

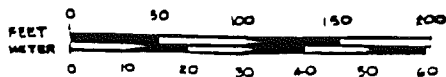
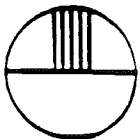
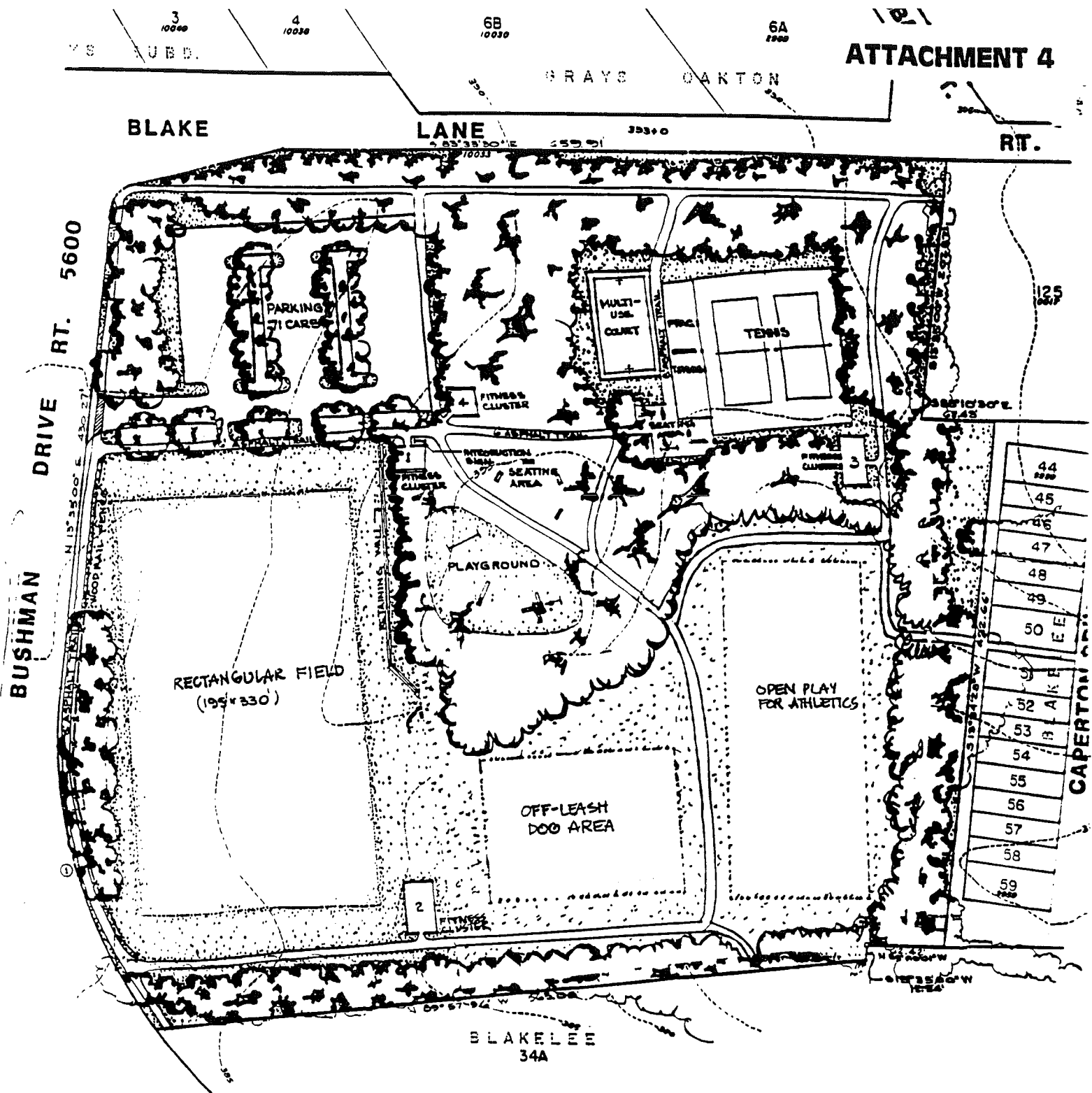
# BORGE STREET PARK AND BLAKE LANE SCHOOL SITE

## MASTER PLAN REPORT

FAIRFAX COUNTY  
PARK AUTHORITY

JANUARY 1986





MODIFIED MASTER PLAN  
BLAKE LANE SCHOOL SITE

## I. PURPOSE AND OBJECTIVES

### A. PURPOSE

The Borge Street Park and Blake Lane School Site preliminary master plan and report are hereby presented in accordance with Fairfax County Park Authority policy regarding adoption of master plans.

Due to the close proximity of these two sites to each other in this highly populated community, they were presented together in public forum and will be presented together at the public hearing to economize the master plan process, however they are separate projects each with their own funding.

### B. OBJECTIVES

This preliminary master plan report for the park and school site was prepared to delineate the planning process and the design criteria that went into the design plan. The report will also serve as a guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject park, and recommendations pertaining to its expected utilization and maintenance.

#### Master Plan Definition

Master planning is an effort to meet community-wide park and recreation needs in relationship to the park and the delivery of a comprehensive park system. The planning process establishes the character or personality of the park and provides direction/guidelines as to the appropriate types of facilities and areas that will enhance that character and serve demonstrated needs. The result is a master plan which is a guide and can be changed. Normally, master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen, or more years). Improvements may be phased according to the size of the park, facilities and available funding on a short and/or long term basis.

#### Park Categories

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 provision 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 and areas of historic significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

#### Community Park Definition

Borge Street Park and Blake Lane School Site are classified as community parks, the most frequently occurring park category, and are designed to provide for daily relief within an urban setting.

Community parks are oriented towards a few hours of activity for passive or active purposes. 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 parking. 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. They can be wooded, suitable for passive uses.

The preliminary master plan report is designed to supplement the preliminary master plan in explaining the methodology and rationale which went into the preliminary design of these parks.

II. INTRODUCTION AND SITE LOCATION

A. LOCATION AND ACQUISITION (See Figure 1-3)

Providence Supervisory District

Borge Street Park

- o Property Identification Map 47-4, 009, parcel D
- o 3.6 acres
- o Adjacent properties: East - Treebrook Condominium Apartments, Evergreen Square Townhouses; South - Flintwood Townhouses; West - AT & T Office Building; North - Cherrywood Square and Treebrooke Townhouses.
- o Acquisition - Donated to FCPA from School Board of Fairfax County, May 1981.

Blake Lane School Site

- o Property Identification Map 47-2, 001, parcels 123 and B.
- o 10.0 acres
- o Adjacent properties: East - Blakelee Townhouses; South - The Oakton Townhouses; West - Concord Park Townhouses; North - Gray's Subdivision detached houses.
- o Ownership/Interim-Use Agreement - Owned by School Board of Fairfax County. Interim-Use Agreement Jan. 1979 for recreational facilities, with conditions: (1) permission can be cancelled at any time; (2) liability for damages or injury by FCPA; (3) plans for construction go to School Board for review; (4) FCPA responsibility for maintenance; (5) scheduling of facilities by F.C. Recreation Dept.

APPENDIX

PAGE NO.

A - FCPA Property Record Form - Borge Street Park	1
B - Fairfax County Public Schools - Interim Use Agreement - Blake Lane Elementary School Site (1-26-79)	2
C - Fairfax County Memo - 456 Hearing - Blake Lane Elem. School Site (5-3-79)	3
D - C.I.P. Project Detail Sheet - Borge Street Park - 8-84	4
E - C.I.P. Project Detail Sheet - Blake Lane Elem. School Site - 9-84	6
F - Memo of Acceptance - 7-20-83 Open Space Contribution	8
G - NV Homes Inc. Letter - Financial Obligations - 2-22-85	9
H - FCPA Letter - NV Homes Inc. Proffer at Blake Lane School Site - 3-12-85	10
I - Soils Report - Borge Street Park	11
J - Department of Recreation and Community Service - Memo - 4-16-84	12
K - FCPA Conservation Division - 4-11-84	13
L - FCPA Division of Historic Preservation - 3-11-84	14
M - FCPA Development Division - 2-9-84	15
N - Fairfax County Police, Special Operations Division - Memo - 2-13-84	17
O - Forum Announcement - 3-28-84	18
P - Forum Summary - 5-3-84	20
Q - Letter from A. Alesi - 7-12-84	26
R - FCPA Memo - 3-26-85 - The Oakton, Request for Trail Connections	27
S - Letter from Blakelee HOA - 3-22-85 - Request for Trail Connection	28
T - FCPA Memo - Office of Transportation Comments - 3-21-85	30
U - FCPA Memo - Dept. of Public Works, Office of Road Program Management - FCPA Staff Comments to Road Improvements - 3-20-85	32
V - Letter from P.C. Feil - 5-21-84	33
W - Public Hearing Announcement - 6-11-85	
X - Public Hearing Minutes - 7-18-85	
Y - Letter from Citizens for Borge Street Park - 10-15-85	
Z - Staff Recommendation - Master Plan Approval - 12-31-85	

Figures (Maps and Plans)

