great Falls Residents. The observatory is mainly used on Friday evenings and only buy a few. I rarely see the pavilion or play ground used. The equestrians have taken over most of the farm but, as I understand it, Turner Events only has 6-8 horse meets a year. I think it is great that the equestrians have a nice place to ride but they also have miles of public trails in Great Falls and in our nation and county parks in Great Falls. My guess is the horse community represents a very small percentage of Great Falls residents and even with our high average income, many of our residents either do not want to ride horses or cannot afford it.

I think it is an obligation of the Park Service to make all parks available to the most citizens and not reserved for an elite few. I contend the master plan needs to be refined to prevent the equestrians from taking over the entire park by reserving space for others. In the master plan I saw [2000?] it shows an oval track which would be unique to Great Falls. There should also be space for croquet and perhaps volleyball and horse shoes. The track would cost money but the others are inexpensive to install and almost no maintenance and would require minimal or no supervision. Folks could bring their own equipment. We have minimal paved trails in Great Falls so folks have limited area for safe jogging and bike riding. A jogging/riding trail around the perimeter [even if stone dust] would give a safe place for individuals and families to exercise.

As I said, I have lived here for 45 years and had to give up gardening when I first moved here because my lot is heavily treed. Over the years I cleared enough ground to afford my family enough space and sunlight to maintain a modest garden. Many residents of Great Falls have no space for a garden due to topography, tree cover, covenants and/or space. I contacted one of the managers of the gardens you can see on the gas pipelines in Reston. This person told me these gardens are one of the most popular features in Reston and there is a waiting list. He told me they have an even worse problem of tree cover, space and covenants so folks can't maintain a garden at their homes. He told me folks make it a community activity and often meet there and help each other with their respective garden spaces. He said the older residents find it a great way to get outside, visit with friends and find it very entertaining. He also said many residents garden to show the kids where food really comes from.

From talking with Fairfax Park employees/managers, I found that a great many Fairfax parks have gardens and they are very popular. I confirmed Fairfax Parks has figured out the formula for installation and maintenance of garden facilities. From my observation of the ones in Reston, it seems start up costs would include fencing to keep deer and tomatoe poachers out and water. I confirmed there is city water in Springvale Road. The folks in Reston told me the Reston Association will dump mulched leaves and top soil in a bin at the entry to the gardens they generate in other jobs in Reston then the gardeners are responsible for moving this to their plots. The Reston folks say they use a coded lock for the gardeners that gets changed or a keyed lock that also gets changed periodically.

I would suggest it be considered to install a test area [45' x 200' east to west??] on the south side of the entry road up near Springvale Road in a size that would be determined by the popularity of similar gardens in other Fairfax Parks. This test park could be built so, as it fills up, the end fence could be moved back [to the east] leaving the gate and sides in place. With the sides extended this would be an inexpensive way to expand the gardening area as needed. This would provide a wonderful opportunity for a broad range of Great Falls residents at a reasonable cost and little maintenance. If this is up near the entry road then the rest of the southern field could be used for the track, jogging, equestrian activities, croquet, volleyball etc.

Thank you for your kind consideration.

6/27/2017

In a region of the state that is actively planning to expand the economic role of the equine industry, I'm appealing not only to the Board's sense of opportunity, but to its sense of tradition. I moved to Fairfax in the mid-nineties and my journey to the then hinterland of Great Falls in search of horse sports resulted in my eventual decision to buy a house as close to Great Falls as I could afford. Because I wanted to be close to my childhood sport, which I'd reclaimed as an adult. Over the years, those larger farms and venues were picked off by rising taxes, among other things.

But Turner Park endured. I was amazed that a county park was nearly completely dedicated to my sport. Inside of the western end of the beltway, no other such venue existed. And if I appreciated having a venue that I could use with my friends free of charge, there were trailers full of other riders, including young kids, who rode with local backyard lesson programs. Turner makes that affordable. Horse sports, including schooling fees, are expensive indeed. But let's recognize that the folks who use Turner are not by and large, independently wealthy. Turner is a fantastic venue where kids young and old, learn about and compete their horses, go to support their friends and barnmates and share a tremendous sense of community, which reaches back decades through generations of riders who come out to Turner.

I lived in Reston for six years. I know of three public parks with soccer and baseball fields, woods and a lake just between my house off Wiehle and Southdown Farm, a six mile drive. Lots of existing green space. Where would we find the next closest public venue for horse sports that includes cross-country OR a show ring, let alone both? Woodstock in Adamstown, Maryland or James Long Park in Aldie.

Ours is a community and I would suggest that supporting what remains of horse sports in Great Falls serves to support property values - parking lots, banks of bright lights and miles of chainlink fencing do not. Turner Farm enables riders of all means to experience, observe, and appreciate Virginia's most traditional and historic sport in a friendly and democratic atmosphere.

6/27/2017

I think you should put in community gardens at Turner Farm Park. Thanks you.

6/27/2017

I can put a croquet court in my yard. Why do we need one in a county park? Please give equestrian needs priority. There are few places in the county that support horses and riding so it is important to keep the few we have.

6/28/2017

I am a horse owner in Great Falls and frequently use Turner Farm Park to ride and train my horse.

It was very helpful to have the public meeting in Great Falls last night. As I'm sure you gathered, the equestrian community is very invested in Turner Farm and had a great deal to do with its existence. We want to be sure that it continues to be there for us, not only because our blood, sweat and tears helped make it possible, but because there are so few places for us to ride and train our horses in Fairfax County. By donating funds from horse shows to help defray the cost of mowing, etc., the equestrian community has continued to support the park.

While we realize that Turner Farm is now a county park, and not only for Great Falls residents, we also hope that the county is sensitive to the fact that it was people in Great Falls who made this park possible and, I believe, our wishes for the facility should carry considerable weight.

On a more specific note, I would like to suggest that one minor addition be made. At the moment, there is a gravel path from the parking lot to the ring. About halfway down the path, there is a spot where the chain link fence borders the path. I'd like to see a gate there. It could run between the chain link fence and the trees that border the other side. This would prevent a loose or runaway horse from leaving the area by the ring and making a beeline for the parking lot. The rest of the property is enclosed and there is no need to fence in the parking lot, but a gate at some point on the gravel path might prevent a horse from reaching the road. It could be anywhere between the ring and the parking lot, but I think this spot might be the simplest and cheapest location. It could be closed during shows and/or when people are using the cross country course if they have any concerns. A simple farm gate like the ones at the ring would suffice.

6/30/2017

I very much agree with the general sentiment expressed at the meeting that this is a semi-rural park of VA and an extremely special area where the house commonly can ride in safety without competing with in compatible events & other... I feel there is NO need for a perimeter path around the park as anyone who wishes to walk around Turner Farm Park can do so now on the paths available or across the fields. The mowing is excellent and the grass is always sort. I walk my dog on a leash almost every day across the fields and it is perfect for walking in all weather. Leaving Turner farm as it is right now you'll be perfect.

7/4/2017

Please my request during the June 27 meeting to include construction of a trail around the edge of Turner Farm alongside Springvale Road and along Georgetown Pike. One thing I want to highlight is that I made that request in front of an audience that was mostly equestrians and none disagreed with the suggestion after I made that comment. Turner Farm is built with enough trees and bush that there is a reasonable barrier between a pathway around the edge of the park and the equestrian facilities. I spoke with several equestrians including leaders of pro-equestrian groups and they also agreed that a path alongside Georgetown Pike and along Springvale would not interfere with equestrian activities at Turner Farm.

I hope that you will also consider this within the broader scope of building trails in Great Falls. If trails are not built within Turner Farm, these trails would allow people in the surrounding neighborhoods to walk around it.

Also, creating these perimeter trails around Turner Farm would provide significant progress toward what some of us are referring to as "Phase V" of a Georgetown Pike trail that would run from Springvale to Walker Road (with an extension to allow access to Turner Farm from Wynkoop Road). The proposed "Phase V"

The segment we are requesting around Turner Farm would complete 33% of that "Phase V", which would connect the densely populated neighborhoods along Riva Ridge and Great Passage Blvd with the village of Great Falls and nearby neighborhoods and with neighborhoods around the perimeter of the park.

I hope you will consider building this section of trail around Turner Farm and would be happy to discuss this at your convenience.

7/22/2017

There seems to be a recent movement to convert Turner Farm Park to a dedicated facility for horses, and it may have the support from the Great Falls Citizens Association.

First, since Turner Farm Park was and is maintained by the county, it should be open to all county residences and not dedicated to a specific minority group within the county. This does not mean that a county facility cannot be used by a specific group for a special event, just like is done for swimming teams, all night high school parties, etc. It just means that since we all pay taxes for these facilities, it needs to be open to all. A particular article in the Connection noted "... I often have little kids running up from the park and it's dangerous for the horse, it's dangerous for me as a rider, and it's dangerous for the kids." Note that quote was first concerned about the horse and then the rider and lastly the kids. If this is such a danger, then maybe the horses should not be allowed at all at any public park.

Secondly, if the horse lobbying group wants a dedicated facility, then they should buy the land and create one. There are private tennis, swim, golf, soccer,... facilities, so this is not infeasible – just needs some dedicated leadership.

Lastly, if you have heard from the Great Falls Citizens Association supporting this, please remember that this group does not actually represent all or even a majority of the Great Falls citizens. This is another private "lobbying" group where one has to pay dues to belong and the majority at a meeting make the policy, not the majority that have paid dues, nor the larger majority who has not decided to join this group.

8/5/2017

Why. Are you changing. The Master plan? Mark and I wanted the park just like we put it. Why change it. It is getting great use with the horses. We have a new building for the Anelama Society. Do you know the old Thierry if it's not broke don't try to ...

8/6/2017

Turner Farm Park was originally established as an equestrian center and should remain so. People move here to be in an equestrian community - Taxes are squeezing out farms and if we don't stop taking away areas to ride and enjoy, the area will become just another urban sprawl. After all Great Falls was always a farm community!

8/10/2017

I am writing to support Turner Farm staying an Equestrian Park for equestrian uses. It is a great park.

8/14/2017

I was writing to comment on the Turner Farm Master Plan revision. I just wanted to praise the Farm for being a great equestrian facility that can hosts shows and provides a spectacular facility for lessons, and general equestrian schooling. Equestrian facilities in Fairfax County and surrounding areas are becoming harder and harder to find. Farm land is often sold and developed for rec use or to build homes on. There are very few places in the area that offer the facilities that Turner Farm does, and in a quiet and relaxed atmosphere. I was just at Turner Farm myself, last weekend with another friend. I brought my horses out to teach them jumping over small cross country obstacles, Turner farm was a great place to do that. The layout is friendly, the facilities are beautiful and well cared for. Although it was busy, there were at least 12 other riders there at the time we were there, but there was still room for all of us to ride safely and have fun. I love Turner Farm and would love to see it continue as an equestrian facility. I live fairly close by in Reston and many of the communities have their own recreation areas that include tennis courts, basketball courts, pools, and volleyball courts-I'm of the opinion that we don't need more of those, but instead need to preserve the gems that allow riding and walking and general use, as there are fewer of those every day. I would recommend potentially charging riders to come ride to increase funds available. Most riders would likely be willing to pay to ride at the lovely Turner Farm, I thank you for your time and the opportunity to comment.

8/14/2017

Audubon Society of Northern Virginia (ASNV) is a chapter of National Audubon Society and committed to its mission: to conserve and restore natural ecosystems, focusing on birds, other wildlife, and their habitats for the benefit of humanity and the earth's biological diversity. With regards to Turner Farm Park, FCPA has said that it is not planning any further significant changes, which is laudable. However, much can still be done in the park to encourage biodiversity. Turner Farm has much patchwork habitat in the form of narrow wooded areas bordered by mown grass or unmown wildflower meadow. This is ideal habitat for such birds as Eastern Bluebirds, Brown Thrashers, and American Goldfinches, and we encourage FCPA to install bluebird boxes around the park near habitat edges, and Purple Martin houses in more open meadow areas. Monitoring and maintenance of these birdhouses would be an excellent FCPA volunteer activity. Similarly, areas of mown grass should not be enlarged at the expense of existing wildflower meadow---if anything, as much meadow should be permitted to grow as possible. The meadow, currently mostly along the edge of the astronomy portion of the park and the gas pipeline right of way, is a very endangered habitat county-wide. In addition to being important bird habitat it is also valuable for non-avian species such as insect pollinators, rodents, and snakes, and should be maintain by bush-hogging in the winter to prevent encroachment by trees. ASNV, which runs the habitat-development program Audubon at Home, would be glad to offer our expertise in developing and maintaining native habitat at Turner Farm Park.

9/21/2017

Thank you for posting the Draft Turner Farm Master Plan. It reflects that a lot of work has gone into the plan and that primarily the original intent of the p.ark has basically been maintained.

I only have one suggested comment to make:

F EQUESTRIAN ZONE

Page 49

3. Dressage Arena

I suggest that the wording of the size of the arena be more precise. Riders use the arena to prepare for competitions governed by the US Dressage Federation (USDF) and the US Equestrian Federation (USEF). Many riders do not have access to a regulation size arena in which to prepare for competitions which require performing precise movements within the arena. It is therefore important that a dressage arena be the precise regulation size in order to practice for competitions.

Current wording in the draft plan:

"...at least 66 x 198 feet."

A more precise wording might be:

US Dressage Federation regulation standard size arena, 20 Meters x 60 Meters (65.61 feet x 196.85 feet), with appropriate letter markers.

10/30/2017

Concerns of open play zone - she won't be able to use park anymore. What precautions are you taking around open play area?

10/30/2017

Equestrian proximity at open play zone not safe for equestrians. 400+ parks in FCPA, only 3 for equestrians. Lorton & Turner farm fought for. The space is not that big for a horse. Horse reacts to flying objects and is hazardous to equestrians. Put playground near the neighborhood. Main entrance to riding area to be pedestrian access, would like to see that go away.

10/30/2017

- 1) trails around equestrian core - relation to existing fences?
 - 2) Status of observatory repairs w/orange fences around it?
-

10/30/2017

Entrance zones, cutting in to equestrian zone, is that a parking area? Hazard w/open zone. 22 acre park (Andy 56 acre park-50 acres dedicated to equestrian). \$20K donated to park from Turner Farm Events.

10/30/2017

Resident of Great Falls, Advocate for running track. Support running track, involved in running since 2009. Park should serve the best interest of all in the community. Not everyone has a horse. Tracks are and activity accessible to anyone. Need tracks to train.

10/30/2017

FCPA is only board that doesn't televise or tape meetings. Are other organizations having televised meetings? Why not FCPA?

10/30/2017

Add positive note, hope by next summer to have horses, chickens & painted fence

10/30/2017

Conceptual development plan. The MPR provides a helpful graphic on page 41 that envisions the ways in which parkland will be utilized. The clear designation of the resource protection (RPA) areas is appropriate, as will be FCPA's the protection of the RPA area in practice. Within this plan, however, GFCA has several concerns:

- the main entrance zone is large and the MPR indicates that it (and other entrance zones) may be "improved and expanded" and that security lighting is "appropriate". GFCA would be concerned about a significant expansion of the current parking lot that could, in your diagram, be tripled (or more) in size, detracting from the agrarian aspect of the park and also causing storm water management issues for the adjacent RPAs. The addition of security lighting in that area could also destroy the effectiveness of the adjacent observatory and casual use of the astronomy zone on dark nights by students and amateur astronomers. Even when there are no observatory events, a continually illuminated parking lot in a remote area like Turner Farm could result in the use of that area for night-time activities that FCPA would not wish to encourage. GFCA recommends that these issues be clarified in the MPR. If lighting is added then we recommend it be triggered by motion detection and that observatory operators be able to turn it off when there is an observatory event.
- two other entrance zones are shown north of the main entrance. Having met with FCPA planning officials about the possible location of a new parking lot adjacent to the north end of the equestrian zone, GFCA does not see the reason in the plan for two entrances along Springvale Road and questions their inclusion in this diagram. We understand that VDOT has called on FCPA to relocate the northernmost entrance further south on Springvale Road and away from Georgetown Pike. We believe the MPR should show only the entrance advocated by VDOT to gain access to the new equestrian parking.
- GFCA has met on site with FCPA about the proposed new parking lot at the corner. We agree that there is a need for new parking facilities for equestrian trailers, but we are concerned that the MPR does not address the questions we have raised about the parking lot surface. This is one of those areas where being sensitive to the

adjacent resident curator zone will come into play and test FCPA's sense of balance. A large paved parking lot at that corner would diminish the agrarian aspect of the park and the curatorship property. Keeping that parking lot as a grass lot would eliminate this visual intrusion while still providing horse trailer access. That lot is currently used in this way—with grass—and seems to function well.

- In addition, we are interested in how this proposed corner parking lot would be accessed and if residents could use this lot when there are no equestrian events. Foreexample, a local horse owner might want to bring her horse there on days with no organized horse shows, or the resident curator may want to use that as an overflow lot on days when the curated property will be open to the public, as required by law. Will there be a locked gate? GFCA recommends access be addressed in the MPR.
- the barn zone is shown on the map as having connectivity only with the equestrian area, when in fact this facility was once part of the original farmhouse complex. While the current curator applicant may not have any use for that barn, a future curator may and so your diagram should show connectivity with the resident curator zone as well. The MPR text refers to this possible dual use, but the diagram on page 41 does not.
- the open play zone section is phrased in ways that allow uses compatible with this park. Would a croquet court or running track, which were permitted in the 2000 Master Plan, also be permissible in this area under the MPR? If so, we recommend the MPR clarify that continuation from the 2000 plan.
- the family activity zone adjoins the equestrian zone and, in this regard, has FCPA evaluated if fencing or shrubbery is necessary in this area to prevent small children from entering the internal horse trails? The pavilion may be underused because it has few amenities. The fire pit is 200 feet away and behind the fence at the observatory. There is also no water spigot for drinking water, but there is water at the observatory that could be extended to the pavilion. Addition of some shade trees could enhance this area as long as lower growing trees are selected that will not block the views of the night sky from the observatory.

10/30/2017

The MPR delineates pedestrian access through the park and along Georgetown Pike and Springvale Road perimeters. Within the park, GFCA prefers pedestrian trails using natural surfaces so they do not conflict with equestrian crossings and to preserve the farm ambiance of the park, as long as those natural surface trails are suitable for the expected usage needs and the park topography (limiting erosion) and, importantly, are sponsored by an organization legally committed to the proper, ongoing maintenance of the trail. Along these lines, we would recommend that FCPA obtain a use agreement for the installation and maintenance of such a trail that is in line with these guidelines. Our experience as a community is that stone dust or natural surface trails that do not meet the above criteria quickly fail or revert to nature, becoming unsuitable for the intended use.

GFCA has undertaken a major trail evaluation program the past several years in the context of local roadside trails, the building of which we are encouraging along major roadways in our community. We have worked with the county to establish guidelines which address many of the use and topography issues associated with roadside trail building. While we know that FCPA has its own long experience with trails within the many parks in the county, GFCA would be pleased to share the perspective we have developed in recent years as it may benefit FCPA's own trail building and maintenance programs, including those at Turner Farm.

The MPR refers to internal park trail surfaces only in the context of combined pedestrian/equestrian access; we recommend that natural surfaces be specified in the pedestrian access section, too. In addition, GFCA would like to know that if such a pedestrian trail within the park was laid out in compliance with the conceptual development plan if it could also include a parcourse with outdoor equipment to enhance the use of the trail for fitness exercise. Does the MPR have to specify that a parcourse would be permitted? GFCA recommends that the MPR permit a parcourse along the designated internal trail in the future or, as an alternative, at a designated location within the park.

Perimeter pedestrian access. The conceptual development plan does not distinguish between internal trails and the perimeter trail. In one place, the report indicates the perimeter trails should be stonedust. While GFCA prefers natural surfaces within the park if they meet the guidelines discussed above, we oppose the use of dirt or stonedust trails along the two roads adjacent to the park. In the context of our community trail system, which is now being built out with the support of Supervisor Foust and the county, primary trails along our major roads call for asphalt pavement to allow for the greatest use by pedestrians, bikers, and strollers. The County will not maintain or build stone dust trails in the road right of ways any longer, and VDOT does not support them. GFCA calls on FCPA to amend the MPR to show that these perimeter trails would be asphalt; we do not believe that these perimeter asphalt trails would affect the equestrian uses within the park. In addition, for safety reasons, GFCA encourages the MPR to permit a trail from Springvale Road to the existing paved parking lot so pedestrians can enter the park without walking in the road as they have to now during events at the park, when there are

many moving vehicles on the park road.

Combined pedestrian/equestrian access. The conceptual development plan diagram shows combined uses in the southeast and easternmost parts of the park (at Runaway Lane and Cavalcade Street). Most of the MPR appropriately seeks to avoid mixing horses and people. GFCA asks why that wise perspective was modified in these two narrow access points, where horses, bikes, strollers and runners could find themselves in the same spaces at the same time. In addition, GFCA asks if horse trailers will be permitted to park on Runaway Lane and Cavalcade Street to access these entry points, has FCPA discussed this with residents of those streets?

10/30/2017

Farming and Gardening Use. We encourage the MPR to allow for the inclusion of other reasonable activities that do not cause conflicts with the three main uses. This park was once a farm and we believe that finding ways to demonstrate farming and gardening could be a useful addition to the park's mission. This could be accomplished in several ways. A resident curator could establish demonstration gardens that would be educational for the community. Elsewhere in the park, a youth garden could be established to teach young people about sustainable agriculture, similar to youth programs at Riverbend Park that teach fishing, rowing, and related scout merit badges. A third option could be to designate an area for residents to tend their own vegetable gardens, as is done in some other area parks. We recommend the MPR be amended to include a farming/gardening option.

10/30/2017

GFCA understands that use agreements are necessary for the management of the park where there will be specialized uses. In line with Board of Supervisor Chairman Bulova's plan for better communication and transparency between the county and residents and civic groups on land use issues, which has been accepted by the Board of Supervisors, GFCA recommends that proposed use agreements be made public in draft form for public comment prior to being finalized.

10/30/2017

Very few places in county for riders, especially disabled riders. Open play area hazardous for disabled riders. Highly invested in Turner Farm. Strongly think it should stay an equestrian facility for the therapeutic riders to have an opportunity to ride.

10/30/2017

There are two shortcomings in the report that can easily be addressed by amending the text. The report does not mention under Existing Uses that the Great Falls community uses the park annually for a Fourth of July celebration and fireworks program, which draws people from other parts of northern Virginia. It would seem that the MPR should acknowledge such a prominent event and provide assurance that the MPR will not adversely affect its continuation. In addition, the discussion of the park's history on page 32 makes no mention of the Save the Farm coalition and outpouring of public support that led to the park's creation. Without that community initiative, this land may well have been become residential housing. GFCA recommends the MPR include recognition of this effort in the context of the park's creation.

10/30/2017

Trails from entrance to horse area will be a pedestrian entrance? Are park users/horse trailers parking on our street? Is it illegal to park on streets? There is only a tiny parking lot for trailers. Where are 30 horse trailers going?

10/30/2017

Not advocate for full-size track, but still want a running track. Tracks are useful and useable by anyone. Safe, ball-free place to exercise. Please reinstate plan for running track. Youth track program director. Need for track is very real. Entire community could benefit from inclusion of track at Turner Farm

10/30/2017

Supports addition of Turner Farm RCP program. Horses by day, stars by night. Addition of resident curator program - history 24/7. Supported inclusion of Farmhouse in Park Plan. Internal trail system is good idea, separates people and horses. Should be a Natural trail w/ PAR course (fitness). Would like to see Trail buildout (paved trails) program on perimeter. Include farming/gardening component. Youth garden - sustainable agriculture.

10/30/2017

Celebrating FCPA's 1 year anniversary of rolltop observatory. Great response of using mounted telescopes. Thanks to citizens for bond to build observatory. Parktakes courses (\$1100 in course fees). Volunteer limited but great opportunity & facility. Proposed small radio telescope at south end rolltop and a facility at the North end. Remote observing to allow photography.

10/30/2017

Appreciate observatory, equestrian & RCP. General park appreciated. Picnic pavilion is the usual facility we use with our Classic/antique car group. Keep Turner Farm for general use. Don't restrict, but enhance use for all people of Great Falls & Fairfax county to equally share.

10/30/2017

Slides featured equestrian activity - yay. Plan doesn't accommodate safety requirements for equestrian space. Concerned about having an open play space. Flying objects in area with horses is hazardous.

10/30/2017

Son disabled and in wheelchair. Benefitted from Lift Me Up Program. This plan leaves behind most vulnerable population in Northern Virginia.

10/30/2017

Native trees and invasive plants. GFCA commends FCPA for its plans to remove invasive plants and to add more native trees and shrubs in Turner Farm Park. As the MPR notes, tree planting has multiple benefits including addressing community environmental concerns, providing shade filtering, reducing air pollution, supporting wildlife and reducing water runoff. Tree planting, however, should recognize the sight lines needed for celestial observation and avoid blocking the horizon lines.

10/30/2017

Excited about trails in parks. Maybe one day it will be paved. Thrilled with plan.

10/30/2017

Money for park raised by community, not just the groups that are running it now. Would like to be able to use some of the park. Play area originally planned in the original plan. Community would like to share park w/ horse people. Great Falls citizens should be in group at table.

10/30/2017

This park was not intended as a regional park. Not intended as Regional Park for Reston. All parks serve citizens of Fairfax County. What is regional vs neighborhood?

10/30/2017

Support running track. No place for older folks to walk in Great Falls. Suggest Analemma Society w/ darkness at night. Turn off lights/motion detecting lights.

10/30/2017

Turner Farm events, Horse shows, Hunter Shows, \$30K profit designated for park use. Nobody talked to us. Purchased ramp for disability use (lift me up). Phenomenal Facility - well maintained. Issues with walking path & play zone. Huge liability - Frying Pan does not have a play zone close to cross country course. Walking path is a issue, not defined...will it be stonedust? Can't live with a paved path in that park, can't live with walkers &

10/30/2017

Fireworks are done every year. Open play zone not area for us. Extra entrances will necessitate more volunteers for event. Nobody talked to HOA. Walking trail is great for this event. Husband & father of a rider. There is a family zone w/ playground. Turner Farm intended it to be a farm. Are we serving people of Great Falls or the County?

10/30/2017

Need working group of analemma, equestrians & RCP. Fears were justified. Several things in narrative that don't

understand - add 3 parcels to park? Was 52 acre park, adding 3.5 acres. All parks in GF 2 are flood plane parks. Dairy Farm not a General farm used for dairy productivity. Report sounds like a decision has already been made without answering questions that have not been asked yet. Will there be onsite management? Will there be staff? Is firepit used? Fireworks not mentioned. Bring together the groups that know the park to make decisions.

10/31/2017

- 1) I strongly support the inclusion of the Turner Farm House into the revised Master Plan
 - 2) I oppose inclusion of an interior pedestrian perimeter trail at the site. I think it is extremely dangerous for the pedestrians, horse riders and horses for many reasons. In addition I think such a trail would be expensive to install (1 1/2 miles?) and expensive to maintain.
 - 3) I would support construction of a paved 6-10 foot wide walking trail on the outside perimeter of the Analema / defense mapping fence (and within the old perimeter fence adjacent to Springvale Road). Such a trail would also serve as a good tie-in with the ADA pavilion and would [provide easy to access for the handicapped without in any way interfering with the equine community. I think this would address all the concerns and wishes discussed last evening at the Grange in relation to the FCPA deletion of the six lane track from the current Master Plan.
 - 3) I strongly oppose any night lighting at the site for Analema interests and to maintain our dark skies policy.
 - 4) I strongly support immediate funding and restoration/repair of the tall telescope tower as it is the key to providing the remote astronomy access to schools as we are seeking.
 - 5) I oppose the proposed "Open Play Area" as once again being potentially dangerous to horse, rider, pedestrians, children, etc. Leave that area as it is, as pointed out last evening the radius turn for a galloping horse requires that space. There are many other open play areas nearby.
 - 6) I support your definition of this being considered a "countywide" park because of its unique characteristics; Equine, Analema, Turner Farm House. Lets keep that uniqueness. It should not be a jogging track and a children's play area already exists adjacent to the pavilion.
 - 7) I would support/encourage some farm/agricultural use of the barn by either the equine or Turner Farm House users.
-

10/31/2017

I am writing about the proposal to include a free play area in the cross country course at Turner Farm. I strongly oppose this. As a resident of Great Falls, I moved here because of the equine facilities from Alexandria. I moved here because of the trails and the barns and Turner Farm. I have children who play soccer, and tennis and dance. They do not need another play area. The disappearance of open spaces where we can canter or gallop our horses is disappearing from Fairfax and if it does, we will move to Loudoun and take our tax dollars and our spending with us. Many equestrians in Great Falls do not live in Fairfax County, yet we spend hundreds of thousands of dollars here over the years in board and care for the horses. Horses are an important part of the fabric of Great Falls, please don't squeeze them out.

10/31/2017

Hello- I am writing in regards to the proposed plan revisions for Turner Farm. I understand the proposed plan would put a kid play zone in what is currently part of the equestrian cross country course, and possibly a paved running track through areas that are currently part of the equestrian area. As a mother, horse owner, and runner, I have serious concerns about the proposed revisions and ask that they be reconsidered.

First and foremost, I think it is incredibly dangerous to include a kids play zone in what is currently a cross country course. The Turner cross country course is very compact, so I cannot envision any part of the course that is large enough to have both horses and kids without there being a very high risk of interactions between the two. The quick movements of kids running around, flying soccer balls and so forth are very likely to spook any horses trying to use the cross country course. Most kids are ignorant of how to interact safely with horses, making dangerous encounters more likely. I've lived and owned horses in multiple parts of the country, and I'm not aware of any parks that so closely combine horse and kid activities precisely because of the difficulty of ensuring the safety of both groups. Given how condensed the cross country course already is, I implore you not to shorten it further to make room for a running track or a kid zone.

Northern Virginia is blessed with numerous parks and outdoor spaces for public use, but I am aware of only three parks within the area that allow horses. These few facilities are of incredible import to Virginians like myself who

work and live this close to such a major city. I've been a horse owner for nearly 20 years now, and an avid rider for much longer than that. But I'm also a parent who works full time. The only way I can keep horses in my life is by having access to barns in areas like Great Falls, and due to time constraints, the only shows I can get to are those held at Turner and facilities like it. Turner is a short drive from the barn in Great Falls where I board. It is the only cross country course I have easy access to. I am not alone. Decreasing the space available for equestrian uses at Turner would be devastating to myself and others like me.

Please reconsider the proposed plan revision, and leave the cross country course as is. Trying to accommodate too many uses for Turner will inevitably leave all groups unsatisfied. Please protect and respect one of the very few public equestrian spaces left in the area.

10/31/2017

It was my pleasure to meet you last night and discuss Lift Me Up Therapeutic Horse Back Riding and Turner Farm Master plan.

I also thank you for telling me that my son's story was touching and up lifting.

As we discussed this is to request that a round table meeting of all interested parties with Fairfax County Park Authority be arranged to discuss and arrive at an amicable solution for all.

Alternatively we would like to meet you to voice our concerns about the Turner Farm proposed plan as it relates to this 43 year old program in Great Falls serving special needs children and adults including wounded warriors.

As you know LMU! was in the original master plan as a stake holder and we feel that the county may be turning its back on its most vulnerable citizens such as my son.

I do appreciate you stating that LMU! and therapeutic Horse Back Riding could be mentioned in the text of the master plan along side the equestrian uses.

I have copied the president of LMU! Bill Carbaugh, Georgia Bay Executive Director as well as Debi Saba board member.

We look forward to hearing from you soon and before the approval of the Master Plan,

Thank you again,

10/31/2017

I would love to see the barn used to start a horseback riding lesson program here in Fairfax. I miss the Great Falls Horse Center, and other beginner lesson programs that bring new riders into the sport. There is a huge waiting list for the programs here in Great Falls, and many potential riders have to drive out to Loudoun for lessons. I encourage you to look at the unmet needs of aspiring riders, and use the barn for what it is - an equestrian shelter.

Thanks for asking for input.

10/31/2017

As a resident of Falls Manor and a member of Trailblazers I approve of your plan for trails. I especially would like to see a natural surface trail OUTSIDE the fence along Georgetown Pike where it is overgrown and along Springvale Road where the part by the chain link fence is too narrow to walk safely. Could this be moved to match up with the current wood fence? this would enable Fox Vale, and Falls Manor to walk to the main entrance.

11/1/2017

Good Morning. I just read a portion of the revised Turner Master Plan and I have some ideas for improvement. My daughter is in a pony club and frequently rides at Turner. We are so thankful and thrilled that we have an equestrian facility nearby since they are few and far between. But the new master plan calls for the addition of ball fields and other areas for people to throw, hit, scream, and otherwise create a dangerous situation for

themselves and for the horses and ponies and their riders. Horses and ponies can spook very easily and when they do they will buck, kick, and take off running over top of whatever or whomever is in there way. Please, please don't try to mix these types of activities in with this wonderful, perfectly equestrian facility, it could too easily end tragically. Thank-you

11/1/2017

In regards to the Turner Farm Park master plan revision of October 30, 2017

The Great Falls Trailblazers stands by the horse community and is not requesting nor supporting a trail inside Turner Farm. We feel that there is plenty of opportunity to walk around the park as it stands right now, without going to the extra expense of constructing a trail and causing safety concerns and hazards for the equine community .

The horse community keeps the grass mowed immaculately and does a wonderful job with upkeep making an added trail unnecessary .

I walk my dog on a leash accross the grass there several times a week and have absolutely no problems.

We feel that Turner Farm is a unique and special area where the equine community can go to ride in safety, and in peace. Therefore the Great Falls Trailblazers is very happy for the farm to remain as it is, untouched.

There are plenty of other parks where other activities can be practiced but only one where the equine community can ride cross country and dressage.

Already Turner Farm has star gazing and educational facilities, a picnic area and Gazebo for events and gatherings, sun dials and a resident curator home.

One also has to take into consideration the parking situation with any new activities.

The equine community offers a unique opportunity to its youth and handicapped children and allows Great Falls to keep its historical roots intact while so much today is lost in change. Once gone it is gone forever.

Let's keep Great Falls rich in its history and links with its past. Let's nurture and encourage our horse community, not try and stamp it out one park at a time one more activity at a time.

Let's say yes to Turner Farm being a park for our equine friends.

11/1/2017

As a taxpayer, I like it when my dollars are well-spent. But adding family friendly zones to Turner Farm is a disaster. Kite flying, Frisbee disc, ball areas within yards of a field with galloping (non-professional "schooling/learning" horses and riders) is a horrendous recipe for disaster, and yes, maybe death. There are three places to ride in this huge county. Adding running, screaming kids throwing Frisbee and flying kites (have you ever seen a horse spooked by a simple plastic bag flapping around?) and kicking balls is a sure way to get a horse to bolt and run terrified out of fear. The horses you see at Gold Cup train daily and they have highly paid pro trainers. That's why they are worth \$500,000 to a million dollars. The small time county resident horse owner or 4H kid looking for a place to learn or simply trail ride will be sitting on a terrified 1000 pound animal who will bolt and run through the park, parking lot and nearby roads to escape flying flapping random noisy scary objects, running over any children/strollers, bikes in its way. I've seen terrified horses many times. Their brains switch to terror and survival mode as they are prey animals and built for speed. They need a safe place to practice.

I agree that parks are important, and I vote for park bonds each time it comes up. Please do not turn Turner Farm into a play zone of any kind. Your master plan already mentions that often times the star gazing and equestrian traffic makes parking difficult. Please don't add to the danger.

11/2/2017

I recently moved back to the NOVA region from California and am distressed to hear that one of our main equestrian areas is at threat for being changed to a multi use area and specifically a cross country course being opened up for "open play" and I'm even now hearing of baseball fields! One of the things I have loved about the NOVA area is the great many parks and trails and pedestrian and bike friendly areas for our family and all of the people living in what is one of the most congested areas in the country. Much care has been taken over the years to ensure open spaces and parks with the feeling of open space, just outside of our nations capital. It is a true treasure. But as an active equestrian family, I am also aware that there are only 3 major equestrian facilities still open for exclusive equestrian use while there are countless areas for bicyclists, hikers and walkers, not to mention numerous sports fields spread out in the area. Changing one of these equestrian parks to be more "pedestrian" friendly is not necessary, as there are already so many in the area, and it is also incredibly dangerous. Horses are wonderful, gentle creatures but they are also a 1000lbs or more and are a prey animal. Mixing an "open play" area

near or on a cross country course is a recipe for disaster. It is simply unnecessary and dangerous. Please consider the entire community when looking at changing the park and the great number of parks that already exist for the average family and that there are very few for equestrians. A wonderful way to put this in perspective would be for you to attend one of the cross country events. You will see the speed at which these horses are moving and I am sure realize that having people walking and playing in the immediate area will not work.

