

Dupl.

PRELIMINARY MASTER PLAN

FOR

AMBERLEIGH PARK

JUNE 1988

MASTER PLAN REPORT

OF

AMBERLEIGH PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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AMBERLEIGH PARK

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I. INTRODUCTION

A. PURPOSE

The purpose of this report is to provide background information and to explain the methodology used and the decision which were made in the preparation of the Master Plan for the development of Amberleigh Park. It has been prepared to supplement the graphic master plan and to provide a ready source of information for future design and development plans.

B. DEFINITIONS

1. Master Planning

Master planning is the process of arranging man-made and natural objects on the land so as to create an orderly and functional park within the limits of environmental awareness and community recreational needs. A master plan is a guide for future development that can be changed if circumstances require. The master plan is the first step in the planning process and is prepared prior to construction of park facilities. Development of the master-planned facilities may take place over an extended period of time (five, ten or more years), depending on the size of the park and the capital construction funds available.

At the heart of the master planning process is the careful evaluation of such diverse and unusual conflicting factors as site potentials and constraints, current citizen desires, existing facilities and projected future needs, existing site used and accommodation of differing types of potential users. No single factor can assume overriding precedence and each must be weighed carefully in this process of creating a park which offers utilitarian features within an aesthetically pleasing environment.

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provisions of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources.

2. Community Park

Amberleigh Park is classified as a community park. This is the most frequently occurring park type and is designed to provide for daily recreation within an urban setting. Community parks are, therefore, oriented towards a short

duration of recreation in active or passive uses. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after-school, after-work, or weekend activities, with limited or no parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development, and operation of the site.

Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. Wooded tracts provide the sites for a variety of passive uses.

3. Service Area

The primary service area of a community park is a 3/4 mile radius from the park. This distance is considered convenient for pedestrian or bicycle access, and generally defines the area where most of the park's frequent users live. A secondary service area of 1-1/2 mile radius is considered to further define recreational deficiencies and interest on a broader scale since all FCFA Park Facilities are open for use by the general public from any area.

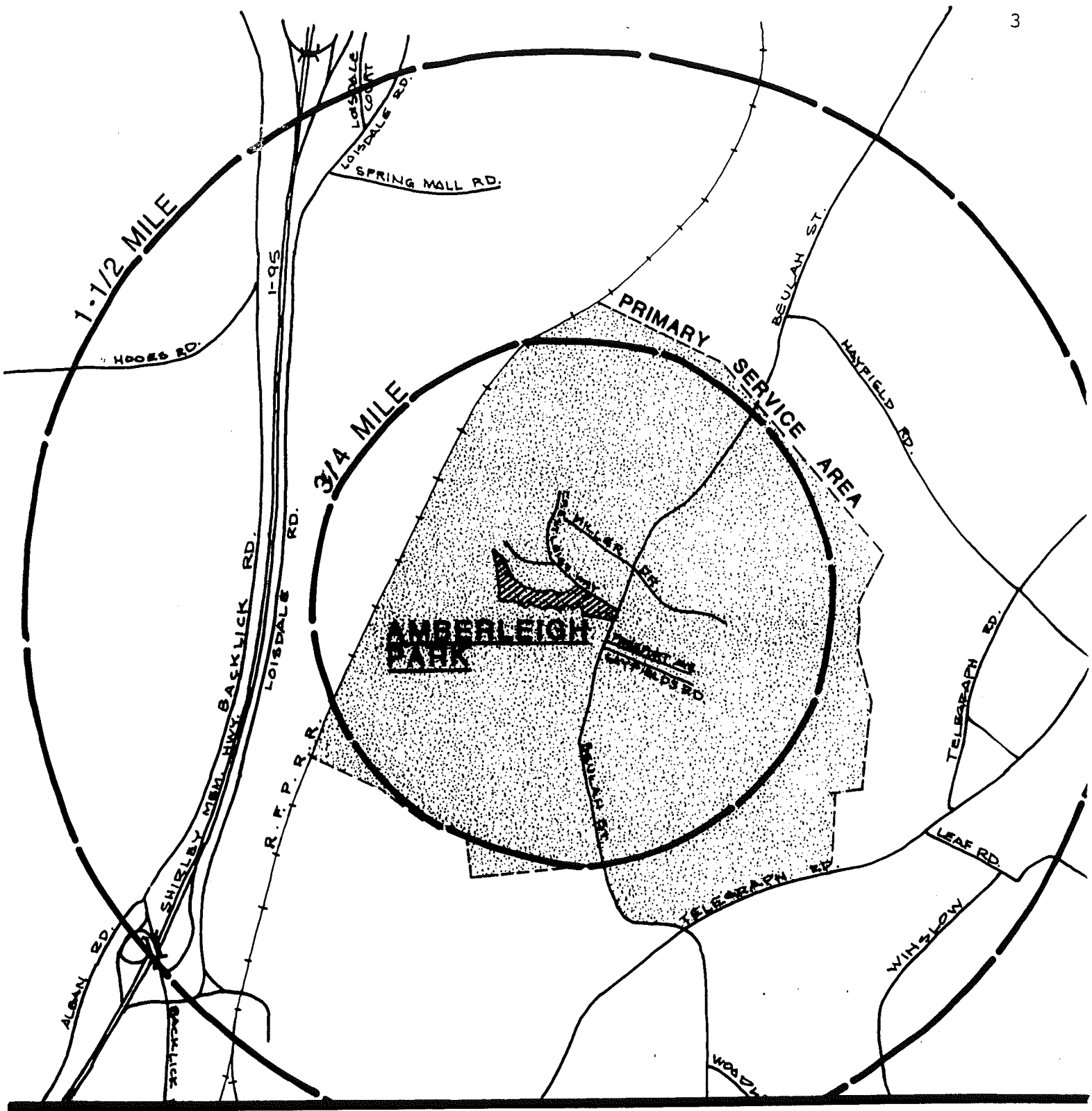
C. OBJECTIVES

It is the objective of this preliminary master plan to establish the basic guidelines for the development of usable active and passive recreation space at Amberleigh Park. It is a further objective to provide this space in a manner responsive to the desires of the potential park users, estimates of community needs and with minimal disruption of the existing physical conditions.

II. BACKGROUND DATA

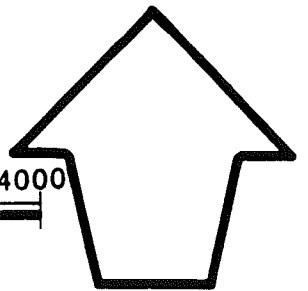
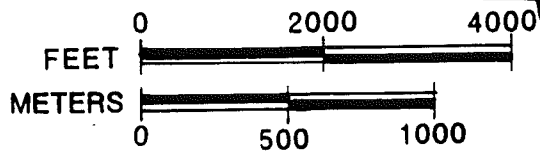
A. LOCATION

Amberleigh Park is located in the south central portion of the Lee Supervisory District at 7516 Beulah Street in Alexandria (property identification map 90-4((10))-A, D). The park is bounded by the Amberleigh Townhouse development and residential properties to the north, by residential properties and a large undeveloped tract of land to the south, by residential properties to the east, and by undeveloped land and Long Branch Creek to the west.



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AMBERLEIGH PARK LOCATION MAP



B. SIZE AND ACQUISITION

The park is 18.0 acres in size and was dedicated to the Park Authority in two parcels. The largest parcel (14 acres) was conveyed in April of 1981, while the remaining 4 acres were conveyed in July of 1982. Both parcels were dedicated by the developer of the Amberleigh townhouse development.

C. AVAILABLE FUNDING

The recently approved countywide priority list for CIP acquisition and development projects, included Amberleigh Park. It is number 50 on a priority list of 63 projects to be completed by the Fall of 1988. Funds are available in the amount of \$40,000.

III. STUDY AREA

A. SERVICE AREA

As discussed in the introduction to this report, for planning purposes, the primary service area includes all areas located within a 3/4 mile radius from the center of the park. This service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as highways or impassable streams. In this case, the primary service area is bounded by Windsor Estates subdivision on the north, Telegraph Road on the south, Richmond Fredericksburg and Potomac Railroad on the west, and the proposed Kingstowne development on the east. Single family detached housing and townhouses are the two main types of development found in this primary service area.

B. COMPREHENSIVE PLAN

The primary service area is located within the Newington Community Planning Sector (S-6). In reference to this park the plan states that "Newington Park and Amberleigh Park should be developed."

C. COUNTYWIDE TRAILS PLAN

Three countywide trails are in close proximity to Amberleigh Park. One trail provides direct access to the park as it parallels the east property line along the west side of Beulah Street. The other two proposed trails are located south and west of the park.

D. ZONING

The area surrounding the park is zoned for residential development (R-1, R-4, R-5). Presently most of the land north of the park has

already been developed with single family homes and townhouses. The proposed Kingstowne housing development (R-4) is located immediately east of the park while another proposed housing/commercial development (R-1) is to be developed south of the park. The area west of the park along Long Branch Creek is also undeveloped.

E. POPULATION

Analysis of current and potential development in the park study area indicates there are approximately 1684 individuals within the primary service area. Expanding the study area to include the 1.5 mile secondary service area increases the estimated population to 4,500 individuals.*

F. NEARBY PARKS AND SCHOOLS

1. Primary Service Area

No schools are located within the 3/4 mile service area. However, one elementary school site adjacent the south side of Beulah Park is scheduled to be developed within the next five years.

Beulah Park is the only park besides Amberleigh located in the primary service area. Facilities provided at Beulah include two lighted baseball/softball fields, one restroom/shelter, 196 garden plots and parking.

Based on existing recreation facilities and the current population, present facility surpluses and deficiencies can be determined for the 3/4 service areas (see next page).

2. Secondary Service Area

Three parks and two schools fall within the 1.5 secondary service area and are listed below along with their respective facilities.

- o Newington Park - 1 picnic shelter, 1 multi-use court, 1 playground/tot lot. Park was remaster planned in June 1986 with proposed facilities to include a relocated picnic shelter, 1 tot lot/play apparatus area, 1 multi-use court, 1 picnic area, 1 open play area, and natural area with trails.
- o Springfield Forest Park - undeveloped.

* Population count is based on the census update as supplied by Fairfax County Office of Research and Statistics in the 1985 Standard Reports Publication

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

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Primary Service Area (3/4 Mile Radius)

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES		EXISTING PARKS	EXISTING SCHOOL FACILITIES	TOTAL	SURPLUS/(+) DEFICIENCY(-)	
		1986	2000				1986	2000
Tot Lot	1/500	3.6	12.4	1	0	1	-2.6	-11.4
Baseball	1/6000	0.3	1.0	0	0	0	-0.3	-1.0
Softball	1/3000	1.5	2.1	0	0	0	-1.5	-2.1
Tennis	1/1200	1.5	5.2	2	0	2	0.5	-3.2
Basketball/Multi-use	1/500	3.6	12.4	1	0	1	-2.6	-11.4
Swimming Pool	1/15000	0.1	0.4	0	0	0	-0.1	-0.4
Golf Course	1/25000	0.1	0.2	0	0	0	-0.1	-0.2
Soccer	1/1500	1.2	4.1	1	0	1	-0.2	-3.1

Estimated population within the 3/4 mile service area: 1986 Estimate = 1,810
2000 Estimate = 6,193

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA

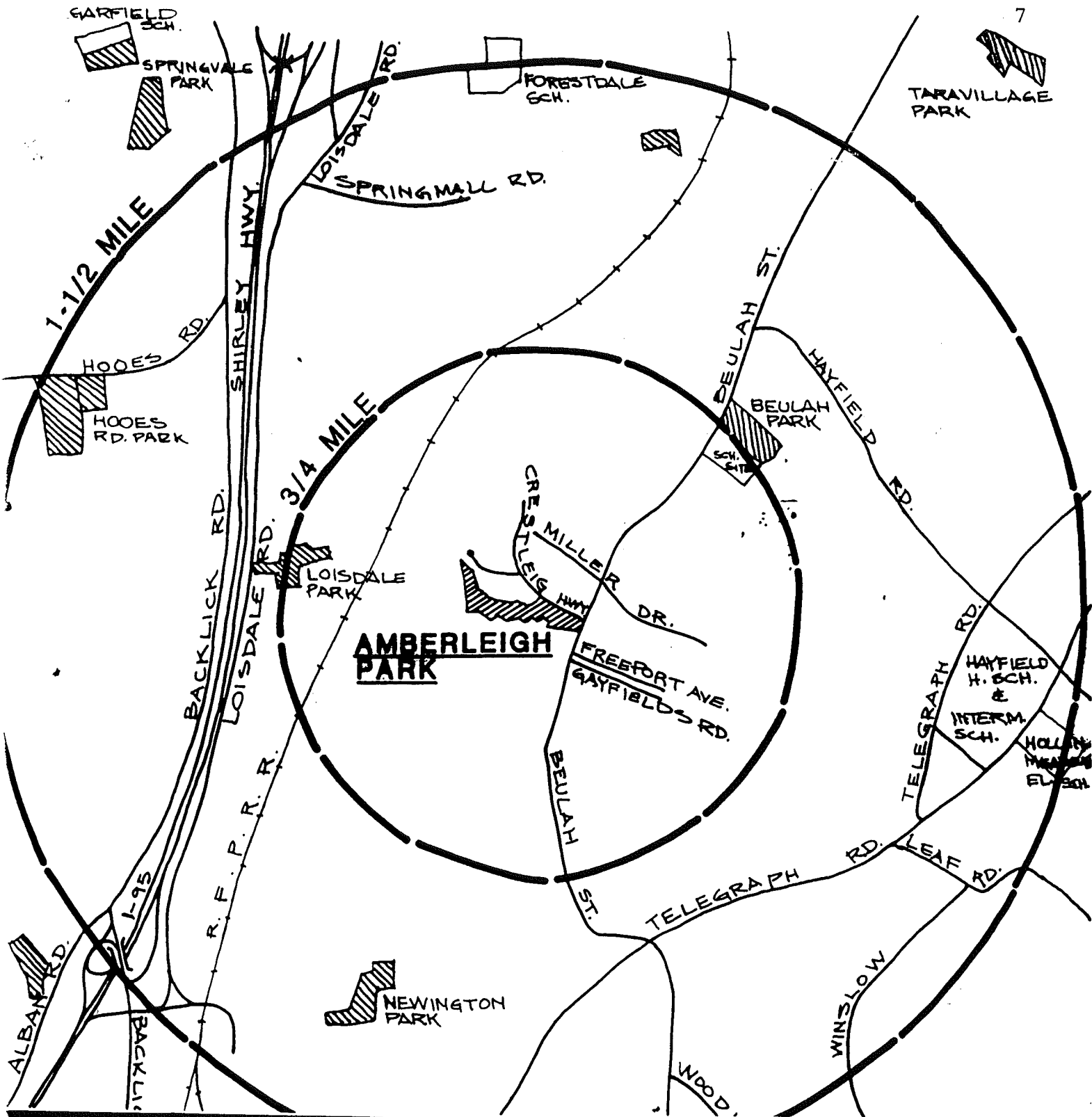
Secondary Service Area (1 1/2 Mile Radius)

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES		EXISTING PARKS	EXISTING SCHOOL FACILITIES	TOTAL	SURPLUS/(+) DEFICIENCY(-)	
		1986	2000				1986	2000
Tot Lot	1/500	10.1	51.3	1	1	2	-8.1	-49.3
Baseball	1/6000	0.8	4.3	0	1 **	1	0.2	-3.3
Softball	1/3000	4.2	8.6	2	2	4	-0.2	-4.6
Tennis	1/1200	4.2	21.4	0	6	6	1.8	-15.4
Basketball/Multi-use	1/500	10.1	51.3	1	9	10	-0.1	-41.3
Swimming Pool	1/15000	0.3	1.7	0	0	0	-0.3	-1.7
Golf Course	1/25000	0.2	1.0	0	0	0	-0.2	-1.0
Soccer	1/1500	3.4	17.1	0	2	2	-1.4	-15.1

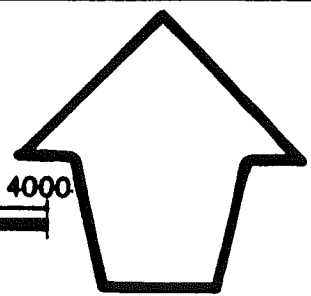
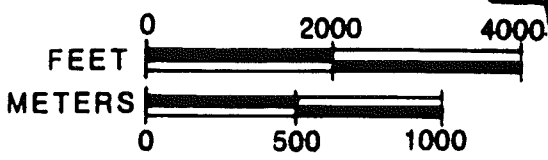
Estimated population within the 1 1/2 mile service area: 1986 Estimate = 5,039
2000 Estimate = 25,670

* Population count is based on the census update as supplied by the Fairfax County Office of Research & Statistics in their 1986 Standard Reports publication.