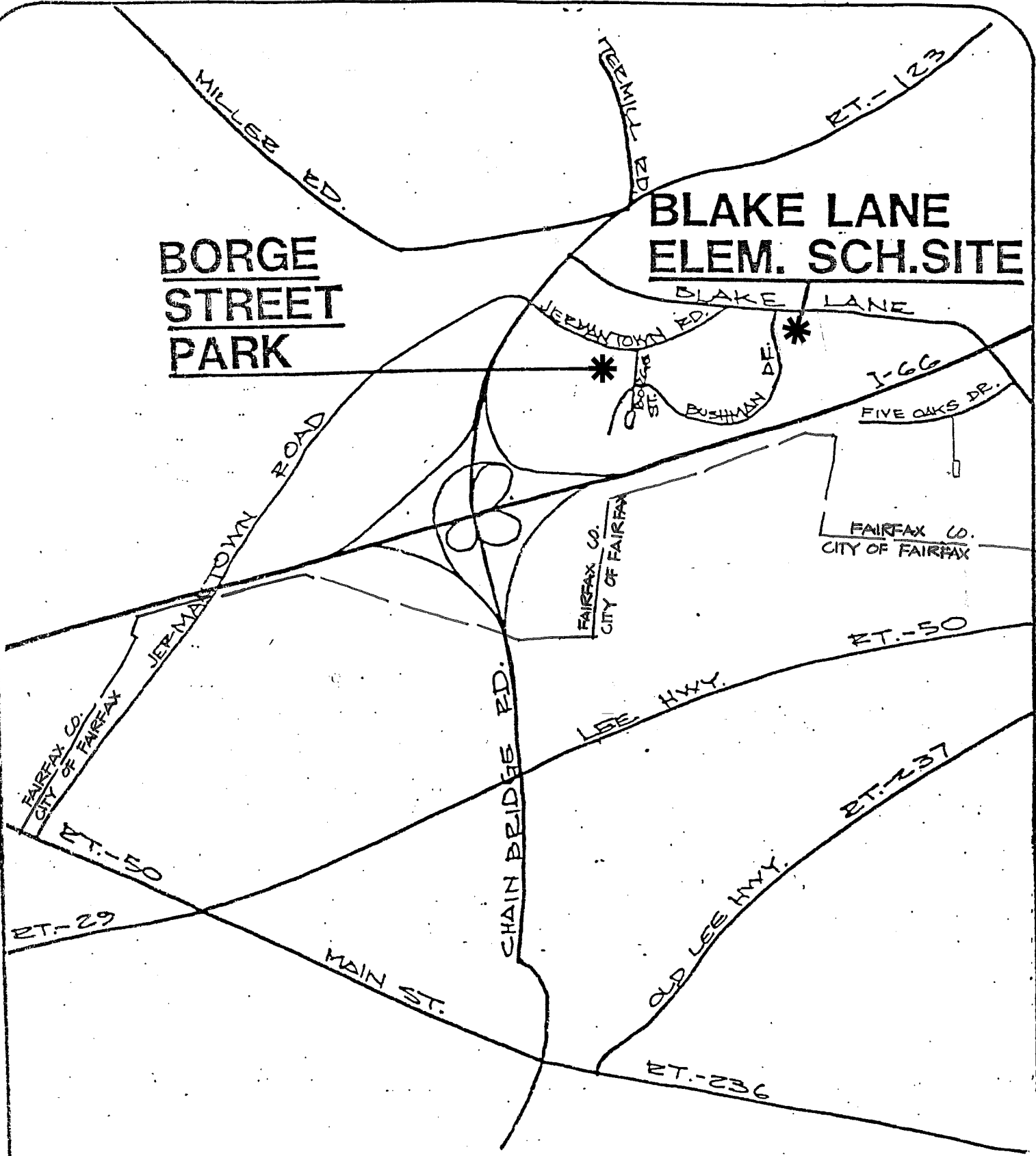
1 - Location Map	3
2 - Borge Street Park Location Map	4
3 - Blake Lane Elem. School Site Location Map	5
4 - Borge Street Park Zoning Map	8
5 - Blake Lane Elem. School Site Zoning Map	9
6 - Countywide Trail Plan	10
7 - Nearby Parks and Schools Map	11
8 - Borge Street Park Slopes Map	17
9 - Blake Lane Elem. School Site Slopes Map	18
10 - Borge Street Park Soils Map	19
11 - Blake Lane Elem. School Site Soils Map	20
12 - Borge Street Park Summary Analysis Map	23
13 - Blake Lane Elem. School Site Summary Analysis Map	24
14 - Concept A - Borge Street	30
15 - Concept B - Borge Street	31
16 - Concept C - Borge Street	32
17 - Concept D - Borge Street	33
18 - Concept A - Blake Lane S.S.	35
19 - Concept B - Blake Lane S.S.	36
20 - Concept C - Blake Lane S.S.	37
21 - Concept D - Blake Lane S.S.	38
22 - Borge Street Park Master Plan	41
23 - Blake Lane Elem. School Site Master Plan	42
24 - Borge Street Park Maintenance Plan	52
25 - Blake Lane Elem. School Site Maintenance Plan	53

Tables

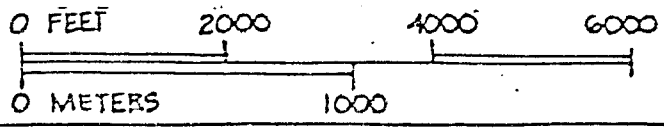
I - Public Recreation Facilities Inventory	13
II - Public Park Facilities Surplus/Deficiency	14