11/8/2017

Tim Hackman, Leonard Brown here from McLean, Virginia, frequent user of Turner Farm. I am concerned that the county wants to turn a nice open space with a "rural" feel for equestrian and open space lovers into another urban style park with a Par Course? The only thing good about a Par course is the money made by the contractor you hire to install it and maintain it. All of the par courses I have seen in living in this area my entire life are neglected, overgrown with weeds and deteriorating. I also understand you want to pave a path around Turner Farm--another money maker for a contractor who installs it and maintains it--horribel for equestrians and walkers--

Please keep the park the way it is! Go and build something like your plan in a park that is not Turner Farm--keep it rural--

11/8/2017

While we appreciate the interest the Park Authority has expressed in keeping the park for equestrian and astronomers use there are major concerns in the proposed changes to the master plan that call for additional activities to be allowed on-site. Please refer to the attached map to view changes. These include:

- Adding a "free-play" area in the current equestrian use area poses great safety concerns. Allowing volleyball, kite-flying, Frisbee throwing in such close proximity to horses is an invitation to danger: to riders, horses, and those who are engaging in these activities. Both riders and non riders are at great risk from a horse spooking and running out of control.
- The Great Falls Citizens Association has apparently asked that a trail around the park be installed and be paved; in a recent survey conducted by the GFCA, the majority of responses called for "trails" of a surface that was appropriate for the setting; pavement in the natural setting of Turner Farm seems totally in contrast to the natural surface there. Paved surfaces and horses do not mix!
- Adding a PAR course (exercise equipment along the running path) along the running trail, and in the middle of the cross county jumping course. Even if separated by a fence activity (strollers, runners, ect) on this path adds a dangerous visual and auditory distraction for horses and riders. This type of facility would be better placed at one of the many near-by parks that also have open land but no horse presence.
- To ensure everyone's safety, we request that a risk control professional experienced with and with expertise in equestrian facilities review the plan with recommendations/comments provided for public review.
- The park is a county-wide park that currently provides explicit use for equestrians and star gazers; its no-charge policy, thanks to the fund-raising efforts of Turner Farm Events, is the only park that provides equestrian use within Fairfax County free of charge. There is no such facility that is closer than an hour away. The County has other parks that are explicit use (golf courses, for example) that are not being asked to change.
- To our knowledge, due to recent changes at Frying Pan Park, Turner Farm is now the only free and public Cross Country Course for equestrians in Fairfax County.

The horse community and the Analemma Society (astronomers) have peacefully coexisted at this park since its creation. Additionally, many people use the park for walking dogs or just enjoying the open space. As long-time users, we don't understand the changes being requested when other FCPA parks can provide these proposed uses. We request that Turner Farm Park continue in its current double-use facility—for horses by day and stars by night.

11/13/2017

I am the leader with a local United States Pony Club group that has been active in the Fairfax County area for over 40 years. We have had members from Falls Church, Maryland, Arlington, Mclean, Middleburg, Fairfax Station, Clifton, Burke, Lorton, Alexandria and the Woodbridge area that use this park. As a equestrian organizer I have used Turner for multiple certification tests and lessons over the years because it currently provides a good environment for youth to learn how to become safe and competent riders through the United States Pony Club system that we follow.

Turner remains one on my favorite parks because it currently provides a quiet environment for young riders and

horses the ability to learn new skills together with confidence . Young riders are able to better focus in the ring or on XC with their horses without having to face some of the distractions that they currently find at other Fairfax County area parks that we use. The footing is safe for jumping on XC or doing flat work in the ring. The XC field is versatile for riders to be able to put either a small or more advanced course for training as well as being used for local horse shows and still be safe.

Over the years we have had members from Clarke, Fauquier, Rappahannock, Culpepper and Loudon county attend our lessons and certifications and they have commented on enjoying the current environment that is found at this park. We hope to continue to offer these events in the future but can only do so if things stay the same and no changes are made to the park. Both Beverly and Ann are correct in pointing out it would become a safety issue for all riders, horses and pedestrians.

I really believe the money spent trying to improve the park could be better spent elsewhere for equestrian facilities still in Fairfax County.

11/13/2017

Dear Mr. Hackman and Ms. Cortina:

The FCPA staff shows a potentially dangerous human/horse trail conflict using two separate maps so you have to superimpose the schematic map from the draft master plan (page 41) on top of the "Cross Country Equestrian Course" on page 12 (both are attached). On p. 12, you can see railroad-track hash marks showing the route a horse takes around the x-country course.

The schematic drawing from the draft master plan on page 41 shows a dotted line (circled in red in Photoshop just under "barn zone") that crosses the equestrian course at right angles. This is the proposed pedestrian path entered from Georgetown Pike by anyone with a stroller, a toddler, a puppy on a leash.

If a person actually crosses here as a horse gallops around the turn near "barn zone" they both will be in harm's way.

Please note that I am talking about the all-new "Pedestrian Trail" shown as a dotted line which crosses the x-country course by itself. I am not talking about the ones that enter from the adjacent subdivision and show both a heavy and a light dotted line running together -- their proximity to one another is also problematic but few horses use that approach.

The dressage arena description incorrectly refers to the "Lugging Pen" and also suggests using railroad ties in the dressage arena. These ties would prohibit concurrent use for separate classes in the arena at hunter shows, and a single rider who comes to school at Turner would not be able to move them. When there is sudden forceful contact between a horse's hoof and a railroad tie, the damage is incurred by the smaller, lighter, object in motion: the hoof.

Also the fill at the arena is not stone dust. Considerable time and expense went into replacing this footing which has since been pronounced by knowledgeable equestrians to be ideal for horses. The master plan needs to accurately depict its content for the edification of future park staff. Perhaps park staff can reach out to Mark Holsteen to capture an accurate technical description.

The addition of 3.5 acres for the farmhouse parcel can effectively enhance The Turner Farm without introducing new threats to the existing 52 acres that work so well thanks to 20 continuous years of equestrian fund-raising, volunteer time, and expertise. Please remove the pedestrian trail from the cross country course and the railroad ties from the arena.

Please note I recopied this from the draft master plan on Friday meaning that its consistently incorrect references to the name of this park have apparently escaped staff's notice.

11/13/2017

It is my understanding that there are proposed changes to Turner Farm Park and I would like to go on the record as

supporting its current equestrian and astronomer use. As a Fairfax County resident for over 40 years now my family had to search far and wide to find opportunities to expose our children to horses as development has replaced most of the open land and zoning restrictions and high taxes has forced most of the stables to give up providing riding lessons and show experiences. Turner Farm Park is the only park near our residence that has provided us the opportunity to expose our children to horse shows and instill in them the love of the great outdoors. I am not an expert in park development but I do know that horses and loud or unusual activities do not mix. My daughter caught the "horse bug" and lives for her lessons and tells me that the gentle giants may spook at loud noises or sights. In briefing the park's redevelopment plan I think that having playgrounds, free play areas, and PAR courses near the horses adds a real risk to both the rider and non-rider alike. In discussing these proposed changes I have been encouraged to ask for a risk control professional with expertise in equestrian facilities to review the plan with recommendations/comments provided for public review. It seems like some of these proposed activities would be better suited being planned for at one of the numerous other parks in the area.

>

> Turner Farm Park is a wonderful, unique outdoor experience in a rapidly dwindling equestrian county. I ask that you preserve such a gem for future generations of horse loves and star gazers alike. These two groups are a match made in heaven with a facility unlike any other in our county.

11/13/2017

Thank you for the Park Authority's interest in improving Turner Farm. While you have a lot of ideas on how to improve the Farm by adding additional activities on site, as a horse owner who lives and boards in Great Falls, I strongly suggest that you leave the Farm as is. Riders and the Analemma Society have lived and worked together very well for some time. We do not want to add dangerous elements.

>

> There are many safety concerns in adding free-play activities so close to horses. Horses can be spooked causing riders to fall. Most children are unfamiliar with the dangers posed by horses. They do not know how to act around them. There are many parks in Fairfax County with open land that can accommodate children and families. Turner Farm is currently the only park that provides equestrian use within Fairfax County free of charge.

>

> We enjoy the open space and like to walk our dog there as well. As an experienced equestrian, I understand the dangers which can be caused by horses so am very aware. If you bring in more children and pave areas, you are creating liability and danger.

>

> Please strongly consider saving money and leaving the farm as is.

11/13/2017

Attached is the modified Astronomy Zone wording.

Also we have these comments:

Turner Farm Master Plan Revision Comments

P 11: Parking lot shows capacity as 75, there are currently 50 parking spaces

P12 Wrong building marked as the RATO, the structure indicated is actually the RADAR structure

P44 Lighting in picnic structure, should be shielded under the roof and use the minimum needed

PP 45 – 47 Analemma Society has provided a revised version

11/14/2017

I understand that the Great Falls Citizens Association has apparently asked that a trail around the perimeter of the park be installed and be paved. As an equestrian, I greatly appreciate that Turner Park currently provides explicit use for equestrians and astronomers, and that it provides a natural footing trail that provides safe footing for horses, i.e. not slippery and not hard on their joints, and is relatively void of distractions that can frighten horses and cause unsafe conditions for riders. It is also my understanding that the request for a paved perimeter trail around the park is in contrast with a recent survey conducted by the Great Falls Citizens Association, the majority of responses called for "trails" of a surface that was appropriate for the setting. There is no other horse-friendly park that is closer than an hour away from Turner Park.

I am an equestrian who uses the various Fairfax County Park System trails for trail riding. From this perspective, I

am in favor of keeping Turner Park for equestrian and star gazer use and am opposed to expanding its use in or near the equestrian use areas to avoid situations that can be dangerous for both equestrians and other use people as described below.

- Adding a “free-play” area in the current equestrian use area poses great safety concerns. Allowing volleyball, kite-flying, Frisbee throwing in such close proximity to horses is an invitation to danger: to riders, horses, and those who are engaging in these activities. Even if they took place when horses aren’t present, the possibility of balls, etc., being left in the field for a horse to trip over remains, especially since this park has no on-site manager. Additionally, having the area across the parking lot from the picnic/pavilion/playground area is definitely not family friendly especially for a parent managing multiple-aged children.
- Adding a PAR course around the perimeter of the park, even if separated by a fence, adds a visual and auditory distraction for horses and riders. This type of facility would be better placed at one of the many near-by parks that also have open land but no horse presence.
- The Great Falls Citizens Association has apparently asked that a trail around the perimeter of the park be installed and be paved. In a recent survey conducted by that group, the majority of responses called for “trails” of a surface that was appropriate for the setting; pavement in the pastoral setting of Turner Farm seems totally in contrast to the natural surface there and is not comfortable (too hard on the horses leg joints) or safe (slippery, especially for horses with shoes).
- To ensure everyone’s safety, we request that a risk control professional experienced with and with expertise in equestrian facilities review the plan with recommendations/comments provided for public review.
- To our knowledge, due to recent changes at Frying Pan Park, Turner Farm is now the only free and public cross country course for equestrians in the County.

The horse community and the Analemma Society have peacefully coexisted at this park since its creation. Additionally, many people use the park for walking dogs or just enjoying the open space. As long-time users, we don’t understand the changes being requested when other FCPA parks can provide these proposed uses. We request that Turner Farm Park continue in its current double-use facility—for horses by day and stars by night.

11/15/2017

Thank you Park Authority for supporting Turner Farm Park as an equestrian and star gazing facility. I am an equestrian (and a star gazer) and love to use the facility as such. I support Turner Farm Events fundraising efforts and believe its no-charge policy is a very special community benefit; it is the only park that provides equestrian use within Fairfax County free of charge.

One of the reasons I live in, love and happily pay taxes in Fairfax County is because of its unique rural and equestrian feel -- so close to DC. Yet, I sense our unique position as such is being threatened; we are at risk of losing that which makes us special. It is these concerns that compel me to write about the proposed changes to the master plan for Turner Farm Park that call for additional activities to be allowed on site. I am concerned that:

- adding a “free-play” area in the current equestrian use area poses great safety concerns for all. Allowing volleyball, kite-flying, Frisbee throwing, etc. in close proximity to horses is an invitation to danger: to riders, horses, and those who are engaging in these activities. Even if they took place when horses aren’t present, the possibility of balls, etc., being left in the field for a horse to trip over remains, especially since this park has no on-site manager.
- I am concerned that adding a PAR course around the perimeter of the park, even if separated by a fence, adds a visual and auditory distraction for horses and riders. Fairfax is blessed with many parks; this type of facility could be better placed at one of the many near-by parks with open land but no horse presence. Let’s not spoil what makes Turner so special with a PAR course that could go elsewhere. (BTW, I am a runner as well and love the running trails around the county.)

If you continue to consider these changes, I request that a risk control professional with expertise in equestrian facilities review the plan with recommendations/comments provided for public review. All of our public safety is too important to skip over this step.

The horse community and the Analemma Society have peacefully coexisted at this park since its creation. Additionally, many people use the park for walking dogs or just enjoying the open space. As a long-time user, I am

against these changes being made when other FCPA parks can provide these proposed uses. I request that Turner Farm Park continue in its current double-use facility—for horses by day and stars by night.

11/17/2017

Thank you for meeting with us last Thursday to hear our comments on the proposed Master Plan Revision for Turner Farm Park. Below is a summary of the items of concern presented to you and the other members of the FCPA. Please let us know if you would like further clarification on any points or if your understanding of the subjects of the meeting differs from ours.

To reiterate, Sharon Molster, Jane Fragola and Karen Washburn are members of the board of Turner Farm Events. The mission of Turner Farm Events is to raise funds to support the equestrian areas at Turner Farm Park. All money that we raise is spent on various types of equipment and the general maintenance of the Turner equestrian facilities for multi-use riding disciplines.

As stated in the plan, this is a Countywide Park and has two unique public uses; equestrian and astronomy. Neither of these uses infringe on each other and the two user groups share a mutually supportive relationship. However, the following comments only reflect the opinions and concerns of Turner Farm Events regarding the equestrian use of the park.

Equestrian facilities are only offered in only three county parks. The cross country course at Turner Farm is the only one available at this time as an open countryside course. While it is not long enough to qualify for recognized competition, it has great value in providing training opportunities for those that participate in the sport of Eventing. TFE sponsors one or two competitions each year for novice eventers. In addition, many use the course for practice and pleasure riding. The only other courses available for this use are privately owned, at least a one-hour drive from Great Falls, and have fees of \$75 to \$100.00 for one-time use. Therefore, the course at Turner Farm Park is of great value to many equestrians.

As we explained in our meeting, horses are fright and flight creatures. And while generally not dangerous, if handled correctly, horses are large, strong animals that need to be treated with respect. When frightened they can become dangerous as they seek to flee the object of their fear. This issue will apply to some of our requested changes to the proposed Master Plan Revision. However, we do not wish to imply that horses are continuously dangerous, only under certain situations. It is a well known fact that horses provide much benefit to those that have access to them ranging from simple outdoor enjoyment to more serious therapeutic rewards for those with physical and mental impairments.

At a meeting of the entire TFE board on Sunday, November 5, we were asked to convey the following concerns regarding the proposed Master Plan Revision:

1. The current proposed revision shows an Open Play Zone on part of what is currently the cross country course. Not only will this shorten the course so that it will no longer be useful for training, it will also create a potential hazard for riders. The activities permitted in an Open Play Zone are not in the least safe or compatible with horses. Frightened horses pose a danger to their riders and to those in the play area. In addition, access to the area requires crossing the parking lot and entry drive. This is potentially hazardous for children going between the playground and the field. The activities permitted in the Open Play Zone would not be unique to Turner Farm and can be practiced in numerous other nearby parks where they do not create a potentially dangerous situation. Therefore, we request that this activity area be deleted from the Master Plan and that the area be retained in its current use as part of the cross country course.

2. The proposed pedestrian trail that will cross the Equestrian Zone near the Barn Zone also presents a hazard to both pedestrians and horse riders alike. The proposed trail crosses the cross country course in an area where riders would expect to be able to travel at speed. Again, a trail would not be unique to Turner Farm Park and there are many miles of park trails within a few minutes' drive. Therefore, we request that this pedestrian trail be deleted from the Master Plan.

B. The proposed pedestrian trail that would surround the park perimeter presents the same type of hazard as in item 2. Therefore, we request that any perimeter pedestrian trail be fenced to have a physical barrier to separate it from the Equestrian Zone.

At the close of our meeting it was our understanding that you would implement these changes to the plan. We are writing to ensure that we are all in agreement. If this is not correct, please advise us immediately. Will you continue on the same schedule as published? Or do you think that these changes require another public meeting? Please let us know.

11/17/2017

The only recent plans by GFCA for the latest Master plan revision of the Turner Farm was that they were

suggesting a paved path/trail for pedestrians and bikers around the inside of Turner Farm. I haven't heard about anything else.

This proposal was rejected as a viable plan by the horse Community as they had safety concerns for the equestrians .

The analemma society was also against a path being installed

In regards to the Turner Farm Park master plan revision of October 30, 2017

The Great Falls Trailblazers stands by the horse community and is not requesting nor supporting a trail inside Turner Farm. We feel that there is plenty of opportunity to walk around the park as it stands right now, without going to the extra expense of constructing a trail and causing safety concerns and hazards for the equine community .

The horse community keeps the grass mowed immaculately and does a wonderful job with upkeep making an added trail unnecessary .

I walk my dog on a leash across the grass there several times a week and have absolutely no problems.

We feel that Turner Farm is a unique and special area where the equine community can go to ride in safety, and in peace. Therefore the Great Falls Trailblazers is very happy for the farm to remain as it is, untouched.

Trailblazers communicated this message to

the County authority in charge of hearing Public opinion on the matter.

The Environmental Parks and Trails committee (EPT) of the Great Falls Citizens Association did not take a position I believe as I attended the last meeting and no opinion was taken.

It may be just a few members of the GFCA that are pushing the agenda.

There are plenty of other parks where other activities can be practiced but only one in our area where the equine community can ride cross country and do dressage.

Already Turner Farm has star gazing and educational facilities, a picnic area and Gazebo for events and gatherings, sun dials and a resident curator home.

One also has to take into consideration the parking situation with any new activities.

In addition, the equine community offers a unique opportunity to its youth and handicapped children. Let's nurture and encourage our horse community, not try and stamp it out one park at a time one more activity at a time.

Trailblazers's says Let's say yes to Turner Farm being a park for our equine friends.

If I hear of any other plans by GFCA I will let you know.😊

As for the Bucks lane Task Force we are meeting with the president of the Deerfield pond HOA tomorrow.

He wanted to have a word with us. To say what I am not quite sure.

Mr Lessard and the people at the end of Bucks lane are a part of the Deerfield pond HOA.

Jennifer a member of the task force had some ideas she wanted to share with you and wanted your input as to feasibility of her suggestions. I am more than happy to be present at that meeting.

We have a task force meeting on the 1 dec where we hope to bring some of our findings to a vote.

Our main concern is for the safety of the community who need to get from library to the sports field and playing area by the Grange and back again.

11/20/2017

Having attended the June and November meetings at the Grange in Great Falls on this issue, just commenting on the absolute need to retain the current status of this most rewarding oasis within a quickly dwindling environment.

Living in GF for forty years and on Springvale road for the past twenty five years, it is comforting to know that the essence of nature can be captured as one traverses this landscape which still maintains that sense of history.

Walking two dogs on this precious property for a decade and half in rain or snow, it would be uncomfortable if this pristine environment is surrendered to change that isn't called for except by those who wish to transform the farm into a typical park status.

Call it selfish(and I am and do) but some things are so perfect that it should just remain as is lest its signature status be forfeited. Yes to equestrian dominance accompanied by the offering from the Analemma Society(I am a member).

So hopefully with all factors considered, the final decision will coincide with the emotional connection that patrons of the farms' innocence hold dear. It is asking an awful lot but then again its value to GF is priceless and hence deserves the fullest of commitment.

11/20/2017

Analemma Society members are pleased that the uniqueness of Observatory Park has recently been acknowledged by the reward for the roll-top Observatory that was presented to FCPA by the Virginia Recreation and Parks Association. We look forward to continued development of Observatory Park as outlined in the July 2000 Conceptual Development Plan. In that regard, we are writing with regard to the pedestrian trail that is identified on the Turner Farm Master Plan Revision and that is to be placed between the fence at the west end of Observatory Park and Springvale Road. AS has pointed out that the width of a trail may not be able to be accommodated in that space. In addition, upon further review, the trail around the Astronomy Zone presents a concern for security. A particular location is at the northwest corner of Observatory Park where as is shown on the CDP, a radio telescope is planned for installation on the existing former Nike radar tower. Clearing the Resource Protection Zone in that area will provide access over the fence that is undesirable and could result in costly disruption. Security is the reason for the fence around Observatory Park and is merited by the irreplaceable nature of the equipment that is presently housed in the roll-top observatory and will be added to the other buildings currently on or planned for the site. The use of the term irreplaceable stems from the fact that the funds raised by Analemma Society and used for the purchase of the equipment and the volunteer input for the planning and implementation of the equipment cannot be simply replaced.

For these reasons, Analemma Society proposes that the continuation of the trail through the Resource Project Zone and south of Georgetown Pike along Springvale Road be excluded from the Master Plan revision. The fact that the comment period ends on November 29 has prompted us to make this recommendation now and we hope that you will both respond favorably. The Analemma Society Board is made up of eleven members. Charles Olin is President and Jeffrey Kretsch is Treasurer.

We three members of the AS Executive Committee request the change to the Turner Farm Master Plan Revision that is discussed here.

11/21/2017

With respect to the proposed Master Plan for Turner Farm, there are a number of issues, both conceptual and safety, with the plan as recently presented.

From a conceptual perspective, Turner Farm was originally designated as both an equestrian facility and an astronomical center. It has operated well with this combined use and is a county showcase for equestrian activities in the northern part of the county. There are a number of proposed changes that will negatively impact this use and will also create safety hazards.

Please do the following:

- Eliminate the proposed "free-play" area in the current equestrian use area. volleyball, kite-flying, Frisbee throwing, etc. in such close proximity to horses is a major safety concern.
- Eliminate a paved trail around the perimeter of the park. Turner Farm is a natural setting and paved trails are not consistent with this setting.
- Eliminate the proposed PAR course along the running trail and in the middle of the cross county jumping course. People on this path provide dangerous visual and auditory distractions for horses and riders. This type of facility would be better placed at one of the many near-by parks that also have open land but no horse presence.
- Obtain a consultation by a professional safety expert with expertise in equestrian facilities to make recommendations/comments for public review.

There are other parks that could offer these amenities and which do not have the safety issues that the Turner Farm Master Plan has. Please keep Turner Farm free for its intended use.

11/22/2017

The Falls Manor Homeowners Association Board (HOA) – the representative board of 80 homes which surround the Turner Farm Park to its east and south -- was not notified by the county or the Park Authority concerning the proposed changes to the Turner Farm Park Master Plan Draft Revision but by a third party. The HOA was never consulted about the proposed changes.

In the future, the Falls Manor HOA ask to be given the good neighbor courtesy of proper and adequate notice before any proposed changes to the park are considered:

Falls Manor Home owners Association
P.O. Box 1523
Great Falls, VA 22066

The Falls Manor HOA board met regarding the Turner Farm Park Master Plan Draft Revision and has many concerns with the following potential changes:

Proposed Pedestrian trail around park:

1. The original Turner Park plan envisioned park usage for equestrian and astronomy programs. A buffer zone of at least 50 feet (100 feet along Runaway Lane), was originally proposed between the Park Authority and the Falls Manor HOA agreed. The current proposed revisions reiterate the approved 7/26/2000 Turner Farm Development Plan.

Page 50 of the Conceptual Development Plan section in the Turner Farm Park Master Plan Revision – Draft 2017 states: “The fence will generally be established with a 50-foot wide buffer between the property line and any park facilities. The buffer along Runaway Lane should be increased to 100 feet to protect steep slopes and the stream. Existing stands of trees along the park borders are intended to remain as part of this buffer to provide screening between neighboring homes and the park uses. Existing vegetation may be supplemented with a mix of canopy and understory trees, with shrub layers, along with invasive plant management to provide sustainable buffering and screening.”

However, after the original fences were installed, only a 35-foot buffer zone currently exists in most places (except Runaway Lane). The proposed pedestrian trails would further decrease the already diminished buffer zone. The proposed Pedestrian Trails are contrary to both Turner Farm Park Development Plans.

2. There are also many safety concerns putting the proposed pedestrian trail next to the existing equestrian course (which is a major part of the original concept of the park). Also, adding the proposed trail will not only reduce the buffer zone again but will create more serious access/privacy concerns directly impacting adjacent homeowners.

Proposed Pedestrian/Equestrian entrance trails traveling through Resource Protection Zones:

1. The proposed draft discusses Pedestrian/Equestrian entrances traveling through the designated “Resource Protection Zone” via Cavalcade Street and Runaway Lane. This would create safety concerns involving equestrian/pedestrian/neighbor interaction.

2. The proposed entrances create parking/traffic issues for Falls Manor residents given the limited number of spaces in the designated parking lots, especially when certain events in the park are underway. Pedestrians and equestrians might feel the trail is to accommodate trailer/car parking on neighborhood streets.

3. The proposed entrances/trails raise concerns involving the overall safety and privacy of adjacent neighborhood homes.

4. The proposed entrance trails reduce the true amount of the designated “Resource Protection Zone” and lead to the potential encroachment into the neighborhood buffer zone.

The Falls Manor HOA and its membership strongly recommends the deletion of all proposed trails and trail entrances from the potential changes to the Turner Farm Master Plan.

11/22/2017

While we appreciate the interest the Park Authority has expressed in keeping the park for equestrian and astronomers use, there are major concerns in the proposed changes to the master plan that call for additional activities to be allowed on-site. These include:

- Adding a “free-play” area in the current equestrian use area poses great safety concerns. Allowing volleyball, kite-flying, Frisbee throwing in such close proximity to horses is an invitation to danger: to riders, horses, and those who are engaging in these activities. Both riders and non riders are at great risk from a horse spooking and running out of control.
- The Great Falls Citizens Association has apparently asked that a trail around the park be installed and be paved; in a recent survey conducted by the GFCA, the majority of responses called for “trails” of a surface that was appropriate for the setting; pavement in the natural setting of Turner Farm seems totally in contrast to the natural surface there. Paved surfaces and horses do not mix!
- Adding a PAR course (exercise equipment along the running path) along the running trail, and in the middle of the cross county jumping course. Even if separated by a fence activity (strollers, runners, ect) on this path adds a dangerous visual and auditory distraction for horses and riders. This type of facility would be better placed at one of the many near-by parks that also have open land but no horse presence.
- To ensure everyone’s safety, we request that a risk control professional experienced with and with expertise in equestrian facilities review the plan with recommendations/comments provided for public review.
- The park is a county-wide park that currently provides explicit use for equestrians and star gazers; its no-charge policy, thanks to the fund-raising efforts of Turner Farm Events, is the only park that provides equestrian use within Fairfax County free of charge. There is no such facility that is closer than an hour away. The County has other parks that are explicit use (golf courses, for example) that are not being asked to change.
- To our knowledge, due to recent changes at Frying Pan Park, Turner Farm is now the only free and public Cross Country Course for equestrians in Fairfax County.

The horse community and the Analemma Society (astronomers) have peacefully coexisted at this park since its creation. Additionally, many people use the park for walking dogs or just enjoying the open space. We don’t understand the changes being requested when other FCPA parks can provide these proposed uses.

We request that Turner Farm Park continue in its current double-use facility—for horses by day and stars by night.

11/22/2017

Re: local official input, and as a precursor to our 12/14/17 mtg, I am hearing that the Free Play Area and a PAR course are strongly opposed locally, and should be removed from consideration in the MP Revision. I agree on those two items.

If this is what we decide to do, is there any way to telegraph these changes in advance of the final adoption of a MP Revision?

Thanks.

Tim

11/27/2017

I am writing to you about the Turner Farm Master Plan Revision. First I want to thank you for the opportunities that have been provided for public comment. I also want to state that I am in favor of Sara Kirk’s plan for the curatorship program. I also truly believe that the Analemma Society and Turner Farm Events/Friends of Turner Farm have been good stewards of the park and should continue in their current roles. The “Horses by Day! Stars by Night” have been good partners and representative of the park’s explicit function.

> I have attended all meeting pertaining to Turner Farm and was involved (not from the beginning) in the development of the ring. I was on the committee that purchased and delivered the first jumps and dressage equipment for the ring as it was being built. Prior to the development of Turner Farm events I moved jumps in and out of the ring for park dragging. I also spent some Fridays early-on in the parking lot making sure all manure had been removed before the arrival of the astronomers so they could avoid unwanted footsteps in “horse leftovers” when arriving at night. I wanted to make sure we could operate in harmony, and as the park has evolved this is no longer an issue. I feel very vested in this park and how it is used in the community.

> In the state of Virginia, the horse industry has an economic impact of \$1.2 billion per year, and generates \$65.3 million in state and local taxes. The largest economic impact is in Northern VA with more than 1,600 horse related jobs. Virginia ranks 12th in the nation for number of horses with an estimated 215,000 equines. In Great Falls alone, we have approximately 310 horses, per a recent survey (10/17) which can access Turner Farm. In all of Fairfax County’s 427 parks, only three are designed with horse use in mind. Laurel Hill has a small ring but no

trailer parking. Frying Pan no longer has a cross country course to speak of, as it has been whittled away by other activities. Turner Farm is the only equestrian related park that is an explicit use park with a rolling cross country course and should remain that way. Equestrians deserve a space in the county. Frying Pan Park is a 20-30 minute trailer ride (due to hauling a trailer in traffic) and Laurel Hill is approximately an hour. Zipping over to one of these parks is not doable after work, as is Turner Farm. In the Great Falls area alone we have Nike Field, Baron Cameron Park, The GF library, and Spring Hill soccer fields. We have multiple golf courses and ball fields in the county. All of these are explicit use parks and are not being asked to change. Why is Turner Farm which has been funded and supported by the equestrian community?

> In reviewing the proposed master plan revision plan which has not been finalized and apparently will not be available for the public's viewing once it is finalized, it is obvious that no equestrians or risk management professionals with an expertise in equestrian facilities and/or events were consulted. While equestrians realize inherent risks associated with riding (per the Virginia equestrian liability law), one riding would have the expectation that riding at a park designed for equestrian use would be safe. The proposed plan offered by the county is not safe. Placing a trail around and across the cross country course (not a cross country "trail") will place riders and pedestrians in conflict. A pedestrian will have the same assumed expectation of safety but to cross a course with galloping horses is not safe. Nor is having a play zone with activities involving quickly moving or flying objects such as kites, Frisbees, drones, balls, or running children a safe use of space next to an area with galloping horses. Also, any object left on the field where horse may go is a risk to a horse's soundness and life. A tendon injury related to stepping on a ball can be debilitating enough to cause the euthanasia of a horse, or unbelievable veterinary bills in an effort to keep a horse in competition or work following such an injury. Also, we love our horses and do not want to see them hurt in any way! Especially when it is due to the negligence of others who may not know what harm can be caused by such an innocent act such as leaving something on the ground.

> Please reconsider and leave the park as it is- "horse/hoof beats by day and stars by night". The park represents Great Falls history as a pastoral setting with an emphasis on its equestrian history.

> Thank you for your time and consideration

11/27/2017

I received a phone call yesterday from John Morgan, whom I know, and who is also the Treasurer of Falls Manor HOA. He was following up on the letter Paul Summers wrote about Turner MP Revision.

John said the HOA had been treated badly by the Park Authority over the years. His main concerns appear to be the width of the buffer zone, the condition of the buffer / perimeter fence, and the lack of maintenance of the park property between the fence and the Falls Manor properties.

We also talked about trails, and about the access to Turner from Falls Manor. Falls Manor supports the equestrians in opposing a proposed pedestrian trail around the perimeter of the park or within the park, because of safety concerns, or concerns that they would further reduce the buffer zone.

I also asked if Falls Manor was opposed to both equestrians and pedestrians accessing the Park from their community, e.g., through the park peninsulas that extend into their community, or only equestrians. John wasn't sure. (I subsequently re-read the Falls Manor email, and it appears they opposed to both, because it would reduce the park buffer, and could cause parking / safety issues.)

John also complained, again, that the HOA had not been given specific and direct notice about the proposed MP Revision for The Turner Farm, which adjoins a number of its members' properties.

I told him that many people were commenting about the proposed Revision, that staff would be meeting to discuss it in the next few weeks, and that I anticipated that changes would be made.

So, John Morgan, more or less just reiterated portions of what was in Paul Summer's email with the Falls Manor HOA comments, but I felt I should pass this along so it can be included in the official record.

Tim

11/28/2017

I was noticed by Falls Manor HOA regarding to revision of the Turner Farm. I read the redesign document

published on Fairfax.gov online. I, as a resident in Cavalcade Street, am deeply concerned about safety and privacy issues it will caused by redesign. The pedestrian entrance from our community will bring a lot of stranger in our community. It will disturb our daily life and also people would think Cavalcade Street will be public parking spaces. That increase potential criminal in our neighbormood. Every July 4th our street are parked full for July 4th celebration. It is very inconvenient for us to live there. Our community strongly objects to this new development in this area. Thanks for your consideration.

11/28/2017

I am a resident and home owner in the Falls Manor community, which is adjacent to Turner Farm Park. Recently, I received a community newsletter from our HOA president stating that the park was building fences with only a 35 foot buffer zone and not the originally agreed 50 foot buffer. This deeply concerns me that the county would unilaterally change the plans that adversely affect my neighbors privacy. Additionally, I am not in favor of the proposed trails or trail entrances. I am concerned about the additional traffic this will create, loss of privacy, and safety and well-being of my children who play in the neighborhood.

11/29/2017

I am a home owner in Falls Manor and would like to voice my strong opposition to the proposed trails and trail entrance changes to the Turner Farm Master Plan.

The proposed pedestrian trail around park was supposed to have a 50 feet buffer according to Park Authority proposal which Falls Manor HOA agreed. But when it was built, there are only 35 feet buffers in most of the pathway. These new proposals make that buffer even smaller, which raises many safety concerns. Furthermore, the newly proposed changes will create significant decrease in privacy for the homeowners adjacent to the trails.

The new entrance changes will create parking/traffic/noise issues for residents here in Falls Manor.

In summary, I want to voice my objection in strongest possible terms to these proposed changes.

11/30/2017

I'm a resident of Falls Manor HOA. I was recently informed of the planned revisions to Turner Farm. The president of the Falls Manor HOA sent a letter, and I would like to echo his thoughts in keeping the proposed trails within the 50ft foot agreed upon buffer.

11/30/2017

The Falls Manor HOA board met regarding the Turner Farm Park Master Plan Draft Revision and has many concerns with the following potential changes:

Proposed Pedestrian trail around park:

1. The original Turner Park plan envisioned park usage for equestrian and astronomy programs. A buffer zone of at least 50 feet (100 feet along Runaway Lane), was originally proposed between the Park Authority and the Falls Manor HOA agreed. The current proposed revisions reiterate the approved 7/26/2000 Turner Farm Development Plan.

Page 50 of the Conceptual Development Plan section in the Turner Farm Park Master Plan Revision – Draft 2017 states: “The fence will generally be established with a 50-foot wide buffer between the property line and any park facilities. The buffer along Runaway Lane should be increased to 100 feet to protect steep slopes and the stream. Existing stands of trees along the park borders are intended to remain as part of this buffer to provide screening between neighboring homes and the park uses. Existing vegetation may be supplemented with a mix of canopy and understory trees, with shrub layers, along with invasive plant management to provide sustainable buffering and screening.”

However, after the original fences were installed, only a 35-foot buffer zone currently exists in most places (except Runaway Lane). The proposed pedestrian trails would further decrease the already diminished buffer zone. The proposed Pedestrian Trails are contrary to both Turner Farm Park Development Plans.

2. There are also many safety concerns putting the proposed pedestrian trail next to the existing equestrian course (which is a major part of the original concept of the park). Also, adding the proposed trail will not only reduce the buffer zone again but will create more serious access/privacy concerns directly impacting adjacent homeowners.

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1. The proposed draft discusses Pedestrian/Equestrian entrances traveling through the designated "Resource Protection Zone" via Cavalcade Street and Runaway Lane. This would create safety concerns involving equestrian/pedestrian/neighbor interaction.

2. The proposed entrances create parking/traffic issues for Falls Manor residents given the limited number of spaces in the designated parking lots, especially when certain events in the park are underway. Pedestrians and equestrians might feel the trail is to accommodate trailer/car parking on neighborhood streets.

3. The proposed entrances/trails raise concerns involving the overall safety and privacy of adjacent neighborhood homes.

4. The proposed entrance trails reduce the true amount of the designated "Resource Protection Zone" and lead to the potential encroachment into the neighborhood buffer zone.

The Falls Manor HOA and its membership strongly recommends the deletion of all proposed trails and trail entrances from the potential changes to the Turner Farm Master Plan.