** Six baseball/softball fields exist at Hayfield High School but only one is available for scheduling by the Department of Recreation and Community Services.



AMBERLEIGH PARK **NEARBY PARKS** **AND SCHOOLS**



- o Loisdale Park - 1 multi-use court, 2 tennis courts, 2 practice tennis courts, playground/tot lot, picnic area, open play and natural area.
- o Forestdale Elementary School - 2 apparatus areas, 2 baseball/softball fields, 2 multi-use courts, 1 paved play area, 1 soccer field (one baseball/softball field overlays this soccer field).
- o Hayfield Secondary School - 6 baseball/softball fields, 7 multi-use courts, 1 football/soccer field with lights, 6 tennis courts and 1 track. * NOTE: Department of Recreation and Community Services is only able to schedule 1 baseball/softball field during the summer.

Based on the above facilities and the current population, present facility surpluses and deficiencies can be determined for the 1.5 mile service area.

IV. SITE ANALYSIS

A. TOPOGRAPHY

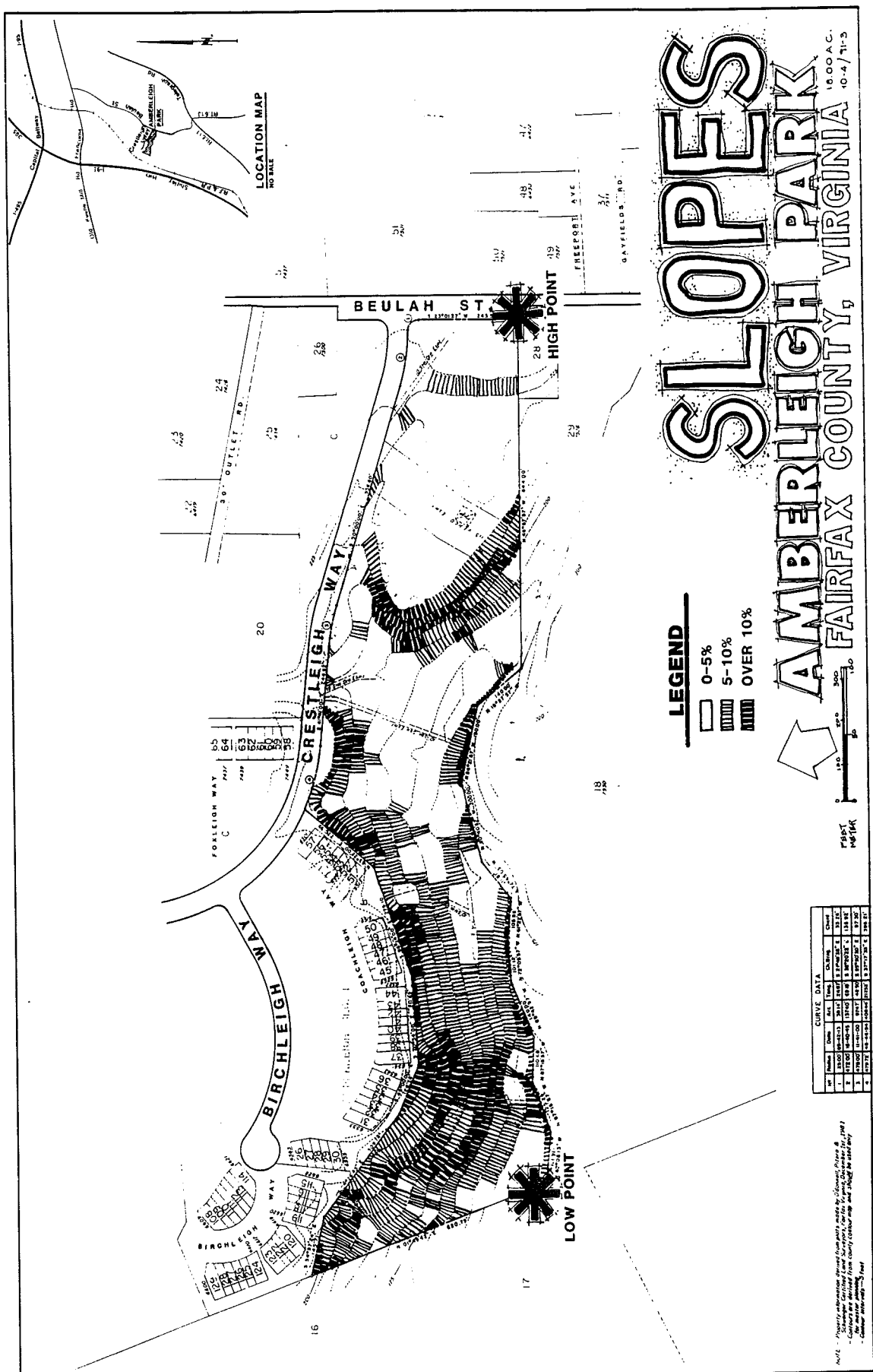
Amberleigh Park, for discussion purposes, can be divided into two parts, the east section and the west section. The east section comprises approximately one third of the total park and can be identified as that area generally east of the Virginia Power easement which bisects the site. A small open field just west of the power easement is also included in the east area. The east sector has two relatively flat areas (0-5% slopes) which are separated by steeper slopes (5-10%). The highest point of the site is also located in this eastern area near the southeast property corner (see slope map).

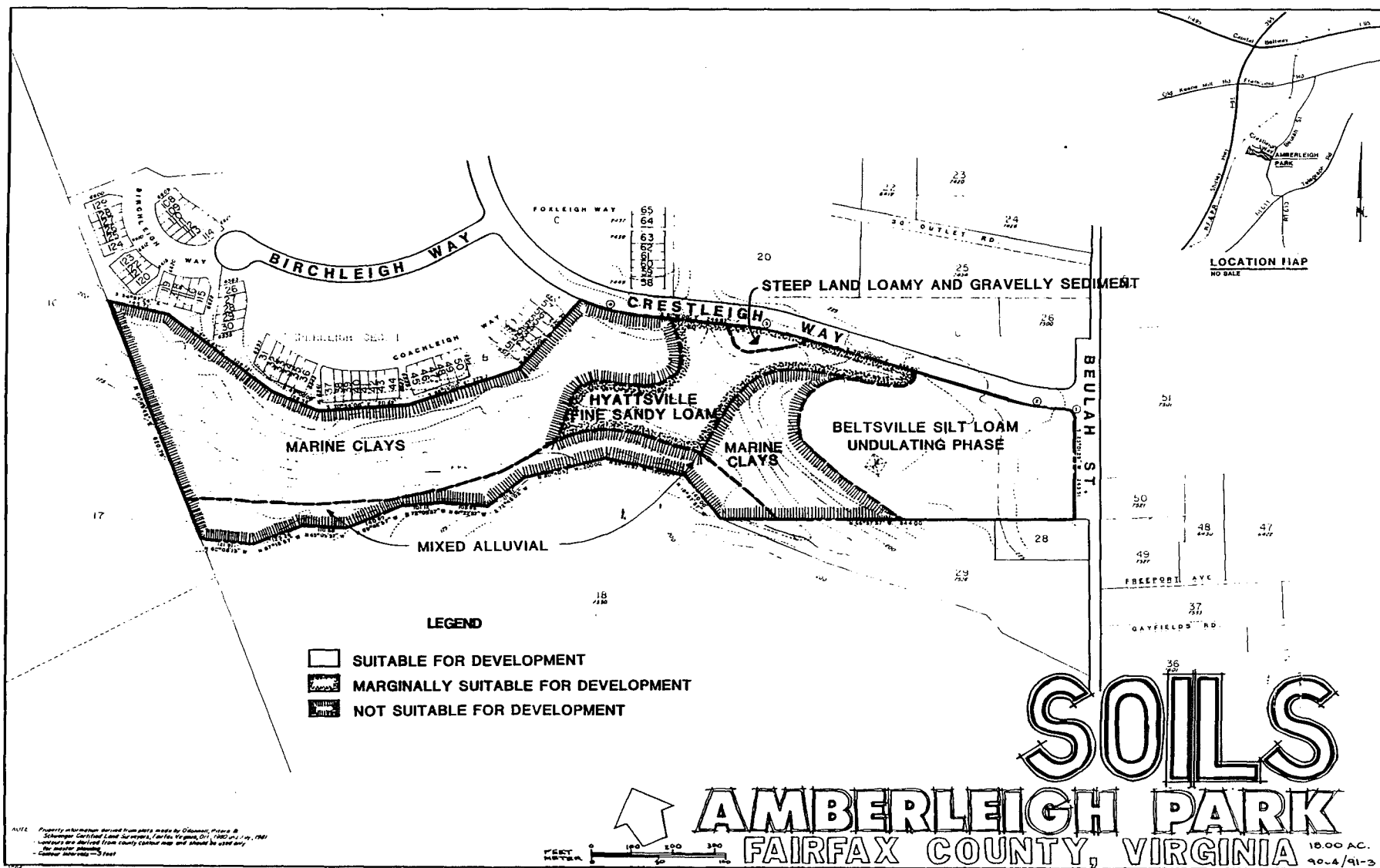
The west section of Amberleigh Park (west of the power easement) is comprised mostly of moderate (5-10%) to steep (>10%) sloping topography. Surface drainage from this area generally flows south to the intermittent creek which delineates the southern property line.

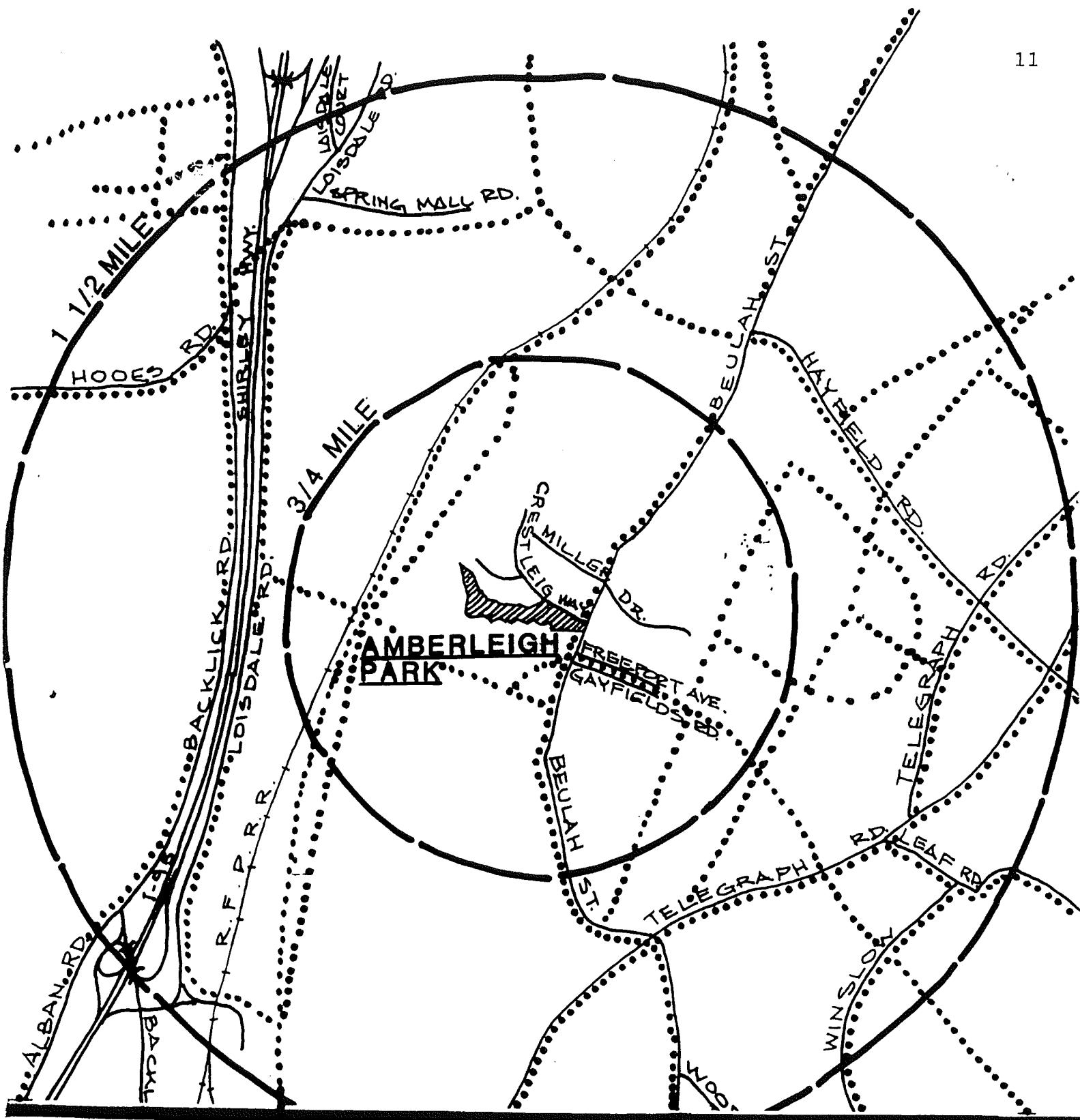
B. SOILS

The following five soil types are present on the park site:

Mixed Alluvial (1A+) - These soils are found in floodplains and drainageways and typically consist of materials eroded from surrounding hillsides. Soil materials range from soft organic silts and clays to dense gravel-silt-clay mixtures. Seasonal high ground water tables are from zero to two and one-half feet making these soils generally not suitable for development.