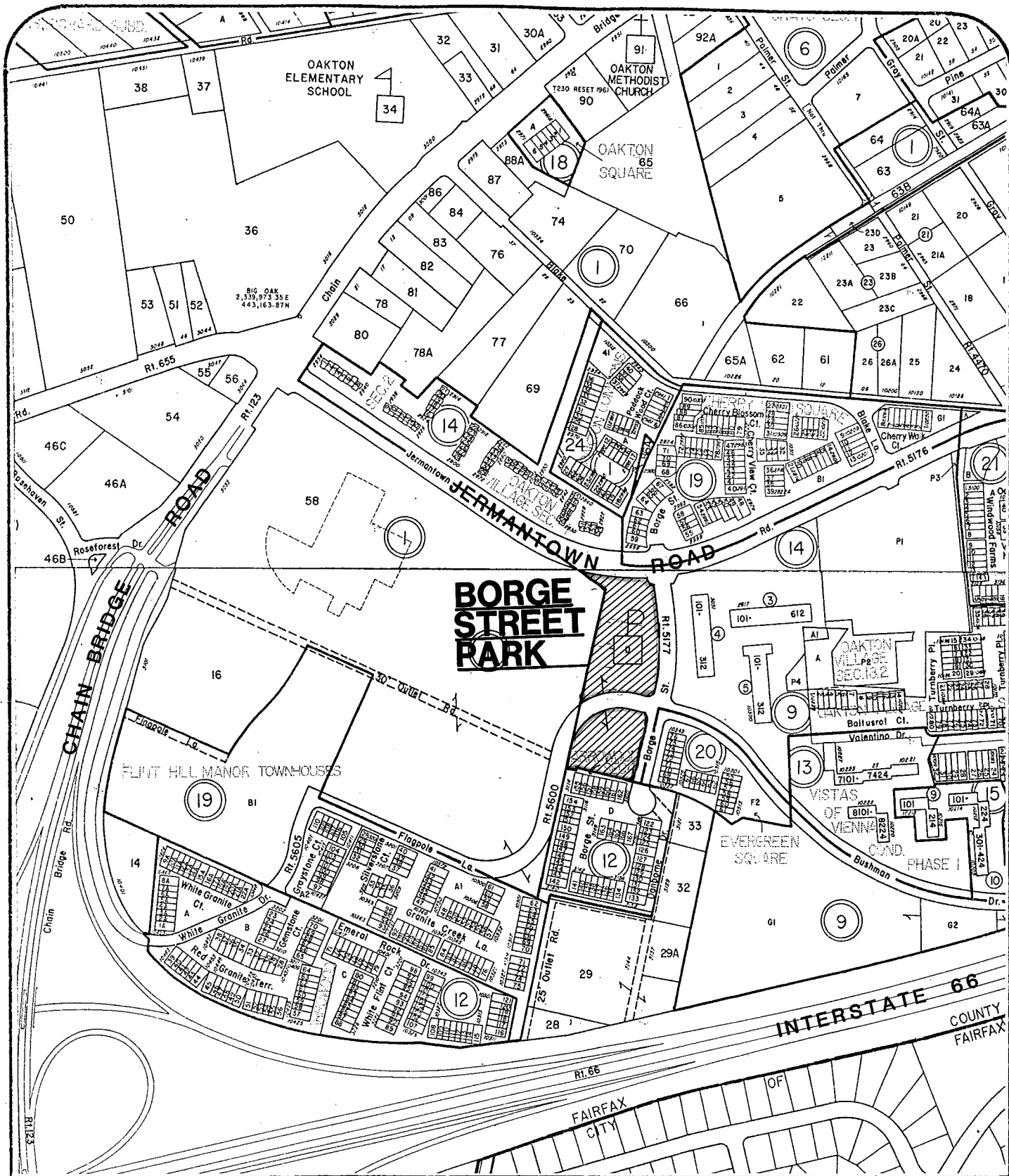
**BORGE  
STREET  
PARK**

**BLAKE LANE  
ELEM. SCH. SITE**

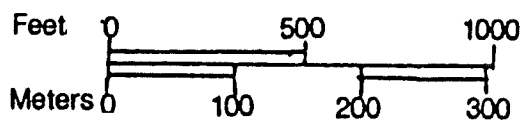


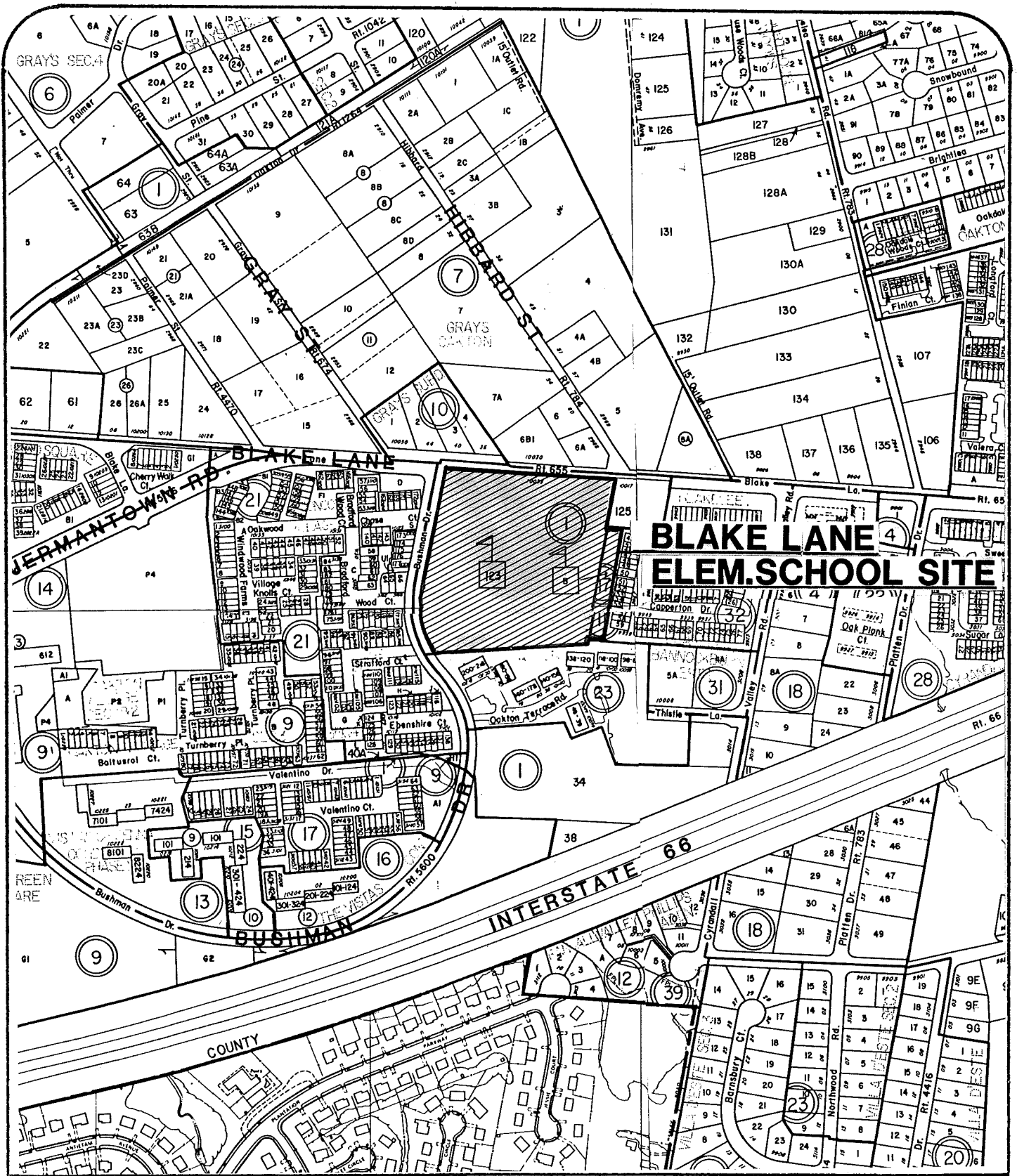
**BORGE STREET PARK AND BLAKE LANE SCHOOL SITE  
LOCATION MAP**



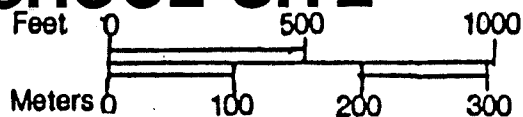


# **BORGE STREET PARK Location Map**





# BLAKE LANE ELEM.SCHOOL SITE Location Map





B. ACCESS

The two sites can be reached from Route 123 (Chain Bridge Road), east on Jermantown Road approximately 2 blocks to Borge Street Park at the intersection with Borge Street. Blake Lane School Site can be reached from Jermantown Road east where it becomes Blake Lane, and one block to the intersection with Bushman Drive; the school site is south of Blake Lane and east of Bushman Drive.

Vehicle Access: Borge Street Park - none.  
Blake Lane S.S. - from Blake Lane on the north side, there is an existing deceleration lane and entrance to a gravel parking area.

Pedestrian Access: Borge Street Park - There is a concrete sidewalk on the south side of Jermantown Road and on the west side of Borge Street.  
Blake Lane S.S. - There is an asphalt trail on the south side of Blake Lane and a concrete sidewalk on the west side of Bushman Drive.

III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan for the area states:

Borge Street Park

Planning Area: II  
Planning District: Fairfax  
Planning Sector: F3, Mosby Woods Community  
Recommendation: "Public Facilities...D. Develop Borge Street Park."

Blake Lane School Site

Planning Area: II  
Planning District: Fairfax  
Planning Sector: F3, Mosby Woods Community  
Recommendation: None

B. SERVICE AREAS AND POPULATION

For this portion of the study, the two parks are assumed to generally have the same service areas.

Primary Service Area:

The primary service area is within a 3/4 mile radius from a midpoint between the two parks, and further defined, due to the configuration of the neighborhoods, subdivisions, streets and highways, is: north to Oakton Shopping Center area; east to Oakton High School; south to City of Fairfax; and west to Route 123 and Oak Marr Park.

Estimated population within the primary service area = 7968± (based on Standard Reports and unit count).

Subdivision units in the primary service area are: Arrowwood, Blakelee, Cedar Grove Park, Cherrywood Square, Country Creek, Cyrandall Valley, Edgelea Woods, Evergreen Square, Oakton Cloisters, Oakton Commons, Five Oaks, Hawthorne Village, Oakton Manor, Sutton Area, Flintwood, Treebrooke, Tudor Hall, Villa D'Este, Vistas of Vienna, Old Courthouse Woods, Oakborough Square, Waterford, Yorkville Cooperative, Vistas East, Vistas, The Oakton, Concord Park, Flint Hill, Mayfair Manor, Ivy Square, Flint Hill Manor.

Secondary Service Area:

The secondary service area extends approximately from the primary service area to a 1-1/2 mile radius around the sites; north, Rocky Branch of Difficult Run on Hunter Mill Road; east to the Vienna Metro Station; south to City of Fairfax, and west to Tattersall Park.

Estimated population within the secondary service area (extending from the primary service area to about 1-1/2 miles radius) = 6464± (based on Standard Reports and unit count).

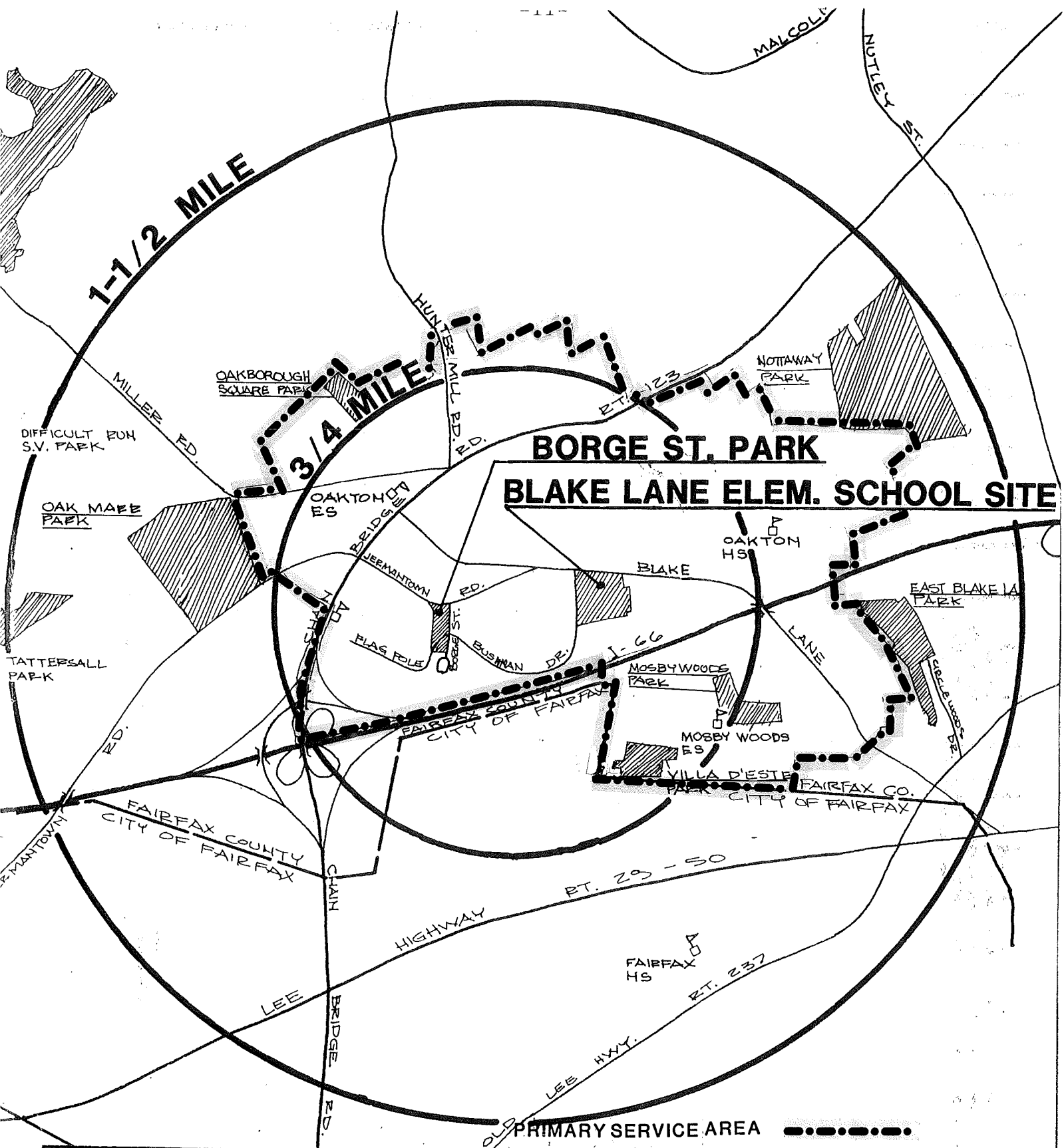
Due to the large number of subdivision units within the secondary service area, they are not listed here.

C. ZONING

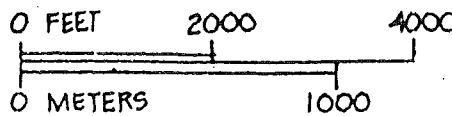
Both sites are zoned PDH-20, Planned Development Housing - 20 units per acre, also includes public uses. See Figures 4 and 5.