11/30/2017

PLEASE do not add any trails behind the homes at War Admiral St and Runaway Lane and PLEASE do not add any more entrances to Turner Farm Park. Thank you.

11/30/2017

Please be informed that we strongly oppose the recently proposed revision to the Turner Farm Park Master Plan. Among many concerns we share are increased pressure on this limited resource as well as the Park Authority standards of maintenance that would be inadequate as applied to this proposed revision. Additionally, the Park Authority has provided inadequate notice for public comment. Please drop the proposed revision to the Turner Farm Park Master Plan.

11/30/2017

I was just informed about the proposed changes to the Turner Farm Park Master Plan. I strongly oppose these changes. Creating a Pedestrian/Equestrian trail from Cavalcade Street would greatly impact our family. Our property backs up to that Resource Protection Zone. I know that the rest of Great Falls probably support the proposed changes, but they should not be made at our expense. There are already enough pedestrian and equestrian trails in Great Falls to satisfy everyone. Thank you for taking my opposition under consideration.

11/30/2017

I am an equestrian user of Turner Farm. It is a lovely park and I was there Sunday.

There was one other visitor to the park that day; a mother with three small children. I let them meet my horse and they seemed thrilled to get to watch me ride. This was a positive interaction.

However, on another occasion, a couple walking their dog popped out of the woods just as my daughter's horse ran by. The horse spooked and my daughter went flying. The couple stopped and apologized, aghast at what had occurred. I assured them it wasn't their fault, but they were shaken.

We must learn from these experiences and make Turner Farm a happy and safe place for all visitors. The main emphasis should be on its equestrian uses and other visitors will benefit from the beauty, history and wonder of the horses themselves. This can be a win-win park.

**Fairfax County
Park Authority**

Turner Farm Park

Master Plan

**Approved July 26, 2000
Revision January 2018**



ACKNOWLEDGEMENTS

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I. INTRODUCTION

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 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.

To achieve its long-range objectives, the Park Authority has established a consistent and equitable process for the planning of park property and facilities. 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.

A. PURPOSE & PLAN DESCRIPTION

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 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 efforts, design/construction projects, resource management activities, or programming. The park master plan provides guidance for uses and facilities considered



appropriate within a given park as well as the general locations for those uses. Prior to implementation, these features will require additional analysis related to funding, space programming, design, and engineering. By intent, master plans are general in nature, which allows flexibility to respond to changes in the needs of park users as well as advancements in management practices while respecting the park's overall purpose and character. Park master plans may periodically be updated to reflect changes that occur over time within the park and the surrounding community.

The primary purpose of this revision to the Turner Farm Park Master Plan is to incorporate three parcels of land acquired subsequent to the 2000 master plan approval as well as to address implementation of the Resident Curator Program. The Resident Curator Program is a program administered by the Board of Supervisors, created to help care for historic structures on publicly-owned land throughout the county, such as the Turner Farm House. Additionally, this master plan revision reflects knowledge gained through 17 years of park operations, continued research on resources in the park, as well as changes in community usage patterns and preferences. This plan also capitalizes on opportunities to enhance management of the site's natural and cultural resources while emphasizing efficiency in delivery of park services and programs appropriate to this park. The revised master plan will help Turner Farm Park continue to meet the needs and interests of county residents today while ensuring protection of the park's important resources for the benefit of future generations.

B. PLANNING PROCESS & PUBLIC INVOLVEMENT

The Park Authority initiated the public process of updating the Turner Farm Park Master Plan on June 27, 2017, with a public information meeting attended by approximately 63 community members. Public input centered on retaining the park's pastoral character, equestrian, and astronomical facilities. Suggestions were made to enhance management of the park's environmental features, address safety and circulation concerns, expand trail connectivity, improve site access and maintenance, increase programming, and address financial sustainability concerns. Many spoke to the value provided by the park to the community.

Consideration of all public input along with an evaluation of existing site conditions, planned management of natural and cultural resources, site management needs, and evaluation of broader park network needs were integrated to form the basis of the draft master plan. This draft was published for review and presented at a public comment meeting on October 30, 2017, attended by approximately 36 community members, followed by a public comment period which ended on November 29, 2017. The plan was revised based upon this public input, and approved by the Park Authority Board on January 24, 2018.



II. PARK BACKGROUND

A. LOCATION & GENERAL DESCRIPTION

Turner Farm Park is located in the Dranesville Supervisory District at 925 Springvale Road in Great Falls. The park provides opportunities for outdoor recreation and enjoyment of nature across its 56 acres. Contained within the park are a former National Defense Mapping Agency ~~observatory~~ remote access telescope observatory, radio telemetry tower, a roll-top observatory, equestrian facilities, the Turner Farm House, barn, outbuildings, playground, picnic area, parking lot, trails, stream, and several stands of mature trees. Based on the Park Classification System established in the Fairfax County Comprehensive Policy Plan, Turner Farm Park is considered a Countywide Park, providing unique opportunities for county residents to understand the county's agrarian past and Cold War history, to observe the night sky, and enjoy equestrian facilities. Park visitors access the park via a three-vehicular entrances from Springvale Road and Georgetown Pike.

B. CONTEXT

Turner Farm Park is surrounded primarily by single family residential neighborhoods, most of which were constructed in the 1980s, with a church located directly across Georgetown Pike to the north (Figure 1). The park is located in the Hickory Community Planning Sector (UP3) of the Upper Potomac Planning District as described in the Fairfax County Comprehensive Plan. Surrounding land uses are planned, zoned, and developed with residential uses developed at densities ranging from one to five units per acre. Turner Farm Park is zoned to the R-1 Residential District that allows for residential use at one dwelling unit per acre as well as for public facilities such as parks and schools. Within three miles of Turner Farm Park, there are six schools, 20 county parks, a segment of the Potomac Heritage National Scenic Trail (PHNST), Great Falls National Park, Upper Potomac Regional Park, Seneca Regional Park, The Nature

Conservancy's Fraser Preserve, two private golf courses, the Town of Herndon's Runnymede Park, and 20 Reston Association parks. Other public facilities within three miles include one library and two fire stations (Figure 2).



Figure 1: 2015 Aerial Photo of Park and Surrounding Area

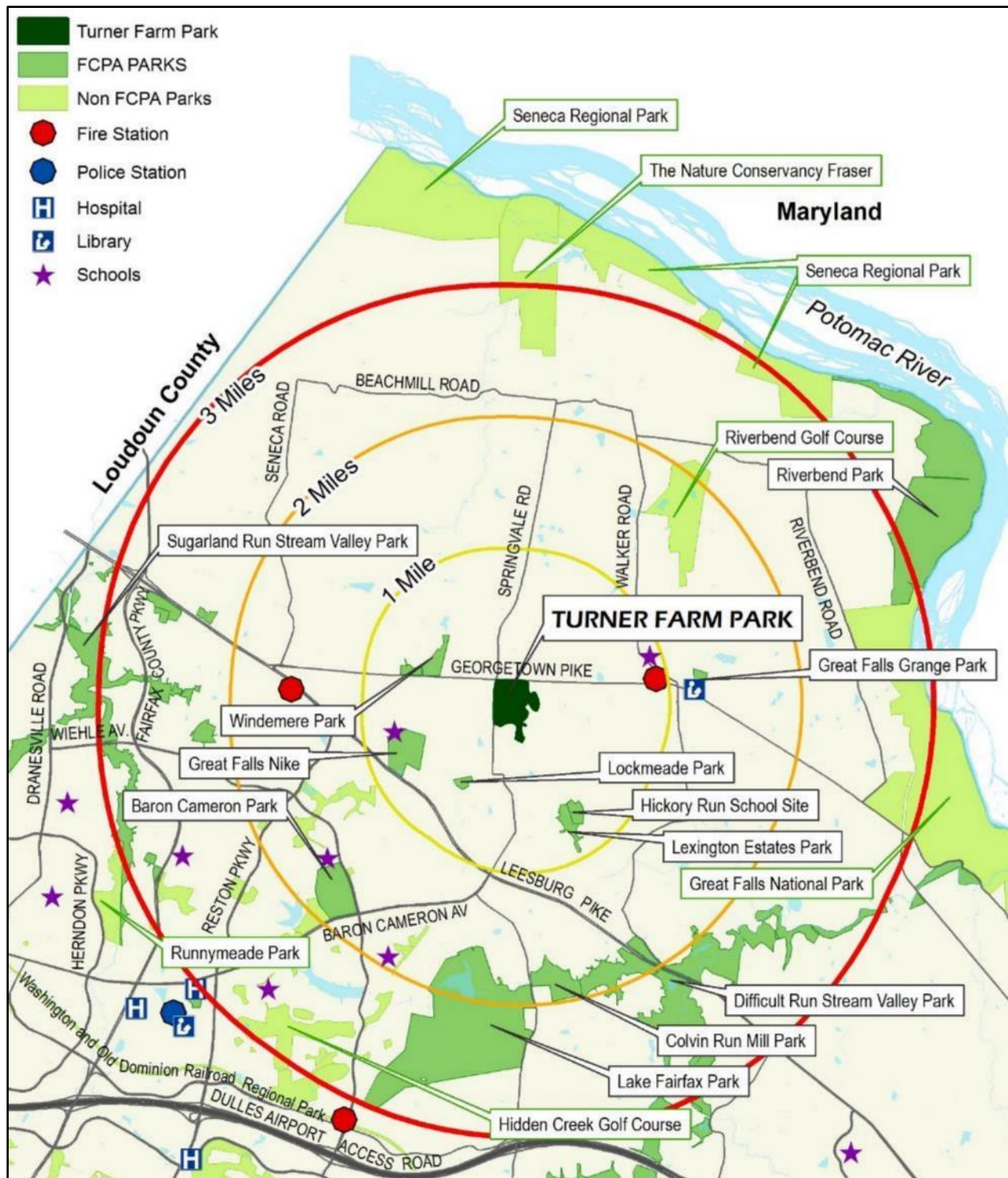


Figure 2: Parks & Public Facilities in the Vicinity of Turner Farm Park

C. ADMINISTRATIVE HISTORY

Turner Farm Park consists of six parcels identified as tax map parcel numbers 12-1 ((1)) 24, 24A1, 24B, & 24C; 12-2 ((1)) 47; and 12-2 ((10)) K, acquired for public park use by the Fairfax County Park Authority in 1975, 1999, and 2010, as shown on Figure 3.



Figure 3: Parcel Map with Acquisition Dates

Subsequent to 1975 and 1999 land acquisitions, the Park Authority sought the community's input in development of the original master plan for Turner Farm Park, approved in 2000 (Figure 4). The master plan recommended a variety of uses including:

- Equestrian Riding Rings
- Barn
- Parking
- Observatories
- Sundials
- Picnic Area with Shelter
- Playground
- Trails
- Running Track
- Croquet Court
- Founders Wall
- Indoor Arena
- Restrooms

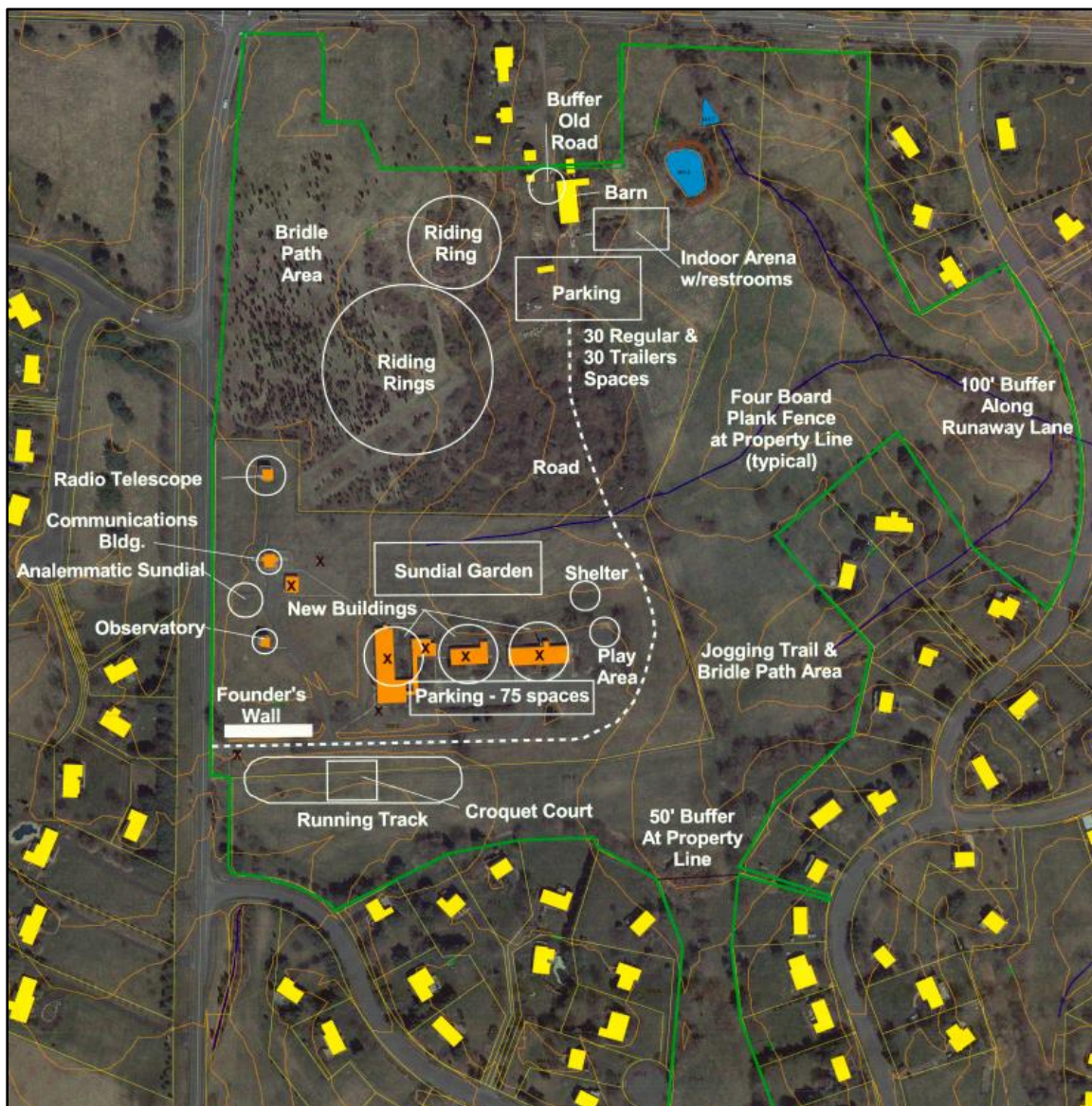


Figure 4: Features Approved with the 2000 Conceptual Development Plan

Development within the park has progressed based upon the 2000 master plan, although not all planned features have been implemented to date. Existing facilities include a portion of the planned trail system, equestrian riding areas, parking lot, two observatories, sundial garden, picnic area with shelter, playground, and barn. Additional features that exist within the park are the Turner Farm House, milk shed, and related outbuildings, associated with the 2010 land acquisition (Figure 5).

D. 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

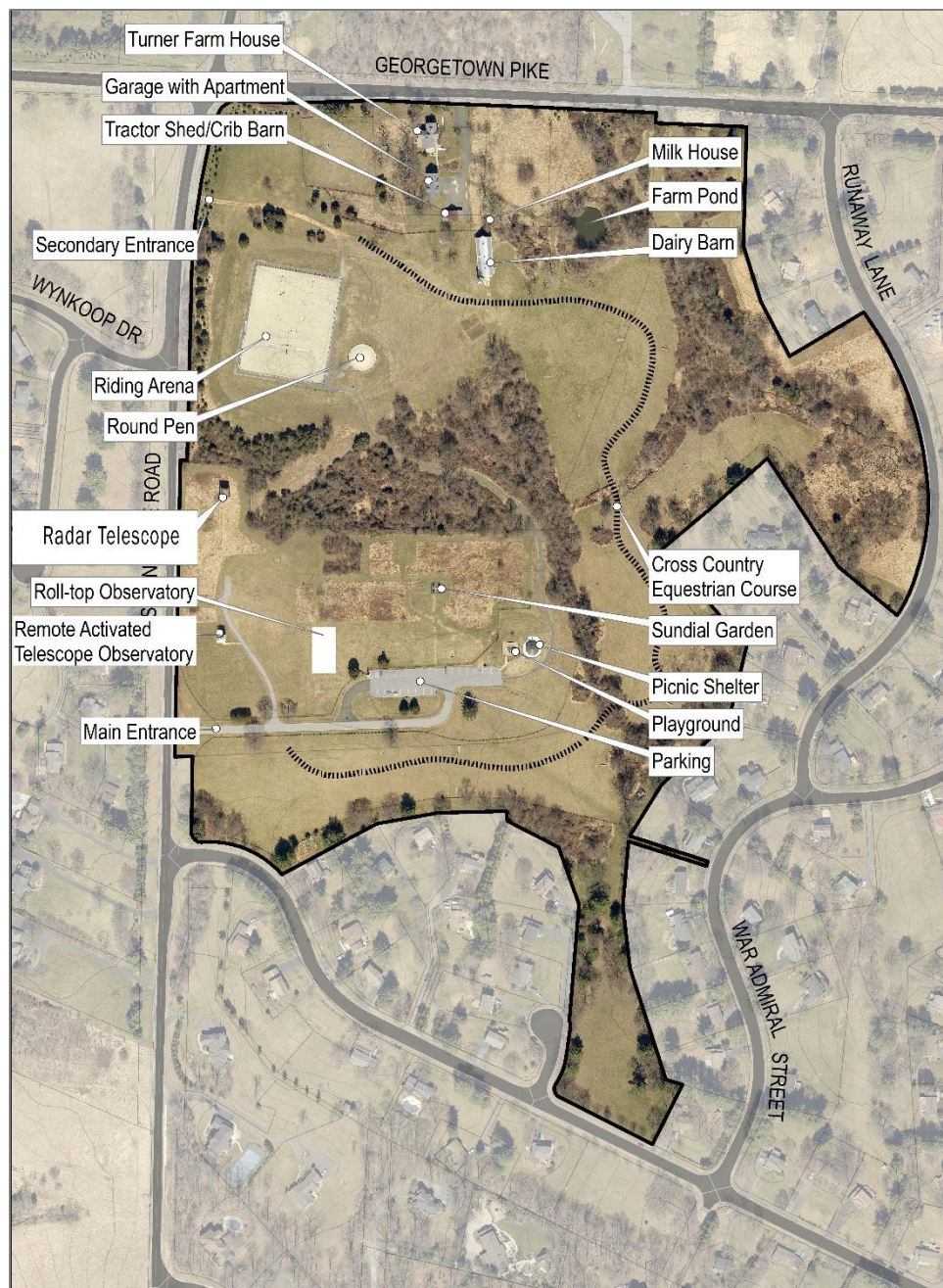


Figure 5: Existing Facilities

environments. As a component of the Comprehensive Plan, the Policy Plan addresses goals and objectives for various planning elements, including parks and recreation. This includes the Park Classification System which is intended to guide the planning of open space and facilities that is applied to all county-owned parks.

Within the Park Classification System, Turner Farm Park is classified as a Countywide Park. Countywide Parks generally offer facilities that are unique within the county's park network and, therefore, are expected to serve residents from across the county as well as locally. They may also contain areas designated for natural and/or cultural resource protection and/or interpretation. A variety of park facilities are appropriate in Countywide Parks. Due to the draw to a broader variety of county residents, parking must be provided. Other amenities that support all day activities, such as lighting and restrooms as well as gathering places for large programmed events with spectators may also be appropriate.

E. PARK & RECREATION NEEDS

The need for park and recreation facilities in Fairfax County is determined through long-range planning efforts involving a variety of stakeholders. The Park Authority conducts a Needs Assessment every ten years to establish a benchmark for the acquisition of parkland and facility construction. As part of the Needs Assessment process, the Park Authority tracks the inventory of existing facilities, examines industry trends, surveys county resident recreation demand, and compares itself with peer jurisdictions to determine park facility needs. In addition, the Comprehensive Plan establishes countywide, population-based, service level standards for parkland and park facilities.

Within three miles of Turner Farm Park are 20 County parks, 16 of which provide recreational facilities, such as trails, playgrounds, picnic areas, and athletic fields (Table 1). Some parks offer distinctive features such as the Historic Colvin Run Mill, Great Falls Grange, Riverbend's Visitor Center and river access, and Lake Fairfax Park.

Table 2 reflects projected local park facility needs in the Upper Potomac Planning District in which Turner Farm Park is located.

Evaluation of park and recreation facility service levels is done according to the Planning District geography established in the Countywide Comprehensive Plan. As shown in Table 2, the Upper Potomac Planning District, which covers part of the Dranesville Supervisory District including the Great Falls area, has a deficit of public playgrounds and athletic facilities (fields and courts). Most parks in the district have few opportunities available to address these needs. School facilities and private facilities in homeowners' association (HOA) common areas supplement the public inventory for trails, playgrounds, fields, and courts.

PARK NAME	TRAILS	CAMP GROUNDS	AMPHITHEATRE	CAROUSEL	OPEN PLAY AREA	PICNIC TABLES	SCHOOL AGE PLAYGROUND	TOT LOT	RECTANGLE FIELDS	GRASSED 90FT	GRASSED 60FT	SOFTBALL DIAMOND	TENNIS COURTS	BASKETBALL COURTS	HALF BASKETBALL COURTS	EQUESTRIAN CENTERS	GARDEN PLOTS	HISTORIC FEATURE	NATURE CENTER	DOG PARK	SKATE PARK	WATER PARKS	BOAT RENTALS	BOAT LAUNCH	FISHING PIER	FITNESS COURSE
BARON CAMERON					Y	Y	1		9			1					1			Y						
COLVIN RUN MILL						Y												Y								
COLVIN RUN STREAM VALLEY	Y				Y													Y								
DIFFICULT RUN STREAM VALLEY	Y				Y													Y								
DRANESVILLE TAVERN																		Y								
GRAND HAMPTONS									1																	
GREAT FALLS GRANGE	Y				Y	Y	1		1			1						Y								
GREAT FALLS NIKE	Y				Y	Y			3	1	3	1	2	1	2			Y								
HICKORY RUN SCHOOL SITE																										
HOLLY KNOLL	Y																									
LAKE FAIRFAX	Y	Y	Y	Y	Y	Y	1		6			2						Y			Y	Y		Y		
LEXINGTON ESTATES																										
LOCKMEADE					Y				1																	
RESTON NORTH	Y						1	1				2														
RIVERBEND	Y				Y	Y												Y	Y				Y	Y	Y	Y
SHAKER WOODS																										
STUART ROAD						Y	1	1					1	1												Y
SUGARLAND RUN STREAM VALLEY	Y				Y		2							2				Y								
TURNER FARM	Y				Y	1											Y	Y								
WINDEMERE																										
WOLFTRAP STREAM VALLEY	Y																									

Table 1: Existing Parks & Recreation Facilities within 3 Miles of Turner Farm Park (2017)

194,137	2016 population – Upper Potomac Planning District			
249,265	2040 projected population			
Facility	Service Level Standard (per the Fairfax County Comprehensive Plan)	2016 Existing Facilities	2040 Needed Facilities	2040 Projected (Deficit)/ Surplus
Rectangle Fields	1 per 2,700 people	83.5	92.3	(8.8)
Adult Baseball Fields	1 per 24,000 people	10.0	10.4	(0.4)
Adult Softball Fields 65	1 per 22,000 people	4.5	11.3	(6.8)
Youth Baseball Fields 60	1 per 7,200 people	38.0	34.6	3.4
Youth Softball Fields 60	1 per 8,800 people	33.0	28.3	4.7
Basketball Courts	1 per 2,100 people	33.0	118.7	(85.7)
Playgrounds	1 per 2,800 people	82.0	89.0	(7.0)
Neighborhood Dog Parks	1 per 86,000 people	2.0	2.9	(0.9)
Neighborhood Skate Parks	1 per 106,000 people	1.0	2.4	(1.4)

Table 2: Upper Potomac Planning District 2040 Facility Needs Analysis

The Great Parks, Great Communities Comprehensive Park System Land Use Plan adopted by the Park Authority Board on June 22, 2011 includes several specific recommendations for improvements in the Upper Potomac Planning District. Recommendations relating to Turner Farm Park include the following:

- “Explore trail opportunities along major utility easements in the district such as the Great Falls gas line that extends from Great Falls Nike through Turner Farm to Upper Potomac and Riverbend Parks;
- Amend Turner Farm Master Plan to plan uses and facilities in added acreage; and
- Continue and strengthen the Invasive Management Area (IMA) program that is currently established at parks in the district including Turner Farm Park.”



III. EXISTING CONDITIONS

Analysis of the existing site conditions within the park, such as soil types and steep slopes, helps inform the opportunities and challenges for the sustainable construction of park facilities. Knowledge of the existing conditions allows for more focused planning and development.

A. NATURAL RESOURCES

1. GEOLOGY

Turner Farm falls within the Piedmont Physiographic Province of Virginia, characterized by gently rolling topography and slow-moving streams. As classified by the United States Geological Survey, the geology of the park is consistent, with Schist bedrock throughout the park. This type of bedrock originated as a series of sedimentary deposits on the ocean floor, then metamorphosed under intense heat and pressure, forming the schist found under the park.

2. SOILS

Soil characteristics can have major implications on how or where uses may be suitably established within a site. As classified by the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture (USDA), Turner Farm Park is comprised of a mix of seven soil types. Glenelg and Wheaton silt loams are the most common soil type within the park (Figure 6). These soils and their characteristics are as follows:

a. Glenelg

Glenelg soils are moderately deep, well-drained soils, often occurring on the upper slopes and hilltops. Glenelg soils are acidic with slow water movement, shallow depth to water or gravel, susceptible to frost action, with low soil strength, and a moderate to severe soil rutting hazard. Slopes can limit use

potential since they have unstable excavation walls with tendencies for cut banks to cave, with potential for water erosion. Potential erosion hazard is moderate under, while severe over, seven percent slopes. Due to these attributes, suitability for different uses on Glenelg soils is slope dependent. Thus, they have limited usability for excavated ponds, and are somewhat limited in suitability for local roads, streets, moderate excavations, landscaping, and playgrounds. At slopes under seven percent, they are moderately suited for natural surface (low volume) roads, but are well suited for structures such as buildings, shallow excavations, campsites, trails, and picnic areas. Between seven and 15 percent slopes, Glenelg soils are well suited for minor excavations and moderately suited for natural surface (low volume) roads. However, they have a limited potential for building structures, local roads, streets, shallow excavations, landscaping, campsites, or picnic areas and limited suitability for excavated ponds, trails, and playgrounds. Above 15 percent slopes, Glenelg soils are limited in their ability to support any structures or other development.

b. Hatboro

The Hatboro series consists of deep, poorly drained soils, occurring on nearly level flood plains with a slope range from zero to three percent. Surface runoff is high with periodic stream overflow, usually occurring during the winter and spring months. Hatboro soils are acid, often wet, with a shallow depth to saturated zone, have slow water movement, frequent flooding, and are susceptible to frost action. They are low strength, cut banks cave, and have a severe soil rutting hazard. These characteristics give Hatboro soils very limited usability for building structures, local roads, streets, shallow excavations, landscaping, natural surface roads, campsites, trails, picnic areas, playgrounds, and septic tank absorption fields. Suitability for minor excavations and excavated ponds is somewhat limited.

c. Meadowville

Soils of the Meadowville series are deep and moderately well to well drained. Permeability is moderate to moderately rapid with slow to moderate runoff. Meadowville soils are on undulating to rolling uplands, occurring around the heads of drainage ways, in saddles, depressions, on concave or slightly convex slopes. Meadowville soils are an acidic, low strength soil, with a shallow depth to saturated zone, seepage with bottom layer, and shrink-swell potential. They are affected by frost action, with unstable excavation walls and caving cut banks. Due to these attributes, Meadowville soils have limited suitability for excavations, septic tank absorption fields, or excavated ponds. They have somewhat limited suitability for building structures, local roads, or streets. These soils have a slight potential for erosion from natural surface trails, roads, or staging areas, with a severe rutting hazard, making them only moderately suitable for these uses. Uses are unlimited for landscaping, campsites, trails, picnic areas, and playgrounds.

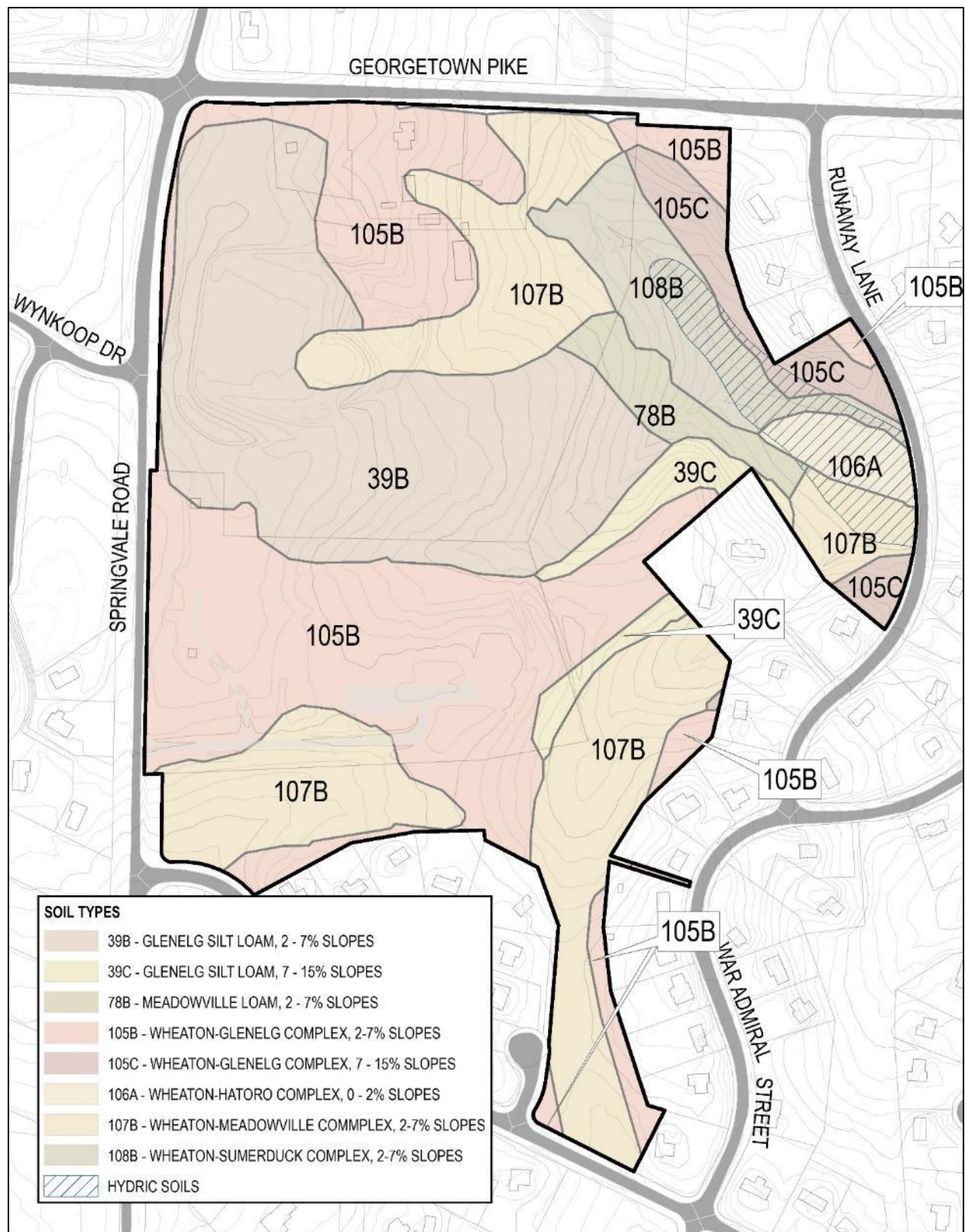


Figure 6: Soils Map

d. Sumerduck

Soils of the Sumerduck series are deep, ranging from moderately well to poorly drained, with moderately slow permeability, and negligible to medium runoff potential. Sumerduck soils are often found in drainage ways with slopes of zero to eight percent that are subject to frequent, extremely brief, flash floods, with little deposition. They are acidic, low strength soils with a moderately high shrink-swell potential, potentially hydric with a shallow depth to high water, seepage, are affected by frost action, with moderately unstable excavation walls, and caving cut banks. Due to these attributes, Sumerduck soils have limited suitability for local roads or streets. They have somewhat limited suitability for building structures, shallow excavations, campsites, picnic areas, playgrounds, embankments, or excavated ponds. These soils have a moderate potential for erosion with a severe rutting hazard, from natural surface trails, roads, or staging areas, making them moderately suitable for these uses. They are suitable for lawns, landscaping, fairways, and paved paths.

f. Wheaton

The Wheaton series consists of deep, well drained soils with moderate permeability, and medium to rapid runoff. They are low strength soils, with slow water movement/perc rate, shallow depth to water, are susceptible to frost action, and are a severe soil rutting hazard. Slope can limit use since they have unstable excavation walls, with tendencies for cut banks to cave. Potential erosion hazard is moderate under, but severe over, seven percent slope. Due to these attributes, suitability for uses on Wheaton soils is slope dependent. With less than a seven percent slope, these soils have a moderate erosion potential, but are well suited for structures such as dwellings and small commercial buildings, minor excavations, or trails and are moderately suited for natural surface (low volume) roads and trails. They are somewhat limited in suitability for moderate excavations, campsites, picnic areas, and playgrounds, while limited usability for local roads, streets, landscaping, excavated ponds, and septic tank absorption fields. Between seven and 15 percent slopes, Wheaton soils are well suited for trails or minor excavations, but somewhat limited for building structures, shallow excavations, campsites, and picnic areas. However, they have a severe erosion hazard that makes them only moderately suitable for natural surface (low volume) roads, but limited in suitability for local roads, streets, landscaping, excavated ponds, and playgrounds. Above 15 percent slopes, Wheaton soils are a severe erosion hazard with limited to no suitability at all for any structures or other development.

g. Hydric Soils

Hydric Soils are those soils that are sufficiently wet in the upper part to develop anaerobic conditions during the growing season. They are poorly drained, with slow permeability and low runoff. These soils usually occur on nearly level or gently sloping plains and low areas, with a shallow depth to saturated zone. They usually exhibit a wetness, high shrink-swell potential, low bearing strength, and slope instability, resulting in landslides. Due to these attributes, they have limited suitability for local roads, streets, building structures, shallow excavations,

embankments, or playgrounds. This is an overlay area, where the main soil type is referenced as well.

3. TOPOGRAPHY

The topography of Turner Farm Park is gently rolling, with less than 58 feet of grade change across the park, ranging from 382 feet in elevation near the observatory to 324 feet in elevation along the wetland on the eastern edge of the park. Slopes average less than seven percent across the site. Only a few instances of steep slopes are present; most are a result of excavation to build landscape features within the park. The developed portions of the park, having been graded, form gently sloping sites for park facilities. This includes the riding rings, playground, picnic area, and parking areas. To the north, west, and south of the riding rings is a small ditch and ridge formed by grading of this landform to direct runoff toward the stormwater facility to the east of the riding area. Most of the park's topography slopes eastward toward the small stream running through the eastern side of the park (Figure 7).

4. HYDROLOGY

Turner Farm Park lies within the Captain Hickory Run subwatershed at the northern reach of the Difficult Run watershed, which drains to the Potomac River, and ultimately to the Chesapeake Bay. As described in the Difficult Run Watershed Management Plan adopted by the Board of Supervisors in 2007, the majority of assessed tributaries in Captain Hickory Run are characterized as having an unstable channels that are actively widening in response to changes in stream flow. The substrate in the subwatershed is a combination of gravel and sand. Sixty-three percent of the stream length is moderately unstable, indicating that there is high erosion potential during high flow events.

The type and density of land use in a subwatershed can affect the downstream water quality and stream condition. While each land use type introduces issues to the natural stream system, more intense land use types, such as high-density residential, commercial and industrial uses, can have high levels of impervious surface and contribute runoff and pollutants to the stream system. Less intense uses, such as open space and estate residential development, generally contain less impervious area, have more natural vegetation, and, therefore, have less impact on stream quality. Approximately 69 percent of the Captain Hickory Run subwatershed is characterized by estate and low-density residential development. Another 19 percent is preserved for open space or parks, including Turner Farm.