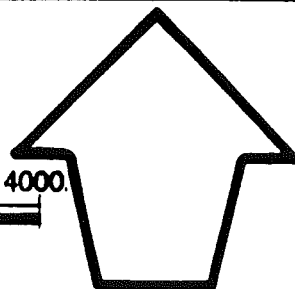
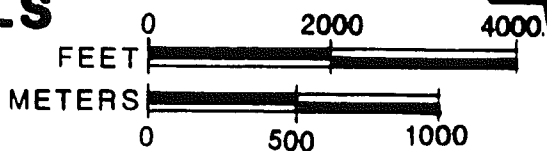


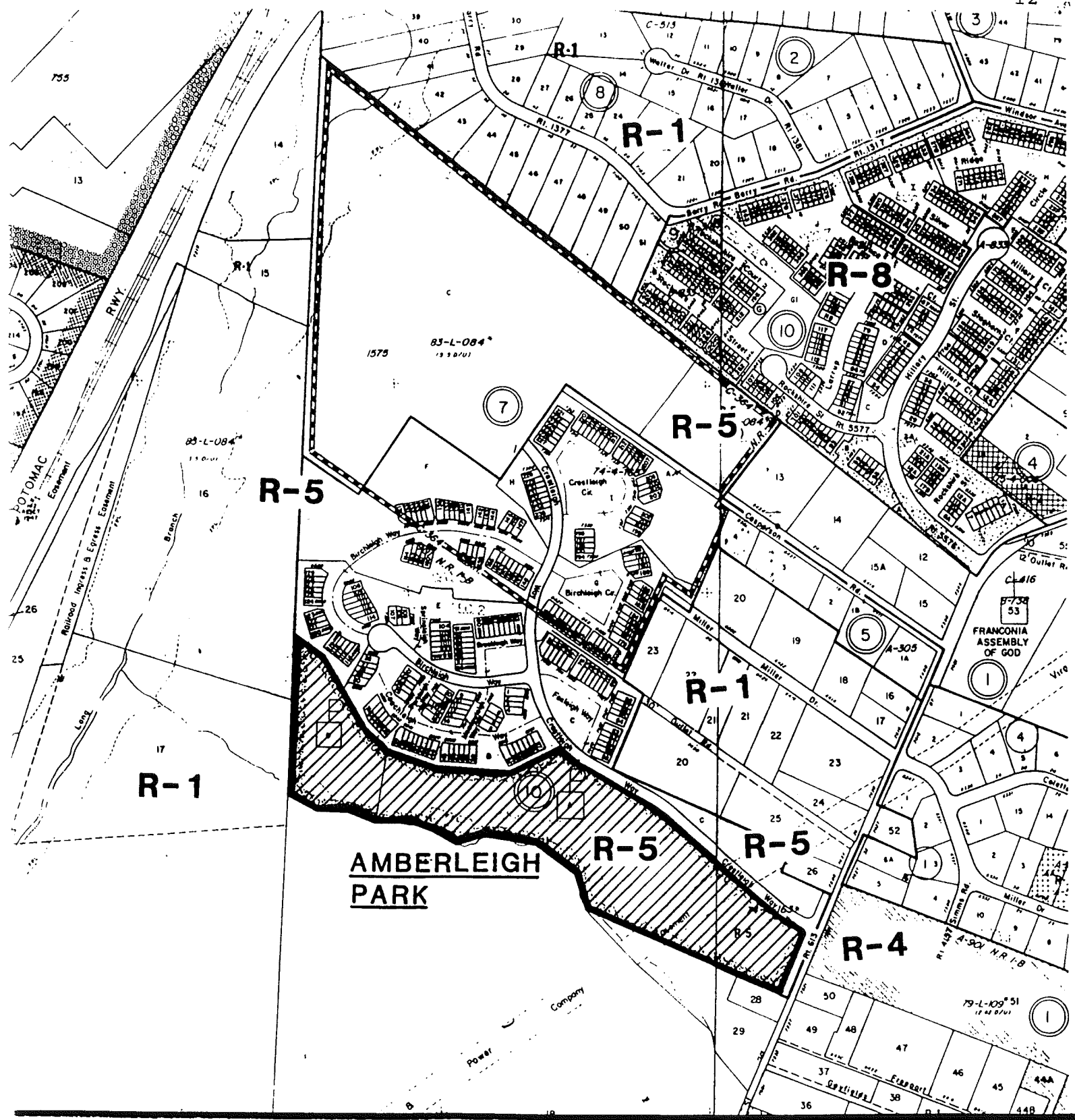




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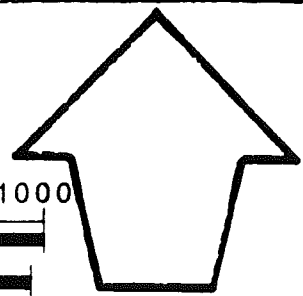
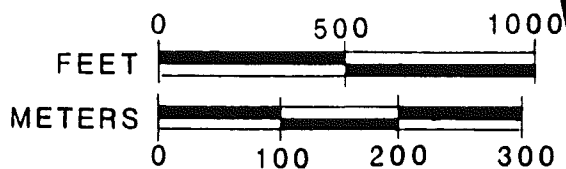
AMBERLEIGH PARK **COUNTY WIDE TRAILS**

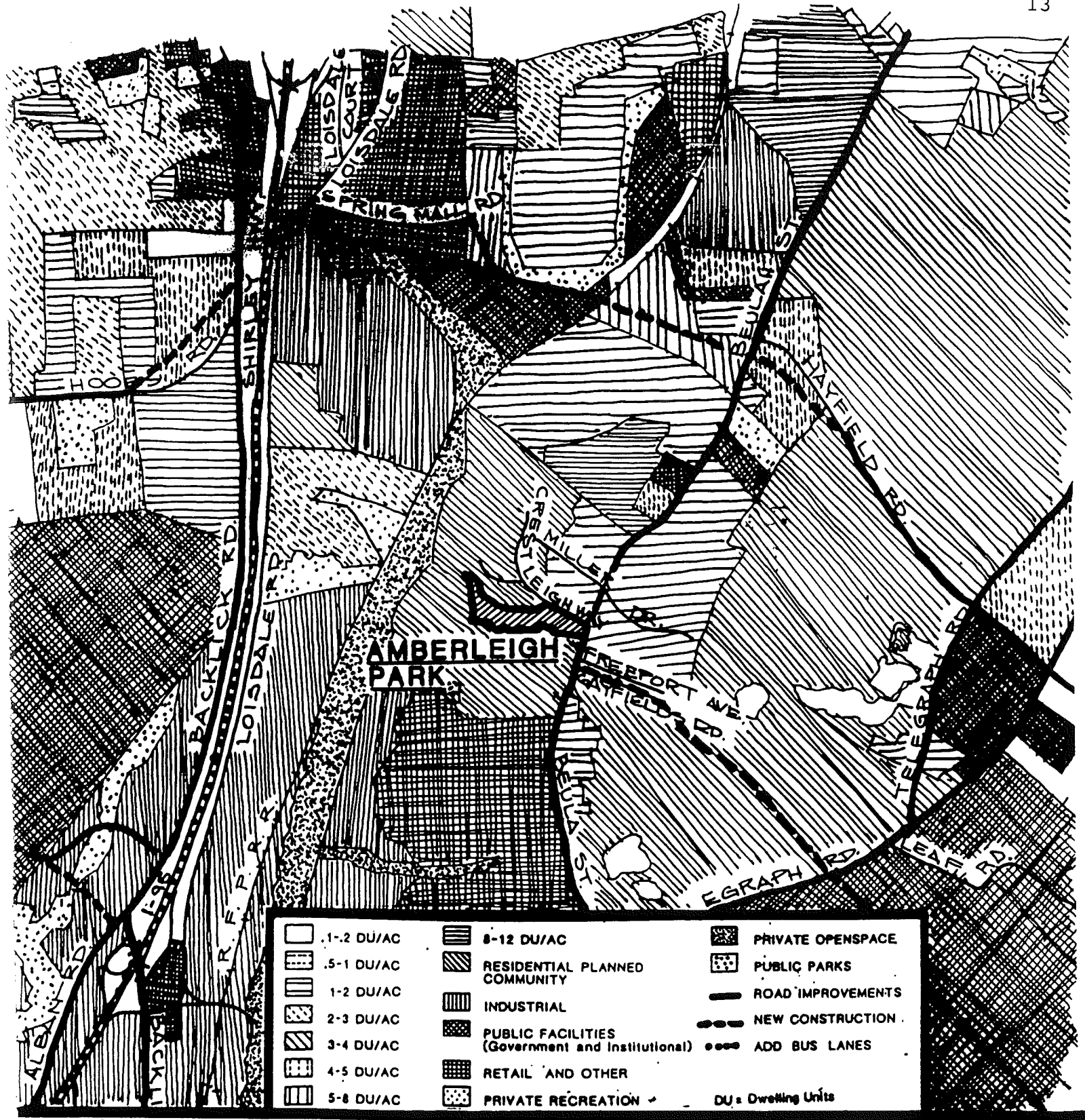




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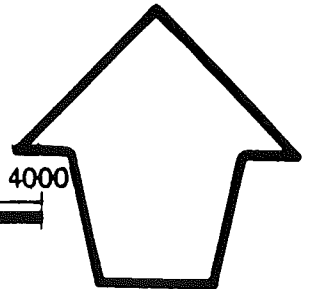
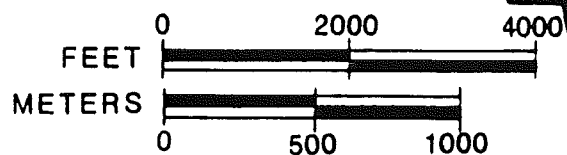
AMBERLEIGH PARK ZONING MAP

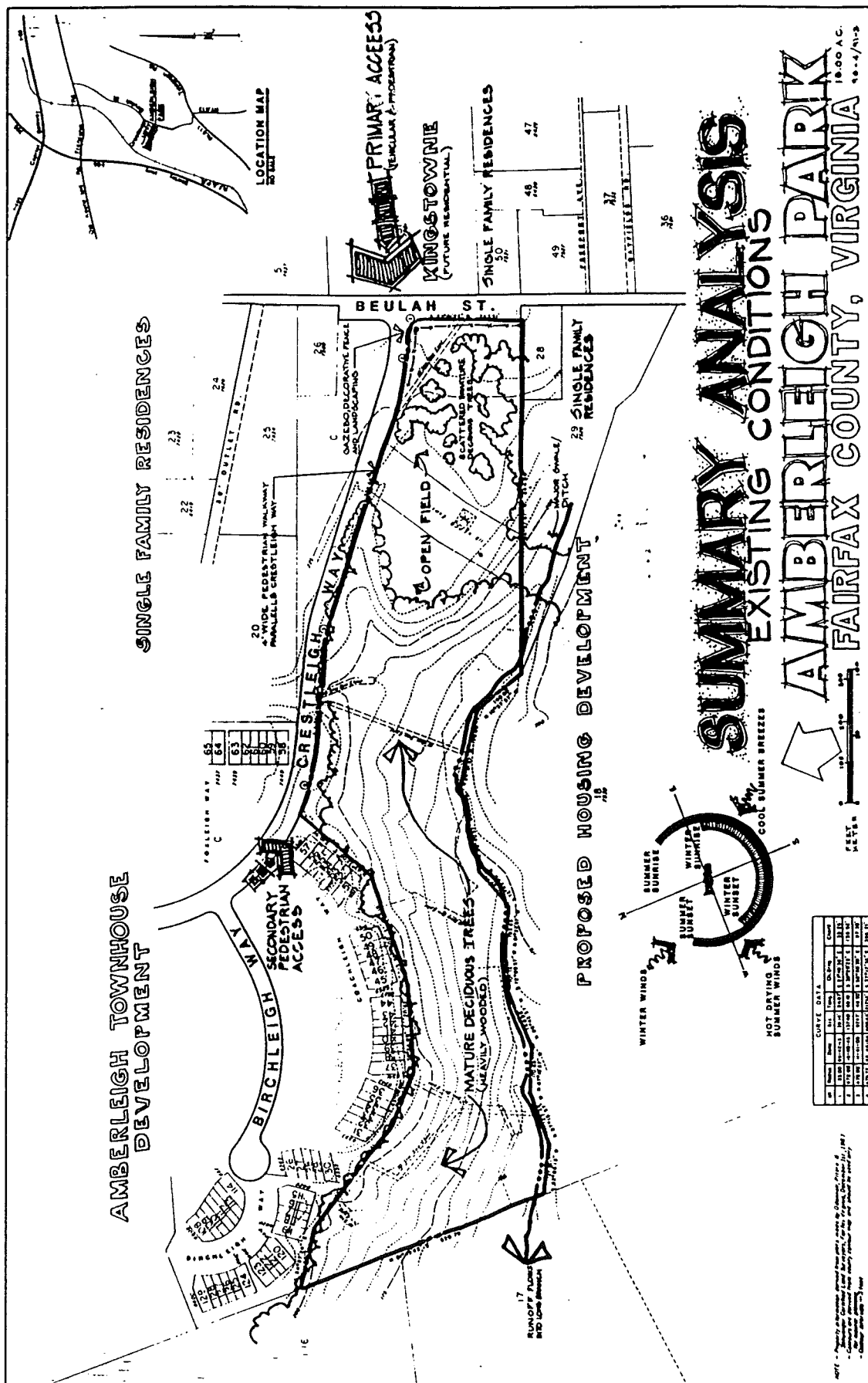




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AMBERLEIGH PARK **LAND USE PLAN**





Hyattsville (6B+) - This type of soil is typically found in drainageways or along the toes of slopes. Seasonal high ground water is from one to two feet. Erosion potential is slight and slopes are basically stable making these soils marginally suitable for development.

Beltville Silt Loam Undulating Phase (37B2) - Soils in this classification typically have seasonally high groundwater due to impervious rock layers two to two and a half feet below the surface. In spite of these characteristics these soils are suitable for park development.

Steep Land, Loamy and Gravelly Sediments (6LE2) - This soil unit is located primarily on steep sideslopes, composed of coarse textured bank run deposits, and is marginally suitable for park development.

Marine Clay (11B) - Foundation support, erosion potential, slope stability and subsurface drainage are all major problems with this soil type, making it unsuitable for most types of park development.

C. ACCESS

The main points of vehicular and pedestrian access for this park are along Crestleigh Way and Beulah Street. Additional pedestrian access points occur at the points where the power easement crosses the property as well as places where storm drainage easements enter the park along the north property line.

D. VEGETATION

The western two-thirds of this site is almost entirely covered with a mixed stand (tulip tree, sweetgum, oaks, black locust, Virginia Pine, etc. of predominantly deciduous trees. A fairly dense understory is also found in the wooded area.

On the contrary, the eastern portion is fairly open in nature with scattered immature deciduous trees and evergreens slowly reclaiming the area. The land included in the power easement as well as a small area immediately west of it, still remain free of trees and shrubs.

E. UTILITIES

Various types of utility easements are located in Amberleigh Park. The most apparent of these is the 115 foot wide Virginia Power easement which crosses the entire east part of the site. Another easement (gas line) lies immediately adjacent the public sidewalk which parallels Beulah Road. Four storm drainage easements enter along the north property boundary adjacent the Amberleigh townhouse development. These storm drains outlet on park property within the

western wooded area. One additional 10' wide sanitary sewer easement crosses the site approximately 425' west of the power easement and it also lies within the wooded part of the park.

IV. PROGRAM DEVELOPMENT

A. CITIZENS REQUESTS

As a phase of the FCPA park master planning process, a public forum was held on December 3, 1986, concerning the development of this site. Those in attendance included 43 citizens representing themselves, various civic and homeowners associations.

The forum began with a presentation of background information concerning the park, its location, surrounding land-use, access, and general site analysis findings. Following this introduction, citizens were divided into four groups to discuss in detail the facilities they prefer to see developed in the park.

Each group listed its "Likes" and "Dislikes" and then voted on them with using a point scale system. The following is a compiled listing for all the groups' choices and the combined total points for each facility:

<u>LIKES</u>	
<u>FACILITY</u>	<u>TOTAL POINTS</u>
o Jogging Path/Par Course	108
o Playground/Tot Lot	84
o Hiking Trail	83
o Nature Center/Trail	59
o Landscaping (trees, wildflowers)	53
o No Development	41
o Picnic Area	38
o Bike Trail	37
o Open Play Area	28
o Preserve & Upgrade	27
o Minimal Development	15
o Soccer Field	15
o Pedestrian Linkages	14
o Security Lighting	10
o Skateboard Course	8
o Clear Underbrush	6
o Basketball Courts	6
o Off Street Parking	5
o Horseback Trails	5
o Swimming Pool	4
o Tennis Courts	4
o Fishing	2

DISLINES

FACILITY	TOTAL POINTS
o Motorized Vehicles	90
o Facilities, Generating High-Volume Traffic	77
o High Intensity Lights	53
o Swimming Pools	31
o Vehicle Access to Park	31
o Softball Fields	39
o Scheduled ball games/team facilities	39
o On Street Parking (Crestleigh Way)	29
o Motor Bikes	29
o Active Game Area	23
o Motorized Vehicles on Trails	22
o Recreation Facilities	21
o Baseball Fields	20
o Development of Western 2/3rds	16
o Chainlink Fence - Bleachers	16
o Restrooms/Outhouse	16
o Buildings/Structures	15
o Camping	13
o Park Operations - 24 hours	11
o Golf Course	10
o Intrusion on Natural Area	8
o Asphalt Picnic Areas	8
o Trail Lights	7
o Tennis Courts	7
o Disruption of Creek	6
o Canopied Areas	5
o Fences	5
o Picnic Grills	4
o Trash/Litter	4
o Large Playground/Extensive Shelters	3

In addition to the above lists special concerns were expressed about the following issue: increased traffic; park maintenance; environmental concerns; parking along Crestleigh Way; and maintaining an adequate buffer between the park and existing and proposed housing developments.