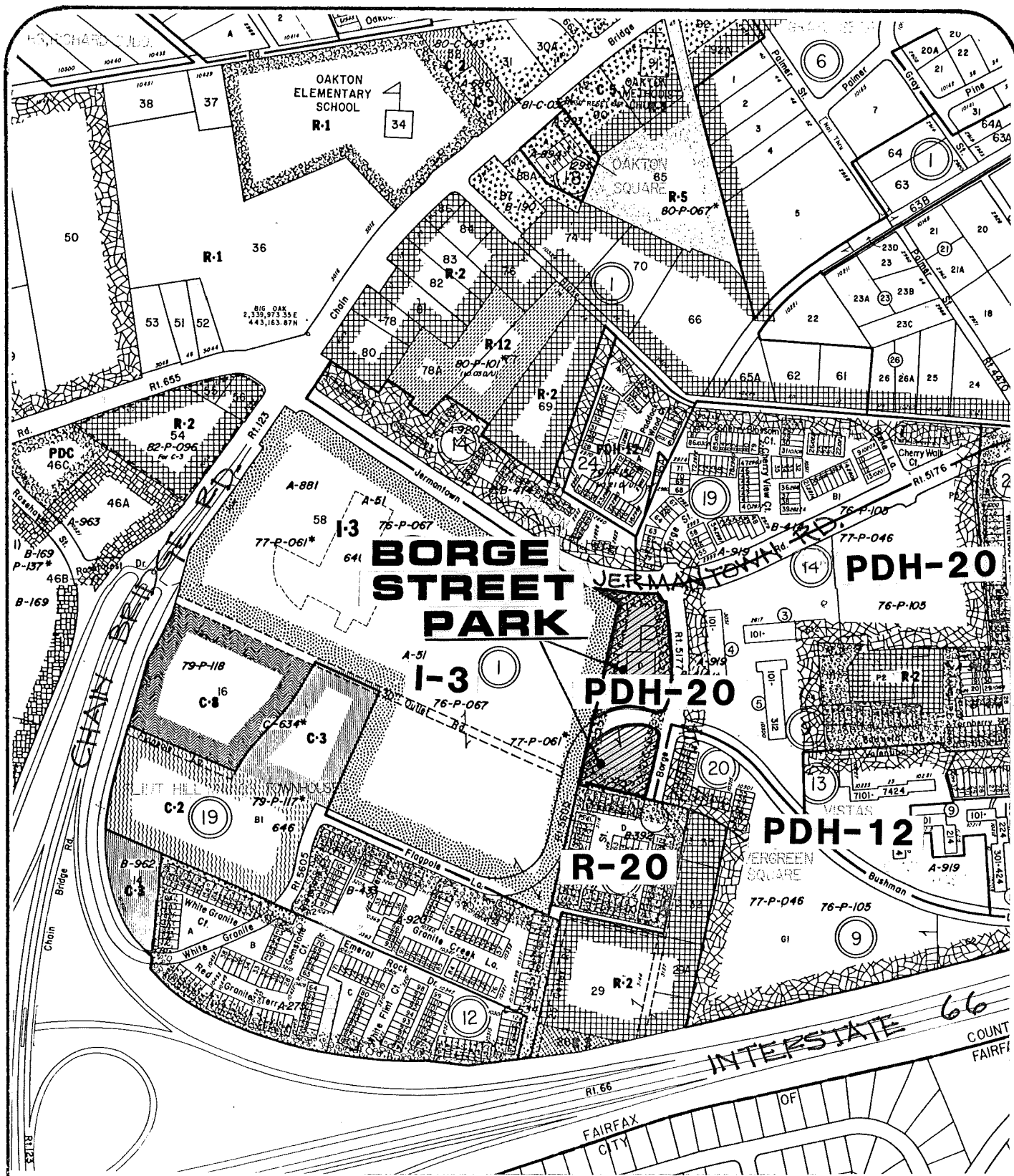
D. COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan (pedestrian/bike) shows a trail along Jermantown Road and Blake Lane, adjacent to each site. See Figure 6.