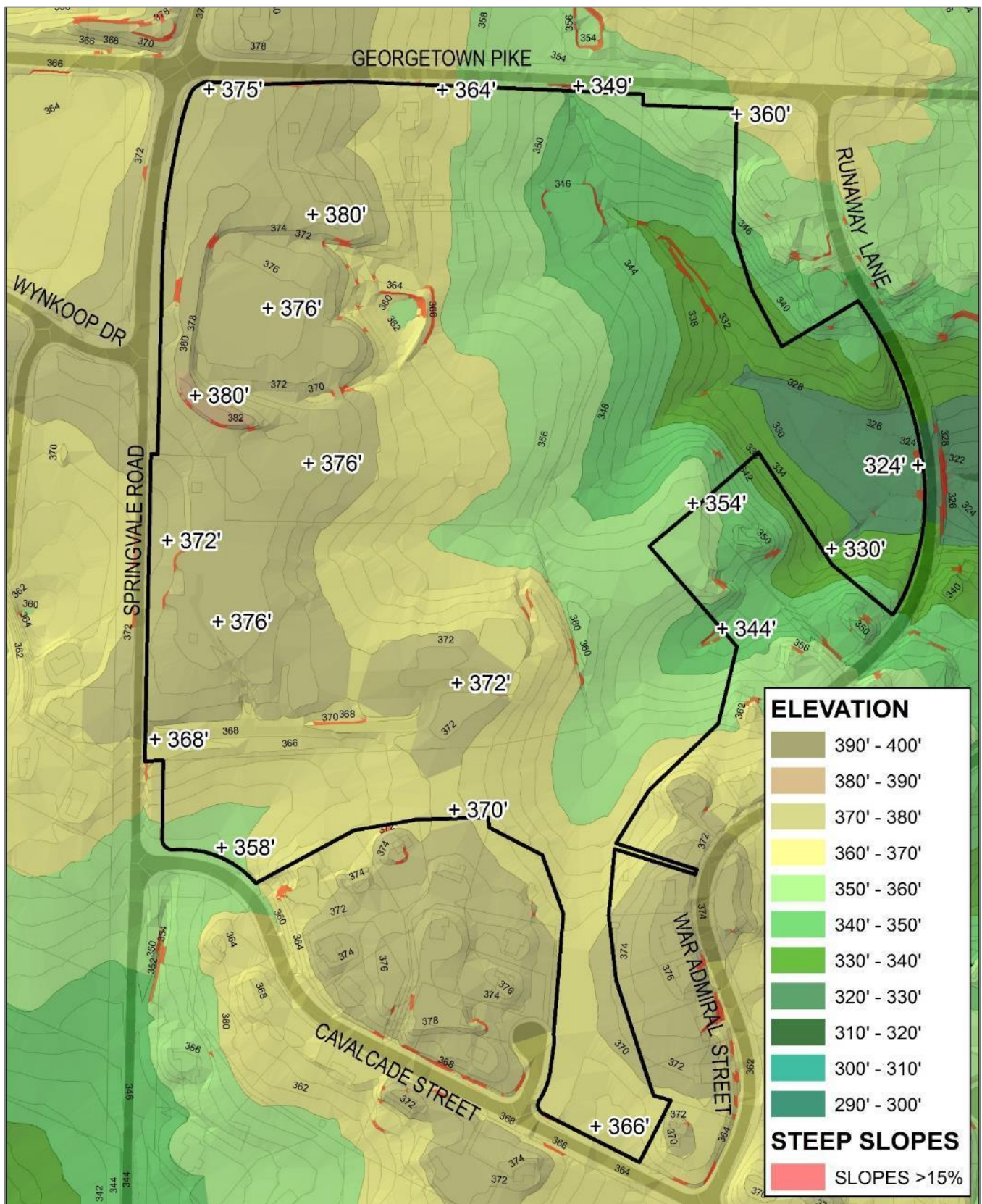


Figure 7: Elevation and Steep Slopes Map

Turner Farm Park is a valuable natural resource within Fairfax County as it contains a small segment of Captain Hickory Run (Figure 8). This perennial stream begins adjacent to the old farm pond, near the historic Turner Farm House, and flows southeast, leaving the park and flowing under Runaway Lane to the east. In wetter times of the year, it is fed by the farm pond and a culvert under Georgetown Pike. Captain Hickory Run is buffered by its associated Chesapeake Bay Preservation Ordinance designated Resource Protection Areas (RPAs), in which development and clearing activities should be limited.

RPAs are designated corridors of environmentally sensitive land alongside the shorelines of streams, rivers, or other water bodies that drain into the Potomac River and eventually into the Chesapeake Bay. In a vegetated or forested condition, RPAs protect water quality, filter pollutants from stormwater runoff, reduce the volume of stormwater runoff, prevent erosion, and perform other important biological and ecological functions. Mandated by the State of Virginia Chesapeake Bay Preservation Act, protection of Fairfax County's RPAs began in 1993 with the enactment of the Fairfax County Chesapeake Bay Preservation Ordinance, which regulates the kinds of development that can occur in these important, environmentally sensitive areas.

Prior to the enactment of the Chesapeake Bay Preservation Ordinance, however, all vegetation around the stream was removed for agricultural purposes. In some areas, the stream buffer has not been allowed to fully regenerate. The Difficult Run Watershed Management Plan recommends the implementation of Low Impact Development (LID) techniques to benefit stormwater management; for example, the construction of bioretention areas in parking lot landscape islands and increased tree canopy cover.

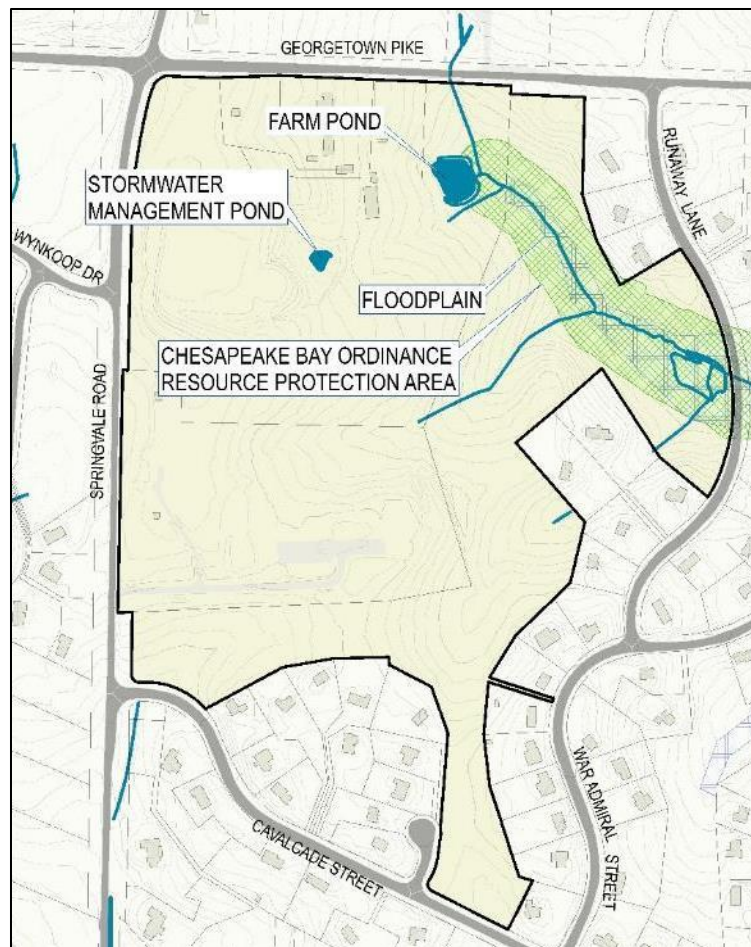


Figure 8: Turner Farm Park's Hydrology, Floodplain, and Resource Protection Area

Within the park, stream degradation is evident as a result of runoff from within the park as well as neighboring impervious surfaces such as roofs, driveways, roadways, and parking lots. These conditions contribute to “flashy” stormwater flows that incise stream channels. Due to Turner Farm Park’s location near a headwater within the Difficult Run Watershed, the park has been identified by Fairfax County Stormwater Planning in the Department of Public Works and Environmental Services (DPWES) as an important open space for protecting water quality. The only watershed management project identified in the Difficult Run Watershed Management Plan targeted for Turner Farm Park is the replacement of the culvert which conveys the stream under Georgetown Pike along the northern border of the park.

5. NATURAL COMMUNITIES - PLANTS & ANIMALS

Natural communities are ecological groupings of co-existing, interacting species, integral to the physical environment and associated processes. Through much of the county’s early history, agriculture was a key pursuit, leading to the clearing of many acres for farmland. The land area of Turner Farm Park was cleared in the 1800s for growing crops and remained completely cleared for agriculture and government uses into the 1980s, as illustrated in the following series of maps spanning from 1937 to 2015 (Figures 9-12). Agriculture related uses in the form of equestrian riding still exist within the park.

As a former agricultural site, Turner Farm Park contains no extant hardwood stands, remaining fully cleared for farm use into the 1980s. Between the late 1990s and early 2000s, successional vegetation was introduced into several areas of Turner Farm Park. The park’s vegetation was formally documented in 2000 by a Forest Stand Delineation and Natural Resources Inventory. A forest stand of less than five acres exists in the central area of the park, consisting of predominantly successional species that thrived in the dry and sunny conditions left after farming. In 1997, much of this stand consisted of young trees that had recently sprung up after the secessions of agricultural and government activities on the site. Additionally, there is a thin band of trees growing along Captain Hickory Run and the park boundaries. By 2015, the central stand had grown to a thick mass of established forest, while trees have now filled in much of the stream’s RPA in some areas and providing vegetative screening along some of the property lines (Figure 12). Species documented on the property include: eastern red cedar, red maple, black cherry, tree-of-heaven, staghorn and smooth sumac, sassafras, red mulberry, autumn and Russian Olive, and persimmon.

An Invasive Management Area (IMA) site was active at Turner Farm Park between 2007 and 2011, with volunteers working to remove non-native invasive vines from hedgerows in the central portion of the property. This IMA site has been inactive since 2012, however, as the program’s standards have shifted to focus efforts on high-quality forested areas, maximizing the benefit of the program’s resources. Three, semi-wooded areas within Turner Farm Park were evaluated in 2016. Park Authority staff found that these areas were moderately impacted by non-native invasive plant species.



Figure 9: 1937 Aerial Photo of the Turner Farm Property



Figure 10: 1953 Aerial Photo of the Turner Farm Property



Figure 11: 1997 Aerial Photo of the Turner Farm Property



Figure 12: 2015 Aerial Photo of Turner Farm Park

Due to the prior agricultural use of Turner Farm Park, both the quality and amount of habitat available for wildlife is highly marginalized. There are some limited areas of trees, wetlands, and native warm season grasses; however, the majority of the park continues to be managed for recreational use. The Park Authority has not conducted a formal wildlife inventory for the park and does not maintain a list of known species. It is likely that common species of birds, mammals, reptiles, amphibians, and insects utilize the park. Species present would likely include those that prefer open, disturbed habitats as well as generalist species, all of which would be typical species of suburban woodlots, including migratory songbirds, reptiles, amphibians, and small mammals. Several species typically found in suburban woodlots have been observed, including squirrels, fox, snakes, rabbits, hawks, and geese, all of which are typical of the region and tolerant of park use by visitors. No deer management has been conducted at Turner Farm Park and white-tailed deer are present in the park. Two initiatives were completed by the Park Authority to reconcile the use of the park as an equestrian area with its potential natural resource value, including:

- The Turner Farm Equestrian Use Areas Natural Resource Management Plan (2005)
- Designation as a “Certified Wildlife Habitat” with the National Wildlife Federation (2006)

No rare, threatened, or endangered species of flora or fauna have been documented at Turner Farm Park. There is limited suitable habitat for wildlife, in general, and prior surveys have not identified any species of significance.

B. CULTURAL RESOURCES

Identification, protection, and interpretation of cultural resources is a key component in the Park Authority’s mission statement and supported by several Park Authority policies. To achieve these goals, consideration of cultural resources is a necessary component in development of a park master plan. During the master plan process, the project team reviewed the available information and investigated the park, to determine what, if any, remnants from the past remain. However, no formal archaeological surveys have taken place at Turner Farm. There exists a moderate potential for Native American sites as well as Civil War sites, in addition to the more current known uses of the property. Development of the park will take into account this potential, and phased archaeology will take place prior to development in accordance with park policy.

Little prehistoric heritage evidence was found on site; however, Turner Farm Park fits within the cultural history of Fairfax County. A summary of the periods of human habitation reflected in the area of Turner Farm Park is provided below.

1. NATIVE AMERICAN PREHISTORY (PRIOR TO CIRCA 1650 AD)

Native American settlement in Fairfax County, including the area of Turner Farm Park, is comprised of three general periods, reflecting changes in the materials used by Native Americans that indicate shifts in how prehistoric peoples satisfied

subsistence needs and organized social structures. These time periods are as follows:

- **Paleo-Indian period** – The initial occupation of Fairfax County by Native Americans is classified at the Paleo-Indian period from approximately 16,000 B.P. to circa 10,000 B.P. It was characterized by a cold, moist climate that resulted in flourishing grasses and evergreen vegetation. Native American life was characterized by small nomadic bands displaying a heavy emphasis on hunting and supplemented by general foraging. Typical evidence of human habitation from this time would include stone fluted points, scrapers, flake tools, wedges, and hammer stones.
- **Archaic period** – While life was still characterized by nomadic hunting bands, environmental changes ensuing from a progressively warming climate resulted in increased reliance on and diversification in gathering during the Archaic period from circa 10,000 B.P. to 1000 B.P. This period is characterized by advancements discernible in the archaeological record by the appearance of atlatl stones, axes, pestles & mortars, progressing to soapstone vessels, shell ornaments, bone needles, fish hooks, and copper artifacts. Increased appearances of grinding and nutting stones reflects the greater emphasis on gathered items to meet dietary needs.
- **Woodland period** – The advent of floral domestication, horticulture, and later agriculture, mark the shift to the Woodland period circa 1000 B.P. to A.D. 1650. During the Early to Middle Woodland periods, characterized by a climate shift from hot and dry to a cooler, moist climate, Native Americans intensified hunting and gathering activities while beginning experimentation with cultigens. The first clay pottery typically appears during this time, reflecting increasingly sedentary settlement patterns. Changes in the design of stone projectile points reflect the introduction of bow and arrow technology. Reliance on cultigens (in particular corn, beans, and squash) marks the shift into the Late Woodland, along with a shift to the current local climate. The adoption of agriculture resulted in an intense population increase, allowing for the formation of villages with complex social and political organization. When European colonists arrived in the seventeenth century, Native American cultures had formed tribes, each possibly occupying several villages. Tribal alliances and intertribal rivalries, often reflecting distinct cultural differences such as language and belief systems, had also developed.

2. HISTORIC (CIRCA AD 1650 – PRESENT)

European, specifically English, settlement in Northern Virginia was extremely sparse throughout most of the seventeenth century. During this period, the area that would become Fairfax County was frontier land. Colonization increased during the late seventeenth and early eighteenth century when the European population of Northern Virginia dramatically increased and the Virginia colony developed a tobacco-based economy. Due to its economic value, colonists favored tobacco cultivation over manufacturing enterprises, often becoming reliant on importation rather than production of basic household goods. The extremely labor-intensive tobacco crop

resulted in the widespread use of European indentured servants and slaves during the late-seventeenth and early eighteenth centuries.

The County of Fairfax was officially formed in 1742, out of the northern portion of Prince William County, which itself had been carved out of Stafford County, all of which made up the larger Northern Neck Proprietary, which was granted to Thomas, 6th Lord Fairfax of Cameron by King Charles I. Thomas Fairfax conveyed a large tract of land to Bryan Fairfax in 1765, including what would become Turner Farm Park. Although tobacco cultivation and dependence on slave labor remained central components of the regional economy, tobacco's importance had somewhat diminished by the time of the American Revolution. Beginning in the mid-eighteenth century, farmers increasingly diversified crops, in particular with the additions of wheat and corn, rather than relying on a tobacco-based monoculture. The area underwent an economic decline until the early nineteenth century, when farmers from New England moved south and introduced new agricultural practices which revitalized Fairfax County's farms.

Georgetown Pike, constructed between 1813 and 1837, greatly improved transportation and commerce in the area, providing a main thoroughfare from the port at Alexandria westward to Leesburg Pike. This construction, coupled with new farming techniques that increased production, fostered a period of growth and prosperity in the region between 1840 and 1860. As a result, more farms sprang up in the area. Georgetown Pike has served as the main road running past what became Turner Farm Park for almost 200 years as shown in Figure 9, an aerial photograph from 1937. Soon after the completion of Georgetown Pike, Orlando Fairfax, grandson of Bryan Fairfax, sold a land tract to Josiah Loomis in 1842. Josiah passed on 150 acres of land to his son Joshua Loomis in 1843, containing what would become Turner Farm Park. Road construction continued to improve transportation, connecting farms, mills, and ports during the 1850s, followed by the railroad, which became the preferred method for transporting grain and flour from the Shenandoah Valley to the market cities.

Tax records indicate that in 1851 a house owned by Joshua Loomis existed in the general vicinity of the Turner Farm House. While retaining ownership of the family cemetery, the location of which has not been verified, Loomis sold the house with 150 acres that encompassed the current Turner Farm Park to William Seaton in 1856.

During the Civil War, Fairfax County was of immense strategic interest due to its location along the Potomac River and several points of elevation that provided an overlook of Washington D.C. It was also positioned as the last line of defense between the Union capital city and the rebel Confederate territories. As a result, thousands of Union soldiers were stationed in Fairfax County and the area witnessed intense war-related activity, including the area near Turner Farm.

Georgetown Pike was a major thoroughfare which supported large movements of troops. When the Civil War erupted in Virginia, the area around Turner Farm was within reach of foraging parties sent out along roadways from both Union and

Confederate armies. As a result, local livestock and harvests were depleted to feed the military raiding parties. Skirmishes broke out when raiding parties from opposite sides encountered each other. In 1861, the Battle of Dranesville took place approximately one mile to the west of what is now Turner Farm Park. General Ord's troops that were headquartered at the eastern end of Georgetown Pike would have passed the Turner Farm site on their way to or from the battle.

When the war ended, northern Virginia's economy and farms were in ruin, with crop production in 1870 only half of what it had been in 1860. These conditions may have contributed to Seaton selling the property in 1865 to William H. Clagett, who, in turn, sold the land to John Turner in 1869. Turner farmed the land and in 1878 resided in a house very close to the current Turner Farmhouse. During the same time, Fairfax County rebuilt itself, emerging as a major dairy production region by the twentieth century with the area looking much the way it did in the 1937 photo shown in Figure 9. The land passed through the Turner Family, with Luke Turner constructing the current Queen Ann style farmhouse and removing its predecessor in 1905. In 1920, the farm passed to Mark Turner who continued the family business, considered to be a model dairy farm. Mark Turner was also active in state and local affairs, including serving as master of the Great Falls Grange as well as serving on the executive board for the Virginia State Grange and on the Fairfax County Board of Supervisors.

During this time, the onset of the Second World War and subsequent Cold War dramatically altered the character of Fairfax County. The massive increase in the size of the federal government during this period resulted in an influx of employees and their families into the region, leading to the development of suburban neighborhoods to meet the housing demand along with the associated transportation infrastructure.

In 1955, these events directly affected Turner Farm when the Federal Government took 11.7 acres of the farm to build the Nike Missile Control Center W-83 as one of the first of 13 sites where surface to air missiles were installed (Figure 11). The intended purpose was to defend Washington D.C. from the threat of Soviet attack during the Cold War. It was only a few years, however, before the Soviets and the U.S. switched to using Intercontinental Ballistic Missiles (ICBM), making Nike Missile sites like the one at Turner Farm obsolete. In 1961, the U.S. Army Map Service, later known as the Defense Mapping Agency (DMA), took over management of the Nike Missile Control Center. There the U.S. Army Map Service built on the guidance system for the Nike Missiles, developing it into the Global Positioning System (GPS) now used in civilian cars and cell phones. Eventually, DMA would change its name to the National Geospatial-Intelligence Agency (NGA).



Figure 13: Nike Missile Control Center W-83

By the early 1970s, the Turner family had sold a portion of the farm to developers, from whom the Park Authority acquired the first parcel for Turner Farm Park in 1975. The federal government decided to divest the DMA site, closing it in 1993. With considerable support from the community, the site was acquired by the Park Authority in 1999 along with another portion of the Turner Farm property (Figure 3). In 2010, the Park Authority acquired the remainder of the farm which includes the farmhouse and associated outbuildings.

Although known cultural resources exist in and around the park, Turner Farm Park has not been subjected to comprehensive, systematic cultural resources identification-level survey. Since much of the western half of Turner Farm Park has been developed for recreational use, that portion is considered highly disturbed and unlikely to contain intact archaeological resources. The eastern portion of the park remains less developed and may contain pre-historic or historic archaeological resources.

C. EXISTING HISTORIC STRUCTURES

1. TURNER FARM HOUSE

The historic, Queen Anne-style, Turner Farm House is a two-story, frame structure that sits on a masonry foundation, facing Georgetown Pike. Containing four

bedrooms and four bathrooms, it is characterized by a rear gabled wing with a taller, wider front facing gable that splits into two, small gables of unequal size. The tall, center gable has a half-timber pattern, while the smaller front gables retain decorative shingling. The house contains a large, central, corbelled cap chimney. Most windows are two-over-two, double-hung sash windows, taller on the first floor than on the second. Second level windows with the smaller gables on the north elevation are one-over-one. The easternmost window has a decorative, balcony-like protrusion, with a circular detail that is an original feature of the house. On the west side of the house is a two-story, side-gabled wing, with one-over-one windows. Delicately turned wood posts with decorative floral brackets and Queen Anne-style spindle work wraps around a low gable at the front entrance and three sides of the house's porch.



Figure 14: Turner Farm House

2. GARAGE WITH APARTMENT



Figure 15: Turner Farm Garage with Apartment

Directly south of the Turner Farm House, is a two-car garage with an apartment on the second floor. The original portion of this structure was built between 1937 and 1953, and expanded around 1998. The first floor is of masonry construction while the level above is wood framed with multiple windows.

3. TRACTOR SHED/CRIB BARN

Southeast of the farm house is a 19th century crib barn once used for storage of corn. Various described as a crib barn or run-in equipment barn, this structure features a gabled, two-story, peaked center section roof, with a loft, and low, sloped, lean-to additions on either side of the central bay added on much later. It is

constructed with hand hewn members held together with wooden pegs on a field stone foundation. The structure was built around 1880-1890 and pre-dates the main farmhouse.



Figure 16: Turner Farm Tractor Shed/Crib Barn

4. MILK HOUSE

Just east of the tractor shed is the Milk House, built out of masonry units with a metal roof, probably in the early 20th century.



Figure 17: Turner Farm Milk House

5. TURNER FARM DAIRY BARN

A little further south of the Tractor Shed sits the historic Turner Farm Dairy Barn and Silo. Constructed as a dairy barn in the early 20th century for milking the Turner's cows, this barn retains many of the features of a milking barn, including the low first floor ceiling and large second floor hay loft. This classic dairy barn features wood framing on a concrete foundation, with gambrel roof framing covered with a standing seam sheet metal roof. Beveled wood siding covers the lower walls, which are punctuated with a series of wooden windows. The concrete floor inside the barn was poured with troughs (or "French drains") designed to aid in washing out the milking area. A unitized pre-cast concrete silo is located at the southwest corner of the barn. These historic structures should be preserved as one of the most iconic features of the rural agrarian landscape, which characterizes the park.



Figure 18: Turner Farm Dairy Barn

6. OBSERVATORY TOWERS

Another iconic structure in the park is the main observatory structure located near the southern entrance from Springvale Road. It was built in the 1960s by the United States Government and has been adaptively re-used to house a large, electrically



Figure 19: Observatory Towers

operated telescope that is set within a steel panel, rotating dome with a retractable opening. Just north of the main observatory tower is the radio telescope structure built during the 1960s. Earlier versions of both structures were part of the Nike Missile Control Site and later retrofitted by DMA to suit their mission.

D. EXISTING INFRASTRUCTURE

1. UTILITIES

A variety of utilities currently serve Turner Farm Park or are available in close proximity. Electrical service extends from both Georgetown Pike and Springvale Road to provide power to the park's electrical systems. Water is available from both roads as well, with a stub entering the park along the southern entrance from Springvale Road that is contained in an easement, although currently not providing service to any park facility. Natural gas is available and connected to the Turner Farm House from Georgetown Pike. No municipal sewer connections exist in this part of the county, so drain fields must be used to serve park toilets. Two old septic fields exist on the site, one related to the Turner Farm House and the other which served the former DMA facility, although neither is currently functional. The new roll top observatory is served by a new septic field. A small stormwater management facility exists just south of the barn, designed to treat runoff from the riding ring. A 50' wide utility easement associated with the Transcontinental Gas Pipe Line (Transco) runs diagonally from the southwest to the northeast corner of the park, transporting natural gas from the Gulf Coast of Texas to the New York City area. Additional easements for storm drainage and floodplain management are recorded on the property (Figure 20).

2. VEHICULAR ACCESS

Three separate entrances currently provide vehicular access to different parts of the park. The southern vehicular entrance from Springvale Road provides access to the main parking lot, located between the observatories, sundials, playground, and picnic area. Closer to the intersection with Georgetown Pike, an old farm road second vehicular entrance from Springvale Road provides unpaved access to the equestrian riding area. An third park entrance, located on Georgetown Pike, provides access to the resident curator area, including Turner Farm House and related buildings (Figure 20).

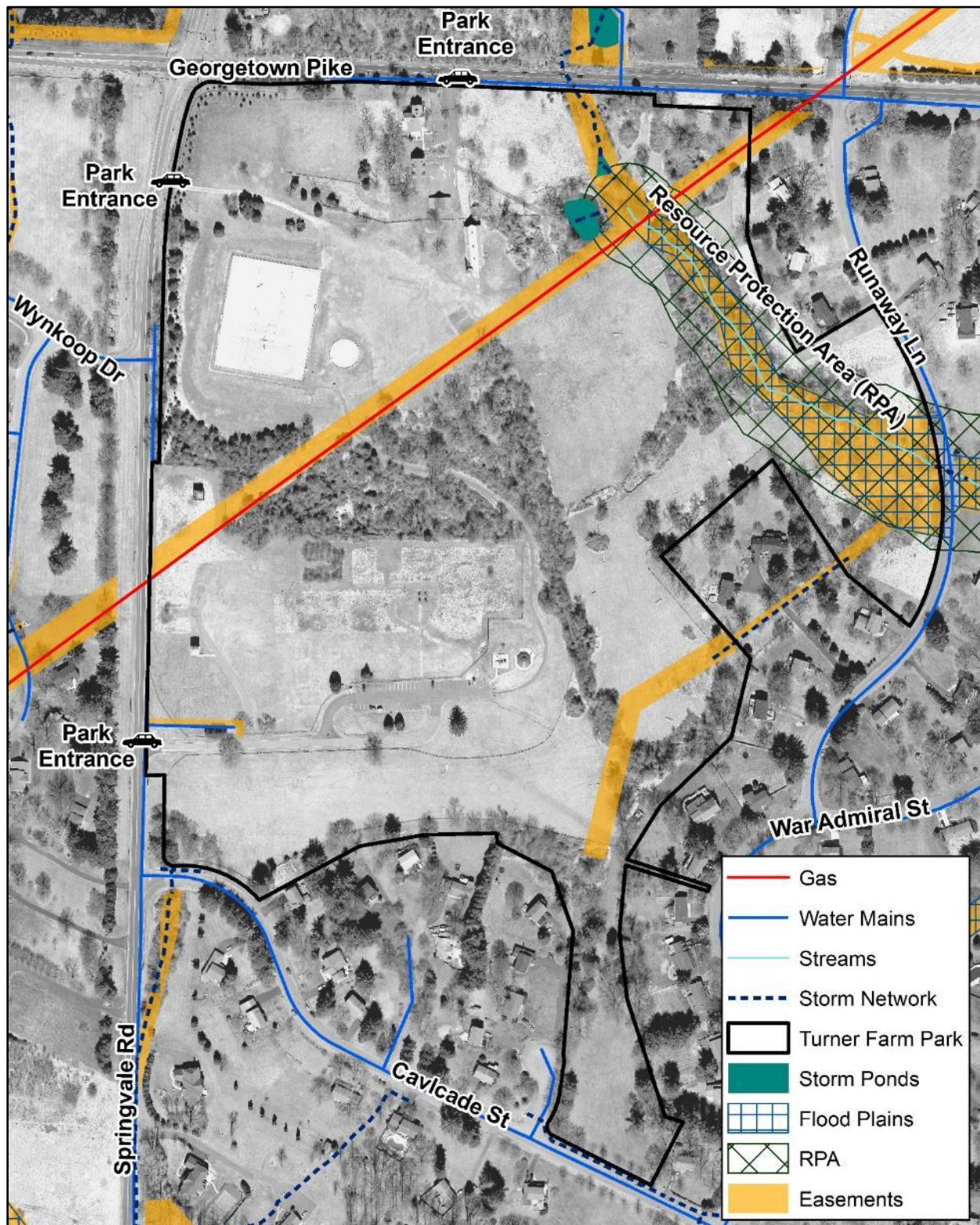


Figure 20: Entrances, Major Utilities, & Easements

3. PEDESTRIAN ACCESS & TRAILS

Turner Farm Park contains a few segments of paved trail running between the parking lot and equestrian area, observatories, playground, picnic shelter, and sundial garden, as well as a mowed equestrian cross country riding path/obstacle course running roughly in a semicircle from the southern edge of the park through the eastern fields to the riding ring area. While a paved sidewalk exists on the opposite side of Springvale Road, no official trail entrances to the park exist.

E. EXISTING USES & OPERATIONS

Since its opening as a public park, Turner Farm Park has grown in popularity to serve a diverse Fairfax County population. Visitors can attend astronomy and equestrian programs and events, ride their horse, exercise, walk their dogs, picnic, enjoy the outdoors, and take part in events such as watch fireworks on the Fourth of July. The park's unique assets are its astronomy facilities, equestrian amenities, and historic structures. The park's open space, picnic area, playground, and trails are popular features for adjacent neighbors as well as the broader community. Natural areas in the park provide buffers between use areas and park neighbors as well as ecological enhancement.

The park's increased popularity presents challenges to current operations as well as a need for added facilities. Park use on peak visitation days and for special events can result in traffic backups with parking overflowing into the surrounding neighborhood as well as bottlenecks within the park. Astronomy and equestrian riding groups are the primary users of Turner Farm Park who, along with staff, have indicated that the existing parking and circulation within the park do not adequately address the needs of park users, with conflicts between vehicular, pedestrian, and equestrian traffic occurring regularly.

Turner Farm Park is managed unstaffed with maintenance provided by Park Operations Area 6 staff that maintains parks within a wide district. Typical regular maintenance includes activities such as mowing, removing leaves, emptying trash, painting, snow removal, facility maintenance, and other similar tasks. Periodic maintenance tasks include facility and equipment inspections; facility preparation; plumbing repairs, cleanup; limbing up of trees; tree removal; and repairing pavement as needed. Area 6 staff also responds to any park operation or maintenance issues brought to their attention.



IV. PARK ASPIRATIONS

A. PARK PURPOSE

Park purpose statements provide a framework for planning and decision-making. As described in the Fairfax County Comprehensive Plan, Policy Plan, Parks and Recreation section, the purpose of Countywide Parks, such as Turner Farm Park, is to serve larger geographic areas or the whole county with unique facilities, while protecting sensitive environmental and cultural resources within the park. Specifically, Turner Farm Park's purpose is to preserve and protect the site's cultural and natural resources while providing a variety of recreational and educational activities related to the unique features of the park for all age groups.

B. VISITOR EXPERIENCE

Turner Farm Park offers a visitor experience similar to that of other Countywide Parks, through a combination of educational opportunities, **events**, recreational facilities, trails, and open space. For individual and group visitors, Turner Farm Park provides a diverse variety of recreational facilities with opportunities to interact with other users. Both scheduled and casual enjoyment of the park's facilities and open space is part of the visitor experience. Park users may enjoy astronomy or equestrian riding facilities, historic features, interpretive features and programs, the forest, wildlife, playground, picnic area, and trails in a park experience that typically lasts for up to a half day.

The **park is unstaffed, but the** visitor experience should be supported through complementary facilities and supporting features, including sufficient, need-specific parking and restroom facilities. New and updated infrastructure, amenities, uses, and facilities should be consistent with the park's growing popularity as well as community needs as these items contribute to a positive visitor experience in the park.

C. MANAGEMENT OBJECTIVES

In order to achieve the park's purpose, the following objectives, consistent with the Park Authority's mission statement, will guide actions and strategies for dealing with management issues:

- Turner Farm Park will be managed to provide an open space for public enjoyment and outdoor recreation.
- Park users should have universal access to park facilities when access is possible and feasible. This includes accessible facilities and connections between different areas of the park.
- Protection and appreciation of natural and cultural resources are integral to the Turner Farm Park experience. Every effort should be made to balance the stewardship of these resources with active recreation needs.



V. GENERAL MANAGMENT PLAN

The General Management Conceptual Development Plan (GMCDP) is based on the research, site analysis, and data presented in this document. Using this information, the site is organized into management zones that provide a framework for site management and decision making (Figure 21). These zones identify the primary purpose of each area, provides recommendations for future park uses and facilities deemed to be appropriate to this park based on the research, site analysis, and data presented in this document. The **GMP CDP** contains descriptions of **both existing and proposed** plan elements and is accompanied by a graphic that shows the general locations of the **existing and** planned elements. These two elements of the master plan – written and graphic - should be used together to understand the full extent of the recommendations.

Development of the **CDP-GMP** 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-GMP** 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 garden. 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.

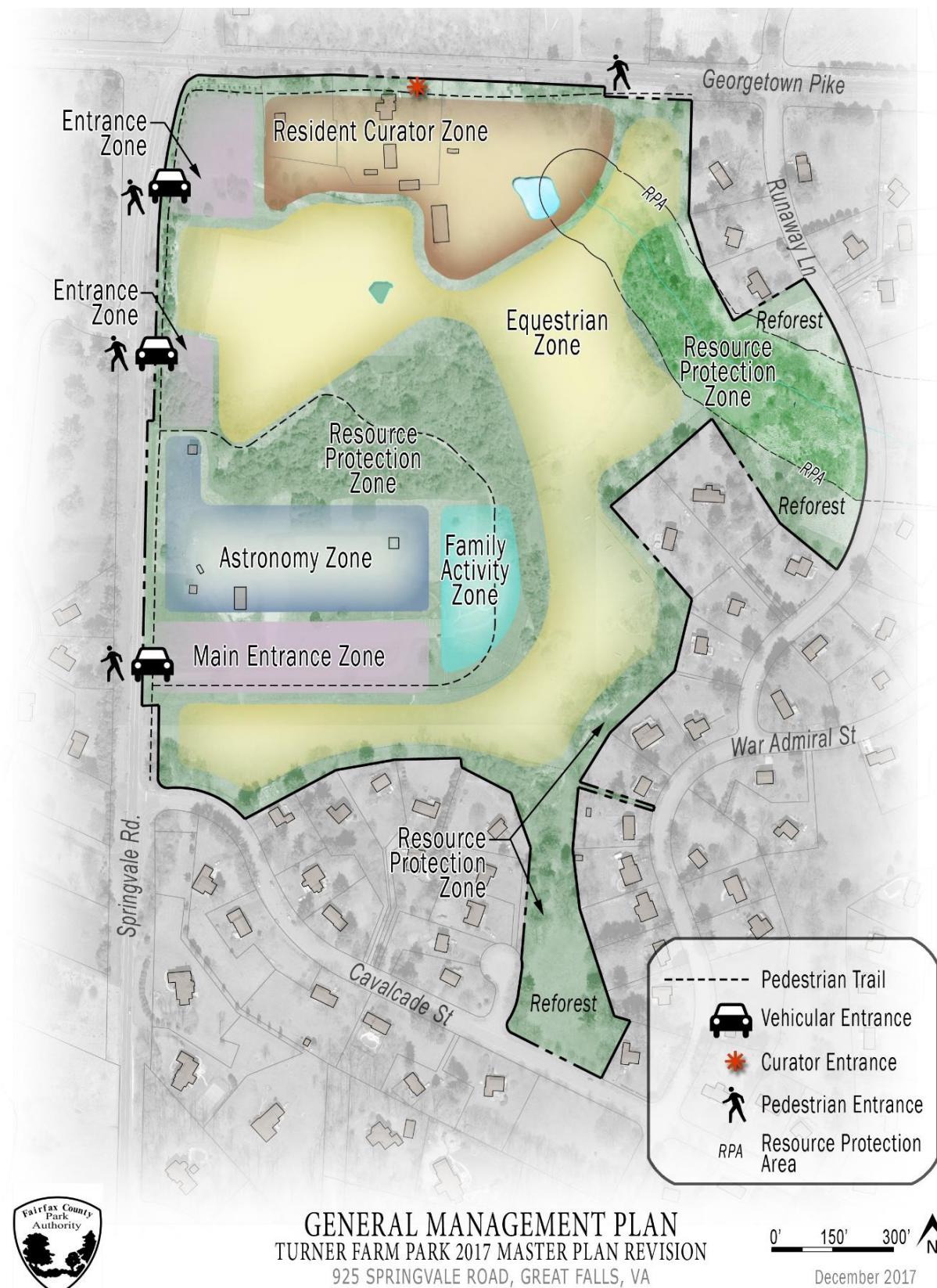


Figure 21: Turner Farm Park General Management Plan

A. ENTRANCE ZONE

Entrance Zones define the areas where visitors form their first impression of the park. Visual elements should be designed in keeping with the park's character and include elements that support visitor orientation, such as park identification, information kiosks, and directional, regulatory, and event signage. Other amenities such as landscaping, benches, and trash cans are appropriate in Entrance Zones as well as parking, pedestrian, and security lighting. Within the Main Entrance Zone, the existing parking lot is to remain but may be improved and expanded to meet growing park demand. Adequate parking should be provided for equestrian uses, preferably in the northern entrance zone off Springvale Road.