B. COUNTY AGENCY COMMENTS

Selected agencies, both within the county and the Park Authority have provided comments and input regarding the development of this park. The following is a brief summary of their observations.

Fairfax County Soil Survey Office has suggested that if athletic fields are proposed for the east part of the site, raising the grade of such fields would permit a more intensive use otherwise prohibited by seasonable high water tables. Due to predominance of

steep slopes and marine clays found in the western wooded portion of the site, the soil scientist recommends the development of passive recreational activities.

FOPA Conservation Division recommends that the wooded portion of the site (west of the Virginia Power easement) be developed for passive recreation. The diversity of habitat types in this area and their ability to support wildlife could enable the development of an interpretive nature trail for park patrons.

The Conservation Division also advised that active recreation facilities be restricted to the east section of the site because of generally flat terrain and less significant natural features. Development of a small parking lot in this area was also suggested.

C. SITE ANALYSIS CONCLUSIONS

Based on the site's characteristics, its accessibility, proposed and existing adjacent land use, the following conclusions can be made:

1. Due to topography and existing man-made and natural features the east portion of the site (area generally east of power easement) should be developed for active recreation.
2. For the same reasons mentioned in Number 1, the west portion of the site should receive minimal active recreational development.
3. Because of development limitations within power easements, this area should be developed as open space or for parking.
4. Existing peripheral vegetation should be retained especially along the south property line, to provide vegetative buffer for proposed housing development.

VI. PRELIMINARY MASTER PLAN DEVELOPMENT

In planning, and ultimately developing this park facility, we must be cognizant of all factors affecting this site. Physical restraints and attributes of the site, aesthetic values, resident desires, and short and long term recreational needs all contribute to the planning process. In proposing parking development, immediate needs, likes or dislikes cannot be the sole consideration. The park will be in use for decades to come and should be planned to fulfill many of the recreation needs of future generations as well. Parks mature and become comfortable as do homes and neighborhoods. The trees and shrubs on the site will mature and change the spatial images, vistas will open and close, and

colors change with the seasons. In recognizing the unique value and aesthetics of nature, addressing the often conflicting desires of the residents and fulfilling the recreational needs of the population, the following narrative describes the features shown on the Amberleigh Park preliminary master plan.

A. ACCESS

Pedestrian and vehicular access can both occur along Beulah Drive and Crestleigh Way. A three foot wide public sidewalk is located on the park side of these streets providing safe access for pedestrians. Two pedestrian entries will begin from the public sidewalk; one near the south east corner of the site (on Beulah St.) and the other within the Virginia Power Easement along Crestleigh Way. Future trail connections are also possible to the tract of vacant land immediately south of the park in the area of the power easement. On-street parking is available along Crestleigh Way.

B. MULTI-USE COURT

A standard multi-use/basketball court will be developed in the cleared area immediately west of the power easement. This location will allow for a maximum amount of open play area and permit the court to be built on flat terrain with minimal grading.

C. PLAY APPARATUS/TOT LOT

The play apparatus and tot lot will be located near the center of the east portion of the park. The play area will be divided into two sections with play equipment for various age groups. Wood timbers will encircle the entire play area and a playing surface of woodchips or other resilient material will be placed under and around all play equipment. Benches and picnic tables will also be provided near this area.

D. OPEN PLAY AREA

The open play area is a grass field located adjacent the multi-use court and within the power easement. It is intended to be utilized for unscheduled informal activities such as frisbee throwing, playing catch, kick ball, etc. The open area is approximately 100' by 200' and will have picnic sites located around its perimeter.

E. NATURE TRAILS

Nature trails, six feet wide and with a woodchip surface, will be developed within the wooded natural area located in the west part of the park. The trail will pass through a variety of habitat types and adjacent the stream which delineates the park's south boundary.

F. FITNESS TRAIL

A six foot wide gravel trail will encircle the proposed park facilities developed on the east part of the site. Ten fitness stations will be located along this trail which is approximately a quarter mile in length. Exercise stations will provide a variety of fitness activities for all age groups and fitness levels. Portions of these trails will also be used for pedestrian circulation within and through the park.

G. LANDSCAPING

Various species of evergreen and deciduous trees and shrubs will be planted throughout the park. In some instances the plantings will provide vegetative screening or function as a barrier to motorized vehicles. In other instances it will provide shade for picnic sites and enhance the visual quality of the park.

H. TRANSITION SCREENING

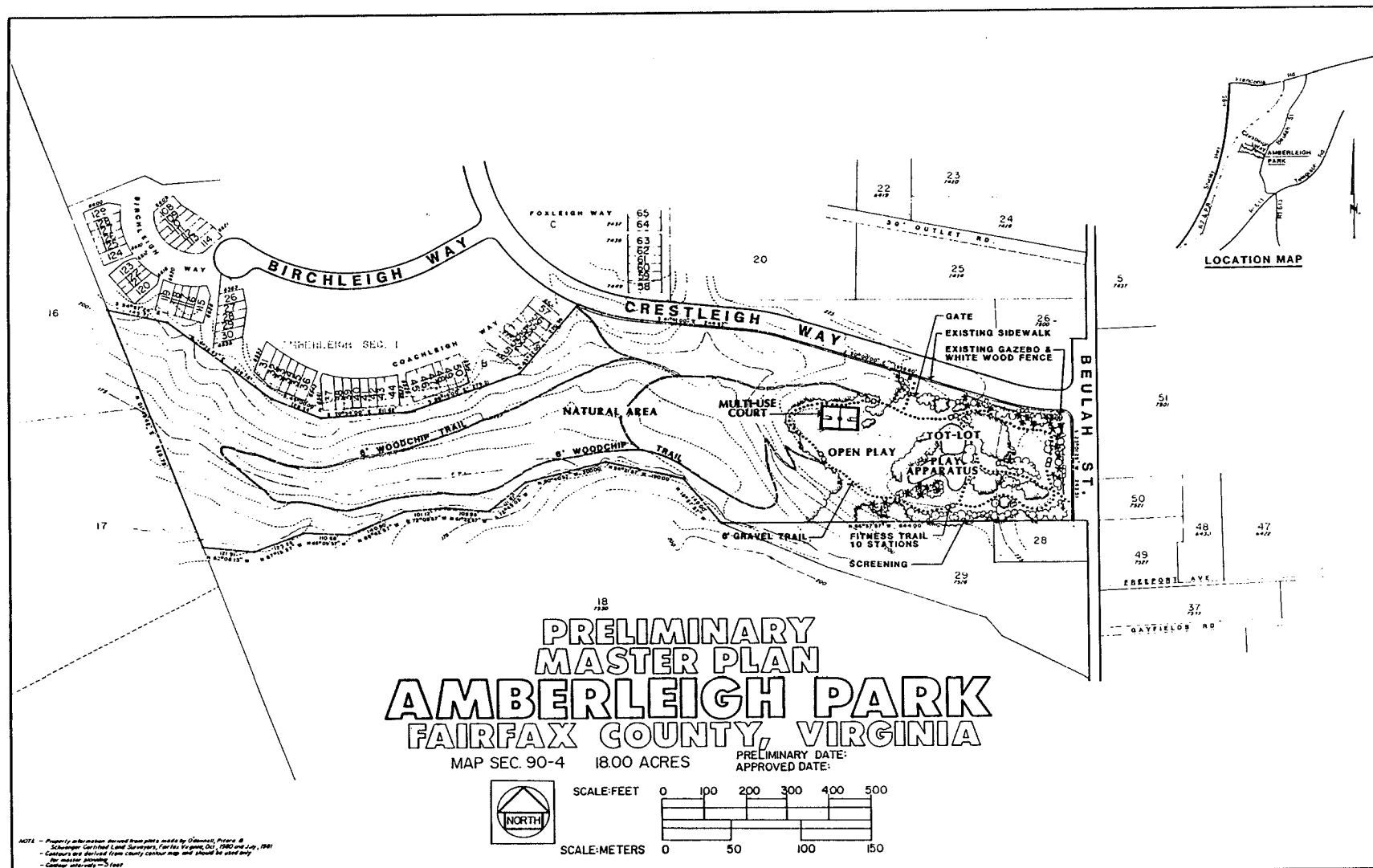
County zoning ordinance requirements may necessitate the planting of vegetative screening and/or installation of fencing based on adjacent land uses. The planting design for any required screening will serve to reinforce and supplement the existing vegetation while defining the various outdoor spaces.

I. GATE

A lockable steel gate will be developed at the entrance to the power easement from Crestleigh Way providing controlled access for Virginia Power Co. maintenance vehicles. Substantial plantings (4-6 feet in height) adjacent this gate will serve in deterring motorized vehicles from entering the park or easement.

J. PICNIC AREAS

Two picnic areas will be provided at the park. Each picnic area is composed of six tables, three grills and two trash receptacles. Individual picnic tables will be located adjacent many of the proposed facilities.



VII. DEVELOPMENT COST ESTIMATE

A. FACILITY COSTS	NO. UNITS	UNIT PRICE	TOTAL	FACILITY TOTAL
1. MULTI-USE COURT				
o Multi-use court (complete)	1	\$15,600 /LS	\$15,600	
o Basketball goals	2	\$1,080 EA	\$2,160	
o Benches	2	\$480 EA	\$960	
o Earthwork (grading/filling)	230 CY	\$7.2 /CY	\$1,656	
o Seeding and mulching	425 SY	\$1.4 /SY	\$612	
o Selective clearing/grubbing	1	\$1,200 /LS	\$1,200	
TOTAL MULTI-USE COURT				\$22,188
2. PLAY APPARATUS				
o Play equipment	1	\$41,765 /LS	\$41,765	
o Benches	4	\$480 EA	\$1,920	
o Wood chip surfacing	725 SY	\$7.8 /SY	\$5,655	
o Timber edging	325 LF	\$7.2 /LF	\$2,340	
o Earthwork (grading/filling)	240 CY	\$7.2 /CY	\$1,728	
o Seeding and mulching	180 SY	\$1.4 /SY	\$259	
o Selective clearing/grubbing	1	\$600 /LS	\$600	
TOTAL PLAY APPARATUS				\$54,267
3. TOT LOT				
o Play equipment	1	\$26,138 /LS	\$26,138	
o Wood chip surfacing	385 SY	\$7.8 /SY	\$3,003	
o Timber edging	230 LF	\$7.2 /LF	\$1,656	
o Earthwork (grading/filling)	128 CY	\$7.2 /CY	\$922	
o Seeding and mulching	105 SY	\$1.4 /SY	\$151	
TOTAL TOT LOT				\$31,870
4. OPEN PLAY AREA				
o Renovation	1	\$18,000 /LS	\$18,000	
o Seeding and mulching	10,000 SY	\$1.4 /SY	\$14,400	
o Selective clearing/grubbing	1	\$2,400 /LS	\$2,400	
TOTAL OPEN PLAY AREA				\$34,800
5. NATURE TRAILS				
o Nature trails (6' wide, woodchip surface)	3,900 LF	\$19 /LF	\$74,880	
o Earthwork (grading/filling)	1	\$2,400 /LS	\$2,400	
o Storm drainage (culverts)	2	\$180 EA	\$360	
TOTAL NATURE TRAILS				\$77,640
6. FITNESS TRAILS				
o Fitness Stations (inc. wood edging & chips)	10	\$1,800 EA	\$18,000	
o Grading/filling - 10 stations	25 CY	\$7.2 /CY	\$180	
o Seeding and mulching - 10 stations	110 SY	\$1.4 /SY	\$158	
o Gravel trail (6' wide)	1,925 LF	\$16.8 /LF	\$32,340	
o Earthwork for trail (grading/filling)	215 CY	\$7.2 /CY	\$1,548	
TOTAL FITNESS TRAILS				\$52,226

8. LANDSCAPING	75	\$210 EA	\$15,750	
TOTAL LANDSCAPING				\$15,750
9. TRANSITION SCREENING				
o Trees/shrubs	860	\$54 EA	\$46,440	
o Fencing	415 LF	\$12 /LF	\$4,980	
TOTAL TRANSITION SCREENING				\$51,420
10. GATE (VPO easement)				
o Steel gate	1	\$6,000 /LS	\$6,000	
TOTAL GATE				\$6,000
11. PICNIC AREAS (2)				
o Tables	12	\$420 EA	\$5,040	
o Grills	6	\$360 EA	\$2,160	
o Trash receptacles	4	\$240 EA	\$960	
o Site preparation	1	\$1,800 LS	\$1,800	
TOTAL PICNIC AREAS				\$9,960
TOTAL FACILITY COSTS				\$356,122
B. DESIGN/ENGINEERING *				
o Design/Engineering Fees (10%)			\$35,612	
o Soil Tests/Inspection	LS		\$5,115	
TOTAL DESIGN/ENGINEERING				\$40,727
C. CONTRACT ADMINISTRATION **				
o Plan review - staff (3%)			\$10,684	
o Site plan review - county	LS		\$5,000	
o Inspection (8%)			\$28,490	
o As-builts	LS		\$5,000	
TOTAL CONTRACT ADMINISTRATION				\$49,173
TOTAL COST ESTIMATE				\$446,022

* Staff and/or consultant estimated cost to prepare construction plans and specifications.

** Staff salaries and related expenses to administer facility construction including plan review and inspection.

VIII. DEVELOPMENT PHASING SCHEDULE

The total facility cost estimate of \$446,022 exceeds funds allotted this park based on the recently approved countywide priority/funding list. As a result, current funds will be for design development with construction being funded by future bonds.

IX. Annual Operating and Maintenance Cost Estimates *

Facility	Quantity	Annual Cost
A. Multi-use Court	1	\$892
B. Play Apparatus	1	\$2,925
C. Tot Lot	1	\$1,466
D. Open Play Area	2 AC	\$1,917
E. Natural Trails	3900 LF	\$6,852
F. Fitness Trail	1925 LF	\$1,731
G. Gate	1	\$150
H. Picnic Areas	2	\$1,875
I. Natural Area	14 AC	\$6,944
J. Gazebo and white board fence	1	\$0 **
TOTAL ANNUAL ESTIMATED OPERATING AND MAINTENANCE COSTS		\$24,752

* Prepared from Productivity Report by Office of Research and Statistics, Fairfax County, Virginia (10/74, revised 6/77). Figures updated and supplied by Fairfax County Park Authority, November 1983 and further updated to August 1986.

** Maintenance agreement to be given to Homeowners Association.

APPENDIX

- A. FCPA Conservation Division Report - (2-5-88)
- B. FCPA Historic Preservation Division Report - (2-5-88)
- C. Memo Nenstiel to Lederer - (5-18-87)
- D. Public Forum Minutes - (1-12-87)
- E. Fairfax County Soil Scientist Report - (12-2-86)
- F. Office of Comprehensive Planning Report - (11-11-86)
- G. FCPA District Naturalist Report - (11-4-86)
- H. Memo from Cahill to Alexander - (4-2-86)
- I. Memo from Jorgensen to Downs - (4-10-84)
- J. Memo from Nenstiel to file - (5-29-84)
- K. Memo from Aldridge to Downs - (4-11-84)
- L. Letter from McHenry to Lederer - (5-4-81)
- M. Preliminary Plat Project Review - (3-11-80)
- N. Comprehensive Plan Information

Fairfax
County
Park
Authority



Memorandum

TO: Mark Holsteen, Design Division

FROM: Olin Allen, ~~Environmental~~ Environmental Services
Conservation Division

SUBJECT: Amberleigh Park Master Plan

DATE: 2/5/88

To reiterate my comment in the field, the multi-use court should be moved south sufficient distance so as to save the large White Oaks in the "depression" adjacent to Crestleigh Way.