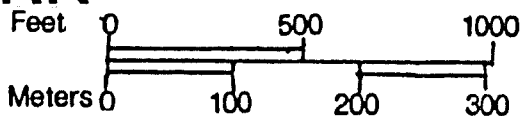


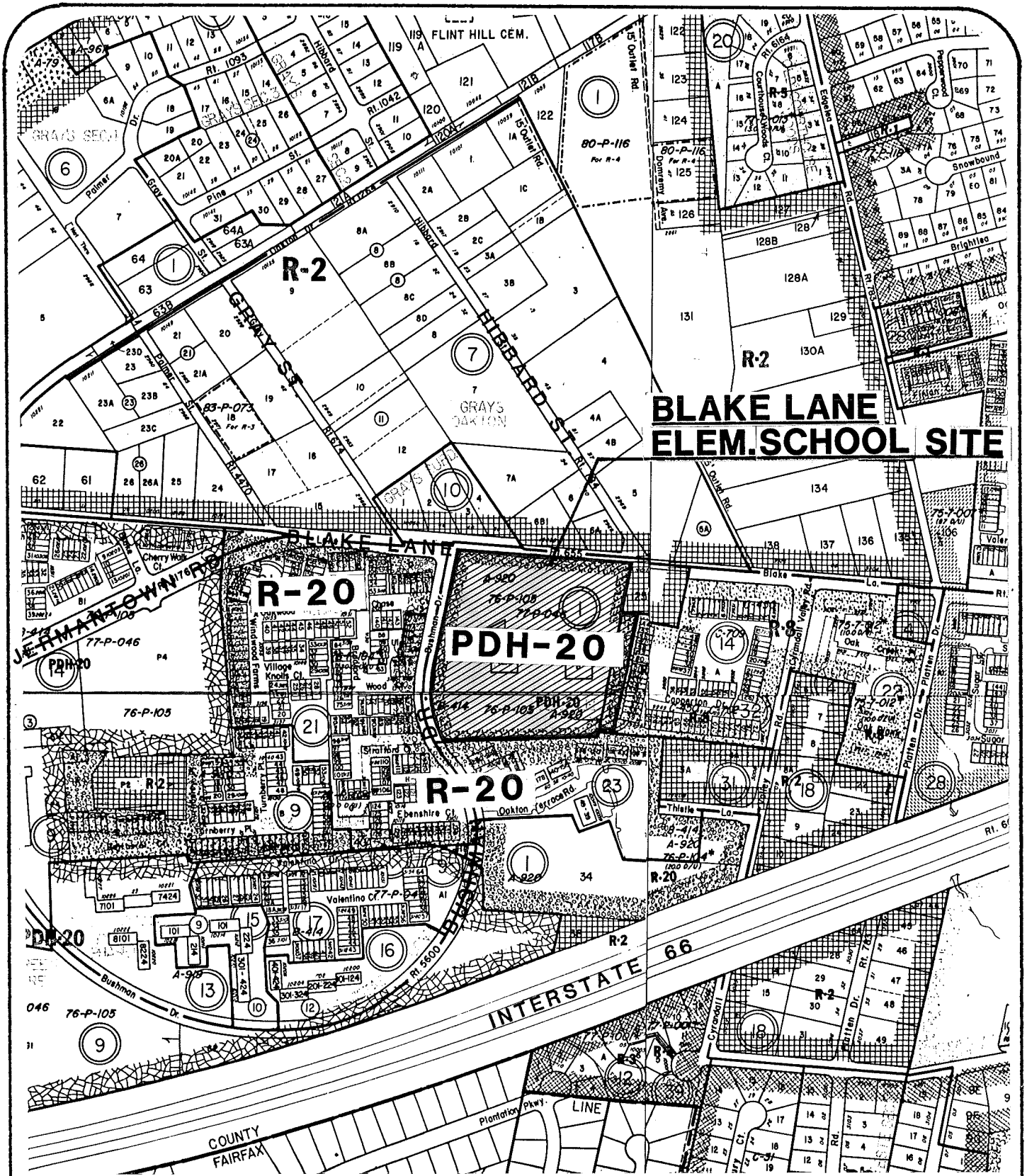
# **BORGE STREET PARK AND BLAKE LANE SCHOOL SITE SERVICE AREA MAP**



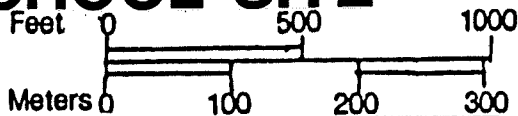


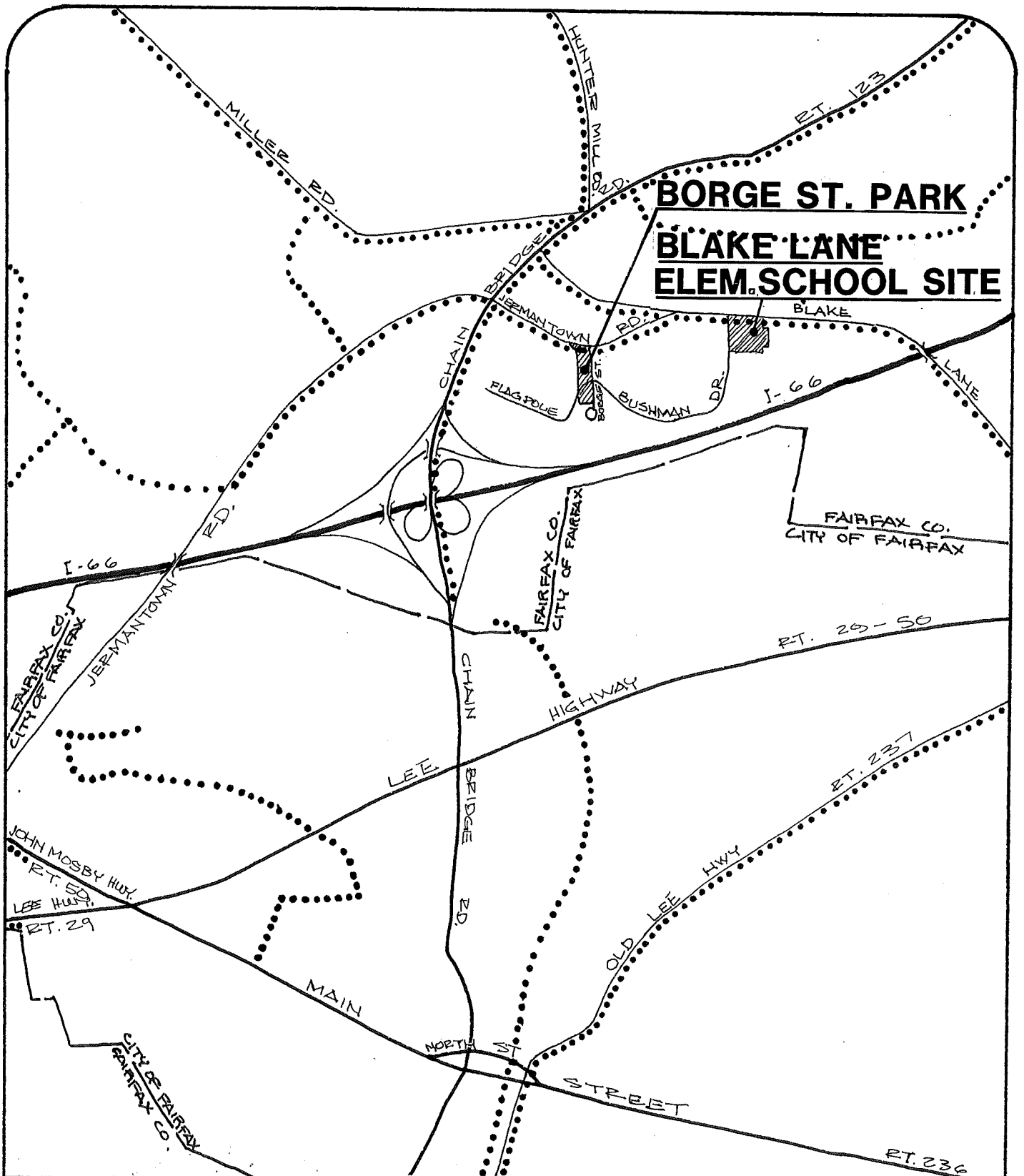
# BORGE STREET PARK ZONING MAP



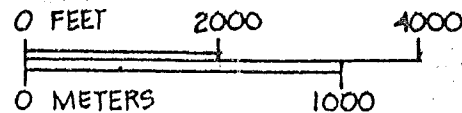


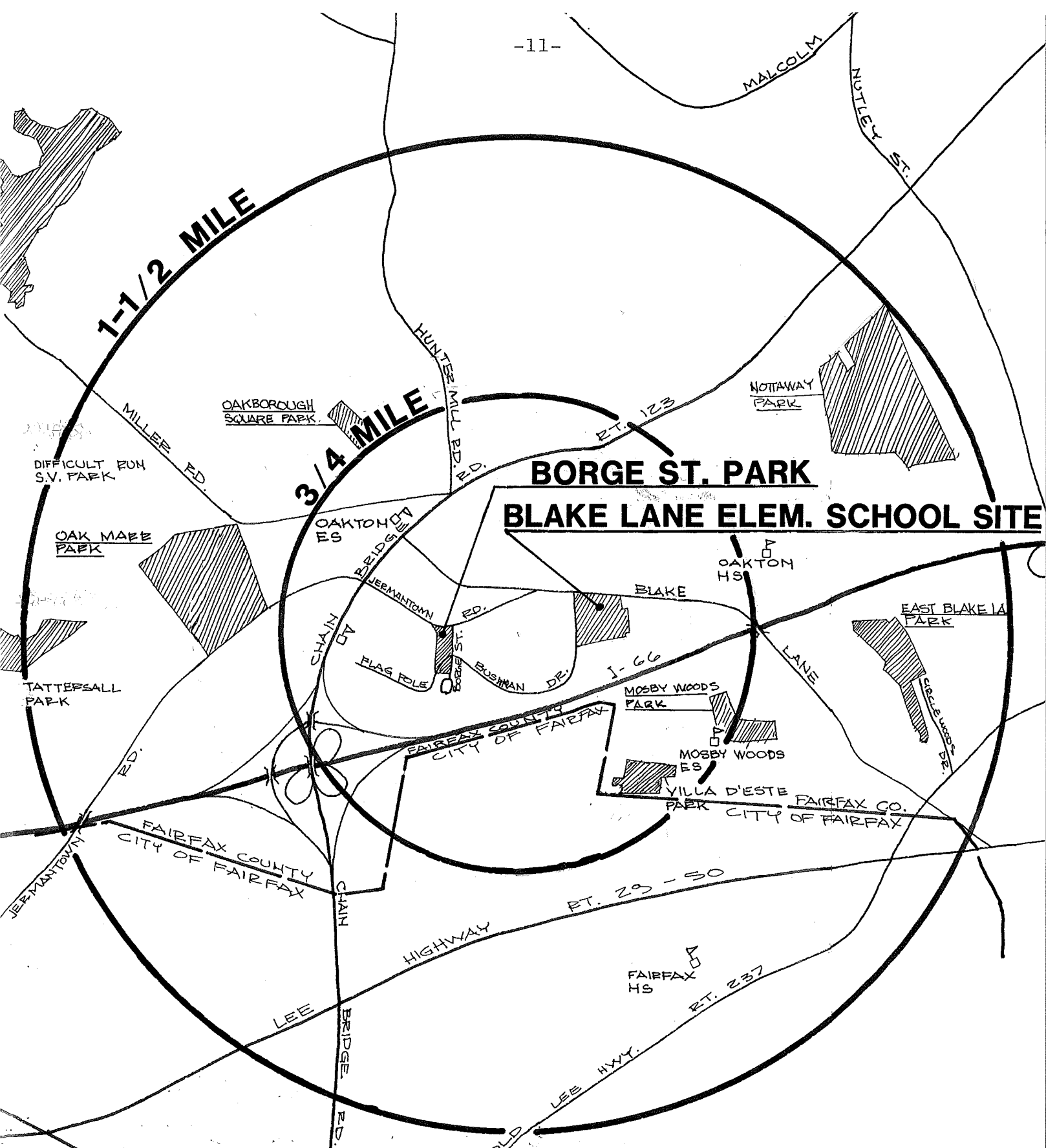
# BLAKE LANE ELEM. SCHOOL SITE ZONING MAP





**BORGE STREET PARK AND BLAKE LANE SCHOOL SITE**  
**COUNTYWIDE TRAIL PLAN**





**BORGE STREET PARK AND BLAKE LANE SCHOOL SITE**

**NEARBY PARKS AND SCHOOLS**

0 FEET      2000      4000

0 METERS      1000

E. NEARBY PARKS AND SCHOOLS (Figure 7)

Table 1 lists existing public recreation facilities in parks (Fairfax County Park Authority) and schools (Fairfax County Public Schools) in the service areas of Borge Street Park and Blake Lane School Site.

F. OTHER RECREATIONAL FACILITIES: (within primary service area)

Facilities include, but are not limited to: 1 multi-use court, 2 tot lots, 3 swimming pools, 2 tennis courts, and 1 soccer field.

They are located on private property and are available for non-public use based on memberships, ownership and other qualifications. This listing is not all inclusive and facilities may or may not be present at any given time. Facilities here listed are not included in public facilities standards chart for the study area.



PUBLIC RECREATION FACILITIES INVENTORY

TABLE 1

TABLE 1		MASTER PLAN																									
		TOT LOT	CREATIVE PLAYGROUND	PLAY APPARATUS AREA	OPEN PLAY AREA	FOOTBALL FIELD	SOCCER/FOOTBALL FIELD	SOCCER FIELD	BASEBALL FIELD	SOFTBALL FIELD	LITTLE LEAGUE FIELD	BASKETBALL/MULTI-USE COURT	TENNIS COURT	PRACTICE TENNIS COURTS	TRACK	HIKING/WALKING TRAILS	NATURE TRAIL	HISTORIC SITE	NATURAL AREA	PICNIC AREA	PICNIC SHELTER	RESTROOMS	PARKING	COMMUNITY CENTER	CRAFT/CLUB ROOM	REFRESHMENTS	GARDEN PLOTS
PRIMARY SERVICE AREA																											
PARKS: Mosby Woods (community, 7.1 ac.)																			*	*							
Oakborough Square (comm., 7.5 ac.)				*	*																						
Villa D'Este (community 9.0 ac.)																				*							
SCHOOLS: Mosby Woods Elementary			*									2															
Oakton Elementary				*								*															
Oakton High School						*#		2	4			5	6		1												
SUBTOTAL		0	1	2	0	1	0	3	5	0	0	8	6	0	1	1	0	0	2	0	0	0	0	0	0	0	0
SECONDARY SERVICE AREA																											
PARKS: Difficult Run S.V. (stream valley)		UNDEVELOPED																									
East Blake Lane (comm. 16.1 ac.)		UNDEVELOPED																									
Nottoway (county, 84.0 ac.)		*	*	*	*		*#		*	*#	*#	3#	6#	4#			*	*	*	*	*	*	*	*	*	*	175
Oak Marr (community, 58.5 ac.)		*			*		2		*								*	*					*				
Tattersall (community, 33.2 ac.)		UNDEVELOPED																									
SCHOOLS: No additional schools																											
SUBTOTAL			1	0	1	2	0	3	0	2	1	1	3	6	4	0	0	1	2	1	1	1	1	2	1	1	175
TOTAL		1	1	3	2	1	3	3	7	1	1	11	12	4	1	1	1	2	3	1	1	1	2	1	1	1	175

\*Existing facilities  
#Lighted facilities

G. PUBLIC PARK FACILITIES SURPLUS/DEFICIENCY (TABLE II)

BORGE STREET PARK AND BLAKE LANE SCHOOL SITE  
FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA - 1984

Primary Service Area (3/4 Mile Radius)

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES	EXISTING PARKS	EXISTING SCHOOL FACILITIES	TOTAL	SURPLUS/ (+) DEFICIENCY (-)
Tot Lot	1-500	16	0	2	2	-14
Baseball	1-6000	2	0	5	5	+3
Softball	1-3000	3	0	0	0	-3
Tennis	1-1200	7	0	6	6	-1
Basketball/Multi-Use	1-500	16	0	8	8	-8
Swim Pool	1-15000	1	0	0	0	-1
Golf Course	1-25000	1	0	0	0	-1
Soccer	1-1500	6	0	3	3	-3

Estimated population within designated primary service area = approximately 7968.

Secondary Service Area (extending from the primary service area to about 1-1/2 miles from park)

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES	EXISTING PARKS	EXISTING SCHOOL FACILITIES	TOTAL	SURPLUS/ (+) DEFICIENCY (-)
Tot Lot	1-500	13	1	0	-1	-12
Baseball	1-6000	1	3	0	3	+2
Softball	1-3000	2	1	0	1	-1
Tennis	1-1200	5	6	0	6	+1
Basketball/Multi-Use	1-500	13	3	0	3	-10
Swim Pool	1-15000	1	0	0	0	-1
Golf Course	1-25000	1	0	0	0	-1
Soccer	1-1500	5	3	0	3	-2

Estimated population within designated secondary service area = approximately 6464.