1. VEHICULAR ACCESS & CIRCULATION

Park Authority staff and park users have noted that the park's existing parking and interior circulation do not adequately address the needs of park users. Conflicts between vehicular, pedestrian, and equestrian traffic occur frequently. The park's increasing popularity presents challenges to current operations and creates a need for additional as well as well-considered facilities. Park use on peak visitation days and for special events can result in traffic backups, with parking overflowing into the surrounding neighborhood as well as constricted circulation within the park. To address these conditions, parking and circulation improvements are needed.

Vehicular access to the park will continue to be provided at the existing and proposed entrances from ~~three existing entrances located at Georgetown Pike and~~ Springvale Road, although the Georgetown Pike access will be reserved for the Resident Curator Program at the Turner Farm House. The primary entrance to the park will remain at the southern entrance from Springvale Road. To enhance access to the Equestrian Zone, the opportunity to establish a vehicular access point near Wynkoop Drive has been added to the plan. In combination with the existing northern access from Springvale Road, these entry points will allow for improved access to the Equestrian Zone, aiding the maneuvering requirements of horse trailers and facilitating traffic flow during large events.

Traffic control features such as signage, gates, and bollards can be used to control park traffic. All vehicular access points should be designed to safely accommodate pedestrian access to the park as well.

2. PEDESTRIAN ACCESS & CIRCULATION

Many people enjoy strolling the grounds of Turner Farm Park for a variety of reasons including exercise, dog walking, socializing, nature observation, running, and biking. The planned trail network throughout Turner Farm Park is designed to minimize potential conflicts between equestrian and pedestrian users. The network includes existing trails linked to new trails and entrances. Trail access is provided at the vehicular entrances and additional pedestrian entrances as shown on the ~~GMP~~ **GMP**. The provision of visitor orientation is important at these points, including informational kiosks, benches, trash cans, and park identification, regulations, and wayfinding signage. All routes in Turner Farm Park should be located and designed to provide the greatest degree of accessibility while respecting natural and cultural resources. The loop trail should be of sufficient distance to provide interest to the

user and separation from the cross country equestrian riding obstacle trail, to avoid conflicts between the two different user groups.

3. COMBINED PEDESTRIAN/EQUESTRIAN ACCESS

Although it is preferred to provide distinct facilities to serve pedestrians and equestrians, trail connections entering the park from Cavalcade Street and Runaway Lane are envisioned to serve both user groups. These connections link the park to the communities east and south of the park. Limited property width, a desire to minimize impacts to the identified Chesapeake Bay Resource Protection Area, and anticipated usage levels suggest that these connections can be designed to accommodate a variety of users. Additional signage should be provided to inform trail users of appropriate trail etiquette.

These locations align with the Countywide Trail Plan Map which recommends a natural surface trail along both Georgetown Pike and Springvale Road. However, the trails plan only shows that a trail is to be provided along these roads and does not necessarily dictate on which side of the road the trail will be built. Therefore, these trails may be built on the opposite side of the road from the park. Cavalcade Street that enters the park just east of the intersection of Man o' War Lane, continuing northward through parkland to Georgetown Pike. A second connection enters the east side of the park from Runaway Lane. The Countywide Trail Plan Map also shows a third connection into the park from the main entrance along Springvale Road.

In a broader context, an opportunity exists to connect Turner Farm Park with nearby parks including Great Falls Nike Park to the south as well as Upper Potomac and Riverbend Parks to the north along the Transco, Colonial, and Columbia Gas Pipe Line easements. The pedestrian connections envisioned with this master plan will serve to build on that connectivity. (Figure 21).

B. RESOURCE PROTECTION ZONES

Two separate areas within the park are designated as Resource Protection Zones (RPZs), to protect natural habitats, geological features, hydrological features, and/or cultural resources they contain. These RPZs contain forest communities as well as the stream and farm pond within the park. While the farm pond is a historic feature created to serve the farm, it has now become a part of the site's hydrology as well. Such features support multiple species that co-exist and rely on these natural features. The wetlands provide numerous benefits to the watershed including storage of water, recharge of ground water, and water purification. They also provide water and habitat not only for wetland dependent species, but upland mammals as well. Protecting the integrity of these forested blocks is critical to the health of Captain Hickory Run. Therefore, these areas should be preserved and restored as much as possible to a natural state with minimal disturbance. Revegetation should include only native trees and shrubs, accompanied by invasive plant management as necessary.

Pedestrian and equestrian trails with related facilities such as bridges, signage, interpretation features, or benches are appropriate within the RPZs in the general locations depicted on the GMP CDP. The potential for historic discoveries in these

areas is moderate, so appropriate subsurface archaeological investigation should be conducted prior to any ground disturbing activities within these zones to minimize potential impacts to important archeological sites. Limited off trail activity will be permitted for resource management activities along with programs scheduled and supervised by Park Authority naturalists that are compatible with resource management goals.

C. FAMILY ACTIVITY ZONE

The Family Activity Zone is an area focused on more traditional park uses, such as picnics, play, and group gatherings. This zone should be convenient to parking, trail access, and other supporting facilities, and include features as noted below.

1. PICNIC AREAS/SHELTERS



*Figure 22: Picnic Shelter
(precedent image)*

A picnic area with shelters should be provided as a central gathering place for family- and group-oriented activities. Proximity to the parking area will aid accessibility and ease of use. The shelter should be of sufficient size for inclusion in the rental program with at least ten tables that would support group activities such as outdoor classroom programming, family gatherings, and group events. Grills should be provided, where appropriate. Picnic shelters should provide both electric and water access, so that restrooms can be provided within the

structure. Lighting would make the facility more desirable for rentals. A storage space should also be considered within the shelter for cleaning equipment. The open field surrounding the picnic area shall be retained for use to provide an overflow and buffer are between the picnic area and informal supporting uses, such as, but not limited to equestrian or astronomy classes.

2. PLAYGROUND

A playground should be maintained as a feature that is complementary with the picnic area and nearby Open Play Zone, enhancing opportunities for family-oriented activities. This location provides easy access for families with children using the picnic area at the same time. Playground features should be appropriate to a wide range of ages. The space could accommodate climbing features appropriate for a range of ages; however, this plan also envisions the opportunity to consider a broader range of play facilities that might build on the park's focus on astronomy or the equestrian arts. Options to simply shape the landform to create interesting play

environments for children may be considered as well. Play features that allow for social interaction, role playing and cognitive achievement, should be included. Playground features may be determined with community input when funding becomes available. At least one point of access must be provided from the primary hardscape trail for accessibility purposes. Landscape design should consider the benefits of providing shade to this portion of the site.

3. FIRE PIT

A fire pit should be maintained to complement the picnic area as well as the Astronomy Zone, enhancing opportunities for family-oriented activities. The fire pit can be used during picnics, or as a warming area on cold nights of star gazing.



Figure 23: Playground (precedent image)

D. OPEN PLAY ZONE



Figure 24: Open Play Area (precedent image)

A large open grass field will be retained to provide an area for unstructured play, informal uses, and outdoor enjoyment. Usage of this area would promote more informal forms of recreation such as croquet, lawn bowling, disc throwing, ball tossing, or kite flying. This area can also be used as a flexible program space for activities that do not need a full time dedicated space and only require limited or temporary facilities, such as community gatherings, camps, classes, and art programs. To preserve flexibility of usage, no large areas of permanent seating or other structures should be established in this zone.

ED. ASTRONOMY ZONE

Based on the property's ties to the Cold War Era and the Nike Missile Project, Turner Farm Park offers a unique opportunity to interpret our connection with space and the night sky. Residual structures within the park and the relative lack of intruding light glare allow for programming and interpretation not available at other Park Authority sites. The Astronomy Zone, therefore, provides unique facilities for scientific education about outer space.

1. ASTRONOMY GARDEN

The Astronomy Garden, located north of the observatory and main parking area, is a popular spot for small educational and social gatherings. The garden nicely complements the park's past and current relationship with celestial exploration. The garden area currently contains a small sundial collection.



Figure 24: Human Sundial (precedent image)

It is recommended that elements within the garden be expanded to display additional artistic and scientific astronomical instruments to engage the public as well as to serve as an event space to accommodate larger groups. The expansion of the garden should include additional seating areas, vegetation, and interpretive signage. An expanded focus on sundials would provide an excellent education about time, displaying both the rotation and revolution of the Earth and Earth's orientation, explaining the seasons. Astronomical observation was of particular

importance to agrarian societies, establishing an interpretive link between the prior astronomical usage of the site to the farming history of the site.

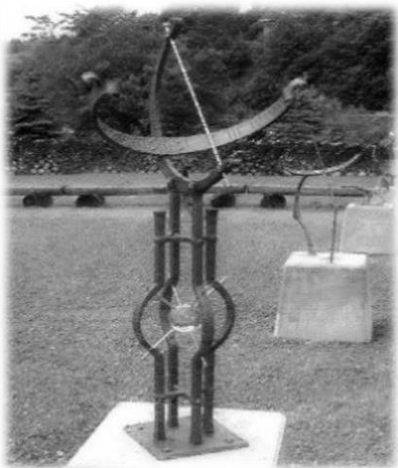


Figure 25: Sculptural Sundial (precedent image)

The astronomy garden should be incorporated into a large astronomical calendar and observatory. This interpretation device might be built as a henge, or stone circle, of moderately sized stones or columns to educate park visitors about astronomical movements throughout the year. Stones or columns would be placed to line up with the locations on the horizon of the rising and setting sun at the times of the solstices, equinoxes, lunar events, and of important stars throughout the year. A scale model of the solar system could also be included with interpretive markers indicating the relative positions of the sun to planets.



Figure 26: Small Henge (precedent image)

2. ELEVATION BENCHMARKS

Three or four elevation benchmarks established in 1956, accurate to within a millimeter and marking the center of the Earth, still exist on the site.

These benchmarks are utilized for an ongoing study by several U.S. Government agencies and should be preserved, both for their use and for interpretation.



Figure 27: Elevation Benchmark

2018 Master Plan Revision Summary

Existing Facilities Retained

(3) Observatories
Astronomy Garden (w/Sundial)
Historic Benchmarks
Riding Arena
Round Pen
Dressage Area
Cross Country Equestrian Course
Perimeter Fences
Main Parking Lot
Buffer Area
Picnic Area
Playground
Fire Pit
Turner Farm House
Turner Dairy Barn
Turner Milk Shed
Turner Garage/Apartment
Turner Tractor Shed/Crib Barn
Farm Pond
Vehicular Access & Parking

Proposed Elements Retained

Equestrian Trailer Parking

Proposed Elements Added

Improving Visitor Accessibility & Circulation
Resident Curator Zone
Resource Protection Zone
Site Furnishings
Stormwater Management
Vegetation Restoration
Interpretive Features

2000 Master Planned Elements Removed

Croquet Court (not built)
Running Track (not built)
Jogging Trail (not built)
Founder's Wall (not built – replaced by memorial brick walk (existing))

Table 3: Master Plan Revision Summary

3. REMOTE ACTIVATED TELESCOPE OBSERVATORY

This historic observatory structure, built in the 1960s by the United States Government, has been adaptively re-used to house a large Newtonian reflecting telescope that will be electrically driven and operated, with the capability of producing conventional and digital photography. ~~While the internal framework of the structure is sound, the exterior block wall is deteriorating and should be repaired or rebuilt to protect the equipment inside. The observatory dome, a steel panel rotating dome with a retractable opening, should be retained.~~



Figure 28: Remote **Accessed** Telescope Observatory

4. ROLL TOP OBSERVATORY

The Park Authority constructed a new roll top observatory building between the parking lot and the observatory tower. This structure provides space for orientation prior to telescope viewing sessions; displays of astronomical equipment; astronomy programs, and an administration/information section. This new building may be expanded as necessary and feasible to provide additional programing space.



Figure 29: Roll Top Observatory

5. RADIO TELEMETRY TOWER OBSERVATORY

The existing radio **telemetry tower telescope structure** built in the 1960s is located north of the observatory and should be re-used or replaced with a modern structure to house a new radio telescope.



Figure 30: Radio Observatory

FE. EQUESTRIAN ZONE

As one of **three the** Park Authority sites that offers equestrian facilities, there is significant demand to provide a range of riding options at Turner Farm Park. The Equestrian Zone defines an area where these activities are appropriate while maintaining a level of separation from other park uses for the safety of the rider, horse, and general park patron. The following types of equestrian facilities would be appropriate for inclusion within the Equestrian Zone.

1. OUTDOOR RIDING ARENA

The existing Outdoor Riding Arena is **currently designed as** a 200 foot by 300 foot rectangular facility supporting horse and rider training, **therapeutic riding**, as well as events in the traditional equestrian disciplines such as dressage, jumping, polo, and animal care demonstrations. **To the extent possible, the facility should have multiple, overlapping uses and be designed in harmony with existing environmental features. The riding arena should be designed and positioned to preserve the rural farm character of the park.**



Figure 31: Turner Farm Riding Arena

The arena should be enclosed by a pressure-treated, three board fencing which is standard for riding arenas. Inside the riding enclosure, the facility should provide a level, all weather surface to ensure optimum durability, quietness, and low maintenance, with freedom from dust and mud. A shed roof could be added to make the facility suitable for year round use.

A variety of jumps, used by riders to exercise and train their horses, may be provided for use within the arena. These can be assembled from pressure-treated lumber components that can be configured in various ways and include adjustable standards (in pairs), 5 or 6 feet high with hangers for 10- to 12-foot long wooden jumping rails. Movable brush boxes filled with natural or artificial foliage and low walls, adaptable to provide a variety of courses, may be provided for hunter/jumper riders within the arena.

2. ROUND PEN



Figure 32: Turner Farm Round Pen

A Round Pen, or Lunging Ring, for **therapeutic riding, as well as** the secure exercising and training of both horses and riders, is included near the Outdoor Riding Arena. This facility supports training in the traditional equestrian disciplines of all types. **The lunging ring should be at least 66 feet in diameter, enclosed by a pressure-treated, three board fencing which is standard for riding arenas. Inside the riding enclosure should be a level, all weather surface that ensures optimum durability, quietness, and low maintenance, with freedom from dust and mud.**

3. DRESSAGE ARENA



Figure 33: Dressage Arena
(precedent image)

A Dressage Arena may be provided near the Outdoor Riding Arena ~~and Lugging Pen~~ to support horse and rider training in that discipline as well as **therapeutic riding**. Designed and positioned in harmony with existing environmental features, the dressage arena should be defined by a **wooden border, heavy lumber, such as railroad ties**, laid end-to-end on level ground forming a rectangle of **official dimensions, currently 65.61 X 196.85 66 by 198** feet. The surfacing should be the same **as stone dust mix** used in the Riding Arena and Round Pen.

4. CROSS COUNTRY EQUESTRIAN COURSE



Figure 34: Cross Country Course
(precedent image)

Cross-country riding and jumping are part of the classic equestrian disciplines. To support this activity **and therapeutic riding**, a cross country equestrian course should be woven into the historic agrarian landscape in harmony with existing environmental and cultural features. This facility not only provides an equestrian riding and training venue, it also enhances and preserves the pastoral landscape experience for other park users by providing a glimpse of historic agrarian activities.



Figure 35: Log Obstacle (precedent image)

Designed to challenge horse and rider over rugged, natural terrain and obstacles, cross-country riding has roots in hunting and wars, but has long been a competitive event. Today's cross country courses employ natural land features as well as jumps, such as logs, split rail fencing, earth banks, gullies, and water hazards that complement their settings. The existing grass fields are well suited for sections of cross-country riding, particularly where natural clumps of trees enhance the view and interest of the course.

Sections of the Cross Country Equestrian Course may also accommodate **therapeutic riding**, horse driving and a bridle trail. Used for leisurely pleasure riding and driving, the main trail should parallel the park's perimeter to the extent possible, with secondary trails traversing a wide area of the park, recapturing what was a common scene in Fairfax County well into the 20th century. This course should consist of the same stone dust surface used on the riding arena and other equestrian facilities.

5. PERIMETER FENCE & BUFFER

A traditional three-or-four plank fence, commonplace to Virginia's farms and estates even today, is proposed to define the Equestrian Zone, to contain horses that might break loose, and to reduce possible intrusion by motorized vehicles, such as motorcycles or all-terrain vehicles which are prohibited in the park. The proposed new fence would protect horses and riders from the area's busy traffic, as well as prevent encroachment from neighboring residential yards. The fence can be placed near the property line with gates



*Figure 36: Plank Fence
(precedent image)*

placed at appropriate pedestrian "walk-throughs," spaced at convenient intervals and designed to enable non-vehicular access into the park by neighboring residents. Fencing materials can be allowed to weather to a light gray color, or they can be stained dark brown, black, gray, or white, similar to others in the community.

The fence will generally be established with a 50-foot wide buffer between the property line and any park facilities. The buffer along Runaway Lane should be increased to 100 feet to protect steep slopes and the stream. Existing stands of trees along the park borders are intended to remain as part of this buffer to provide screening between neighboring homes and the park uses. Existing vegetation may be supplemented with a mix of canopy and understory trees, with shrub layers, along with invasive plant management to provide sustainable buffering and screening.

6. PARKING

Additional parking is needed to support the equestrian uses and alleviate traffic conflicts. Parking is appropriate in select locations within the Equestrian Zone, especially to service large trailers. Ultimate design should accommodate the wide turning radii necessary for such vehicles and pull-through parking to serve up to 30 trailers.

In addition, overflow parking areas to accommodate visitors during peak use periods may be established in the open grassed areas. Access areas should facilitate safe pedestrian circulation since they also serve pedestrians and as drop off points. Horses should access various portions of the park within the Equestrian Zone or the shared Pedestrian/Equestrian trails only.

GF. RESIDENT CURATOR PROGRAM & ZONE

The Resident Curator Program (RCP) was established in Fairfax County to enable an individual, a group of individuals, or an organization to serve as the caretaker (or "curator") of a property. This program is intended to reduce the public costs associated with the care and preservation of historic properties by enabling groups or individuals to assume this responsibility. In addition to caring for the day-to-day management of the property, the curators are financially responsible for the rehabilitation and continued maintenance of the property. Properties that are included in the RCP are deemed historically significant to Fairfax County and meet established criteria of eligibility for curatorship.



Figure 37: Turner Farm House



Figure 38: Turner Garage

Chosen through a pre-defined application process, administered by the Board of Supervisors (BOS), the selected curator enters into a lease agreement, which includes the agreed-upon work plan, outlining the rehabilitation of the historic resource. The work associated with the rehabilitation process is funded by the curator, who in turn has the privilege of occupying the building and using the associated grounds as determined by the lease. Depending on specific guidelines or regulations applicable to the establishment or management of the program, as well as the historic significance, integrity, and function of each property, the Resident Curator Program agreements can be established to accept proposals for a variety of functions. In addition to residential curators, non-profit organizations and businesses can serve as curators.

The Resident Curator Zone includes the Turner Farm House, Garage/Apartment, Tractor Shed/Crib Barn, **and** Milk House, **and grounds**.

H. BARN ZONE

The historic dairy barn may be included in the Resident Curator Program along with the Turner Farm House, established under a separate curatorship agreement, or adaptively re-used by the Park Authority. For instance, the interior space could be used as a classroom, for storage, or stalls for equestrian uses, or other park related programs. For any use, repairs and upgrades to the siding, trim, electrical system, or the addition of restrooms, it will be necessary to meet current public use codes for occupancy approval. An

internal access driveway should be developed to the barn from the Equestrian Zone, permitting access separate from the primary Resident Curator Zone, so that residents will not be disturbed by traffic to the barn.



Figure 39: Turner Farm Milk House, Dairy Barn, & Tractor Shed



Figure 40: Turner Farm Dairy Barn

I. SITE FURNISHINGS



Figure 41: Park Bench
(precedent image)

To support park users, visitor amenities such as restrooms, picnic facilities, pavilions, trails, trailheads, benches, trashcans, as well as interpretive, regulatory, and directional signage are suitable outdoor uses that should be provided in appropriate locations throughout the park. To preserve the natural and pastoral setting as well as prevent impacts to important resources, the number of signs should be kept to a minimum and collocated when possible. Adequate and conveniently placed water sources should be provided at the barn and

riding rings for both people and horses. Lockable, frost-free water hydrants will be required, as all of the park features are exposed to the elements.

JH. STORMWATER MANAGEMENT

Construction of stormwater management facilities will be necessary to address water quality and quantity detention associated with the addition of park facilities. To the extent feasible, Low Impact Development (LID) methods should be used for stormwater management in the park, potentially in the form of pervious pavers, innovative roof systems, rain gardens, and/or bio-retention areas. The Resource Protection Areas along Captain Hickory Run should be revegetated with native trees and shrubs, as this will improve water quality for the stream due to slowing and filtering of runoff.

KI. VEGETATIVE RESTORATION

The existing landscape and vegetation is impacted by activities such as disposal of yard waste and competition from non-native invasive plant species. Natural resource management practices should be adaptive and realistic while focusing on restoring the disturbed landscape. Standard countywide practices that may be necessary at Turner Farm Park include non-native invasive plant control, potential deer herd culling, and restoration planting. Encroachments such as the disposal of yard waste and other debris should be eliminated. The Chesapeake Bay Resource Protection Areas along Captain Hickory Run should be revegetated with native trees and shrubs, which will improve water quality for the stream by filtering and slowing runoff.

The Difficult Run Watershed Management Plan adopted by the Board of Supervisors recommends planting more trees to increase canopy cover within the open areas of the park, stating, "... stormwater improvements should be incorporated into site improvement plans". This tree planting effort has multiple benefits including addressing community environmental concerns, providing shade, filtering air pollution, reducing mowed areas, supporting wildlife, reducing water runoff, and providing visual interest. All trees to be planted should be of locally common native species.

LJ. INTERPRETIVE FEATURES



*Figure 42: Interpretive Sign
(precedent image)*

Interpretative features may be placed at appropriate locations within the park describing important park features. Interpretation should include the long history of the Turner Farm and Mark Turner's community service as well as the site's service to the Federal government culminating with its historic significance as the birth place of modern Global Positioning System (GPS) Technology. Other possible topics for interpretation include the remaining farm- and government-related structures, astronomy and equestrian facilities, the Loomis family cemetery, Georgetown Pike's contribution in the context of historic transportation routes, natural resources, and other cultural elements that may come to light.



VI. DESIGN CONCERNS

Implementation of the master plan will require that detailed design plans be prepared and submitted for approval by applicable governing agencies prior to development. These plans will be reviewed for compliance with all county, state, and federal codes and requirements in effect at that time. These reviews ensure that the proposed facilities meet all pertinent standards for traffic, parking, size, safety, stormwater management, environmental protection, and zoning compliance. Plans are created during the design phase after funding has been appropriated. This ensures that these plans meet the latest development standards, and responsibly manage the costs associated with creating engineered designs. When site design, plan submittal, and development occur, the following concerns should be considered:

A. UNIVERSAL ACCESSIBILITY

Park elements and facilities should comply with the Americans with Disabilities Act (ADA) wherever possible and feasible. This includes facilities and connections between different areas of the park, as per standards in effect at the time of construction.

B. PEDESTRIAN IMPROVEMENTS

Provide safe pedestrian walkways adjacent to the entrance roads and parking areas. Incorporate pervious paving, where feasible. Natural surface trails are recommended but can be upgraded to a compacted stone dust.

Trail access is provided at the vehicular entrances and the pedestrian entrances as shown on the **GMP GDP**. Visitor orientation is important to provide at these points, including informational kiosks, benches, trash cans, and park identification, regulation, and way finding signage. All services and routes in Turner Farm Park should be fully accessible, as feasible.

C. SOILS & SLOPES

Existing soils have various construction limitations, including: steep slopes, low strength, shrink swell potential, tendencies to cave, shallow bedrock, frequent high water tables, susceptibility to frost action, and rutting. These attributes can be detrimental to locating buildings, playgrounds, or other structures that require footings, buried utilities, and stormwater facilities. A geotech study may be needed to determine the necessary geotechnical engineering and facility designs including the ultimate suitable locations.

D. CULTURAL & NATURAL RESOURCE PROTECTION

Turner Farm Park has a variety of site constraints, such as major utility lines and problem soils, as well as important natural and cultural resources. To ensure that important park resources are not disturbed, facilities are intentionally located in areas of the park that have previously been developed or disturbed. Distributing uses within these areas allows for improved programming, circulation, and distribution through the site. This results in greater protection and fewer disturbances in the Resource Protection Zones (RPZs).

Protecting natural and cultural resources should be a primary consideration in any development. In many cases, resources are not specifically marked to help ensure their protection. Additionally, local records indicate that a family cemetery dating to pre-1856 exists in the vicinity of the Turner Farm House, though its exact location has been lost. For these reasons, park planning, resource management, and utility staff should be consulted before any ground disturbing activities occur within the park to ensure no impacts to resources or utilities will occur.

E. VEHICULAR ACCESS & CIRCULATION

Neighborhood concerns about park generated traffic were expressed during the master plan process. Planned entrance and circulation improvements are intended to reduce neighborhood impacts and allow for future growth in park visitation. As new facilities are designed and built, coordination with county and state transportation officials should occur.

As with any other public or private development, the Park Authority will meet all applicable county, state, and federal codes and requirements in effect at the time of development. These reviews ensure that the proposed facilities address potential impacts and meet all applicable standards for traffic, parking, safety, stormwater management, environmental protection, and zoning with review by the respective agencies.

F. UTILITIES

Aging utility lines may not provide sufficient service to the park. These conditions should be considered during the design of new facilities. Rerouting or providing underground utilities should be considered. Careful coordination should be planned for utility work. Work in utility easement areas on parkland should be conducted by permit and monitored.

G. LIGHTING

The astronomy facilities are located at Turner Farm in part due to the dark skies with limited light pollution that this location provides. These conditions should be considered during the design of new facilities, and every effort made to ensure that light pollution does not impact the astronomy facilities. Any new lighting provided should be retrofitted to prevent intruding light glare. All lighting in and near the astronomy zone should be controllable from within the observatories so it can be turned off during astronomy programs.

GH. PHASING

Major park development is generally planned and funded through the Capital Improvement Program that is budgeted over a five-year period. New facilities shown in the master plan are likely to be constructed in phases as funding becomes available. To facilitate any of the conceived uses, adequate park infrastructure, parking, stormwater management, and ADA access (within reason for a park setting), will be required preceding the implementation of these plan elements. A prioritized phasing plan should be created to guide future funding and development.

HI. FISCAL SUSTAINABILITY

Economic realities require that public park funding be supplemented by revenue generated by park offerings, sponsorships, donations, and volunteerism. Fiscal sustainability within the park system and at Turner Farm Park is an essential component for the master plan implementation. The demand for facilities at Turner Farm Park continues to grow and should be viewed as an opportunity to support the park within the framework of the Park Authority's mission. The master plan revision envisions enhanced and expanded facilities necessary to support programming growth, update obsolete facilities, as well as protect resources that define Turner Farm Park. The park fiscal sustainability model should be used in conjunction with this master plan revision to strategically chart the park's future. Enhanced fiscal sustainability will allow Turner Farm Park to address critical maintenance, operational, and stewardship needs by providing latitude in decisions as well as funding options. Together these plans will serve both the public and the Park Authority by providing a greater opportunity for fiscal sustainability while managing the inevitable needs for capitalized repairs and replacements. Opportunities to expand the picnic shelters, programs, and flexible spaces can boost park revenues to support park operations. Implementing the Resident Curator Program can help alleviate maintenance spending, while providing around the clock eyes on the park for security purposes.

IJ. MANAGEMENT PLANS, & USE AGREEMENTS, & PERMITS

A Natural Resource Management Plan should be created for the park to deal with the management of open natural areas. Additionally, a management plan should be created for dealing with astronomy and equestrian activities at the park. Use agreements should be created for all the appropriate user groups with specialized facilities within the park.

INFORMATION

Update on Infrastructure Projects Affecting Parkland

Staff is continuing to monitor four ongoing transportation projects that will impact parkland throughout the county (Braddock Road Improvements, I-66 Inside 495, I-66 Outside 495, Route 7 Widening), and one stormwater management project (Huntington Levee). Staff is also continuing to monitor an electric utility project that may have impacts on parkland, a new 230kV line in Tysons. Continued engagement with the Park Authority Board includes regular progress updates on the status, benefits, and park impacts of these projects, which are at various stages of planning or design as follows:

Braddock Road Improvements (Braddock District)

Fairfax County Department of Transportation (FCDOT) is proposing upgrades to improve multimodal traffic flow on Braddock Road between the I-495 and Guinea Road for the following: (Attachment 1):

- Improved bus service
- Bicycle and pedestrian access and connections
- Intersection improvements

Design is expected to continue through 2019, with construction projected to start in 2021 and finish by 2024. The current preferred concept shows an upgraded intersection at Danbury Forest/Wakefield Chapel; stormwater ponds; shared use trail on both sides of Braddock Road with new access ramps down to the Gerry Connolly Cross County Trail (GCCCT) and an underpass along Accotink Stream Valley that will impact parkland. Park users will benefit from the new shared use trail, which will provide new park trail access opportunities including new access ramps to the GCCCT and pedestrian crossings of Braddock Road including a new GCCCT underpass.

FCDOT is showing most of the road and trail improvements occurring within existing right of way (ROW). However, the grading may extend beyond the existing ROW, into road frontage along Wakefield, Lake Accotink, Accotink Stream Valley, Canterbury Woods, Howery Field, and Long Branch Steam Valley Parks. While the extent of the grading will ultimately be determined by final engineering of the chosen concept, these parks may experience direct impacts of lost land, vegetation and habitat; increased storm water discharge; and wildlife habitat quality impacts along the road frontage. Staff is monitoring the project progress to address potential impacts.

I-66 Inside the Beltway (Providence District)

Virginia Department of Transportation (VDOT) and the Virginia Department of Rail and Public Transportation (DRPT) have two concurrent projects to expand I-66 as a multimodal corridor to improve traffic flow on I-66 (Attachment 2). The I-66 project inside the Beltway is based on recommendations from the June 2012 Final Report of the I-66 Multimodal Study, stretches west from the D.C. line to I-495, with a wide range of improvements that include:

- Improved bus and train service
- Bicycle and pedestrian access and connections
- Tolling in both directions during peak periods only, with HOV-3+ vehicles riding for free
- Eastbound lane additions
- Consideration of future widening

Tolling began on December 4, 2017, with eastbound widening expected to begin in 2018. Currently, VDOT is showing almost all improvements occurring within existing ROW. However, the grading and sound wall design have not been considered yet and could result in relocation of a portion of the Northern Virginia Regional Park Authority's (NOVA Parks) Washington & Old Dominion (W&OD) Trail into Idylwood Park adjacent to I-66 and I-495. This could affect trees in Idylwood Park along I-495 that are already impacted by invasive vines, providing an opportunity for invasive removal. In addition, there may be an opportunity to collaborate with NOVA Parks for a VDOT funded project to re-route the W&OD through Idylwood Park, providing a better trail connection within the park and eliminating a steep section of the W&OD. A potential 30-plus foot high sound wall at this intersection may have significant visual and user impacts at Idylwood Park. Staff is monitoring the project progress to address potential impacts (Attachment 3).

I-66 Outside the Beltway (Braddock, Providence, Springfield, & Sully Districts)

The second VDOT I-66 expansion project stretches west from I-495 to Haymarket to provide the following improvements (Attachment 2):

- Three regular lanes in each direction
- Two express lanes in each direction
- High-frequency bus service with predictable travel times
- Enhanced commuter park and ride lots
- Direct access between the express lanes and new or expanded commuter lots
- Multi-use trail along I-66

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These improvements will provide new travel choices, while enhancing transportation safety and travel reliability. The Fairfax County Board of Supervisors has endorsed the preferred concept and VDOT has selected their design/build contractor, with construction expected to begin in March 2018. This project includes widening the roadway; adding a parallel multi-use trail, ramps, and trail connections; rebuilding bridges to accommodate the wider roadway; and upgrading interchanges. Most of the proposed improvements including multi-use trail construction will occur within VDOT's existing ROW and will be funded as part of the overall I-66 multi-modal highway improvement project. This project funding would also include three trail connections proposed to be built on Random Hills Park, Ellanor C Lawrence Park, and Cub Run Stream Valley parks adjacent to I-66 by the Park Authority.

Potential impacts to these parks are summarized by park below:

Random Hills Stream Valley Park Trail Connection to I-66/Route 50 Interchange

The Park Authority has provided the required federal concurrence of minimal impact under the Federal Transportation Act, Section 4(f) for VDOT to utilize approximately 0.1 acres from Random Hills Stream Valley Park for the westbound I-66 travel lane expansion. The proposed trail crossing of the ramp connecting to the park is very steep and close to several townhomes and may not be feasible. At staff's suggestion, VDOT is considering routing the trail along the ramp and across the park to Random Hills Road. VDOT is also considering a tunnel under the ramp for a pedestrian crossing. Staff will continue to work with transportation officials to design the most feasible trail alignment and minimize impacts to parkland (Attachment 4).

Ellanor C. Lawrence Park

Route 28 improvements over the last ten years have replaced numerous traffic signals with grade separated interchanges between Centreville and Route 7 to improve traffic flow along this limited access highway. The I-66/Route 28 interchange in Centreville, traffic light located at Braddock and Walney Roads near the eastern entrance to Ellanor C. Lawrence Park (ECLP), plus the traffic light at the western entrance (athletic field complex) of ECLP, still create major traffic flow constraints. VDOT has prepared a concept involving multiple grade separated flyovers to move traffic to and from I-66 at Route 28. This includes creating an interchange at Braddock/Walney Road over Route 28 (Attachment 5); removing the stoplight and park entrance at the ECLP western park entrance from Route 28; and replacing the western entrance to the ball fields from a reconstructed Poplar Tree Road, which will be extended over Route 28 to Westfields Boulevard (Attachments 6 & 7). Once construction begins, the design/build contractor will have 30 months to design and build the Poplar Tree Extension to Westfields Boulevard; the new entrance to the west portion of ECLP; the Braddock/Walney interchange; close the existing ECLP western entrance; and remove the corresponding two traffic lights on Route 28. When this phase is completed the contractor will move on to the I-66/Route 28 interchange.

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VDOT designs show that all proposed work will remain within VDOT's ROW (except for the new park access road, which is a benefit to the park). Therefore, the Park Authority has provided the required federal concurrence of minimal impacts under Federal Transportation Act Section 4(f) for the project as currently proposed.

Staff has made VDOT staff aware on multiple occasions that under the ECLP deed that the Park Authority must defend against all land takings for other than park purposes. In a previous VDOT action for takings related to ECLP, the County Attorney decided that if the Park Authority failed to oppose any takings or transfers of parkland for road improvements, the ownership of the park and the land would revert to St. John's Episcopal Church under the original deed to the Park Authority. VDOT was required to go to condemnation to acquire land rights. Staff anticipates a similar process would be necessary if ECLP parkland is required to be taken by VDOT with the current proposed improvements.

In addition, parts of ECLP are restricted under the provisions of the Land and Water Conservation Fund Act, administered by the Virginia Department of Conservation and Recreation. Any non-park use constitutes a conversion and must be replaced with land elsewhere. If parkland is required for the road improvements, VDOT would be required to complete the conversion process with Virginia Department of Conservation and Recreation.

Park Authority staff has provided this information to VDOT and continues to coordinate with VDOT with concerns regarding addressing the extensive pedestrian circulation needs in the area and minimizing any impacts to a large significant Civil War earthwork on VDOT ROW adjacent to the Braddock Road interchange loop and adjacent to a portion of ECLP. Staff has also requested a trail connection across Route 28 near Braddock/Walney Roads to provide a vital link in the planned West County Trail (WCT) that is part of the Fairfax County Trails Plan. Poplar Tree Extension may also provide a missing road crossing and trail section for the WCT (Attachment 8). No detailed engineering designs are available at this time. This project is funded by a combination of federal, state, local, and private funds.