Today I walked the western portion of the park, in the general area of the woodchip trail. For your information, the detention pond does not have much to offer as an aquatic habitat, since it was almost entirely dry even after the recent heavy rains. Also, I took note of several plants of some interest--a scattering of Mountain Laurel, a few scrawny Sweetbays, and an excellent stand of Cinnamon Fern (adjacent to the property line segment that runs N 16° 57' 57" on the southern border). The woodchip trail should be located so as to provide a good view of the ferns, but not so close as to encourage collection or other disturbance.

Speaking of the woodchip trail, there are sections of the trail near the stream that will require some sort of substrate because of the high water table.

Finally, there is a moderate flow of water southward through the park from a storm drain that passes under Crestleigh Way directly east of the row of houses on Foxleigh Way. There is a slowly developing erosion problem that will be aggravated when the lots north of Crestleigh are developed. Also, the woodchip trail will have to be elevated satisfactorily over this drainage at two points.

Please call (644-0791) if you have any questions.

c Division Administration

APPENDIX B

Fairfax
County
Park
Authority



Memorandum

February 5, 1988

TO: Michael Rierson, Director Historic Preservation
FROM: Richard Sacchi, Cultural Resources Administrator
SUBJECT: Amberleigh Park Stake-out

On February 2, 1988 I attend a stake-out at Amberleigh Park. Roughly one third of the 18 acre park will be developed and ultimately contain a tennis court, open play areas and a tot lot. This section was visually inspected and contained no evidence of prehistoric or historic occupation. The soils were highly disturbed and the possibility of a buried cultural deposit is low.

On the remaining two thirds of the park, a meandering trail will be built running along a feeder creek to the Long Branch Stream. Since this represents a high probability for prehistoric indian sites the County Archeologist was contacted. According to his files a prehistoric site is situated on a ridge overlooking the feeder creek and may be impacted by the construction of the trail system.

It is recommended that the trail system avoid this cultural resource and that Mark Hosteen, Project Manager, contact me prior to construction so I may locate and mark the outer perimeters of the site.

DIVISION OF HISTORIC PRESERVATION	
FROM:	MANAGER
	ASSISTANT MANAGER
	DIVISION STAFF: SACCHI
TO:	
DIRECTOR	
DEPUTY DIRECTOR/DEVELOPMENT	
DEPUTY DIRECTOR/OPERATIONS	
DIVISION MANAGER	
PUBLIC INFORMATION OFFICE	
ACCOUNTING STAFF	
PSI STAFF	
OTHER STAFF	MARK HOSTEEN DESIGN



Fairfax County Park Authority

Cynark
APPENDIX C

MEMORANDUM

To Don Lederer

Date May 18, 1987

From Ed Nenstiel *EN*

Subject Amberleigh Park

I received a call today from Laurie Sisson, 971-7485, a resident of the Amberleigh Townhouse Community adjacent to Amberleigh Park and a member of Supervisor Alexander's Lee District Park and Recreation Advisory Committee.

Laurie has requested that an area of the park closest to Beulah Street be cleared and maintained as an open field for use by the Amberleigh Community and that the area be placed on the regular mowing schedule.

By this memo I am requesting that Park Maintenance Division consider her request and possibly schedule a meeting with Ms. Sisson to determine the specifics of it.

Also, it should be noted that the Design Division is in the process of master planning this Park and therefore would like to be included in any field meeting that may occur.

EN:kc

cc: Heberlein
White
Royce
Helwig
Holsteen



Discover your parks...



FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

TO: All FOLKS INTERESTED IN THE
FUTURE PLANS FOR AMBERLEIGH PARK

DATE: JANUARY 12, 1987

FROM: MARK HOLSTEEN, LANDSCAPE ARCHITECT *MH.*

SUBJECT: WHAT WE HEARD AT THE AMBERLEIGH PARK COMMUNITY FORUM

The following pages reflect information that has been gathered from the community. If any of our notes appear out of order, please call or write us to correct the record.

We have much work to do before a preliminary master plan will be aired later for further review and comment by the community at large.

Thanks for your interest and ideas; we'll keep you informed.

AMBERLEIGH PARK COMMUNITY FORUM

HELD: December 3, 1986 at 8:00 at the Franconia Elementary School.

ATTENDEES: James Wild (Chairman, Lee District), Nathaniel Choate (Annandale District), and Thomas White (Mason District), from the the Fairfax County Park Authority Board; Donald Lederer (Superintendent of Design), Ed Nenstiel, Mark Holsteen, Kirk Holley, Janice Wicks, Elaine Zeiders and Karen Ayres from the Fairfax County Park Authority staff (Design Division); Gary Roisum and Jim Pomery (Conservation Division); Sally Epscamp (Historic Preservation); Bill Helwig (Maintenance Division); and approximately 43 citizens representing themselves and civic associations.

Mr. Lederer opened, and explained forum procedure and its place in the planning process. He explained that we are here to listen and record all that you have to say.

Using an overhead projector, Mark Holsteen presents some background information, location, zoning map (surrounding properties). What is in the park, access to the site. Looked at soils and slopes on site. Also, presented Fairfax County Park Authority Facility Standards as related to study area.

Mr. Lederer explained that we will be breaking up into groups. We would like to know what you would like and wouldn't like to see in the park, and special concerns if any. At the end of the meeting the groups will come together and a spokesperson from each group will present their consensus of ideas.

The following text summarizes the result of the discussions in each group (as recorded at the Forum):

BLUE GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Jogging path/par course
- Priority 2 - Nature center/trail
- Priority 3 - Landscaping (beautification)
- Priority 4 - Minimal development
- Priority 5 - Access off road

LIKES - COMPLETE LISTING & VOTING COUNT

1. Nature center east/trail west - 26 points
2. Jogging path/par course - 47 points
3. Picnic area - 0 points
4. Bike path - 3 points
5. Basketball court - 5 points
6. Skateboard course - 8 points
7. BMX course - 5 points
8. Landscaping - beautification - 23 points
9. All purpose game field - 13 points
10. Remove road - 0 points
11. Minimal development - 15 points
12. Pool indoors - 0 points
13. Tot lot - playground - 5 points
14. Parking off street - 5 points
15. Access (off road for kids) - 14 points
16. Security lighting (low level) - 10 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Scheduled ball team facilities
- Priority 2 - No motor bikes
- Priority 3 - Swimming pool
- Priority 4 - High intensity lights
- Priority 5 - Chain link fence - bleachers - active recreation

DISLIKES - COMPLETE LISTING & VOTING COUNT

1. Swimming pool - 22 points
2. No high intensity lights - 18 points
3. No motor bikes - motorized vehicles - 29 points
4. Scheduled ball - team facilities - 39 points
5. Chainlink fence - bleachers - active recreation - 16 points

5. Chainlink fence - bleachers - active recreation - 16 points
6. Tennis courts - 3 points
7. De-emphasize parking - such as, unpaved - 2 points
8. Baseball fields - 10 points
9. No 24 hour operation - 11 points
10. Picnic areas - asphalt - 8 points
11. No canopied areas - 5 points
12. No disruption of creek - 6 points
13. No restroom/outhouses (plumbing) - 11 points

SPECIAL CONCERNS

1. Better policing
2. Minimal disruption
3. Street parking (do not allow)
4. Maintenance
5. Safe access for children
6. Turtles - minimum disruption and protection of ecosystem
7. No increase of traffic

RED GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Tie: Undeveloped
Hiking trail
- Priority 2 - Bike trails
- Priority 3 - Par course trail
- Priority 4 - Tot lot
- Priority 5 - Horseback trails

LIKES - COMPLETE LISTING & VOTING COUNT

1. Undeveloped - 41 points
2. Bike Trails - 25 points
3. Hiking trails - 41 points
4. Par course trail - 20 points
5. Tot lot - 17 points
6. Picnic area - 1 point
7. Horseback trails - 5 points
8. Swimming pool - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No motorized vehicles
- Priority 2 - No facilities attracting any traffic
- Priority 3 - No active game area
- Priority 4 - No building structures
- Priority 5 - No large parking area

DISLIKES - COMPLETE LISTING & VOTING

1. No motorized vehicles - 35 points
2. No large parking area - 13 points
3. No active game area - 23 points
4. No ballfield lights - 10 points
5. No facilities attracting hi-volume traffic - 52 points
6. No facilities attracting any traffic - 25 points
7. No trail lights - 7 points
8. No picnic grills - 4 points
9. No fences - 5 points
10. No tennis courts - 4 points
11. No building structures - 15 points

SPECIAL CONCERNS

1. Security (vandalism)
2. Environmental concerns (minimal disruption to environment)
3. Minimum 50 ft. of treed buffer between facilities and housing development
4. Traffic congestion control
5. Simultaneous master planning with future adjacent parkland

GREEN GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Trails - Bikes/walking/exercise
Priority 2 - Preserve/upgrade
Priority 3 - Large playground - wooden and safe
Priority 4 - More trees (east portion)
Priority 5 - Soccer field (non-intrusive)

LIKES - COMPLETE LISTING & VOTING COUNT

1. Trails bike/walking/exercise - 42 points
2. Exercise trails with stations/foot bridges - 11 points
3. Swimming pool/adult and child - 4 points
4. Soccer field (non-intrusive) - 15 points
5. Large playground - wooden safe - 25 points
6. Picnic area/shelters/BBQ - 10 points
7. Preserve/upgrade - 27 points
8. Rustic picnic sites - 8 points
9. More trees east - 17 points
10. Bulbs/wildflowers - 13 points
11. Clear underbrush - 6 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No vehicle access to park
Priority 2 - Softball fields
Priority 3 - Swimming pools

Priority 4 - Motorized vehicles on trails
 Priority 5 - Artificial lighting

DISLIKES - COMPLETE LISTING AND VOTING COUNT

1. Softball fields - 39 points
2. No intrusion on nature - 8 points
3. Only non-motorized vehicle on trails (bicycles OK) -22 points
4. No vehicle access to park - 49 points
5. Artificial lighting - 21 points
6. Swimming pool - 24 points
7. Large playground/extensive shelters - 3 points
8. Trash/litter - 4 points

SPECIAL CONCERNS

1. Discourage vehicle parking on Crestleigh Way

YELLOW GROUP

LIKES - TOP FIVE PRIORITIES

Priority 1 - Jogging/fitness
 Priority 2 - Nature trails
 Priority 3 - Tot lot
 Priority 4 - Picnic area
 Priority 5 - Open field

LIKES - COMPLETE LISTING & VOTING COUNT

1. Tennis courts - 4 points
2. Jogging/fitness trail - 35 points
3. Golf course - 0 points
4. Nature trail - 33 points
5. Tot lot - 23 points
6. Basketball courts - 1 point
7. Baseball diamond - 0 points
8. Picnic area - 19 points
9. Soccer field - 0 points
10. Open field - 15 points
11. Pool - 0 points
12. Fishing - 2 points
13. Roller skating - 0 points
14. Frisbee - 0 points
15. "Wall" - 0 points
16. Bike trail - 9 points
17. Apparatus playground - 14 points
18. Weightlifting station - 0 points
19. Campground - 0 points
20. Lights - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - ATV's (all terrain vehicles), etc.
- Priority 2 - Crestleigh parking
- Priority 3 - Facilities
- Priority 4 - Development of western 2/3's
- Priority 5 - Camping

DISLIKES - COMPLETE LISTING & VOTING COUNT

- 1. Trail bikes/3 wheels/4 wheels/ATV'S - 45 points
- 2. Facilities - 21 points
- 3. Crestleigh parking - 29 points
- 4. Golf course - 10 points
- 5. Baseball field - 10 points
- 6. Basketball - 0 points
- 7. No development on west 2/3's - 16 points
- 8. No dogs - 0 points
- 9. No soccer fields - 2 points
- 10. No camping - 13 points
- 11. No pool - 7 points
- 12. No restroom - 5 points
- 13. No lights - 4 points

SPECIAL CONCERNS

- 1. Access from other neighborhoods
- 2. Parking - limit
- 3. Proffer of land from south parcel
- 4. Retain seclusion - ensure security
- 5. Local vs. county-wide parks
- 6. Consider integration with Beulah Park (bike path)
- 7. Access from Beulah street only

At the close of the meeting, Mr. Lederer thanked the citizens for their ideas and explained that we will send out this summary of the facts gathered at the forum. He said that staff will develop several concepts for the site, incorporating the forum ideas as well as other sources. A preliminary master plan, which is the staff recommendation, will be presented to the citizens, along with other concepts that were considered, at a public hearing some time later this year. He thanked the citizens for attending and working with the Fairfax County Park Authority.

Since the forum, one letter has been received with the following comments:

- 1. Does not want access to the park to motorized vehicles--Is against motorcycles and other off road vehicles.

APPENDIX E

FAIRFAX COUNTY, VIRGINIA MEMORANDUM

December 2, 1986

TO: Mark Holsteen, Landscape Architect
Fairfax County Park Authority

FROM: Mark S. Plank, Soil Scientist
Soil Science Office
Department of Extension and Continuing Education

SUBJECT: Amberleigh Park

MAP REFERENCE: 90-1/91-3-0010-A,D

Enclosed is a soil map of the Amberleigh Park site and the adjacent tract of land to the south of the park site.

The soils present on the park site are as follows:

Mixed Alluvial (1) Mixed alluvial soils are a channel-dissected soil complex in floodplains and drainageways that consists of alluvium eroded from the surrounding hillsides during geologically recent times and from agricultural or construction activity. Soil materials range from soft organic silts and clays to dense gravel-silt-clay mixtures. Stream channels often migrate within these soils during major storm runoff events. Stream bank erosion at the outer radius of meander loops may result in undercutting of embankments on adjacent property. Seasonal high ground water is from zero to two and one-half feet.

Hyattsville (6)
6BT FINE SANDY LOAM

Seasonal high ground water is from one to two feet. Foundation bearing values may be marginal because of soft colluvial sediments and seasonal high ground water. The soils are in drainageways or along the toes of slopes.

Beltsville (37)

Seasonal high ground water is from one and one-half to two and one-half feet. A very dense cemented stratum (fragipan) is typically encountered at depths of two to two and one-half feet. Permeability of the fragipan is very low resulting in perched ground water during wet periods of the year.

Loamy and Gravelly
Sediments (61)

This soil unit is located primarily on the steep sideslopes areas of the Coastal Plain. Soil materials range from coarse-textured, "bank run", Pleistocene-age deposits to unstable Cretaceous-age Marine Clays. Areas east of I-95, especially in proximity to mapped areas of Marine Clay, should be analyzed for foundation support and slope stability.

Marine Clay (118)

Slope stability and foundation support are major problems requiring intensive geotechnical analyses. Numerous structures have sustained damage from inadequate construction practices. The depth to seasonal high ground water is variable depending on soil stratification, landscape position, and local hydrological features, such as seepage areas. Ground water is often perched above slowly permeable subsurface strata.