#### IV. SITE ANALYSIS

##### A. NATURAL FEATURES

###### 1. Slopes:

0-5% - Slight slope, excellent for recreation.  
5-10% - Moderate slope, good for recreation, grading required.  
10% or Greater - Moderate to steep, poor for active recreation, extensive grading required.

Borge Street Park: Slopes do not limit development at this park which is gently sloping, however grading may be required on the western one-half of the site. See Figure 8.

Blake Lane S.S.: Slopes generally do not limit development, however grading would be required for ballfields and other large scale development. The high point is in the center of the site and slopes away on all sides. There are moderate to steep slopes on the south/central side of the site: See Figure 9.

###### 2. Soils:

###### Borge Street Park

Two soil types: Glenville silt loam (10B+)  
Glenelg silt loam (55B1)

Rating: Glenville - Marginal for building and street or roadway support, poor for recharge of storm runoff water, has a high seasonal water table.

Glenelg - Good for both building support and recharge of groundwater, good for most use and management needs associated with a neighborhood park.

See Figure 10.

###### Blake Lane School Site

Three soil types: Glenelg silt loam (55B1)  
Meadowville silt loam (20B+)  
Glenville silt loam (10B+)

Rating: Glenelg: Good for both building support and recharge of groundwater.

Meadowville: Poor for road subgrade material and building support, it has a high water table during wet seasons.

Glenville: Poor for road subgrade material and building support, fair for recreational areas however, artificial drainage may be needed.

See Figure 11.

###### 3. Elevations

###### Borge Street Park

There is a difference of approximately twenty-four feet from the highest point to the lowest point on the site. The high point is in the southwest corner of the site, and the low point is in the northeast corner of the site. Both the high and the low points are located on the section of the site north of Flagpole Lane. See Figure 8.

###### Blake Lane School Site

There is a difference of approximately twenty-eight feet from the highest point, at about the center of the site, to the lowest point on the site in the southeast corner. See Figure 9.

4. Vegetation:

Borge Street Park

- o North of Flagpole Lane: Mostly grass area with trees and shrubs along the west side. A hedgerow of autumn olive shrubs and sumac, also hickory, red oak, pine, and cedar.
- o South of Flagpole Lane: Almost entirely wooded, mature tulip poplar, red maple, and pin oak. The area is heavily overgrown with honeysuckle, bush honeysuckle, and multi-flora rose, dogwood, and holly.
- o See Figure 12.

Blake Lane School Site

Most of the site is open and grass covered. At the center are five large mature white oak trees adjacent to the remains of the old house. Also surrounding vegetation includes red oaks, mature Virginia pines, and red cedars. There are trees and shrubs on the east and south property lines. Unused portions of the site are overgrown with multiflora rose, autumn olive, and briars. See Figure 13.

FLAGPOLE LANE

ARROWOOD SEC. 4

HIGH POINT

BORGE STEET

BUSHMAN DR.

JERMANTOWN ROAD

LOW POINT

LOCATION MAP

LEGEND

0-5%  
5-10%  
OVER 10%

SLOPES

BORGE STREET PARK

FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION SEC. 47-4 • 3.60 ACRES

FEET  
0 30 60 90 120  
METER  
0 10 20 30

Note - Property information derived from plot by  
Pattos, Harris, & Rust, Fairfax, VA  
Nov. 1972 in RF 1362  
-Contours derived from county topo and  
are for master planning only  
-Contour interval is 3 feet.

TAX MAP SEC. 47-4



FLAGPOLE LANE

ARROWWOOD SEC. 4

**GLENELG  
SILT LOAM**  
GOOD FOR  
DEVELOPMENT

55B1

**GLENELG SILT LOAM**  
GOOD FOR DEVELOPMENT

55B1

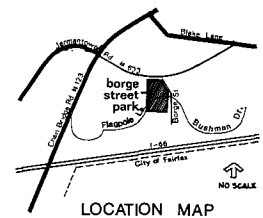
10B+

**GLENVILLE  
SILT LOAM**  
MARGINAL FOR  
DEVELOPMENT

BORGE STEET

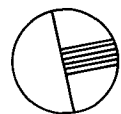
BUSHMAN DR.

JERMANTOWN ROAD  
RT. 5176



LOCATION MAP

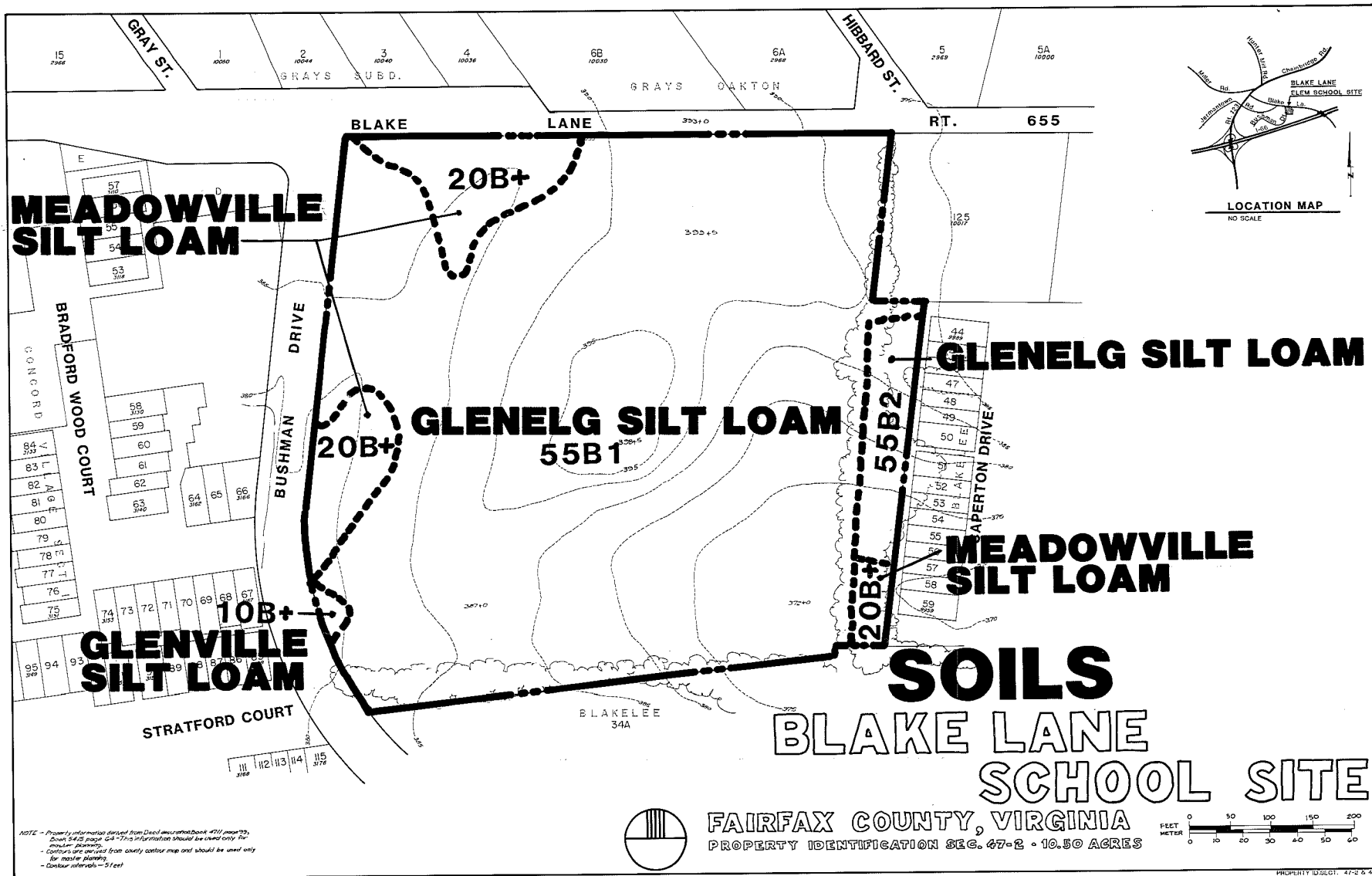
**SOILS**



**BORGE STREET PARK**  
FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION SEC. 47-4 • 3.60 ACRES



TAX MAP SEC. 47-4





B. MAN-MADE FEATURES

1. Existing Facilities and Uses

Borge Street Park - Existing facilities in this park include:

A tot lot area with a variety of apparatus, primarily of steel construction.  
One (1) basketball goal.  
Grass open play area.  
Split rail fence enclosing developed portion of site along Borge St. and Jermantown Rd.  
Natural area along the west side of the park.  
Partial trails leading into the park from perimeter sidewalks.  
See Figure 12.

Blake Lane School Site - Existing facilities in this park include:

Open field area with two small overlay soccer fields.  
Gravel entrance drive and parking area.  
Evidence of an old house site including foundation rubble, a well, and fence lines.  
See Figure 13.

2. Easements and Utilities

Easements: Borge Street Park - 20' VEPCO easement on the east side, along Borge Street; storm sewer easement adjacent to the intersection of Borge Street and Jermantown Road; and storm drainage easement south of Flagpole Lane.

Blake Lane School Site - A storm drainage easement in the southeast corner, and in the southwest portion of the site, adjacent to Bushman Drive.

Utilities: Borge Street Park and Blake Lane School Site - Water and sewer services and electrical power do exist at both sites, and are accessible. However, they do not restrict development.

C. SUMMARY SITE ANALYSIS

Borge Street Park (see Figure 12)

The major features of the site are the existing facilities and the undeveloped section south of Flagpole Lane.

The slope of the ground is not restrictive for most park development. Adjustments to the existing grading would be required to accommodate an open play area, multi-use courts, play apparatus, and tot lots. Minor grading would be required to develop a picnic area on the portion of the site south of Flagpole Lane.

The soils on the site are good for most development associated with a neighborhood park.

The north section of the site is predominately an open grassed area. While the hedgerow along the western boundary should remain as a buffer, the vegetation does not restrict development.