Cub Run Stream Valley Park

At Cub Run Stream Valley Park, a long trail section is proposed outside of the right of way on an existing sewer easement adjacent to Cub Run Stream Valley Park, which will provide another vital link in the WCT (Attachment 8). While the sewer main is a suitable trail alignment, no trail easement currently exists on the sewer line that is located on private land between Route 29 and Cub Run Stream Valley Park. Additionally, a steep slope from Route 50 into the stream valley will require some detailed engineering or an alternative route through the existing private commercial property to connect to the stream valley trail (Attachment 9).

Trail Considerations

Based on public input discussion is currently on-going as to whether the bulk of the non-motorized vehicle multimodal trail proposed along I-66 will remain on the highway side of the sound walls as currently planned or will be moved to the outside of the sound walls. Additional park impacts may occur if the trail location is moved to the outside of the sound walls.

Route 7 Widening (Dranesville and Hunter Mill District)

VDOT is nearing completion of the planning phase for widening Route 7 from Tysons to Reston Avenue (Attachment 10). The project will add an additional lane in each direction, provide multi-use trails on both sides of the road, upgrade all intersections and address flooding conditions near Colvin Run Mill. This project will also impact significant wetland and stream resources on parkland requiring restoration and mitigation. Impacts will occur to Colvin Run Mill Historic Site, Difficult Run Stream Valley, the GCCCT, Rails to River Trail (RRT), and Great Falls Nike Park. The design addresses uncontrolled stormwater runoff and flooding issues via the rerouting of Colvin Run and raising the bridge over Difficult Run, with trail rerouting and improvements. Cross agency county staff have coordinated to comprehensively identify potential park impacts and impacts to natural and cultural resources on this project, as well as mitigation opportunities by VDOT.

The Park Authority has negotiated mitigation and design strategies with VDOT to reach preliminary concurrence of minimal impact to park and recreation resources as required for federally funded projects under the Federal Transportation Act Section 4(f). As currently designed, the project will avoid impacts to Colvin Run Mill (CRM), mill head race, the Miller's House, General Store, associated features, or operations at Colvin Run Mill via shifting most of the impacts to the south side of Route 7. VDOT will avoid impacts to playing fields or other facilities with at Great Falls Nike Park. Proposed mitigation will include:

- Archaeology conducted on impacted features
- Provision of interpretive signs
- Realignment of the impacted sections of the Rails to River Trail
- Replacement of the Park Authority's impacted existing trail head/maintenance entrance and parking with minimum of three parking spaces along Carpers Farm Way
- Colvin Run Stream relocation with Corps of Engineers specified channel design
- Rehabilitation of any temporary impacts to natural resources
- Utilization of native plants
- Invasive plant management in impacted areas
- Replacement of all impacted park signage and fences

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- Head and tail race culverts adequately sized to pass flow volume necessary for all Colvin Run Mill operations (3000 gpm)
- At grade signalized pedestrian crossing at the intersection of Carpers Farm Way and Route 7
- Realign and rebuild GCCCT with suitable connection to Rails to River Trail crossing of Carpers Farm Way and grade separated GCCCT natural surface trail pedestrian/equestrian crossing of Route 7 under Difficult Run Bridge
- All impacted pedestrian ways will be reconstructed to ADA standards
- Manage storm water so that there is no increase in flooding potential or degradation on parkland downstream

Staff will continue to participate in the VDOT design process to monitor and address park impacts.

Huntington Levee (Mount Vernon District)

Huntington Park is a 22.5-acre local park, located along the south bank of Cameron Run between Telegraph Road and Route 1. Recurring flooding of the Huntington communities prompted a flood control study by the United States Army Corps of Engineers (USACE) that recommended the construction of a levee parallel to Cameron Run mostly within Huntington Park to protect the Huntington area. Staff participated in the project meetings through the design phase from 2013 to final design approval on August 17, 2016. Construction mobilization began onsite in February 2017 and construction began in March for the levee which will extend through the center of Huntington Park, including two sluice gates, a pump station with spillway, and an open space retention area that will take up much of the park (Attachment 11).

Impacted park facilities include an unscheduled diamond field, playground, basketball court, trails, and open space that are currently subjected to damage from flooding during major storm events. The overall use of Huntington Park will be substantially converted to a stormwater control facility; however, the large grass open retention area may be used for informal recreation activities when it is dry. Additionally, a major trail shown on the County Comprehensive Plan Trail Map along Cameron Run will be built on top of the levee, as well as a trail around the perimeter of the park that will connect to adjoining sidewalks in the neighborhood. A county-wide staff team is being assembled to determine additional opportunities to connect the trail atop the levee with adjoining communities and possibly connecting to the Potomac River.

To offset the loss of the playground in Huntington Park, the Department of Public Works and Environmental Services (DPWES) has replaced the small aging playground at Farrington Park with a modern playground and tot lot structures as well as new

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benches, picnic tables, and fence. Park staff is working in partnership with DPWES staff to fund the trails in Huntington Park through a combination of project funding and proffer funding specified for trail improvements at Huntington Park. Staff also identified suitable park sites to reforest to replace approximately ten acres of forest that will be cleared from Huntington Park to construct the levee and associated stormwater facilities. Offsite reforestation of an equal amount of parkland will mitigate the loss at Huntington Park and be funded by DPWES, who will receive stormwater credits. Under a maintenance agreement between the Park Authority and DPWES, the levee and related facilities encompassing most of the park will be the maintenance responsibility of DPWES.

Electrical Transmission Line Utility Project (Providence)

Dominion Energy has the need for a new 230kV line from the Idylwood Substation to the Tysons Substation in order to meet demand needs projected based on the development activity in Tysons (Attachment 12). Park Authority staff and Park Authority Board representatives participated in a series of stakeholder focus groups held by Dominion earlier this year that looked at both underground and overhead alignment options. Dominion also submitted a written request to the Park Authority requesting additional information on several of the proposed routes and their impacts on park property. As a result of Dominion's analysis on the proposed routes and feedback from stakeholders, Underground Option 5 was identified as the preferred route and submitted to the SCC for review.

Underground Option 5 would have minimal impact on Fairfax County Park Authority property; the potential impacts are at the southwest corner of Idylwood Park, adjacent to the W&OD Trail. Underground Option 5 would be collocated with various existing transmission lines and road rights-of-way for the entirety of the route's 4.3 miles. The first mile of the route is collocated with Dominion's existing Clark-Idylwood 230 kV overhead line. Within this first mile, the route is co-located with the NOVA Parks' W&OD Trail for about 0.8 mile, including about 0.6 mile along the trail within the park. The W&OD right of way abuts Idylwood Park in this location and there may be minor impacts to trees in the park that are located along the shared boundary. No cultural resource issues have been raised with this park, as the land area has been previously disturbed. As the actual alignment is currently at a planning level, a more detailed and thorough analysis will be needed if this route is selected. For the remaining 3.3 miles, the route is located within existing roadways including Gallows Road, International Drive, Spring Hill Road, and Tyco Road. It is anticipated that the SCC will make a decision by January of 2019, with easement acquisition beginning in early to mid-2019. Construction is anticipated to start at the end of 2019 with the in-serve date for the project anticipated to be no later than June 2022. Park Authority staff continues communication with Dominion regarding the project status, impacts to Idylwood Park, and any changes to the route alignment that may impact other parkland.

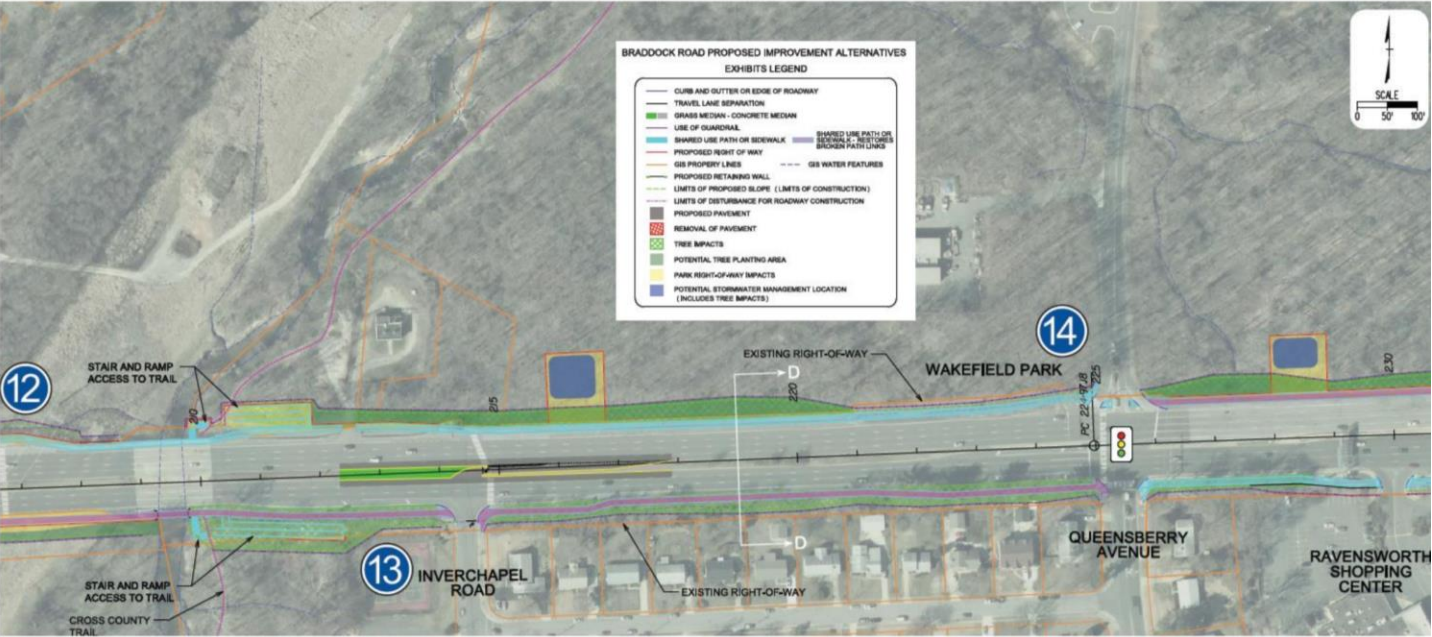
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ENCLOSED DOCUMENTS:

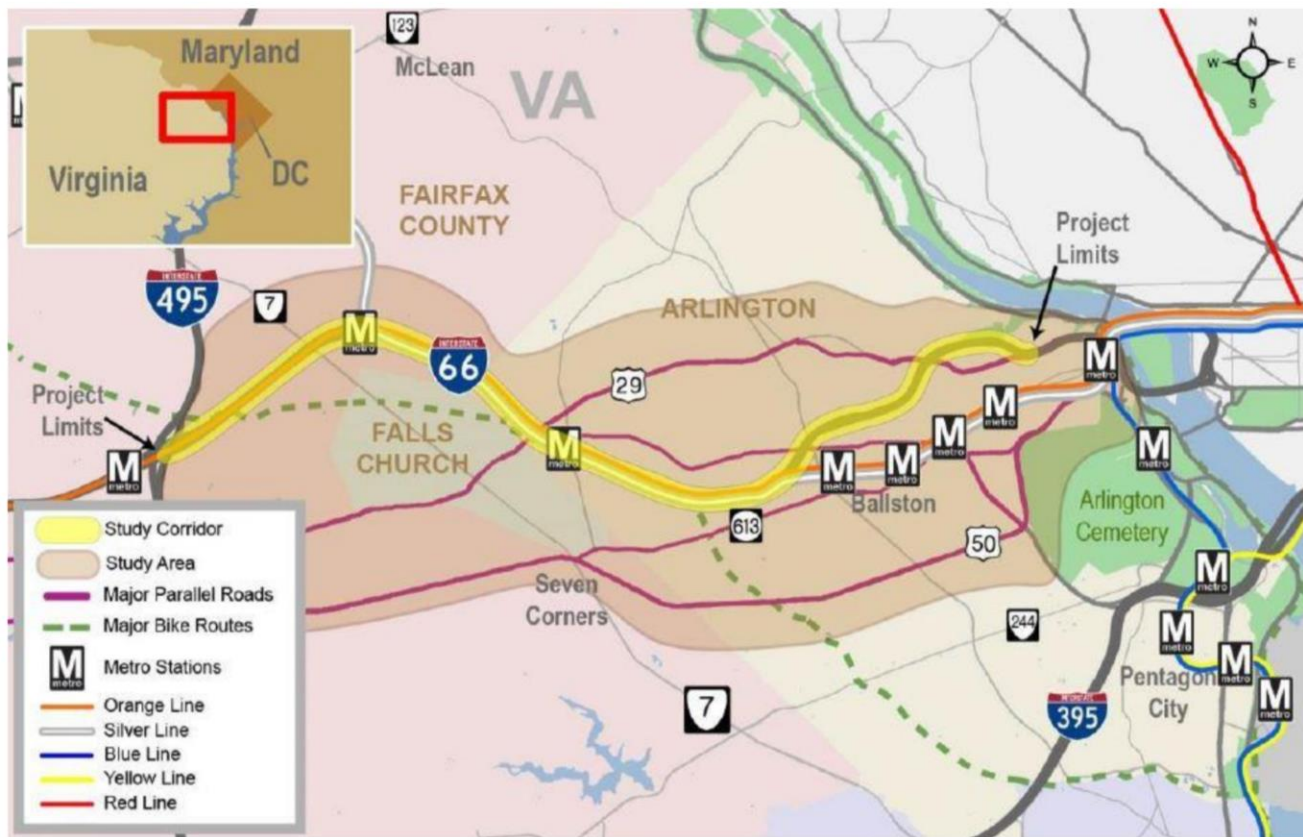
Attachment 1: Braddock Road Improvements
Attachment 2: I-66 Project Areas
Attachment 3: I-66 / I-495 Interchange Project Area Map
Attachment 4: I-66 Concept Plan near Random Hills Park
Attachment 5: I-66/28 Interchange Project Area Map
Attachment 6: Route 28 Poplar Tree Extension Project Area Map
Attachment 7: Route 28 New ECLP Entrance Project Area Map
Attachment 8: West County Trail Map
Attachment 9: I-66, Cub Run Project Area Map
Attachment 10: Route 7 Widening Project Maps
Attachment 11: Huntington Levee Map
Attachment 12: Electrical Transmission Line Utility Project

STAFF:

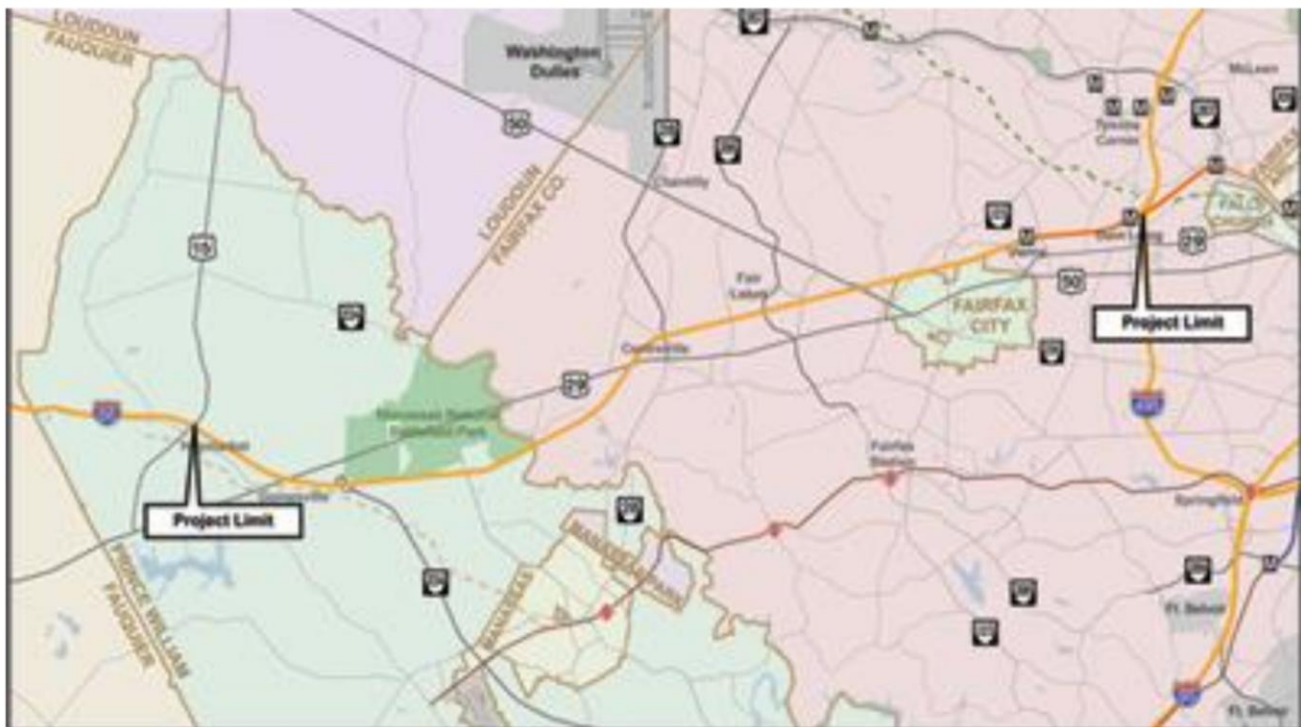
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Andrea Dorlester, Manager, Park Planning Branch,
Suzie Battista, Senior Planner, Park Planning Branch
Andy Galusha, Senior Landscape Architect/Park Planner, Park Planning Branch



Project Area I-66 Inside the Beltway



Project Area I-66 Outside the Beltway





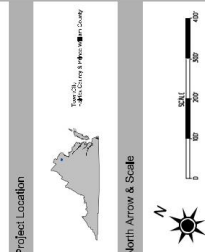
PROPERTY MARKET INFORMATION	
5072	ELANORE A. FORD RENAULT STEPHAN 10000 W. 12TH AVE DENVER, CO 80231
5073	WANDA J. MONTGOMERY SHANE M. MONTGOMERY 9000 W 12TH AVE DENVER, CO 80231
5074	MONTE LOUISE REEDS AND CLARENCE REEDS 4000 W 12TH AVE DENVER, CO 80231
5075	JOAN L. HANCOCK JAMES L. HANCOCK 10000 W 12TH AVE DENVER, CO 80231
5076	DAVID J. ALLEN CAROL J. ALLEN 10000 W 12TH AVE DENVER, CO 80231
5077	DAVID J. ALLEN CAROL J. ALLEN 10000 W 12TH AVE DENVER, CO 80231
5078	DAVID J. ALLEN CAROL J. ALLEN 10000 W 12TH AVE DENVER, CO 80231

**ALTERNATIVE 2B
SHEET 7 OF 7**



Multinomial Solutions - 495 to Haymarket

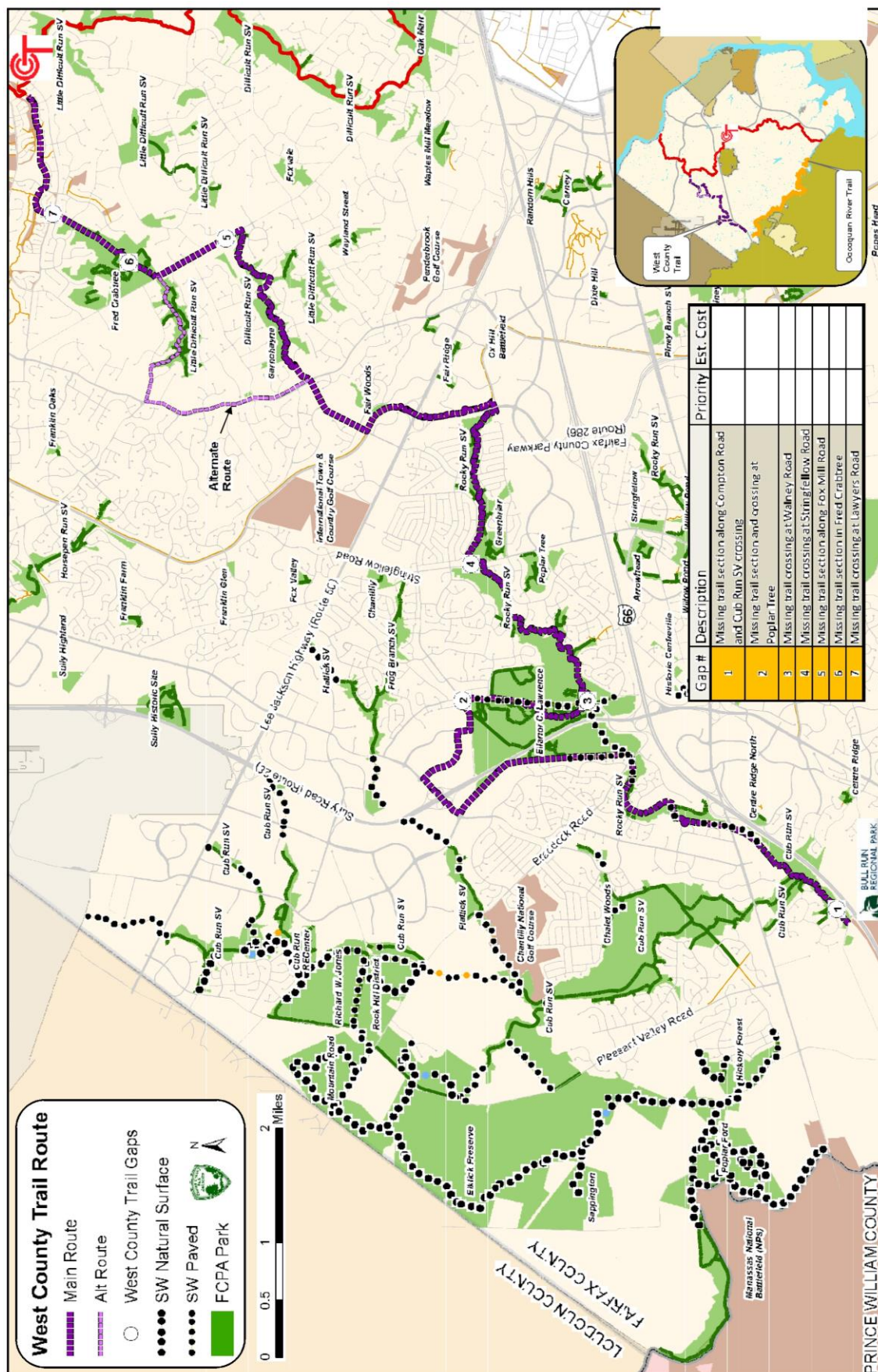
I-66 CORRIDOR IMPROVEMENTS

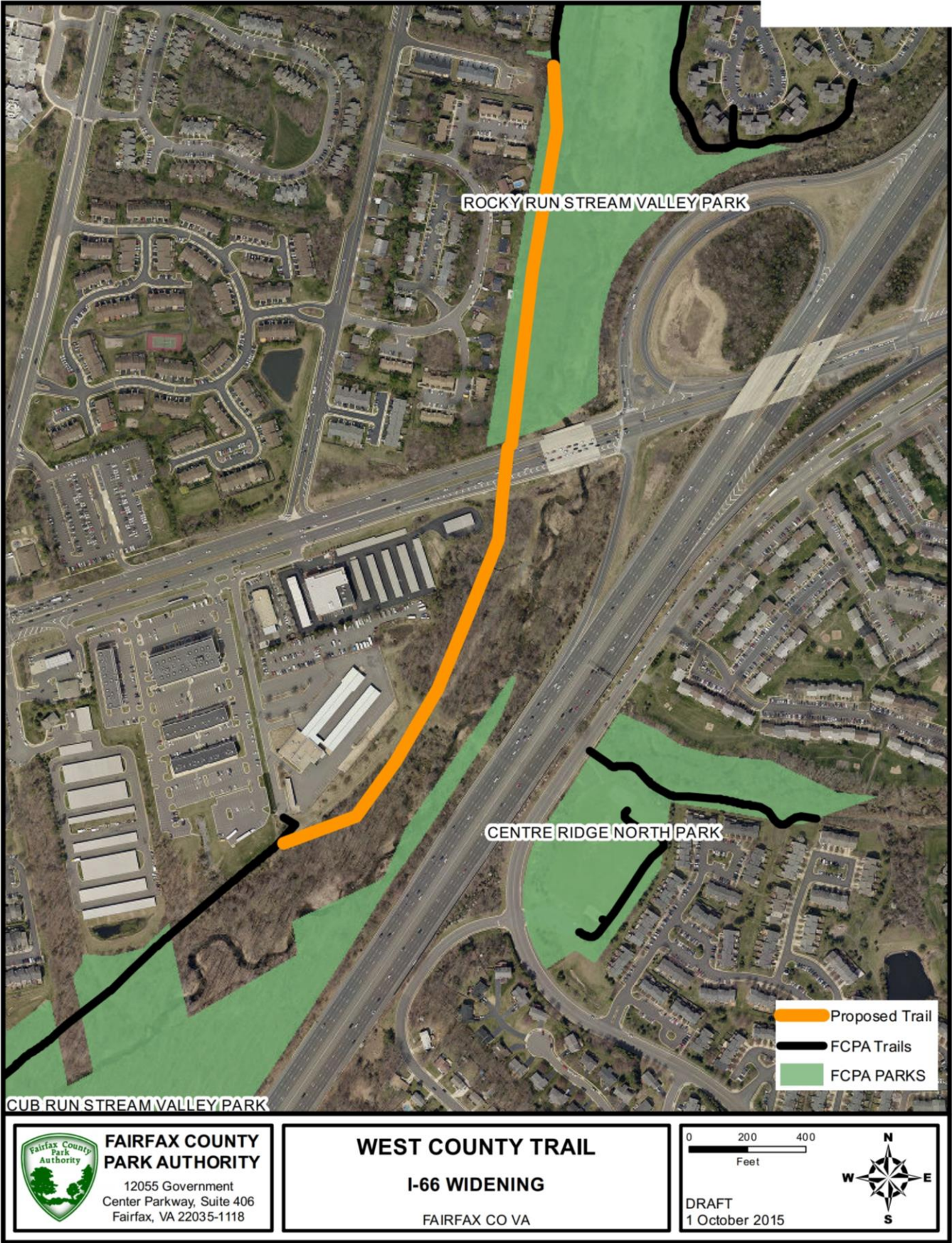




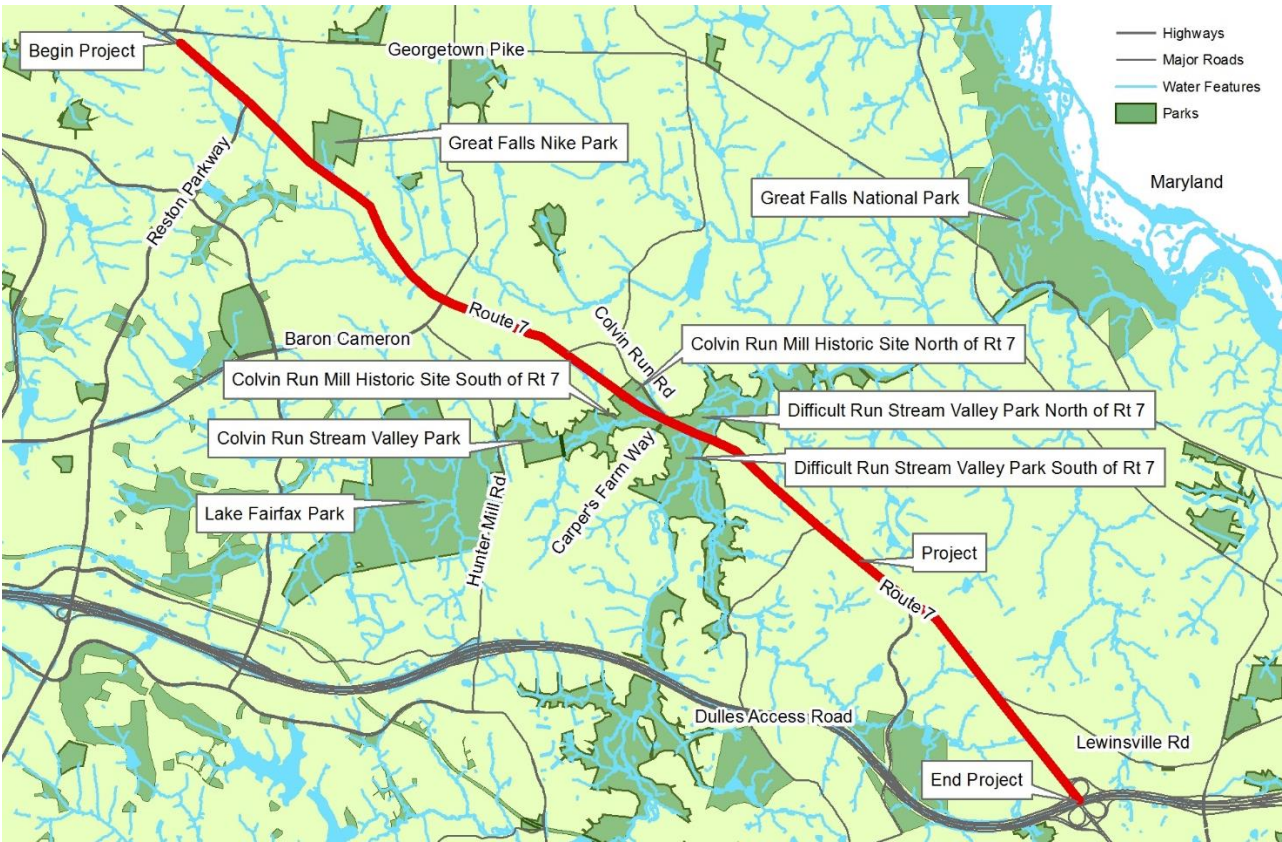




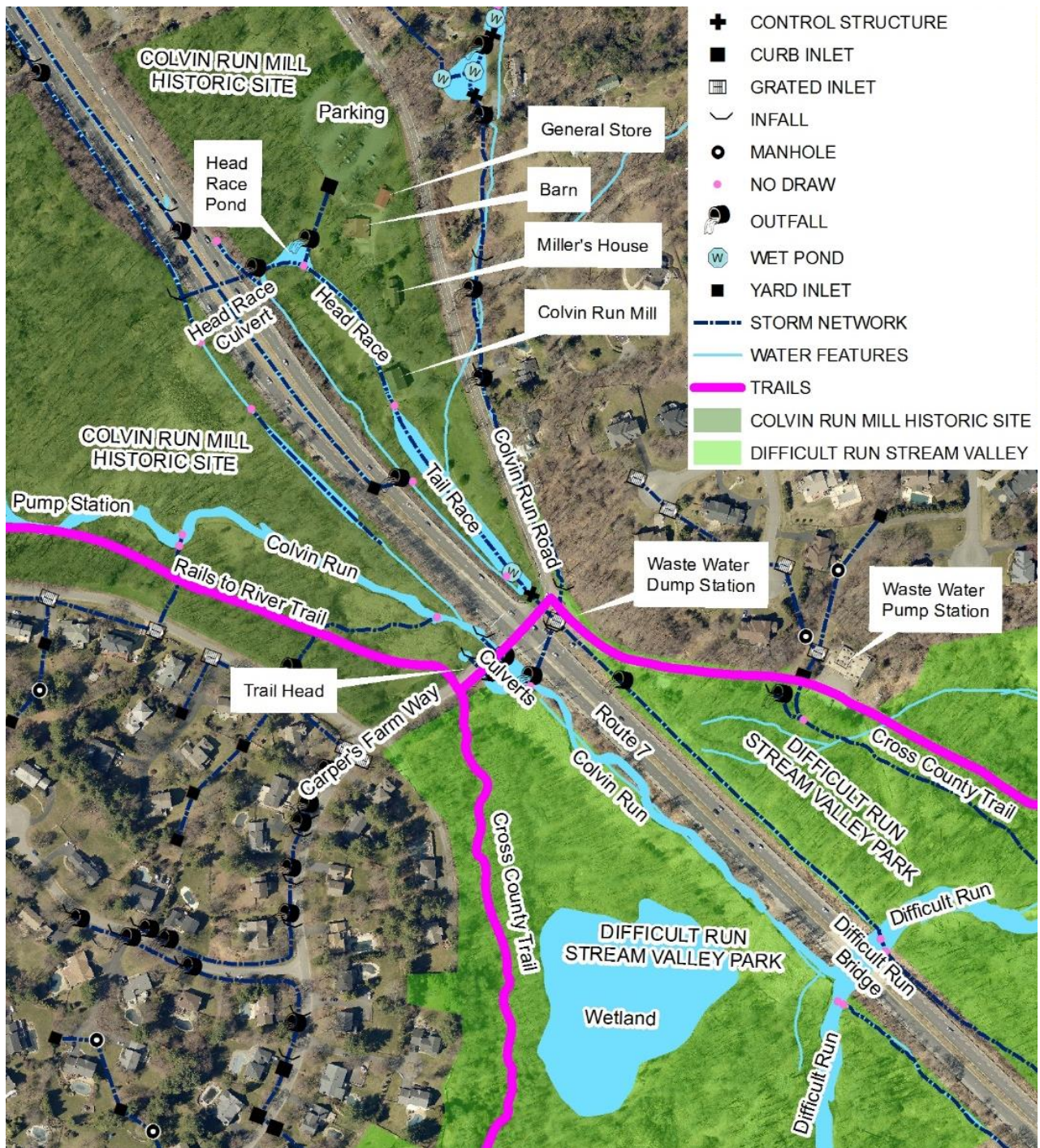




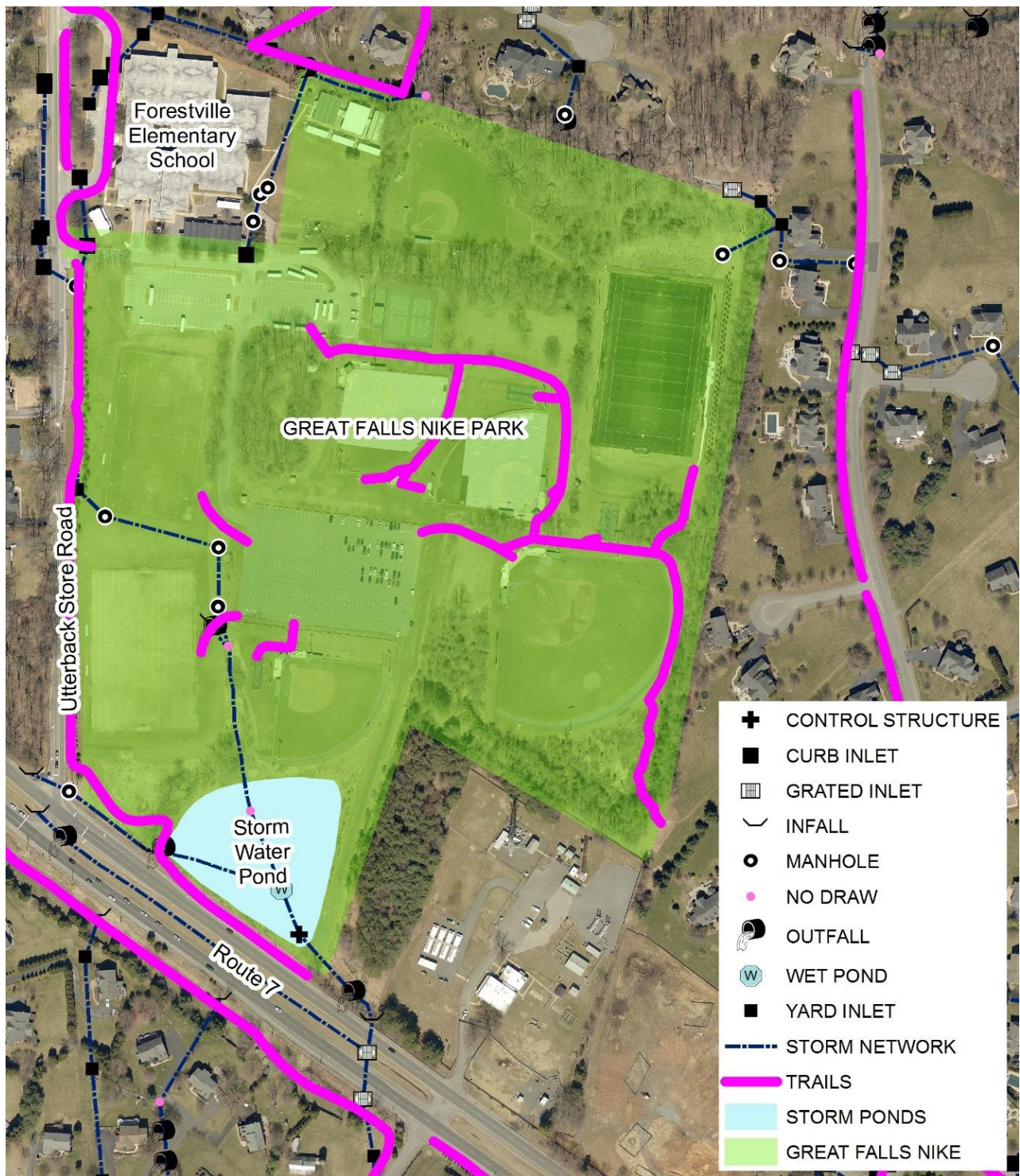
VDOT Route 7 Widening Project



Map 1: Route 7 Widening Project Area Map.