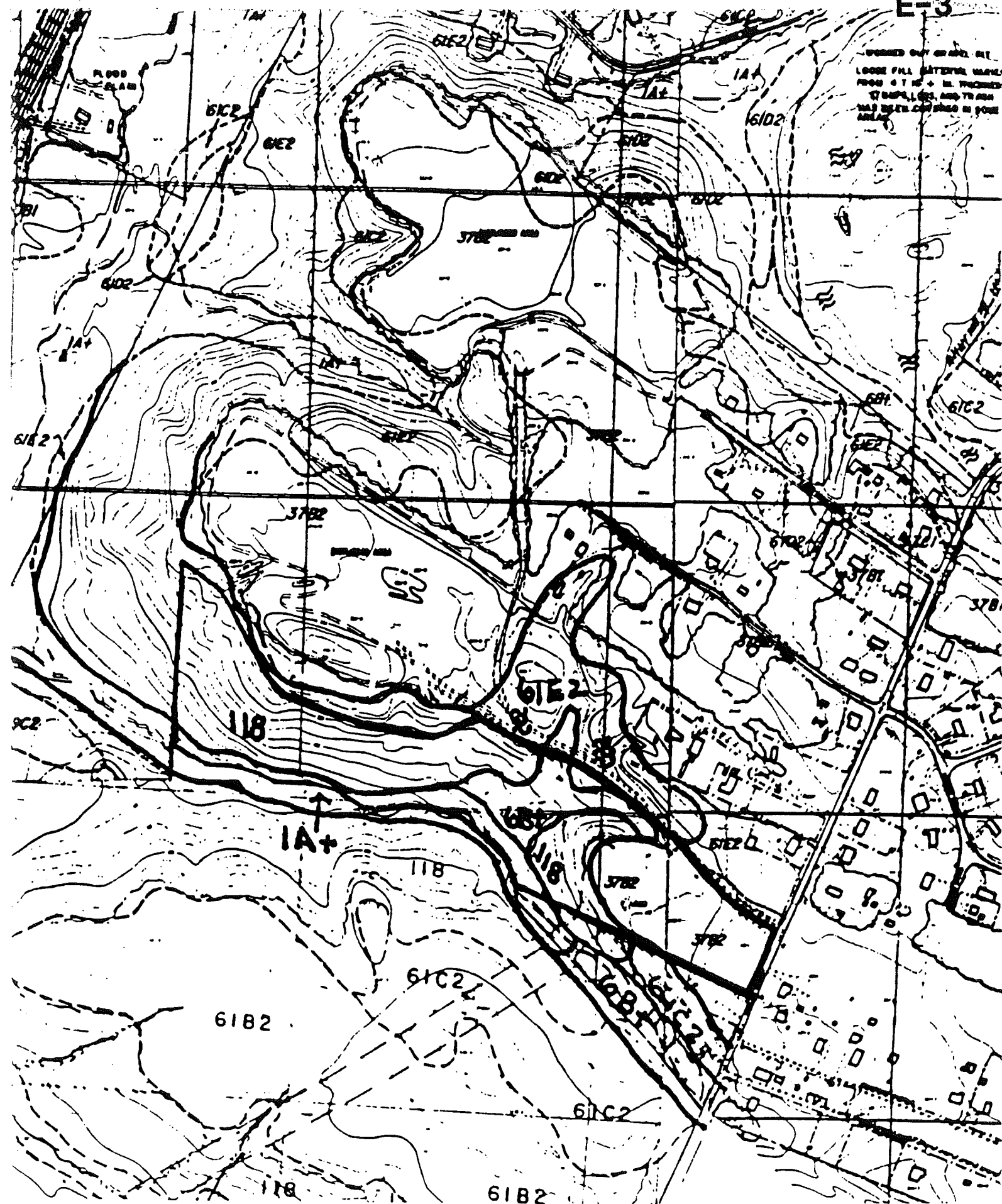
The area identified as Beltsville (37) has the potential for seasonal high water tables during the wet portion of the year. This potential for prolonged wetness during the winter and spring months could restrict certain types of recreational activities during this time. Raising the grade of athletic fields and providing for good surface drainage should limit the restrictions of the Beltsville area.

The steep slopes bordering the south side of the parkland have been identified as Marine Clay. This area has the potential for slope slippage. As a result of the development of this tract of land, several slope stability analyses have been conducted in this area. Analyses based on slope configuration and soil materials have shown theoretically that those areas analyzed are stable at this point in time. If any structures are to be proposed in this area, further engineering analyses will be required. Optimum uses for this area would be for passive uses.

If you need more information, please feel free to contact our office at 691-2259.

E-3

LOOSE FULL MATERIAL WASHED
FROM 6 T 10 + IN. WASHED
STAMP, LOGS, AND TRASH
WAS BEING COVERED IN GORE
AND AN



APPENDIX F

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Donald F. Lederer, Superintendent DATE: NOV 11 1986
Design Division, Fairfax County Park Authority

FROM: *Richard G. Little*
Richard G. Little, Director
land Use Planning Division, OCP

FILE NO. 358 (pf)

SUBJECT: Amberleigh Park-Master Plan

REFERENCE: Your October 17, 1986 request for comments

The Public Facilities and Services Branch of the Office of Comprehensive Planning has reviewed the subject park and provides the following comments to be considered in its master planning.

The area to be served by the park is to be predominantly residential developments. In surveying the park and the area to be served, it was noted that Beulah Park (within Amberleigh Park's 3/4 mile service area) is developed with active recreational facilities (ballfields) and that townhouse developments in the area provided tot-lots and some tennis and basketball courts. It was also noted that while Amberleigh Park contains 18 acres, it appears that the types of facilities that could be provided at this park would be limited to court-type facilities and passive recreational use. Major active recreation facilities could be provided at Beulah Park.

Thank you for the opportunity to provide comments for this park in the early stages of the Master Planning process. If we can provide any additional information please contact John Hardy 691-3409.

RGL:JEH:djc

APPENDIX G



Fairfax County Park Authority

MEMORANDUM

To Mark Holsteen, Design Division

Date November 4, 1986

From Gary Roisum, ^{AR}District Naturalist

Subject Amberleigh Park (Tax Map #90-4/91-3((10)) Parcels A,D.)

Per your request, I am offering the following report on Amberleigh Park as assistance to you in the preparation of the preliminary master plan.

1. The site has interesting natural features with interpretive value. Natural history interpretation by the Conservation Division, however, would only be occasional due to greater interpretive value of nearby natural resources. Interpretive services will largely be limited to contiguous communities through special requests made by them.
2. Vegetative species found on site indicate that the soil is well drained. A small tributary of Long Branch Stream roughly follows the southern border of the park and accommodates almost all of the site's drainage.
3. The western portion of the site is heavily wooded and comprises approximately 80% of the total park acreage. The remaining eastern portion is a reverting field being taken over by typical pioneer woody plant species such as Virginia pine, black locust and sweet gum.
4. The wooded portion of the park is estimated to be approximately 75 years of age. Dominant tree species include white oak, black oak, red maple, chestnut oak, tulip poplar and sweet gum. Understory is surprisingly dense and diverse in composition. I startled an eight point buck that was bedding down in this dense understory.
5. Not much wildlife was observed during this time of year, however, the vegetative composition of the site indicates that this is excellent habitat for upland wildlife including deer, fox and turkey. The value of this park for wildlife is augmented by the large undeveloped parcel south of its border.
6. Undesirable human activity exists in the park. Several trash dumps were observed near the southern border. A large wooden skateboard structure was found near the

2.

western perimeter. In addition, there seems to be encroachment into the park by a resident living on Crestleigh Way. The park appears to be used regularly by motorized dirt bikes and equestrians.

7. There is a pond-size depression in the western portion of the park that appears to be man-made. With little effort, this area could be developed into a permanent pond, resulting in a major improvement for wildlife habitat. This would increase the park's value for natural history interpretation in addition to providing flood control.

I recommend that the western 80% of the park be left in its natural state for passive recreation. The Conservation Division will provide interpretative services upon request by the local community.

A carefully planned 6 foot wide asphalt trail system would benefit the passive recreationists. The alignment should be cooperatively planned with the Conservation Division in order to access significant natural features. It is recommended that a small parking lot be developed and accessible from Crestleigh Way for park patrons. Active recreational facilities would be appropriate in the eastern portion of the park due to its relatively flat terrain and less significant natural features.

If you have any questions, don't hesitate to call.

cc: Aldridge
Files

APPENDIX H

ARMSTRONG ASSOCIATES, INC.

2567 CHAIN BRIDGE ROAD
VIENNA, VIRGINIA 22180

(703) 281-5855

April 2, 1986

RECEIVED

APR 9

Supervisor Joseph Alexander
Board of County Supervisors
County of Fairfax
6121 Franconia Road
Franconia, Virginia 22310

BOARD OF
JCL AND

Dear Supervisor Alexander:

I am writing regarding an issue of concern to the residents of Amberleigh, a townhome community of nearly three hundred units likely to rise to nearly five hundred by the end of 1987.

Nearly three years have passed since the early residents of Amberleigh made inquiry with the Fairfax County Park Authority (FCPA) regarding the future uses planned for the 17 acres of parkland adjacent to the community. This dedicated acreage was donated to the County by the developer of Amberleigh, Miller and Smith. Two discussions with officials of the FCPA were held during the past three years. Apparently no progress has been made on developing alternative uses for this parkland. Meanwhile, our community has expanded over \$3,000 for upgrading two builder created tot lots within Amberleigh. As well, a VEPCO right-of-way, which cuts directly through the parkland, has become a regular access/egress for late night dirt bikers and four wheel drive enthusiasts who are disrupting a peaceful wooded area directly behind many Amberleigh homes.

This unfortunate situation can be remedied by a limited, inexpensive development of a portion of the existing parkland. It is my understanding, for example, that a basketball court and a children's playground could be developed on this parkland for a very reasonable amount of money. Once developed, even to the limited extent described, the Fairfax County Police would possess a more direct responsibility for patrolling the area, enforcing the curfew and prohibition against motorized vehicles, and inhibiting acts of vandalism.

Clearly, your assistance and advocacy on this matter would be deeply appreciated by all residents of Amberleigh. The development of Amberleigh Park is a priority of this community, but we need your help in advancing this

Supervisor Joseph Alexander
April 2, 1986
Page 2

project with the Fairfax County Park Authority. We will work with you and the appropriate county officials in any way you may deem necessary, and look forward to hearing your views on this matter in the near future.

Please contact me at your convenience with any questions. I may be reached at 628-1065 during the daytime, or at 971-3386 in the evening.

With kind regards.

Sincerely,

John D. Cahill

John D. Cahill
President
Amberleigh Homeowners Association

JDC:dlp



Fairfax County Park Authority

MEMORANDUM

APPENDIX I

To JOSEPH DOWNS

Date April 10, 1984

From JAY L. JORGENSEN, SUPERINTENDENT
DEVELOPMENT DIVISION

Subject AMBERLEIGH PARK

RECOMMENDATION:

A. Construction Yard:

- * Require Miller and Smith to remove the construction yard fence within 45 days
- * Clean up and remove all scattered trash on the parkland
- * Grade, rake smooth and establish a stand of grass on the construction yard and road site.
- * Install barricade at road to prevent unauthorized vehicles from entering
- * Charge \$9,025 for the use of parkland at our established easement prices
- * In lieu of the easement rental fee allow Miller and Smith to donate construction services in the above amount to establish an open play field on the front end of the park. Work to include and area approximately 50' X 280 feet to be cleared, graded, additional topsoil and establishment of grass.

B. Gazebo and Fence

- * Since we gave them verbal permission to build these facilities allow them to remain.
- * For future disposal of these facilities agree to one or the other of the following suggestions

Require Miller and Smith to remove the gazebo and fence and restore the area after an agreed upon time frame

Request that the Amberleigh Homeowners Association agree to maintain the fence and gazebo under a perpetual maintenance permit with the Park Authority.

Joseph P. Downs Memorandum
April 10, 1984

Page Two

- * Require that Miller and Smith remove the advertising sign from park property within 45 days

C. Alternative to the Construction Yard Recommendation

- * Allow Miller and Smith to use the construction yard and charge them the established fee. This could be an advantage to get additional funds or work done for the development of the park. This recommendation would need to be approved by the citizens of the development

BACKGROUND:

- * Amberleigh Park - Located on Beulah Road and Crestleigh Way - Lee District Map 90-4 and 91-3
- * The park was part of a cluster zoning dedication which resulted in 14 acres of parkland
- * In 1981 Miller and Smith contacted Don Lederer for the purpose of obtaining permission to construct a Gazebo and fence in a temporary construction easement on parkland.
- * In March of 82 Miller and Smith contacted Gil Aldridge for the same purpose. At that time he gave permission for the structure to proceed since the Authority had not acted upon the request and there had been such a long delay.
- * Our records do not indicate any permission for the construction storage area. Neither Mr. Aldridge or Mr. Lederer recall any conversation or permission given for this construction yard. Miller and Smith contend that someone from the Park Authority gave them permission to use the area for a construction yard. We can find no such agreement.
- * Construction Yard 100' X 100' = 10,000 SF
Roadway 30' X 200' = 6,000 SF
- * The May 1981 Miller and Smith letter to Don Lederer states that the fence and gazebo will be maintained by them until it is turned over to the homeowners or removed.
- * Our future plans for the park:
 - FY 87 & 88 - there is \$21,000 for master plan design and detail design
 - FY 89 - there is \$29,000 for construction of park facilities

Joseph P. Downs Memorandum
April 10, 1984

Page Three

* We have a letter from Amberleigh Homeowners Association, Mr. David Norman, President and Mr. Maurice Dawkins VP, requesting that the yard be removed and the area cleaned up.

cc: Cable
Aldridge
✓ Lederer
O'Brien
Jim Wild



Fairfax County Park Authority

MEMORANDUM

To File

Date May 29, 1984

From Ed Nenstiel *EN*

Subject Amberleigh Park

On Thursday, May 24, Joe Downs, Jim Wild, and myself met with a group of five citizens from the Amberleigh Townhouse Community to review the planning process, how Amberleigh Park fits into the overall planning schedule (C. I. P.) and to discuss the ongoing problems with the developer, Miller and Smith.

It was explained to the group that Amberleigh Park was priority 199 on a county wide basis and 22 on a district wide basis and that currently planning would start in the 2nd quarter of FY 87 (October - December 1986). This was not an issue with the group but they did want to know what kinds of facilities could be developed here with the available funding allocated to this park. Their main priorities were to develop an open play field for athletics at the front of the site and to provide trails throughout the wooded areas deeper in the park. They also expressed concerns about motor bikes in the park. All agreed that this problem would probably diminish as the area became more developed.

Mr. Wild indicated that the park authority is negotiating with the developer regarding their construction storage on park land and the citizens offered their help in dealing with the contractor.

EN/me

cc: Cable
Lederer




Fairfax County Park Authority

MEMORANDUM

To Joseph P. Downs

Date 4/11/84

From Gil Aldridge 

Subject Amberleigh Park

You have been forwarded a memo from Jay Jorgensen, dated 4/10/84 on the above subject. Reference is made to that section titled "Background", and those portions referencing the construction of the gazebo and fence. The following is forwarded since there appears to be no written record of my previous actions.

1. Miller and Smith did approach me regarding the placement of a gazebo and fence only in the area shown on site plans for the project.
2. Through misinterpretation of the plans (my error), there appeared to be only a very small portion of the gazebo on FCPA holdings. Again, through my misinterpretation, there was no fencing on FCPA holdings.
3. To keep Miller and Smith out of the easement process, I verbally recommended that the gazebo be relocated off lands dedicated to the FCPA. For reasons I believe to have been "line of sight" problems (VDH&T requirements), this was not possible.
4. I computed "cost factors" for the easement needed (based on my misinterpretation) and found the amount so small that I seriously questioned the worth of pursuing the matter further.
5. Based on assurances from Miller and Smith that they would remove the gazebo if it was not desired by the FCPA at the end of project construction, I did in fact verbally authorize its construction.

As an additional point, at no time during the conversations between Miller and Smith and my office, was there any discussion or approval given for the development and use of a construction yard.

cc Cable
Jorgensen
Lederer

MILLER
AND
SMITH

1301 BEVERLY ROAD • McLEAN VIRGINIA 22101 • (703) 821-2500

May 4, 1981

Mr. Donald F. Lederer, Superintendent
Design Division
Fairfax County Park Authority
4030 Hummer Rd.
Annandale, Virginia 22003

Re: Amberleigh - Section I
Parcel A

Dear Mr. Lederer:

I am writing to you in reference to the above development. As was discussed in our phone conversation of this date Amberleigh is a recently recorded subdivision. Parcel A which is to the south of Crestleigh Way has been dedicated to the park authority.

The attached site plan shows a temporary construction easement approximately twenty feet outside of the dedicated right-of-way for Beulah St. and Crestleigh Way on Parcel A. Within this easement Miller and Smith, has designed to construct a three board, white colonial fence parallel to Beulah St. and Crestleigh Way. At the point of intersection of these two fences a gazebo has been designated.