The undeveloped section south of Flagpole Lane is heavily overgrown. The understory would need to be cleared for development.

Existing utility lines and easements may be utilized and do not limit development.

The section of the site north of Flagpole Lane is best suited for active recreation such as open play areas and multi-use courts. The section of the site south of Flagpole Lane is best suited for passive recreation development which would retain the buffer that the natural area provides.

Blake Lane School Site (See Figure 13)

The major features of the site are an open play area with two small overlay soccer fields, existing gravel entrance and parking area, and a knoll at about the center of the site, where mature trees are located.

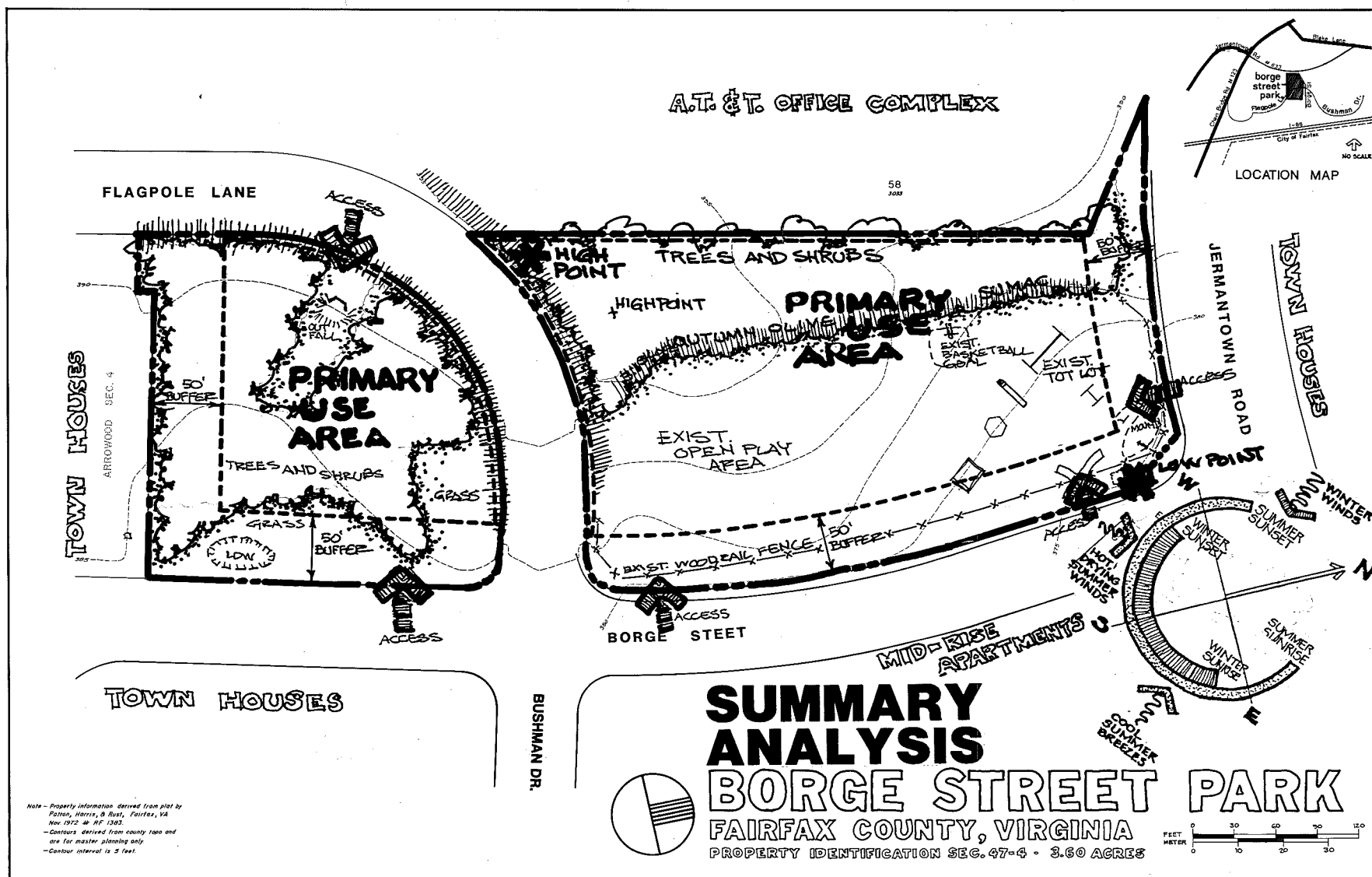
Grading would be required to achieve optimum slopes for ballfields and court surfaces, however, the slopes on the site do not restrict development.

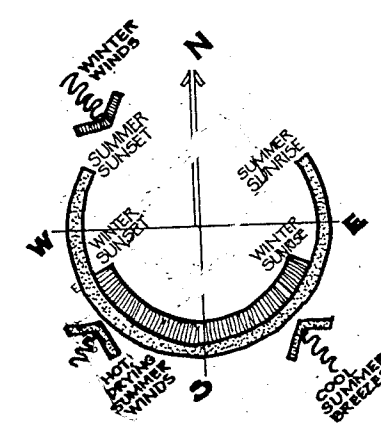
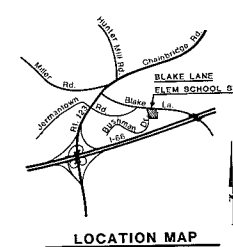
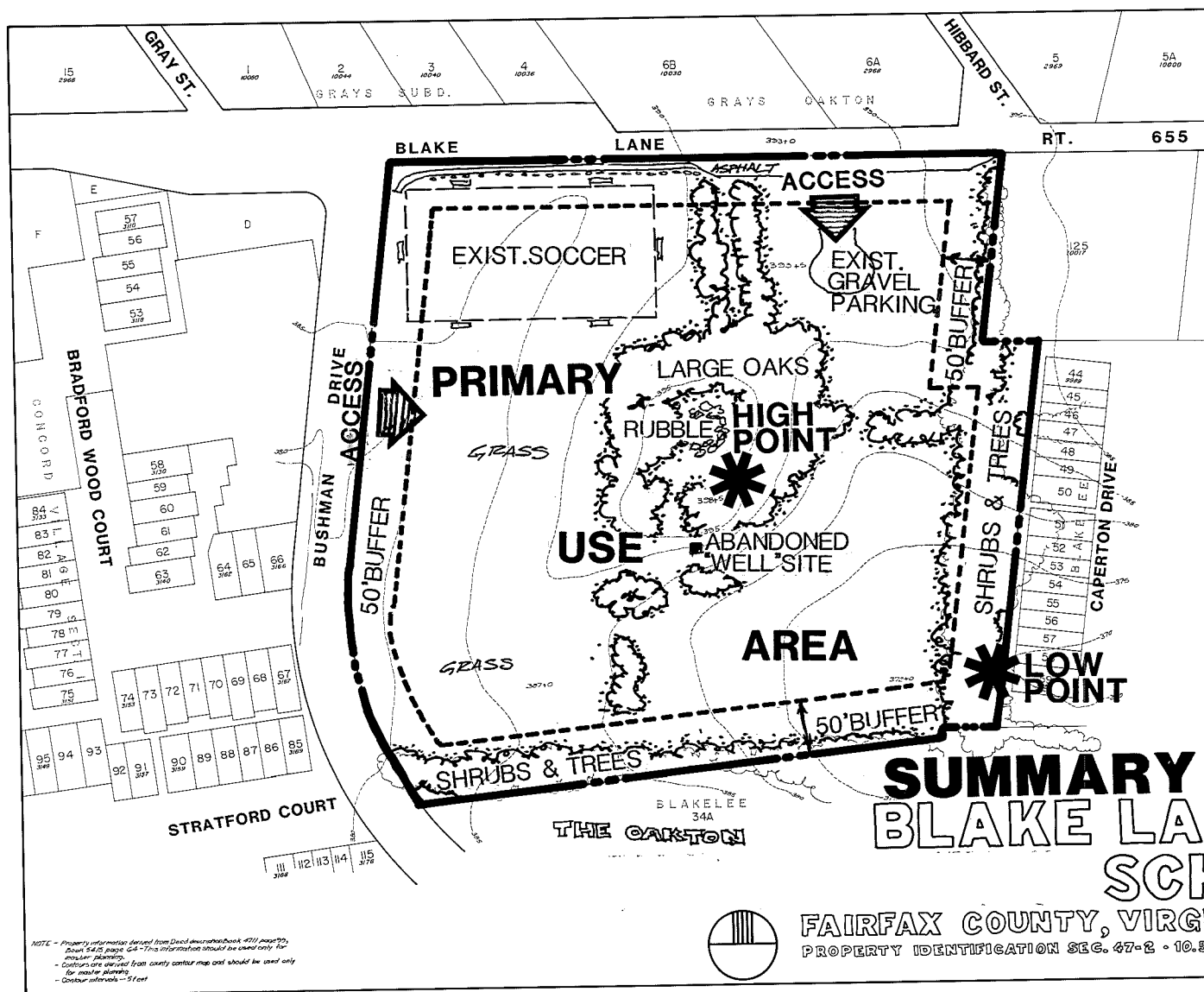
The soils on the site are rated good to fair for recreational development. The unsuitable areas are minimal and do not restrict development.

The site is predominately open and overgrown with multi-flora rose and briars. Vegetation does not restrict development, however, the mature white oaks at the center of the site should be preserved.

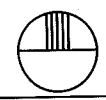
Existing utility lines and easements may be utilized and do not limit development.

This site, with the exception of the knoll at the center of the site, is best suited for active recreation development.





# SUMMARY ANALYSIS BLAKE LANE SCHOOL SITE



**FAIRFAX COUNTY, VIRGINIA**  
PROPERTY IDENTIFICATION SEC. 47-2 • 10.50 ACRES



PROPERTY ID: SEC. 47-2 & 47-4

V. PROGRAM DEVELOPMENT

A. COMMUNITY FORUM

A community forum was held on May 3, 1984 at the Mosby Woods Elementary School to inform area residents and interested citizens of the master plan process and to solicit opinions from them as to desired facility and program development. Approximately 20 citizens attended and discussed the parks and their potential opportunities. Summary of the community forum is as follows: (refer to the Appendix for a complete summary of the meeting.)