Map 2: Colvin Run Mill Historic Site & Difficult Run Stream Valley at Route 7 Map

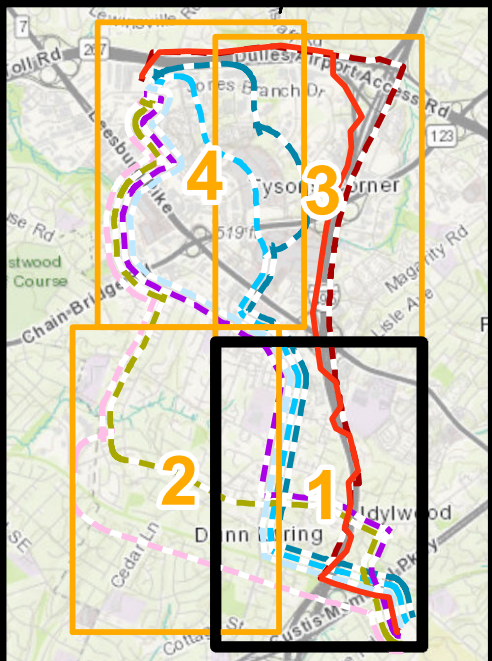
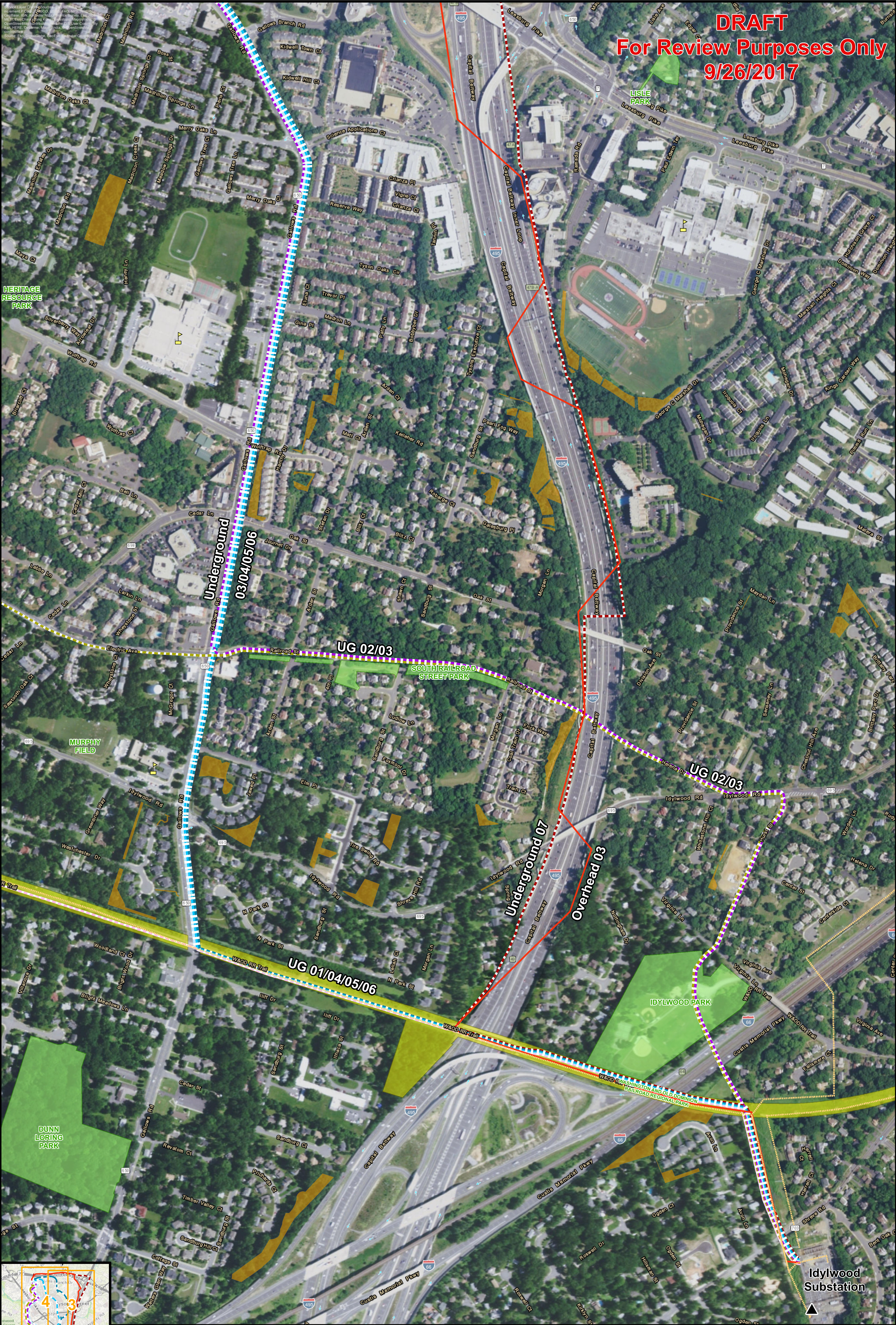


Map 3: Great Falls Nike Park Map



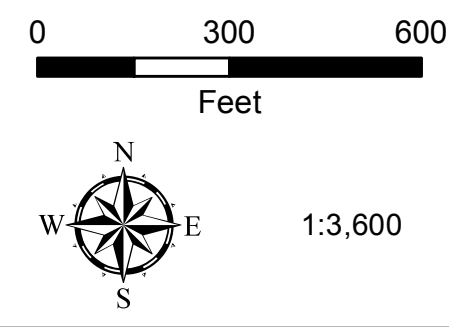


DRAFT
For Review Purposes Only
9/26/2017



Detailed Route Overview Map Set
Idylwood to Tysons Project
Fairfax County, Virginia
Page 1 of 4

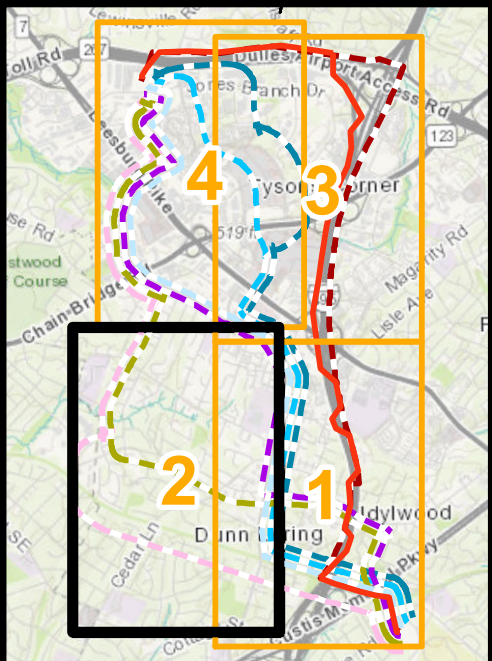
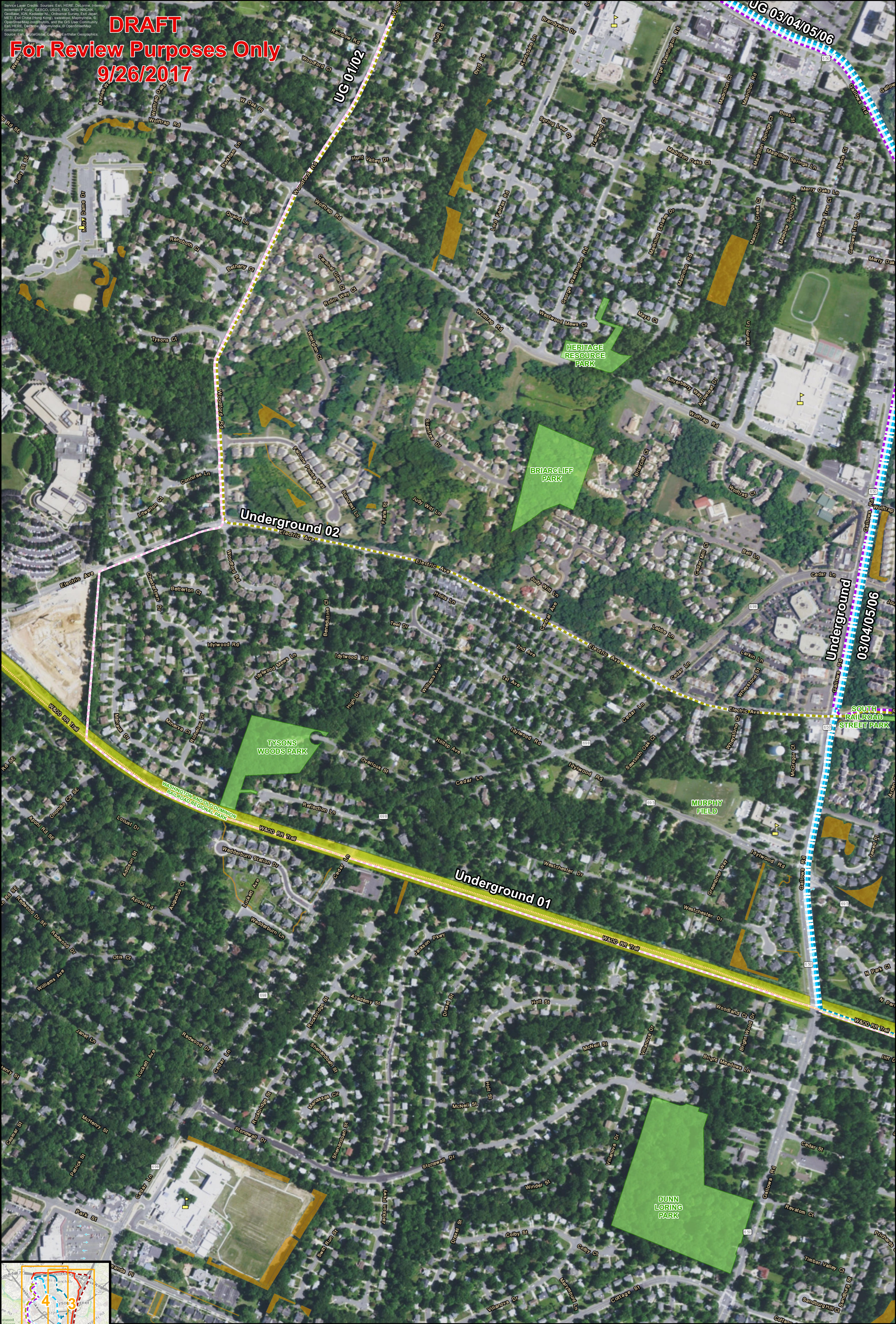
- Existing Substation
- Existing Dominion Transmission Line
- School
- Underground 01
- Underground 02
- Underground 03
- Underground 04
- Underground 05
- Underground 06
- Underground 07
- Overhead 03
- Fairfax County Conservation Easement
- Fairfax County Park
- Washington and Old Dominion Railroad Regional Park



DRAWN BY: 0239

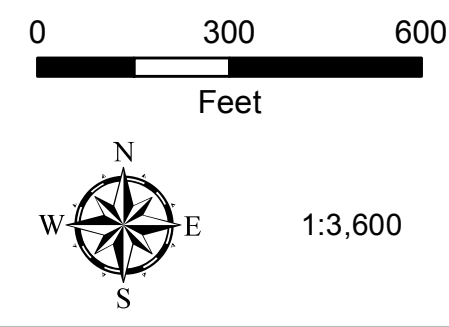
Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri, Swisstopo, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, Swisstopo, USDA, NPS, Esri, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

DRAFT
For Review Purposes Only
9/26/2017



Detailed Route Overview Map Set
Idylwood to Tysons Project
Fairfax County, Virginia
Page 2 of 4

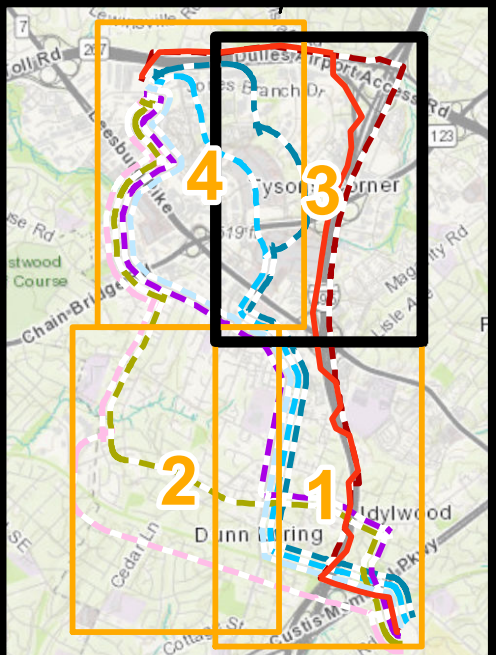
- Existing Substation
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For Review Purposes Only
9/26/2017





Detailed Route Overview Map Set
Idylwood to Tysons Project
Fairfax County, Virginia
Page 3 of 4

- Existing Substation
- Existing Dominion Transmission Line
- School
- Underground 01
- Underground 02
- Underground 03
- Underground 04
- Underground 05
- Underground 06
- Underground 07
- Overhead 03
- Fairfax County Conservation Easement
- Fairfax County Park

0300600

Feet


W

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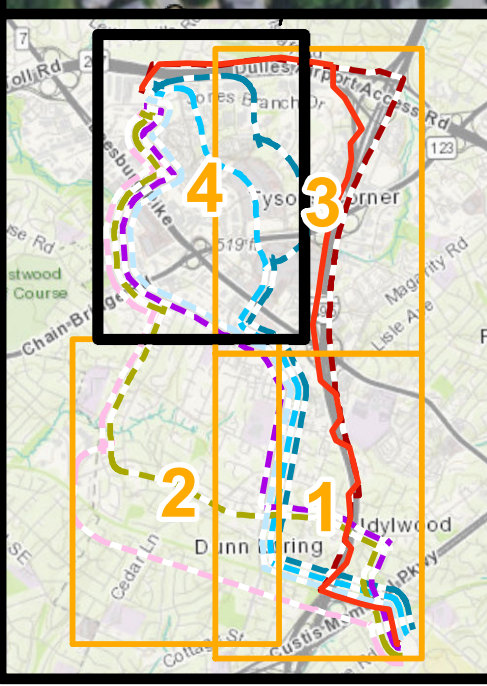
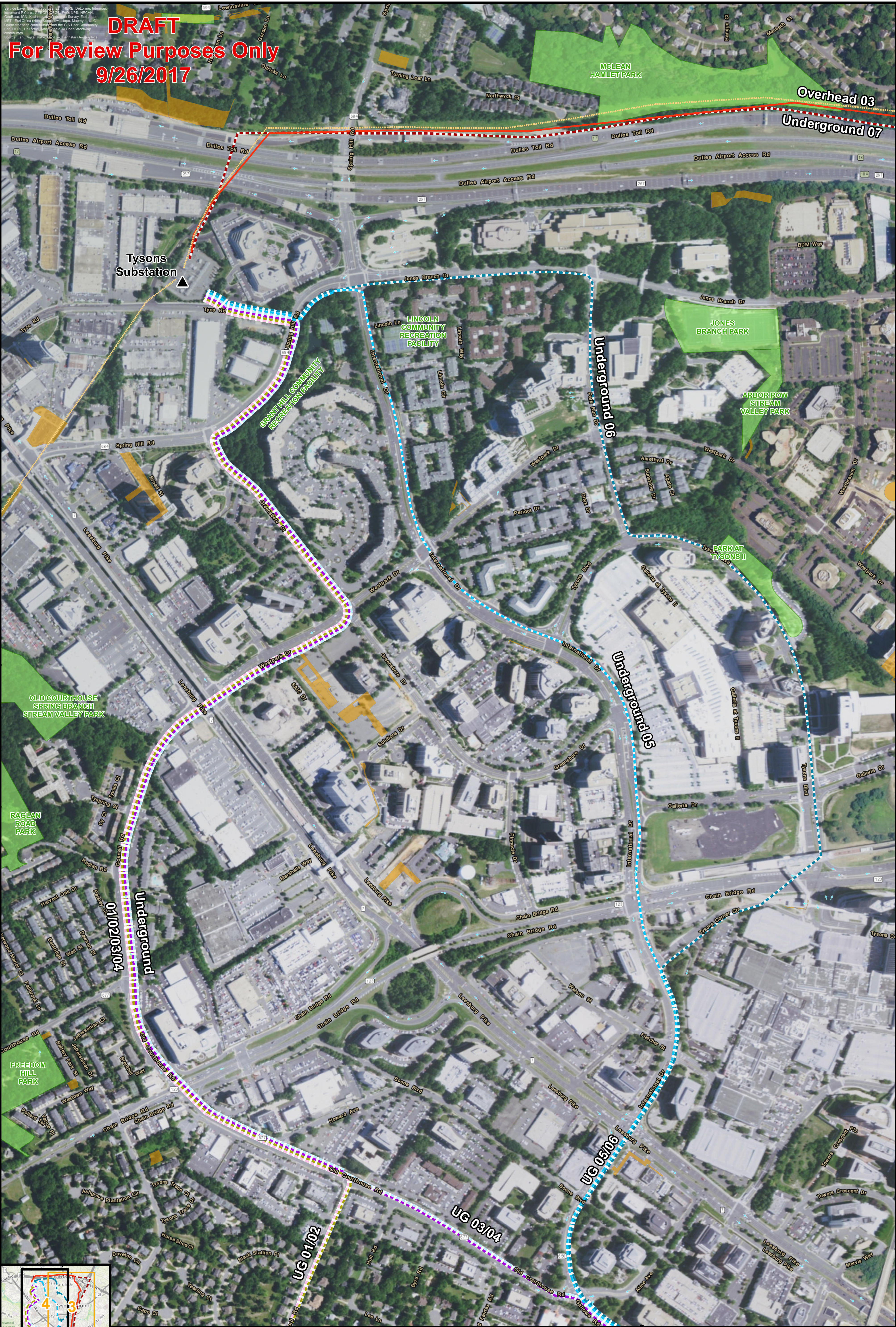
S


1:3,600



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For Review Purposes Only
9/26/2017





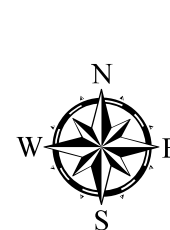
Detailed Route Overview Map Set
Idylwood to Tysons Project
Fairfax County, Virginia
Page 4 of 4


- Existing Substation
- Existing Dominion Transmission Line
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- Fairfax County Conservation Easement
- Fairfax County Park