Approximately half of the gazebo lies on Parcel A and is outside of the construction easement. We request your permission to construct the gazebo as it is sited on the attached plan. The structure and fence will be maintained by Miller and Smith until such time as it is turned over to the homes association or the temporary easement is abandoned and the structure is removed.

The construction of the gazebo and fence will provide pleasing aesthetics at the entrance of Amberleigh and the park area. The area is to be revegetated and plantings will be provided. A sketch of the gazebo has been included for your reference.

Mr. Donald F. Lederer
May 4, 1981
Page 11

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Thank you for your attention to this matter. Please feel free to contact me at any time concerning this.

Sincerely,
Miller and Smith, Inc.



Maureen C. McHenry
Project Administrator

Enc: Site Plan Sheet 4 of 20
Sketch Plan - Gazebo

APPENDIX M

SUBDIVISION - PRELIMINARY PLAT PROJECT REVIEW

Date 3-11-80 Magisterial District Lee
Preliminary Plat Amberleigh
Prior Rezoning No X Yes Case# Review-Staff P.A.
Location 90-4((1))-B and 90-4((1))-16A, 20A and 91-3((1))-27
Present Zoning R-5 PLUS Recommended Density 3-4 D.U./Ac.
Owner/Developer Hilltop Sand & Gravel Company, Inc. Park Related Proffers- Yes No
Due Date 3-14-80 Major Easements VEPCO Easement
Number of Units 235 Type of Housing Townhouse
Anticipated Number of Residents 691 Anticipated Number of 118
School Aged Children
Acreage Total 59.45 Ac. Open Space 41.71 Acres provided
14.86 Required
General Topography: Less Than 8% 8-15% Greater Than 15%
Ground Cover: Open Partly Wooded Wooded
Sewer Septic Tank
Stream Valley None
Planning Area IV Sector Name S-6, Newington

Existing Parks: Beulah Park, approximately 3/4 miles north of the area on Beulah Street.

Additional Information:

Following site inspection of the 16.918⁺ acres adjacent to Beulah Street shows that the proposed open space is composed of two primary soil types, with medium to slow surface runoff and very slow internal drainage. A VEPCO tower is stationed near the center of the open space. The southeastern portion is primarily flat up to the proposed Crestleigh Way. Numerous well-worn bike paths were noted near the VEPCO tower. The remaining open space should be dedicated to the Homeowners' Association, due to the terrain and difficulty of access to the public.

The Park Authority landscape architect for the area felt that the terrain is varied enough to allow for active recreational development, while keeping some of the area in its natural state.

OVER

While the Comprehensive Plan does not call for additional acquisition of parkland along Beulah Street, the estimated increase in population of 2331 residents above the current 1007 reflects a potential need for facilities in the Newington Planning Sector. Based on NRPA facility standards of 1 acre of community serving parkland per 118 residents, 28.22 acres of developable parkland are needed for the proposed population of Newington Planning Sector.

On the preliminary plan, two tot lots, two tennis courts, and one baseball field are shown.

Recommendations:

- That the 16.918[±] acres shown on the preliminary plan be dedicated to the Park Authority.
- That the remaining open space be dedicated to the Homeowners' Association.
- That the 2 tot lots, 2 tennis courts, and 1 baseball field be provided by the developer as shown on the preliminary plan.
- That the proposed baseball field to be located on land the Park Authority is requesting be built according to the Fairfax County Park Authority standards.



S6 NEWINGTON COMMUNITY PLANNING SECTOR

The sector contains most of the Newington/RF&P Corridor area and part of the Lehigh area. The small shaded area on the sector map oriented towards the Telegraph Road/Beulah Street intersection designates the Lehigh area portion in the sector. The rest of the shading depicts the Newington/RF&P Corridor area segment in the sector.

Land Use

Newington/RF&P Corridor Area Segment

The area, which lies east of I-95 and south of Franconia Road, encompasses approximately 700 acres of largely undeveloped land on the east side of the RF&P right-of-way. Extensive floodplains run from north to south and the eastern portion of the area contains former gravel-extraction sites. Two Virginia Electric Power Company easements cross this area. Approximately 80 percent of the area is vacant. Industrial uses are located along the railroad at Newington and along Cinder Bed Road.

Remainder of Sector

There are residential uses in the northeastern and southeastern corners of the sector and industrial uses in the southwestern corner. Commercial uses occur south of the I-95 interchange and there are large parcels of vacant land adjacent to the residential and industrial uses.

Transportation

Shirley Highway (I-95), Backlick Road, Newington Road, Telegraph Road, and Beulah Street provide access to the sector. Cinder Bed Road now serves the Newington/RF&P Corridor area as the major internal access way, but it is a low-grade road which is not paved in the northern portion of the area.

The RF&P Railroad also travels through the sector, with a spur to Fort Belvoir. No highway improvements are presently programmed for this sector. Regular route bus service is not available within Sector S6.

The Backlick Road/I-95 Interchange is not presently capable of handling high traffic volumes.

Environment

This area is located in the Accotink Creek watershed and, specifically, is traversed from north to south by Long Branch and its fairly extensive floodplains; the stream valleys of this channel affect most of the area. Because of its location in the Coastal Plain geologic province, this area is in a sensitive aquifer recharge zone and may contain slippage-prone swelling clays. Also, most of the area has poor soils for septic tanks.

The Long Branch of the Accotink Environmental Quality Corridor (EQC) begins above the northern tip of this area. The floodplains of Long Branch run through the middle of the entire area and Newington Railroad Station, a historic site, is located in the southern part of the EQC. A VEPCO right-of-way runs through the area and could serve as a trail, linking this environmental quality corridor to others.

Public Facilities

Parks, Recreation and Open Space

The Amberleigh and Newington Parks are located within the sector.

Other Public Facilities

Other public facilities located within the sector are the Fairfax County Water Authority's eastern property yard site and the Newington vehicle maintenance facility.

Shopping

Community shopping facilities are provided in central Springfield and in the Rose Hill Shopping Center. Springfield Mall provides regional shopping opportunities.

Housing

Newington/RF&P Corridor Area

The housing in this predominantly vacant area is in scattered locations. The units are all single-family detached with the exception of the townhouses in the northeast corner of the area.

Remainder of Sector

Single-family detached units and townhouses account for all of the housing and most of these units are in subdivisions. There is some housing on large lots along Telegraph Road and Beulah Street. Most of the units in the sector are in good structural condition.

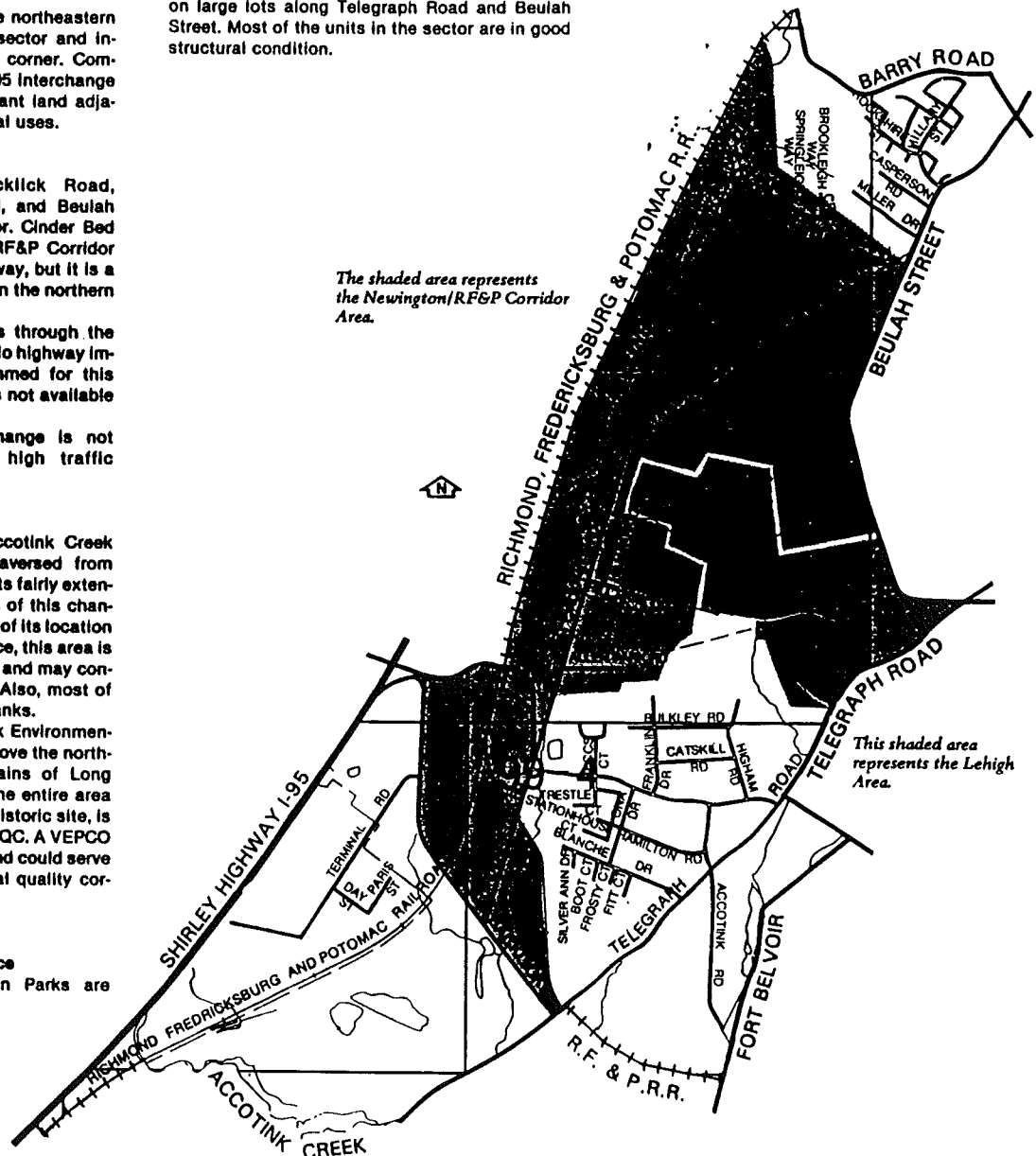
RECOMMENDATIONS

Newington/RF&P Corridor Area

General recommendations given below also apply to the other portion of this area which is located in Sector S7.

A. In brief, plan the southern and western portions of the area in medium-intensity industrial basic employment uses, taking account of environmental prohibitions and constraints which cannot be ameliorated by appropriate actions; plan the northeastern portion of the area for a planned residential community. Provide for extensive buffering between the industrial and residential areas as well as creative site reclamation. More detailed recommendations follow below.

B. Environmental factors and constraints affecting the site must be sensitively handled by any development and should be assessed through an



environmental impact review prior to development. Any development should:

1. prohibit development or alteration of the flood plain areas;
2. provide for the eventual reclamation of former gravel extraction sites in the north-eastern portion of the area;
3. limit adverse effects of development on the aquifer recharge zone;
4. take adequate engineering precautions required to overcome the potential dangers of slippage prone soils;
5. provide for the establishment of the environmental quality corridor areas, using appropriate easements, etc., to secure public access; and
6. provide a linked hiking/biking trail system through the area as part of the environmental quality corridors.

C. The economic development potentials of the area should be realized to the extent feasible. This most likely does not require the development of the whole of the area for industrial uses; indeed planned industrial uses far removed from I-95 or the railway would not be likely to develop.

D. The southern and western portions of the area could absorb a share of the industrial growth expected in the Springfield Planning District to 1995. This objective should be facilitated by public action.

E. The valley along Cinder Bed Road north of the Newington Garage is appropriate for industrial use, with substantial buffering and transitional open space required next to the remaining detached single-family residential units to avoid adverse visual impacts. The problems of the area associated with steep slopes, poor soil, and floodplains, require conformance with environmental recommendations in addition to those for the Newington/RF&P Corridor Area listed above. In general, development should be sufficiently coordinated to ensure environmentally sensitive construction practices and development in the area, especially away from areas designated as environmental quality corridors and the steep slopes to the east. The eastward boundary should generally follow the base of these slopes at an elevation of 165 feet to preserve the integrity of these highly erodible areas. To deal with environmental concerns, the following are necessary:

1. Engineering and design studies prior to construction should ensure that footings will be secure enough to resist the potential for slumping and sliding near slopes.
2. The stream in the area of parcels 27 and 28 and the stream to the south of the adopted four-lane road forming the northern boundary of the industrial area are designated environmental quality corridors, and a protective buffer area at a minimum of 90 feet to each side of the centerlines of the streams (or larger area, as determined by the extent of floodplain soils) should be observed in order to maintain the areas as environmental quality corridors.
3. The small portion of marine clay, approximately 700 feet north of parcel 27, should be avoided during site development because of its severe plastic nature.
4. Since the soils have high erodibility characteristics, there should be immediate stabilization of exposed areas, strict construction and post-construction runoff controls, and maintenance of as much vegetative cover as possible to help avoid undue erosion problems.

To ensure that the intersection of Cinder Bed Road and Newington Road will operate at acceptable levels of service as prescribed by the Virginia Department of Highways and Transportation and the County, new industrial development along Cinder Bed Road should either improve that intersection, with government assistance in ob-

taining land, or put money into an escrow fund for that purpose.

F. The proposed Franconia/Springfield Metro Station and the addition of the Springfield Bypass connecting to Hayfield Road will make the northern part of the area accessible to the Metro rapid transit system. The northern portion of the area abuts already developed residential areas and could be developed residentially, though much of the area in question is a former gravel extraction site. Any residential development in this area should be carefully designed both to be well-buffered from adjacent areas and to reclaim the site, increase its visual character and open space desirability through earth berming, runoff retention ponding, and plantings and other measures. Development should be planned at relatively low overall average density, 3-4 dwelling units per acre, and should be developed as a planned community with a variety of unit types, large open spaces, and amenities. Residential access should be to Beulah Street.

G. Strong buffering should be provided between industrial and residential uses developed within the area, probably using the environmental quality corridor as a major buffer element. Residential areas to the north of the area should be well-buffered from development in the area.

Lehigh Area

A. The general recommendations for the Lehigh Area presented in Sector RH4 also apply to that portion of the area within this sector.

B. Development of the Lehigh tract west of Beulah Street should be studied further by the developer, with the consultation of the Lee District Task Force, citizens associations, and County staff, to determine the best utilization of the area. In addition, development of that portion in the valley along Cinder Bed Road should meet the appropriate recommendations listed above under the Newington/RF&P Corridor Area.

C. The parcels located south of the intersection of Beulah Street and Telegraph Road which are planned for residential uses should be developed at the 3-4 dwelling units per acre range and should be developed at the high end of the density range only if a well-thought out unified development plan concept is submitted showing residential development on the whole area which is sensitive to the environmental considerations.

Remainder of Sector

A. Parcels south of Newington Road should be developed in residential uses at a density of 5-8 dwelling units per acre.

B. The parcels south of Hunter Estates subdivision should develop in single-family uses of 4 dwelling units per acre.

C. The County should ensure environmentally responsible development of the parcels east of Telegraph Road through a planned unit development of 4 dwelling units per acre.

D. Subject to environmental constraints, the parcels south and west of the Fort Belvoir railroad spur should be developed in industrial uses.

E. Development adjacent to Windsor Estates should be allowed to develop at the high end of the range only if substantial buffering is provided for that subdivision.

F. Commercial development in the sector should be limited to those parcels currently shown on the adopted Area IV Plan map for such use.

G. The area planned for commercial development in the southeast quadrant of Backlick Road and Newington Road should be developed in such a manner as to have its major access by way of Newington Road. There should be no median cut provided along Backlick Road to the subject property.

H. The small area (parcels 91-3 ((1)) 8,9 and ((4)) 1-3) on the west side of Beulah Street adjoined on two sides by the Windsor Park townhouses is appropriate for residential development at a density of 4-5 dwelling units per acre, with coordinated, safe access to Beulah Street and provision for widening and straightening Beulah Street as part of the development. If, in addition to this, there were substantial parcel consolidation and an effective landscaped open space buffer provided along Beulah Street, development in townhouses at a density of up to 8 dwelling units per acre may be appropriate.

I. Remaining vacant parcels should develop in residential uses at 3-4 dwelling units per acre.

J. The Mount Air historic mansion, related out-building and surrounding site vegetation should be maintained and preserved to reflect the 19th century character of the site. In addition to the use of restrictive easements or revolving funds to help protect Mount Air, development on adjacent sites should orient development so as to compliment the historic property and provide the necessary landscape buffer zones to effectively reduce adjoining architectural and traffic impacts.

Public Facilities

Parks, Recreation and Open Space

A. Newington Park and Amberleigh Park should be developed.

Environment

A. The Accotink Creek Environmental Quality Corridor should be preserved. Additional portions of it should be acquired.

Transportation

A. The transportation recommendations for this area are included in the Transportation section of the Plan.

Amendment No. 84-3
 Adopted January 7, 1985
 Page Seven

- b. Lower density development near the Piney Run stream valley would help to minimize the impacts of erosion and sedimentation and would help to alleviate post-development nonpoint water pollution. Other methods to control erosion and sedimentation and water or air pollution should be implemented.

ADD: On page 427, under Recommendations, Lehigh Area Policies for Subdistrict 3, new Recommendations (1., a, b.; 2., a) to read:

"1. Land Use

- a. Development east of and above the 165' elevation should be residentially planned. Development west of and below the 165' elevation should be industrially planned.
- b. Extensive buffers and setbacks must be provided between the residential and industrial uses. Other incompatible uses should also be separated by an appropriate level of buffering.

2. Environment

- a. The aquifer recharge zone should be protected by avoiding excessive impervious surfaces of roads and parking lots. Uses that threaten groundwater quality should not be located in this vicinity."

MODIFY: The Area IV Plan map to show residential use at 3-4 dwelling units per acre on that property which is planned for office use, west of Beulah Street. Relocate the Plan map's commercial retail floating symbol presently located midway between Beulah Street and Telegraph Road to the junction of Lockheed/Van Dorn and Metro Connectors.

DELETE: From the Area IV Plan map that portion of the planned Old Mill Road Extension between Telegraph Road and Beulah Street.

MODIFY: The Rose Hill Planning Sector (RH4) and Newington Planning Sector (S6) maps, which are located in the Plan text to reflect Lehigh Area boundary changes.

ADD: The Lehigh Area maps which reflect the location of Subdistricts 1, 2 and 3 to the Plan text, as delineated herein.

Rose Hill Planning District

D. A need exists to conduct a traffic analysis and traffic pattern study to determine alternatives available to minimize a difficult traffic condition, to discuss the relative advantages/disadvantages of each alternative and to bring forth recommendations advancing attending fiscal, political, environmental and related aspects of each. Such a study should be undertaken and completed in 1977 for its deliberations and recommendations to the Board of Supervisors.

E. Pending completion of a thorough traffic study of the western Sherwood Hall Lane area, an intersection improvement at Sherwood Hall Lane and Richmond Highway, an improved two-lane cross-section for Collingwood Road, and a proposed new facility linking the Harrelson tract to Route 1, are improvements of sufficient importance in the area to be tentatively placed on the transportation plan. It should be recognized that those improvements will not necessarily eliminate traffic congestion in the area.

Sector MV6

A. The improvement of Collingwood Road and Parkers Lane as currently programmed should be done, with initial priority given to elimination of vertical curves in the segment between the Harrelson tract and Fort Hunt Road.

B. All intersections or collector roads with the George Washington Memorial Parkway should be improved to provide safer access to and from the Parkway.

C. Bus service should be extended to the area west of Fort Hunt Road and south of Sherwood Hall Lane. Minor improvements to inadequate roadways in the area may be necessary to permit safe bus transit operation.

D. Riverside Road and Elkin Street should have improved shouldering, curbs, gutters, and sidewalks to provide safe corridors for elementary school children walking to and from school.

Sector MV7

A. Richmond Avenue should be widened and improved to assure safe school bus operation and to insure the safety of students walking along the avenue to Walt Whitman Intermediate School.

B. A pedestrian overpass should be constructed across Route 1 in the vicinity of Reddick Avenue and Russel Road (in Sector MV8) to provide for safe walking access to Walt Whitman School by Lee District students (from west of Route 1) assigned to that school.

C. The intersection of Ferry Landing Road and Mount Vernon Memorial Parkway should be improved at the time of adjacent development, to eliminate the present acute angle intersections and shared roadway at that point.

D. Lukens Lane, Old Mill Road, and Old Mount Vernon Road should be improved to two twelve-foot lanes.

E. The intersection of Mount Zephyr Street and Woodley Drive should be improved to provide safe school bus operations.

F. The Old Mill Road/Mount Vernon Memorial Highway/Richmond Highway intersection should be realigned to allow more safe and efficient turning movements, and to provide a straight through crossing from Mount Vernon Memorial Highway to Old Mill Road.

Sector MV8

A. The Old Mill Road/Mount Vernon Memorial Highway/Richmond Highway intersection should be improved to provide more efficient and safe flow of traffic.

Route 1 Corridor Area

A. Transportation recommendations for the Route 1 Corridor Area are included in that section of Area IV.

Sector RH1

A. The Capital Beltway/South Van Dorn Street Interchange should be improved to provide better sight distance and turning movements.

B. Franconia Road from Grovedale Drive to South Van Dorn Street should be improved to a divided six-lane facility. Consideration should be given to limiting curb cuts along the improved roadway, for this corridor is proposed by residents as a major element of a commuter bike trail system. Where they can be safely provided along Franconia Road, sidewalk curb cuts to facilitate such bike trail access at intersections are recommended.

C. Circulation for the Franconia area should be designed to limit impact on surrounding areas and access should be provided to Franconia Road via a single curb cut. This access should be located so that no additional traffic lights are required on Franconia Road.

Sector RH2

A. Clermont Drive underpass should be closed to vehicular traffic following the completion of four-lane improvements to Franconia Road eastward to Telegraph Road, and in conjunction with Cameron Run development in Alexandria. Bike and pedestrian access through the underpass will continue to link the community with nearby commercial areas as well as Metro.

B. The feasibility of extending appropriate bus service to the interior of residential neighborhoods between Franconia Road and I-95 should be examined. Roadways in this area may require major improvement to permit safe and efficient bus operation.

C. The respective development patterns of the park and surrounding residential areas should provide for trails connection to Brookland-Bush Hill Park and neighborhood schools.

D. The present Bush Hill Drive Bridge across the Capital Beltway is not met at either end by an adequate roadway. Bush Hill Drive, over its southern portion, is a subdivision collector street in the Franconia area, but for approximately half its length between Franconia Road and the Beltway it is nothing more than a path across undeveloped land.

The bridge presents a potential traffic impact to the stable neighborhood and should be restricted to pedestrian and bicyclist use only with improvements to provide safe, attractive nonauto access to the Metro station from all uses in the area south of the Beltway. Development in the area should provide pedestrian and bike paths to link with the bridge.

E. Provision should be made for a "no parking" ordinance to discourage misuse of neighborhood streets near Metro by commuters and other motorists.

Sector RH3

A. Burgundy Road should be improved to provide two good travel lanes.

B. Provision should be made for the improvement of the East Drive/Burgundy Road/Telegraph Road intersection in conjunction with improvements in the North Kings Highway/Telegraph Road and Huntington Avenue/Telegraph Road intersections (Huntington Metro Station Area).

Sector RH4

A. Van Dorn Street should be extended southward from Franconia Road, directly aligned with its northward segment, extending past Edison High School into the Lehigh tract. (The westward extension of Lockheed Boulevard, recommended in the Mount Vernon and Rose Hill community planning sector specific transportation recommendations would intersect the recommended South Van Dorn Street extension.)

B. The Springfield Bypass, proposed earlier in this Plan, should be extended eastward across Beulah Street, south of the present Beulah Street/Hayfield Road intersection, to link with an improved Hayfield Road southeast of the commercial uses now found on that road near the Beulah Street intersection. No eastward extension of Hayfield Road is recommended beyond its present terminus in the subdivision, so through-traffic is not introduced into Hayfield.

C. The southern portion of the Lehigh tract should be provided a road to I-95 that does not require use of Franconia Road.

D. Old Telegraph Road between the Coast Guard property and a point where it rejoins new Telegraph Road, southwest of Hayfield High School, should be improved and again made the main corridor of Telegraph Road, to remove through-traffic from the immediate vicinity of the high school, elementary school, and Hayfield subdivision.

E. Bus service should be extended to an improved Beulah Street to provide better service to residents along this roadway.

F. Pedestrian access across Telegraph Road should be improved at the Hayfield School area. If Telegraph Road is realigned as recommended, the problem of safe access for school children may be alleviated.

G. Edgewood Drive should be extended westward to Gum Street.

H. Edgewood Drive east of Guilford Drive should be reconstructed as a closed loop rather than as a stub street awaiting extension.

Sector RH5

A. Good access to Lee District Park should be a concern of all land use and transportation decisions taken in the sector.

Sector RH7

A. Lockheed Boulevard should be extended westward from its present terminus at Harrison Lane, to intersect Telegraph Road.

B. Harrison Lane should be improved between Lockheed Boulevard and South Kings Highway. The improvement is necessitated by the need for safe access for buses to and from Groveton Elementary School and for residential traffic. At the same time, the character of improvement should be designed to both enhance and provide improved access to the Huntley Historic District, south of the school.

Springfield Planning District

Sector S1

A. Bus service should be extended to Saturdays and evenings.

Sector S3

A. The realignment of Rolling Road through the Larwin property, to eliminate the "deadman's curve," is endorsed.

Sector S4

A. The planned southeast spur between the Springfield Bypass (Hoes Road) and I-95 should not be located opposite Ridgeway Drive or any other street entrance which would tend to direct through-traffic into the interior of Springvale.

B. Bus service should be extended to serve Backlick Road.

C. The number of curb cuts along Backlick Road south of Old Keene Mill Road should be greatly reduced in order to improved the safety characteristics of this stretch of roadway.

Sector S6

A. Beulah Street should be widened to a four-lane facility from Franconia Road to Telegraph Road, since Beulah Street will serve as the eastern terminus of the Bypass spur in the vicinity

of the proposed Franconia/Springfield Metro Station. Also, the vertical and horizontal alignment of Beulah Street should be improved here.

B. The Newington Road/Accotink Road intersection and the Newington Road underpass at the RF&P Railroad should be improved.

Sector S7

A. Provision should be made for safe, improved pedestrian access across Franconia Road.

B. Congestion within Springfield and around Springfield Mall requires a circulation plan for the entire area. The analysis of present and future traffic has not yet been performed in sufficient detail to lead to a circulation plan for greater Springfield.

C. The location of entrances to the Springfield Mall from Loisdale Road should be reevaluated to assure that traffic waiting to enter the Mall is not backed up onto Franconia Road. This reevaluation should be in the context of circulation plans for the area, properly staged to accommodate existing and future development.

D. The recommended spur between Hooes Road and Shirley Highway, with an interchange at the latter, should be designed and located to avoid adverse impact on Loisdale Estates.

Sector S8

A. Obtain right of way along Commerce Street in order to permit widening of the street and to provide a pedestrian/bikeway along the street and across the Commerce Street bridge.

B. Provide pedestrian crosswalks and light controls at the Loisdale/Franconia Road/Commerce Street intersection and the Frontier Drive/Franconia Road intersection.

C. Designate the sidewalks along Franconia Road as bikeways and place appropriate signs along the sidewalks.

D. Install a crosswalk and traffic light with pedestrian control at the Thomas Inwood Drive/Franconia Road intersection, and designate as a bikeway.

E. No direct vehicular access to the Beltway Metro Station should be provided from Franconia Road or any adjacent development area.

F. Walkways and bikeways to the Metro station from surrounding areas should be provided to promote nonvehicular use of Metro by residents of Sector S8.

G. A single entrance from Franconia Road should serve the vacant land to the south of the proposed Metro station. Kitson Lane should not be the access street as its use would create double-frontage lots on the west side. A new roadway to the east should be selected, with Kitson Lane being vacated as a roadway. Roso Street extended would appear to be the logical location for such an entrance.

Sector S9

A. The proposed Springfield Bypass should be constructed across the southern portion of the area, in the vicinity of Alforth Avenue.

Springfield CBD Area

A. Transportation recommendations for the Springfield CBD are included in that section.

AREA IV (Cont'd)
PARKS AND RECREATION REQUIREMENTS AND RECOMMENDED ACTIONS

Areas Affected	Project Description	Recommended Action
RH4, Lehigh tract	Community parks—within the Lehigh tract as needed	Acquisition, development
RH4	County park—Greendale	Acquisition, development
RH4	Community Park—Tara Village	Development
RH4	Stream valley—Dogue Creek	Acquisition
RH6	District park—Lee	Complete development
RH6	Community park—Northeastern portion	Acquisition
RH7	Community park—potential surplus land: consider acquisition of Army Reserve Center and U. S. Coast Guard property	Acquisition
RH7	Community park—Hayfield	Development
RH7	Regional park—Huntley Meadows: partial development	Development
RH7	Historic site—Huntley	Protection
RH7	Stream valley—Dogue Creek	Acquisition
RH7	Community Park—Stoney Brooke	Development
RH7	Community Park—Wickford	Development
S1	Community park—Carrleigh Parkway	Development
S2, 3, 4, 5, 6, 7	Stream valley—Accotink Creek	Acquisition
S2	Community park—Brookfield	Complete development
S2	Community park—Lynbrook	Expansion, development
S3	Community park—West Springfield	Complete development
S4	Community park—Springvale	Development
S4	Community park—Hunter tract Area	Acquisition
S4	Community park—expanded Hooes Road Park	Development
S5	Community park—potential surplus land: consider acquisition of Federal land	Acquisition
S6	Community park—Newington Park, Amerleigh	Development
S6	Historic site—Mount Air	Protect
S7	Community park—Loisdale	Acquisition, development
S7, Springfield	Community park—within the complex area regional center/CBD/Metro station area	Acquisition
S7	Community park—Springfield Forest	Acquisition, development
S8	Community park—Franconia	Development
S8	Community park—Lee High	Complete development
S9	Community park—Franconia triangle area	Acquisition

Other Public Facilities

The accompanying table summarizes the implementation of Plan recommendations as contained in the Capital Improvement Program.

AREA IV
OTHER PUBLIC FACILITY RECOMMENDATIONS

Facility Type	Sector	Facility	Recommended Action
Schools	MV1	Mount Eagle Elementary	Renewal
Libraries	LP4	Lorton Community	Construction
Public Safety	S6	Newington Garage	Expansion
Solid Waste Management	LP1	I-95 Energy/Resource Recovery Facility	Construction
Sanitary Sewage System	LP4	Lower Potomac Treatment Plant	Expansion
	LP4	Lower Potomac Treatment Plant Railroad Spur	Construction
	MV6, MV7	Little Hunting Creek Pumpover	Construction

CAPITAL FACILITIES PROGRAMMING

Capital improvement programming is a guide toward the efficient and effective provision of public facilities. The result of this continuing programming process is the Capital Improvement Program (CIP), a document published annually that proposes the development, modernization or replacement of physical public projects over a multiyear period. The CIP shows the arrangement of projects in a sequential order based on a schedule of priorities and assigns an estimated cost and anticipated method of financing for each project.

Programming capital facilities over time can promote better use of the County's limited financial resources and assist in the coordination of public and private development. In addition, the programming process is valuable as a means of coordinating among County agencies to avoid duplication of efforts and to take advantage of

joint planning and development of facilities where possible. By looking beyond year to year budgeting and projecting what, where, when and how capital investments should be made, capital programming enables public bodies to maintain an effective level of service to the present and future population.