0 300 600
Feet


1:3,600


DRAWN BY: 0239

Infrastructure Projects Update



Park Authority Board Meeting
January 10, 2018

Braddock Road Improvements - Overview

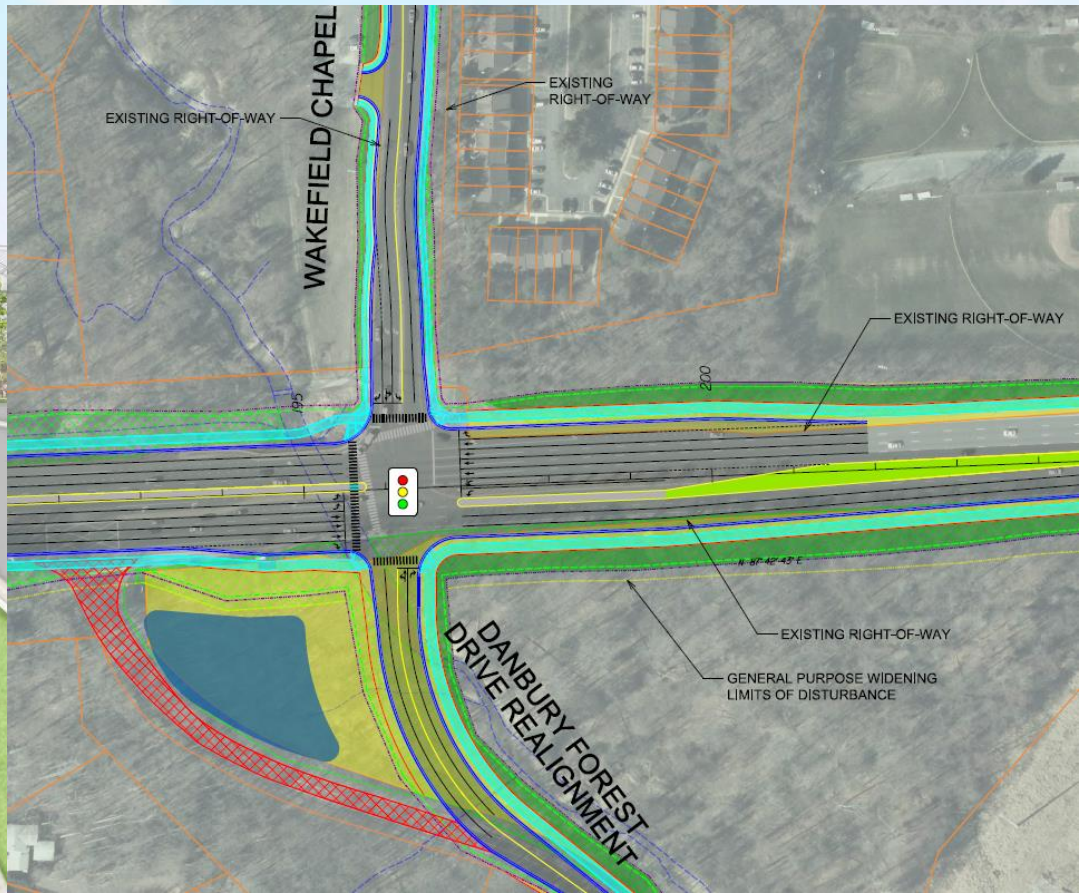
WARNING
CONSTRUCTION
AREA

 I-495 to Guniea Road

 Improved Bus Service

 Bicycle & Pedestrian Connections

 Intersections



Braddock Road Improvements - Timeline



Concept



Design 2018



ROW Acquisition 2019



Construction 2021



Completion 2024



Braddock Road Improvements – Impacted Parks



 **Wakefield**

 **Lake Accotink**

 **Accotink Stream Valley**

 **Howery Fields**

 **Canterbury Woods**

 **Long Branch Stream Valley**

 **GCCCT**



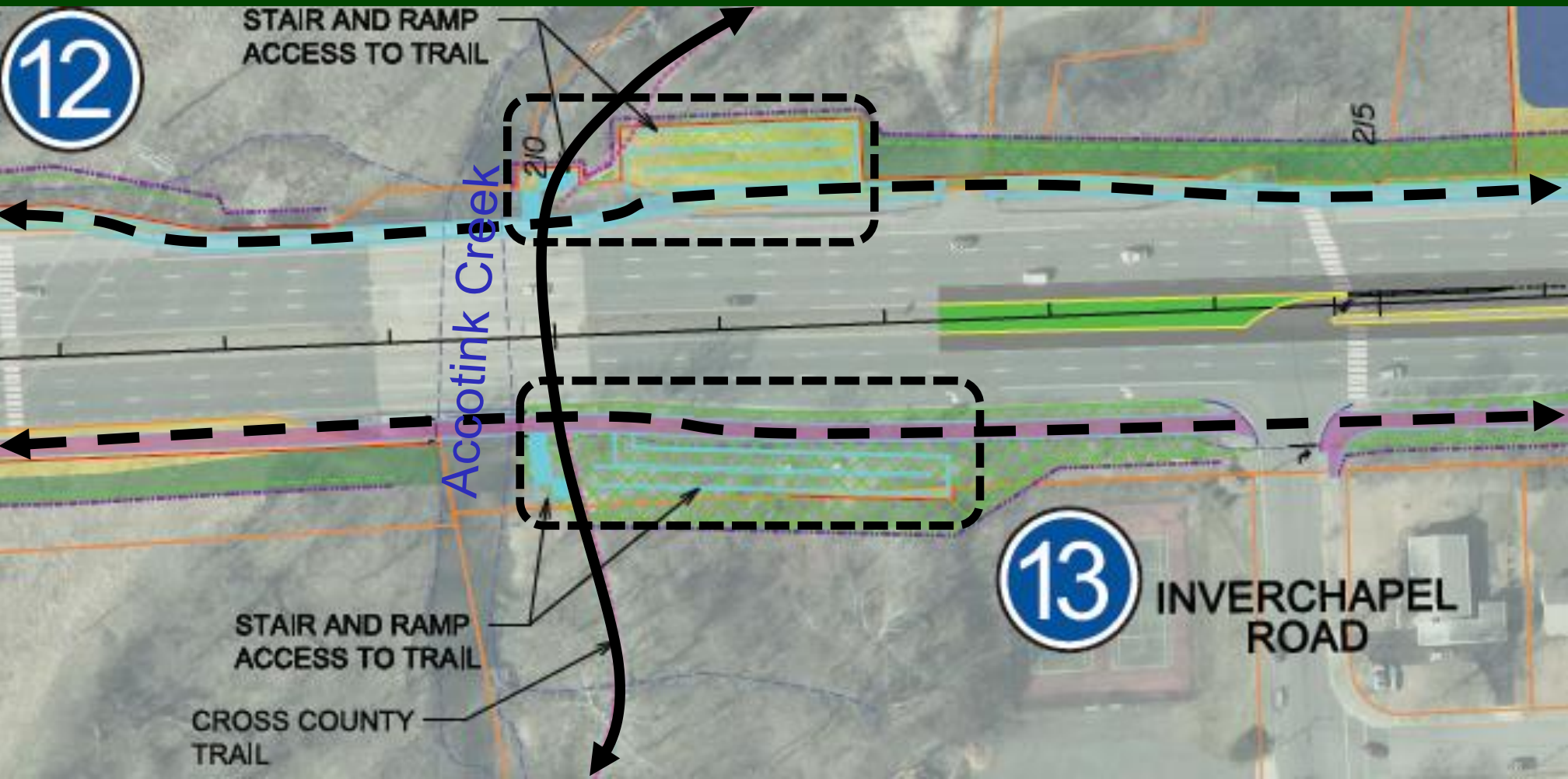
Braddock Road Improvements – Benefits



 Shared Use Trail

 GCCCT Underpass Upgrades

 Potential Trail Connections



Braddock Road Improvements – Impacts

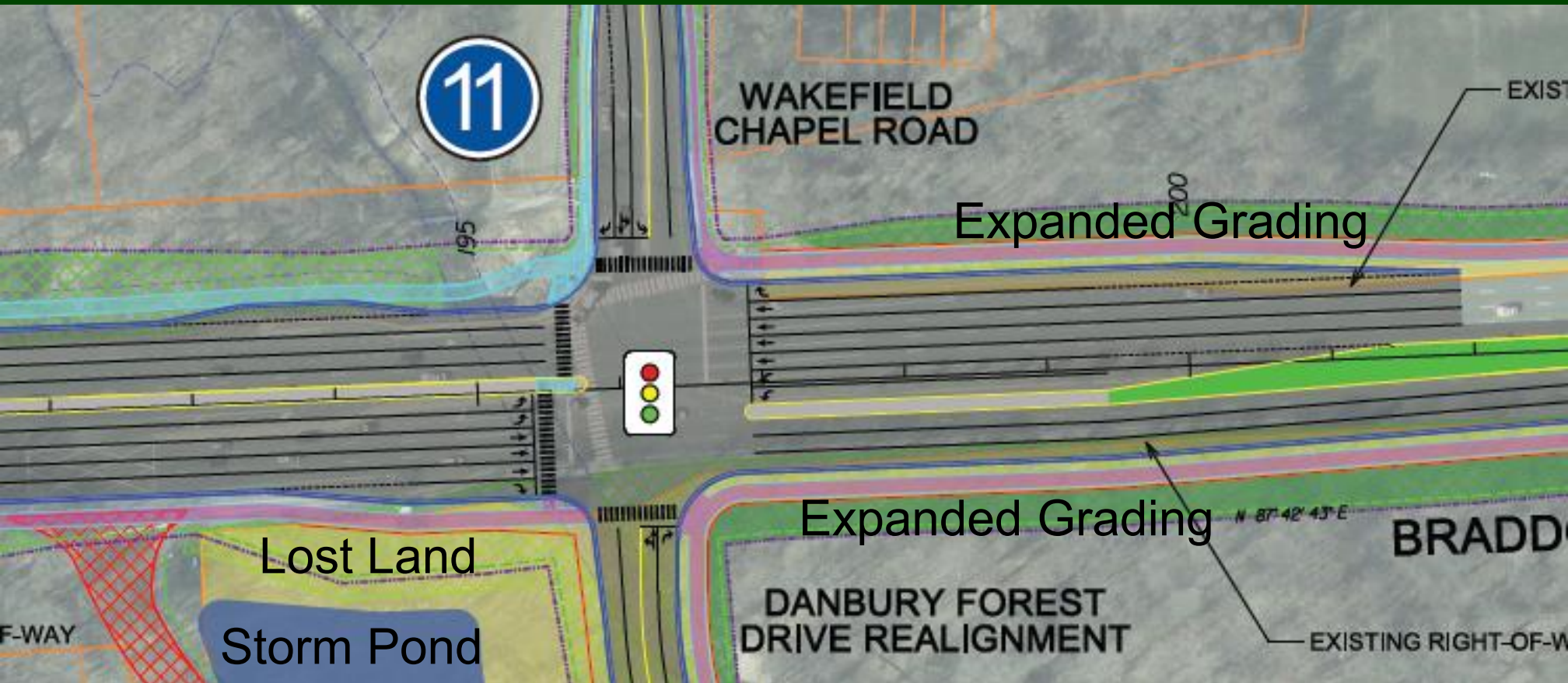


 Expanded Grading

 Storm Ponds

 Lost Land, Vegetation, & Habitat

 Increased Stormwater Discharge



I-66 Inside the Beltway - Overview

**BEGIN
WORK
ZONE**

- DC to the Beltway

- Express Lane Tolling – Work Underway

- Tolling / HOV3 Begins in 2017

- Eastbound Widening Begins in 2018

- Within Existing ROW

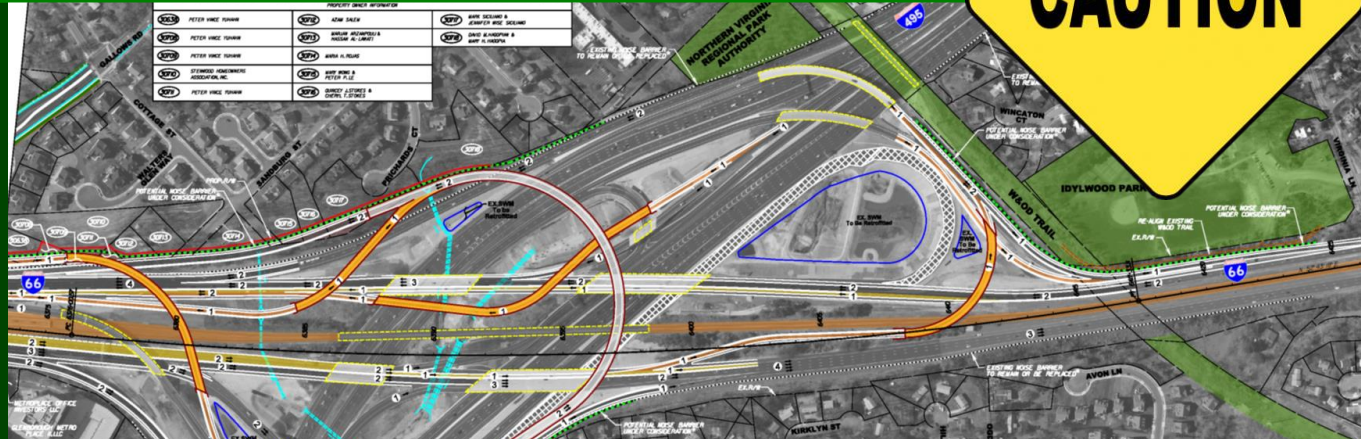
- Ped / Bike Ways

- Sound Walls TBD



CAUTION

Ped / Bike Ways



I-66 Outside the Beltway - Overview

CAUTION

**HARD HAT
AREA**




 **Beltway to Haymarket**

 **2 Express, 3 Regular, 1 Bus, 1 Slip Lane**

 **Mostly within existing ROW**

 **Concept**

 **Design - Build**

 **Begin 2017-8**



I-66 Outside the Beltway – Impacts Overview

**WORKERS
AHEAD**

 **Random Hills**

 **Ellanor C. Lawrence**

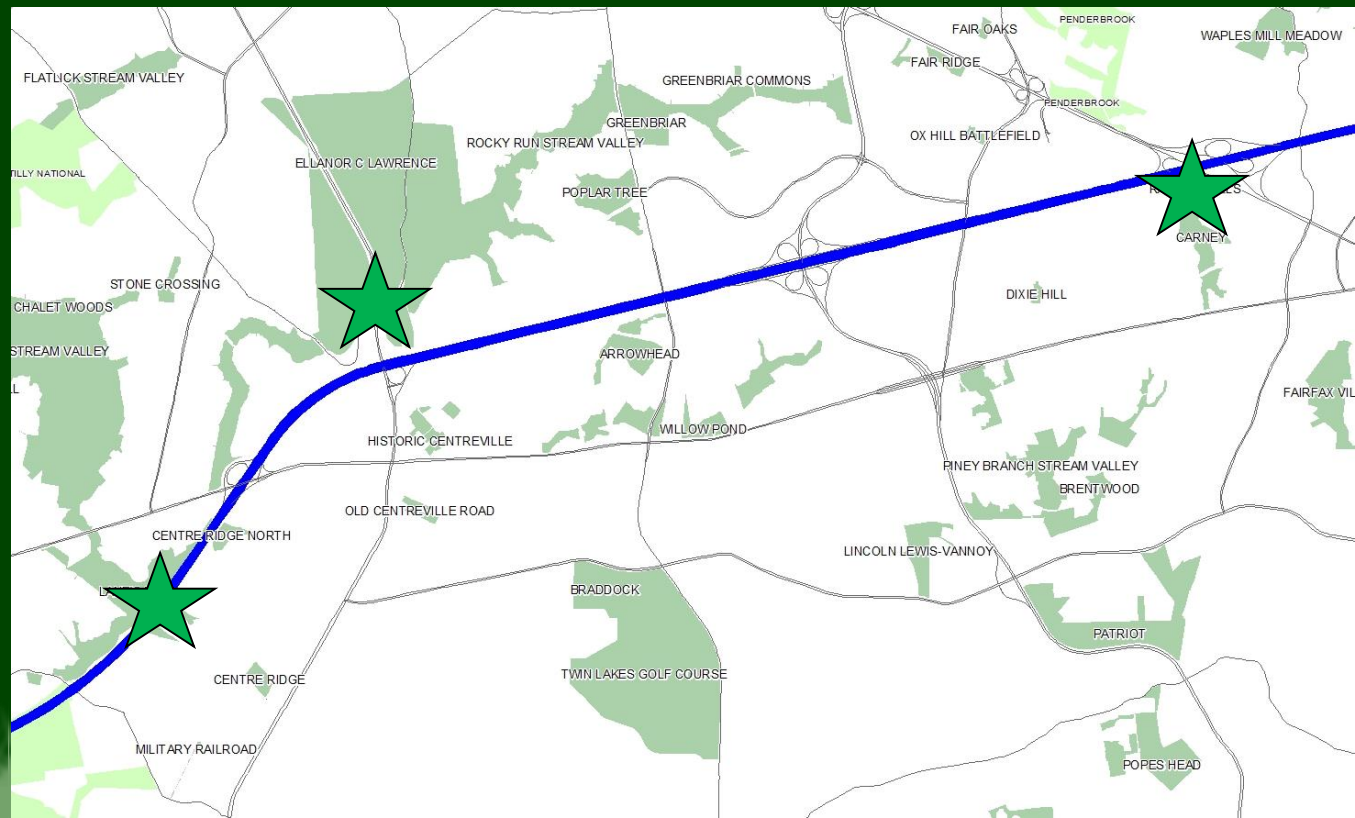
 **Cub Run Stream Valley**

 **Ped / Bike Ways**

 **Funded By DOT**

 **FCPA Builds**

 **Sound Walls TBD**



I-66 Outside the Beltway – Random Hills Impacts

**DETOUR
AHEAD**

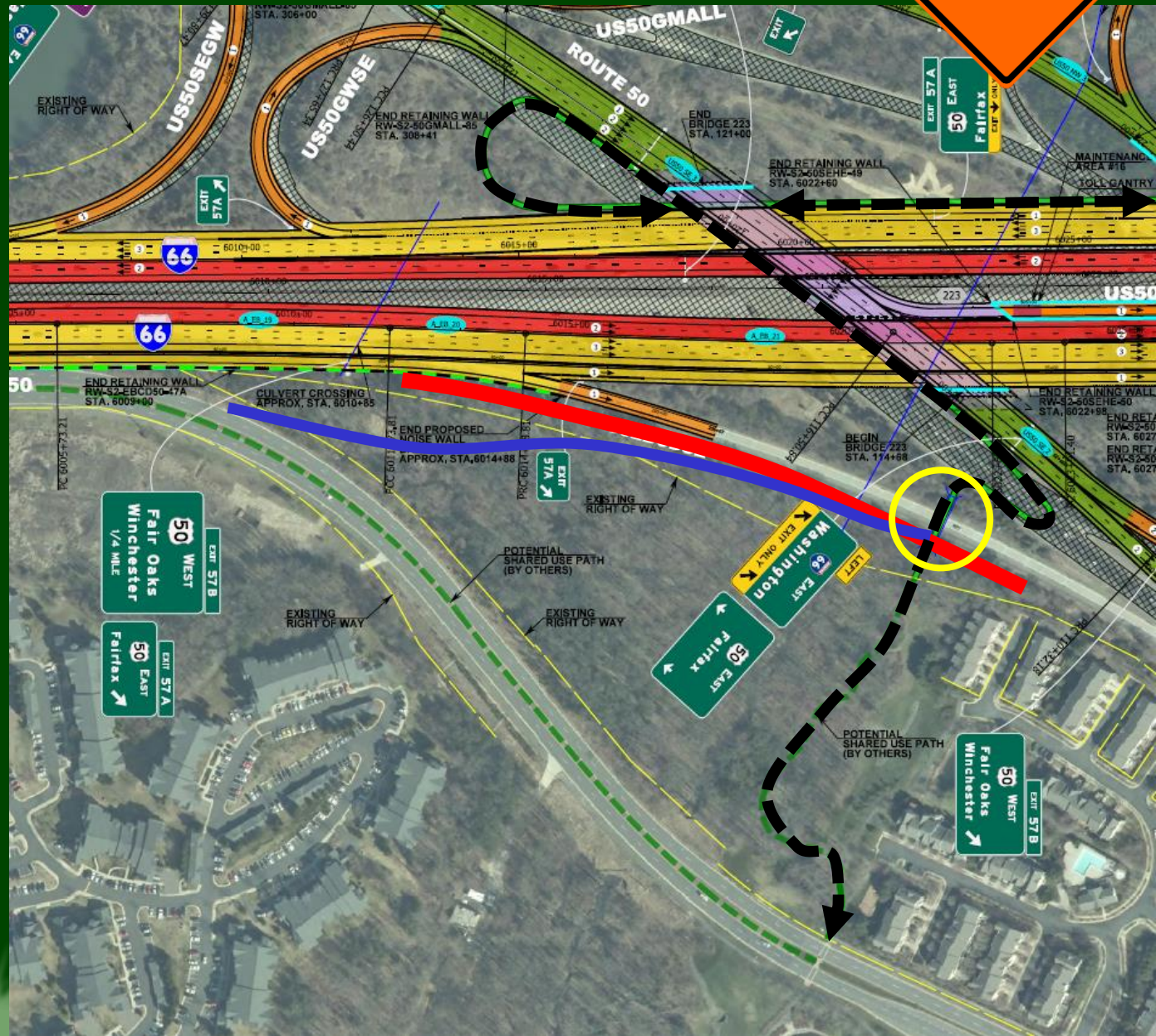
I-66 / Rt 50 Interchange

Ped / Bike Ways

Steep Slopes

Ramp Crossing

Reroute



I-66 Outside the Beltway – EC Lawrence Park Impacts

- Deed Restrictions

- Minimize Impacts

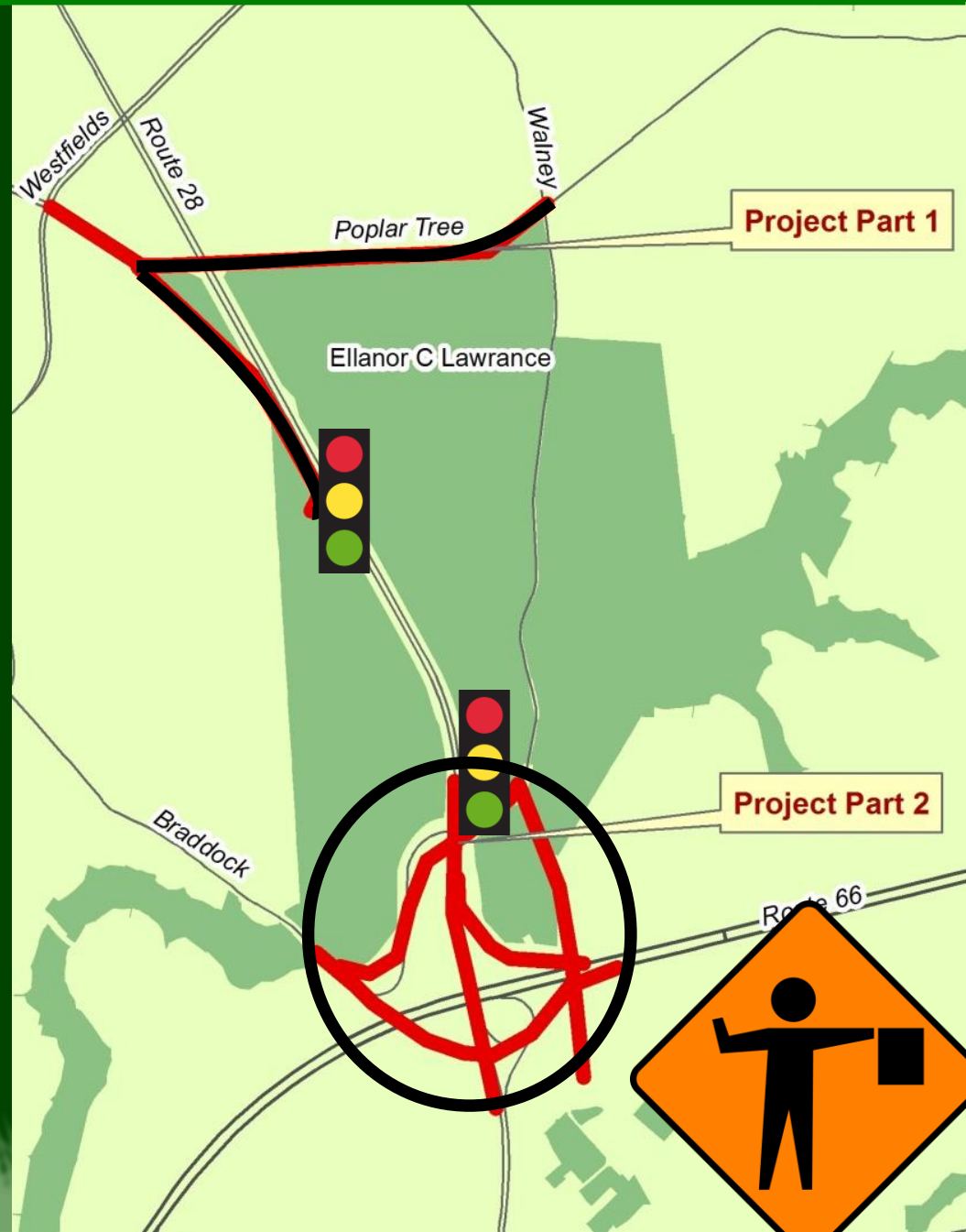
- Mitigation for Land Needed

- Poplar Tree Extension

- Replace Ballfield Entrance

- Remove Lights at ECL

- I-66 / Rt 28 Interchange



I-66 Outside the Beltway – EC Lawrence Impacts



I-66 / Rt 28 Interchange

Braddock / Walney Interchange

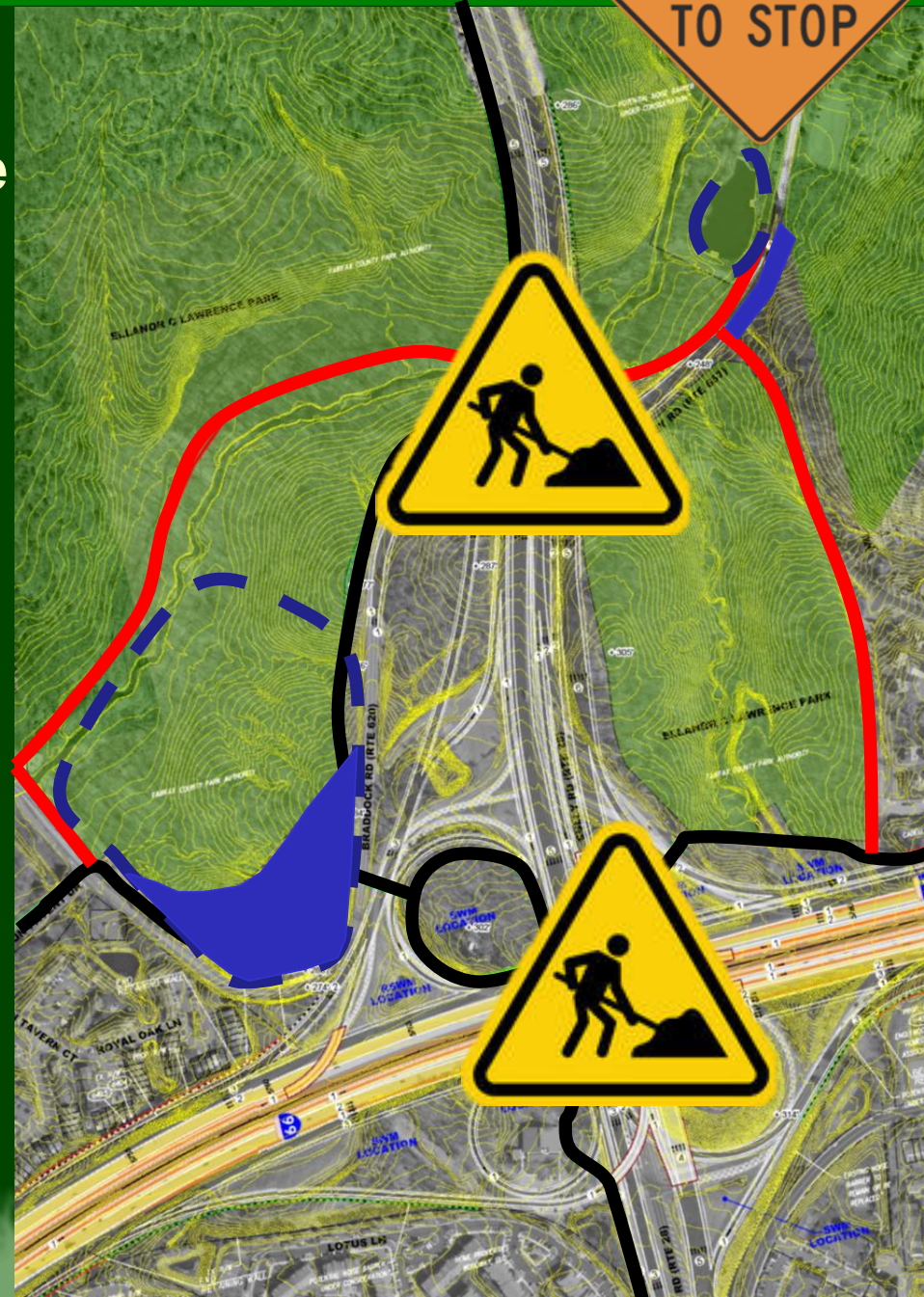
Ped / Bike Ways

Steep Slopes

Natural & Cultural Resources

Alternative Route Proposed

Land Needs = Mitigation



I-66 Outside the Beltway – Planned West County Trail

 Provide Vital Connections

 Poplar Tree Ex

 Braddock / Walney

 Rocky Run

 Cub Run

 Sully Woodlands

 Bull Run

 Manassas

Battlefield



I-66 Outside the Beltway – Cub Run Connection

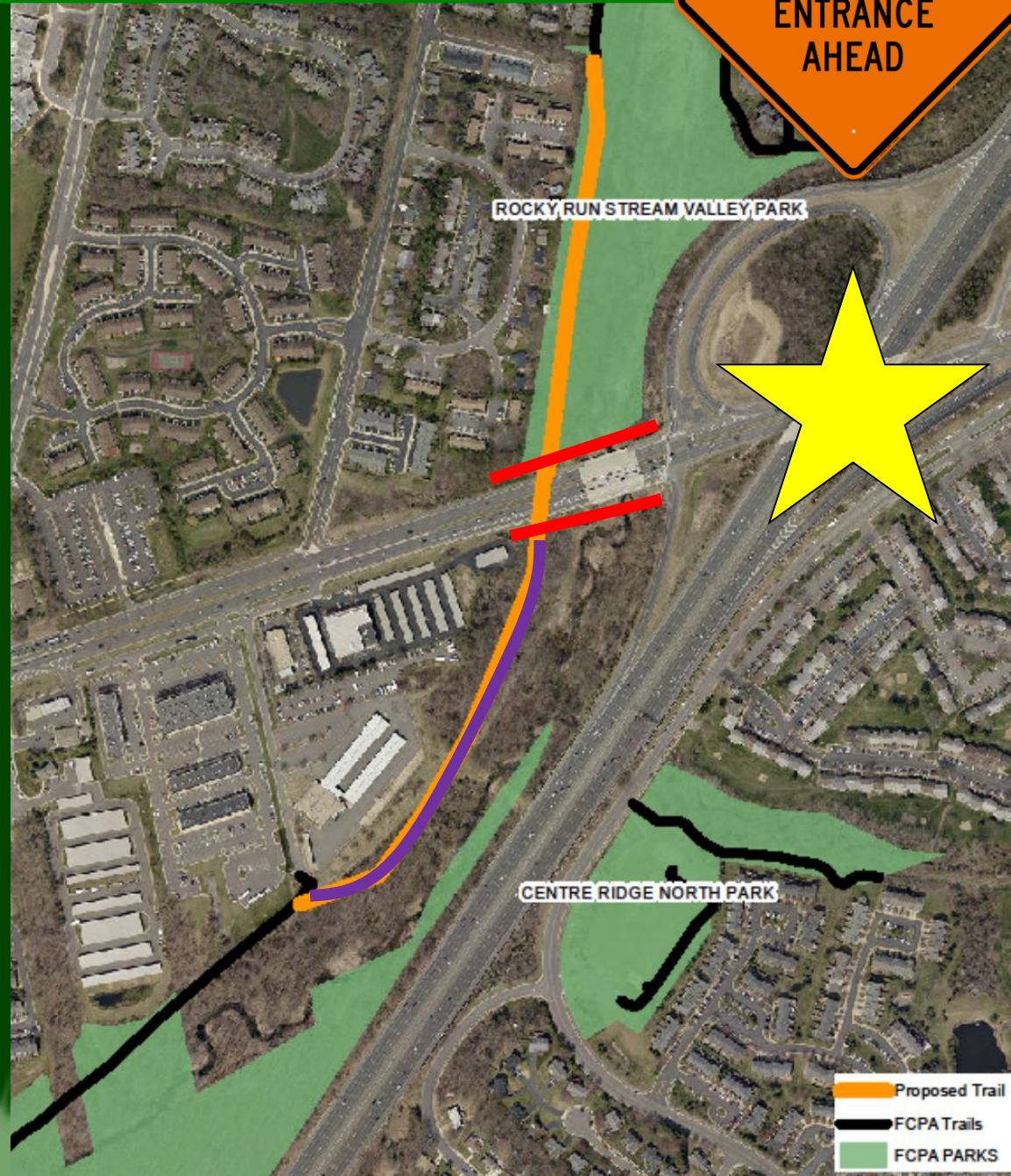
 I-66 / Rt 29 Interchange

 Ped / Bike Way

 Steep Slopes

 No Easements

 Sewer Line



Rt 7 Widening - Overview

DETOUR



Dulles Toll Road to Reston Ave

3 Regular Lanes, 8' Trail each side

Upgrade All Intersections

Concept Plan

Begin 2021



Rt 7 Widening – Colvin & Difficult Run Impacts



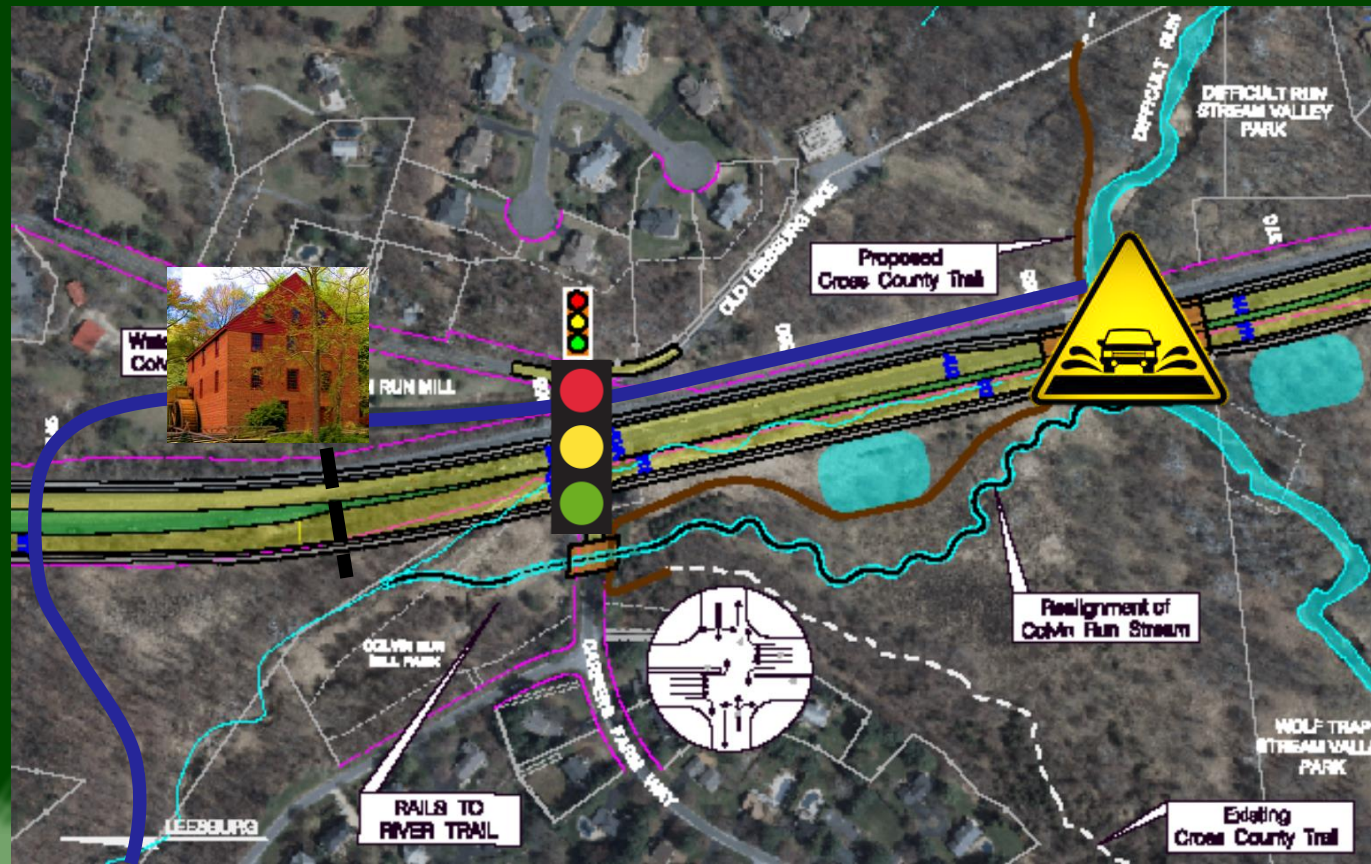
Colvin Run Mill

Raise Difficult Run Bridge 8'

Colvin Run Rd / Carpers Farm Way

Minimize Impacts

CRM Trail



Rt 7 Widening – Colvin & Difficult Run Changes



Colvin Run Stream

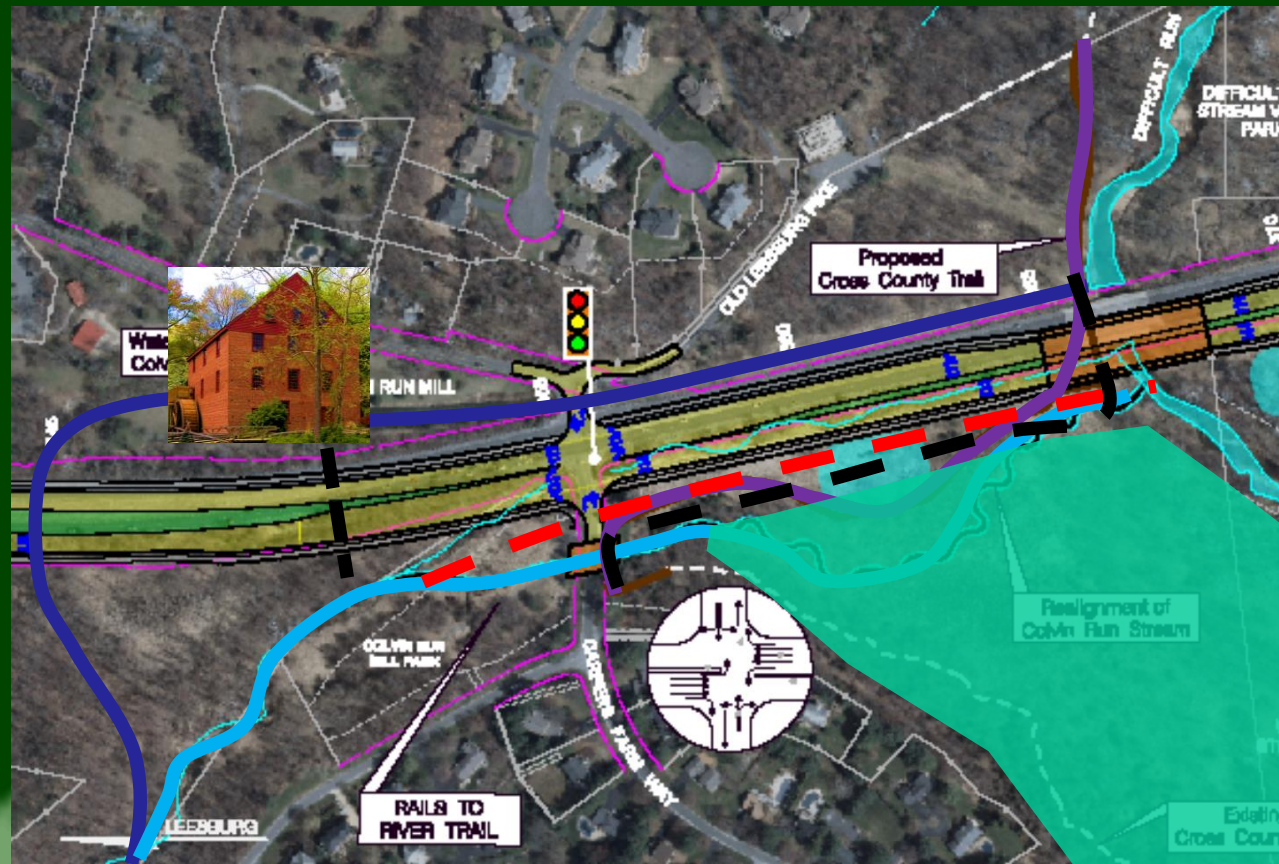
GCCCT Reroute

USACE & DEQ

Wetlands

Channelized Stream

GCCCT Reroute



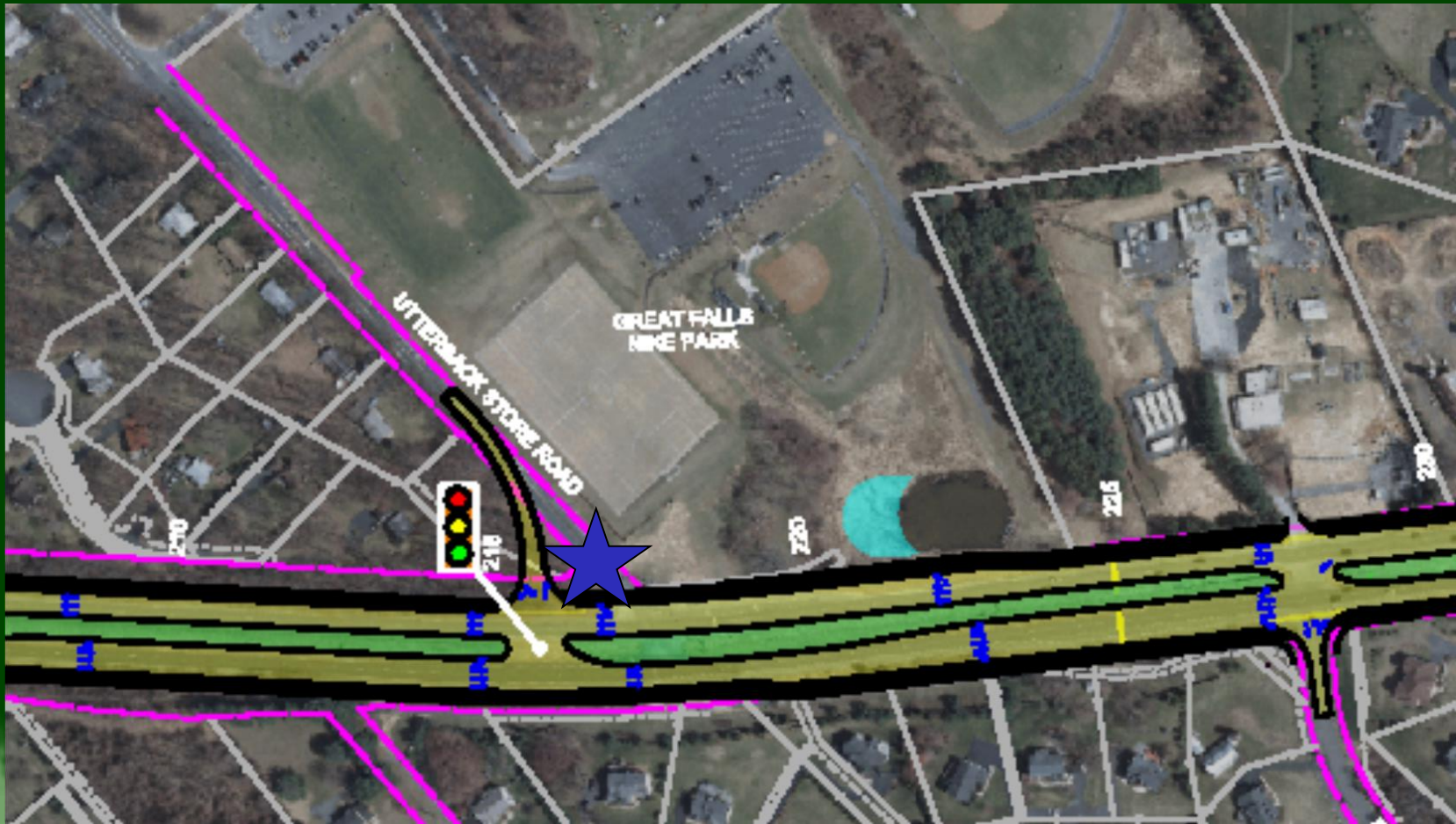
Rt 7 Widening – Great Falls Nike Impacts



 Coordination with New Sewer Line

 Forestville ES

 SWM Pond



Huntington Levee - Location



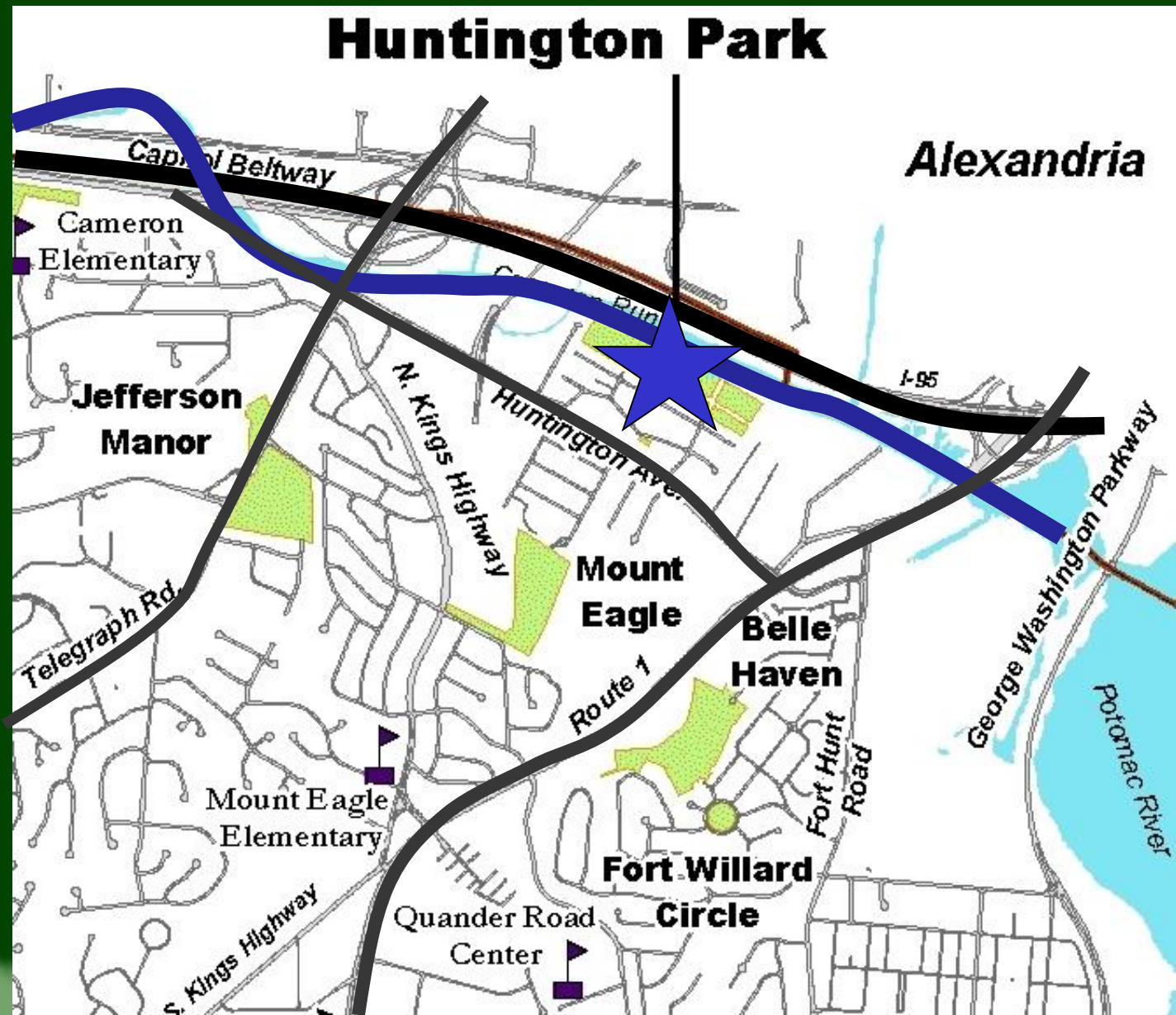
I-495

Cameron Run

Huntington Ave

Route 1

Telegraph Rd



Huntington Community Flooding



 Floods Multiple Times Yearly

 2006 – Swamped Community

 Community Requested Remediation

 2012 SWM Bond

 \$30 M



Huntington Levee - Overview

 Levee Under Construction

 Began March 2017

 \$40+ M Cost

 Staff Working with DPWES

 Use Agreement

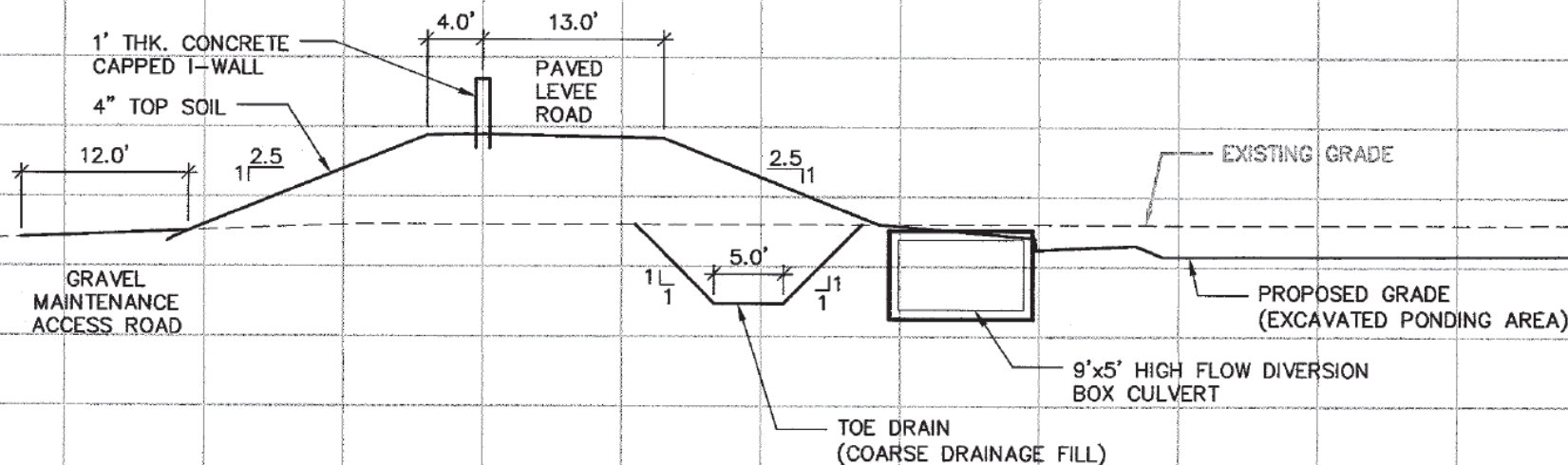
CONSTRUCTION
ZONE

PROCEED AT
OWN RISK

FLOOD SIDE (FS)

10+00.00

PROTECTED SIDE (FS)



Levee Impact – Park Facilities

Playground, Basketball, Diamond, Parking, Open Play



Levee Impact – Covers Majority of Park



Levee Impact – Tree Canopy



8 Acres of Trees Removed



Multiple Reforestation Sites



Mutually Beneficial



Tree Policy



Stormwater Requirements



230kV line in Tysons– Park Impacts

Idylwood Park

Potential loss of trees,

Depending on detailed alignment, construction needs



WORKERS
AHEAD

INFORMATION

Monthly Contract Activity Report

The Monthly Contract Activity Report lists all contract activities in support of the Capital Improvement Program (CIP) authorized during December 2017 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:

Sara Baldwin, Acting Executive Director
Aimee L. Vosper, Deputy Director/CBD
Cindy Walsh, Acting Deputy Director/COO
David Bowden, Director, Planning and Development Division
Paul Shirey, Manager, Project Management Branch
Mohamed Kadasi, Project Coordinator, Project Management Branch
Andy Miller, Project Coordinator, Project Management Branch
Melissa Emory, Chief, Engineering Section
Janet Burns, Senior Fiscal Administrator
Michael P. Baird, Manager, Capital and Fiscal Services

Construction Services:								
Project Name	Company Name	Contract Award	Total Construction	Type of Contract	Funding Source	Scope of Work	NTP	Comments
Greendale GC Slope Stabilization	HITT Contracting	179,079	260,000	PO	PR-00005-048	Stabilize existing slope at Hole #17	12/11/17	
Frying Pan Park	Finley	177,020	240,000	PO	PR-000058-115PR-000051-005PR-000051-005	Drainage improvement at the lower riding ring facility	TBD	
Greenbriar Park Lighting Upgrades	Musco	TBD	TBD	PO	PR-000067-009 PR-000078-018 PR-000078 - 019 PR-000078 - 020	Upgrade existing pathway, parking, tennis court and athletic field lighting	TBD	
Audrey Moore RECenter ADA Parking Lot Repaving	Southern Asphalt Company, Inc.	\$276,622	\$301,400	PO	PR-000108-028	Fully renovate the ADA parking lot behind the Audrey Moore RECenter	11/30/17	
South Run RECenter Parking Lot Repaving	Finley Paving	\$105,501	\$123,501	PO	PR-000108-031	Mill and repave parking lot at RECenter	12/5/17	
Area 2 Maintenance Shop Repaving	Southern Asphalt Company, Inc.	\$265,592	\$292,151	PO	PR-000108-029	Fully renovate the ADA parking lot serving the Area 2 Maintenance Shop	11/30/17	