BORGE STREET PARK

Likes (Top Five Priorities)

Item	Yellow Team	Blue Team	Green Team	Total Points
Playground (wood play equipment)	25	35	38	98
Landscaping	17	16	15	48
Open play (with backstop)	12		10	22
Picnic area	5		12	17
Asphalt trail	16			16
"Neighborhood" park		14		14
Paved play area		5		5
Basketball court	5			5

Dislikes (Total List)

Organized baseball  
 Additional traffic  
 Chain link fence on perimeter  
 Grills - eliminate trash  
 Lighted facilities  
 Metal and steel play equipment (replace with wood)

BLAKE LANE SCHOOL SITE

Likes (Top Five Priorities)

Item	Yellow Team	Blue Team	Green Team	Total Points
Large open play area (playing fields)	17	44	6	67
Keep trees	13	22		35
Fitness trail	22			22
Adequate parking for soccer			17	17
Continue soccer use			13	13
Tennis court		6	6	12
Soccer field	11			11
Sidewalks along Blake Lane		10		10
Clean up			9	9
Volleyball court	7			7

Dislikes (Total List)

Additional traffic  
Chain link - perimeter  
No cutting of big trees  
Grills  
School  
Pool

B. REPORTS

The following agencies or departments were asked to make recommendations regarding development of parks: Fairfax County Department of Recreation and Community Services, Fairfax County Police, Fairfax County Office of Comprehensive Planning, Fairfax County Soil Scientist, Fairfax County Park Authority Divisions of Operations, Conservation, Historic Preservation, Development, and Land Acquisition and Planning.

A summary of their recommendations is as follows: (refer to the Appendix for their complete reports.)

Borge Street Park

Department of Recreation and Community Services: Should be developed for active and passive recreational uses; replace existing split rail fence at north end of the park with a fence appropriate to prevent children from darting into traffic; or relocate existing apparatus to the south end of the site; retain existing open play area; a paved multi-use court; and a picnic area.

Fairfax County Park Authority Conservation: Retain hedgerow in its natural state to provide a visual buffer between residential area and commercial development along Rt. 123, and as a habitat for existing wildlife.

Fairfax County Park Authority Development Division: Should be developed as a mini-wildlife refuge.

Blake Lane School Site

Department of Recreation and Community Services: In the western portion of the site one (1) regulation soccer/football field; in the southeast corner of the site one (1) baseball/softball field; in the southwest corner of the site a practice soccer/football field; apparatus and picnic area under the large trees; a jogging path around the perimeter of the site; and adequate parking in the northeast corner of the site.

Fairfax County Park Authority Conservation: Should preserve oak trees. Site is otherwise suitable for active recreation development.

C. ADDITIONAL INPUT

Following the community forum, the Fairfax County Park Authority received:

1. A letter suggesting the following improvements be made at Borge Street Park:
  - a. A shaded picnic area with grills
  - b. Shuffleboard courts
  - c. Golf driving range

D. FUNDING

Borge Street Park

There is a total of \$73,009 approved for development (as of September 1985):

Bond Program 1982

Fiscal Year 1986	\$ 4,691
Fiscal Year 1987	62,969
Fiscal Year 1988	<u>\$ 801</u>

Total Bond Program 1982	\$68,461
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Gift Trust Fund	<u>\$ 810</u>
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Total Gift Trust Fund	\$ 810
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Total through Fiscal Year 1987	\$69,271
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Blake Lane School Site

There is a total of \$62,549 approved for development (as of September 1985):

Bond Program 1982

Fiscal Year 1985	\$10,149
Fiscal Year 1986	\$ 3,627
Fiscal Year 1987	<u>\$10,373</u>

Total Bond Program 1982	\$24,149
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Grant Trust Fund*	\$38,400
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Total Grant Trust Fund	\$38,400
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Total through Fiscal Year 1987	\$62,549
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\*In addition to the available funds from (1982 Park Bond) for capital improvements at Blake Lane School Site, there will be approximately \$38,400 made available by a private developer. The developer of the Trevor House Condominiums has agreed to contribute funds to the Fairfax County Park Authority for the development of adult type recreational facilities, in order that the recreation requirements for his development be satisfied. These funds will be donated on a per unit basis, and to date \$28,800 (July 18, 1985) of the total have been received.

Should the funds provided for the two parks not be used for phased improvements, they will be reallocated to other parks in the district.

VI. CONCEPT DEVELOPMENT

Based on the analysis of each of the sites and the information received as result of the community forum, a series of conceptual plans were developed for each park.

Borge Street Park

The concepts for this site propose both active and passive recreation within the range of desires of the community. Each of the plans retains a wooded buffer between the park and adjacent residences and the AT & T complex.

Concept A (Figure 14)

Concept 'A' proposes moderate development. The facilities illustrated are similar to existing facilities: A playground with new play equipment replaces the existing metal playground; a multi-use court provides a paved area for basketball, etc.; a backstop is provided for the open play area. The existing wooded area at the south end of the site provides for passive recreation including a picnic area and an asphalt trail.

Concept B (Figure 15)

Concept 'B' further develops the portion of the site north of Flagpole Lane. In addition to the facilities illustrated in Concept 'A', Concept 'B' proposes an enclosed tot lot. An asphalt trail provides access to each of the facilities and utilizes the existing entrances.

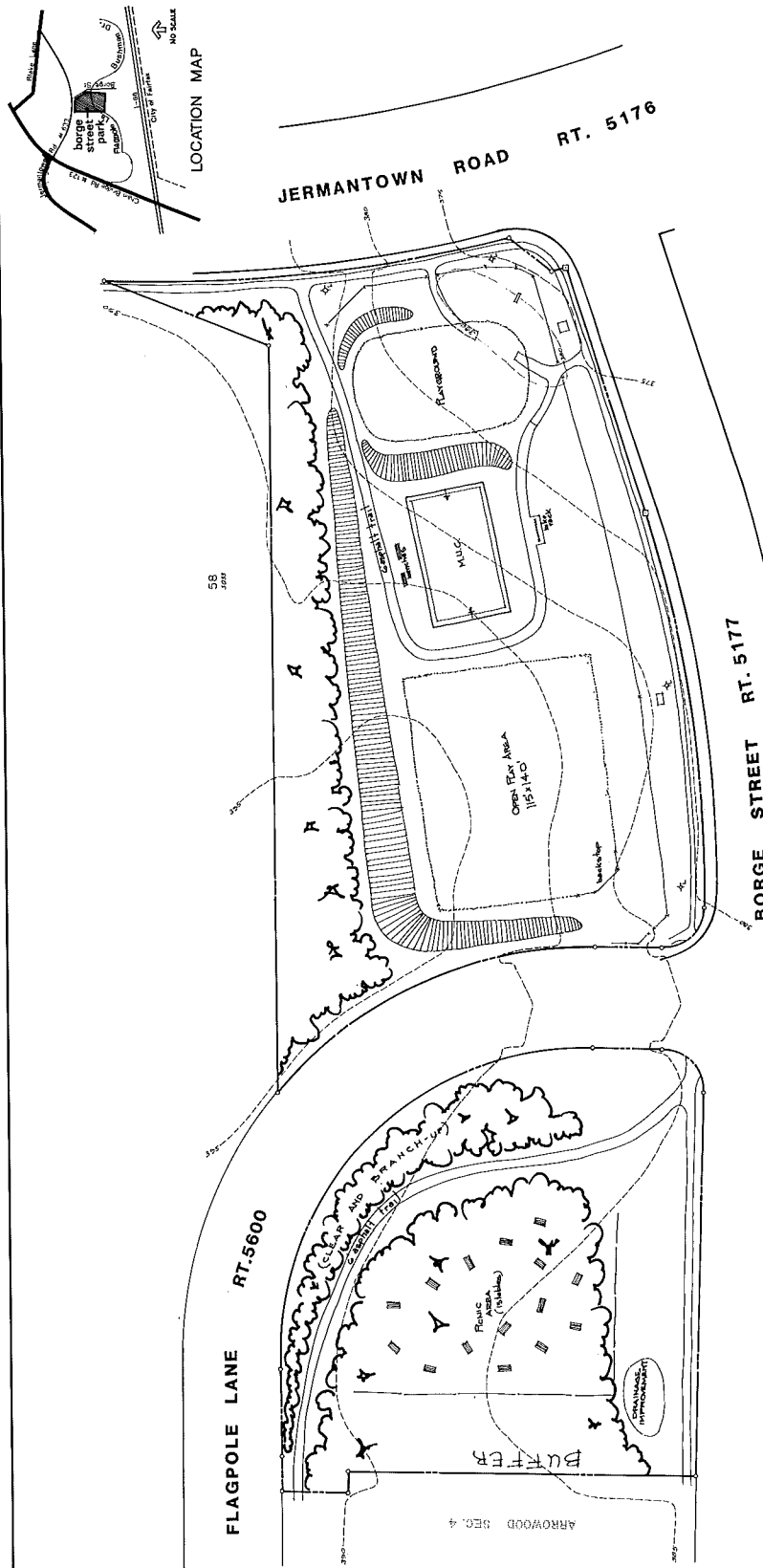
Concept C (Figure 16)

Concept 'C' expands development to the section of the site south of Flagpole Lane. The enclosed tot lot is located adjacent to the picnic area. This reduces the possibility of conflict between motor vehicles and children using that facility. The picnic area is reduced in size with the asphalt trail passing through the center of the site. The section of the site north of Flagpole Lane is similar to Concept 'A'. However, placing the multi-use court and the playground adjacent to each other in an east-west direction rather than north-south increases the open play area.

Concept D (Figure 17)

In Concept 'D' the site is fully developed. The playground and the enclosed tot lot are placed adjacent to the picnic area. This not only isolates the younger children from the heavy traffic along Jermantown Road, but also makes it convenient to supervise children of two age groups. The picnic area is further reduced, and the asphalt trail services each of the facilities. The enlarged open play area is retained while two multi-use courts are proposed at the north end of the site.

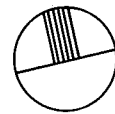




# CONCEPT A

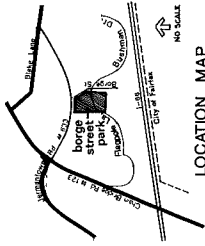
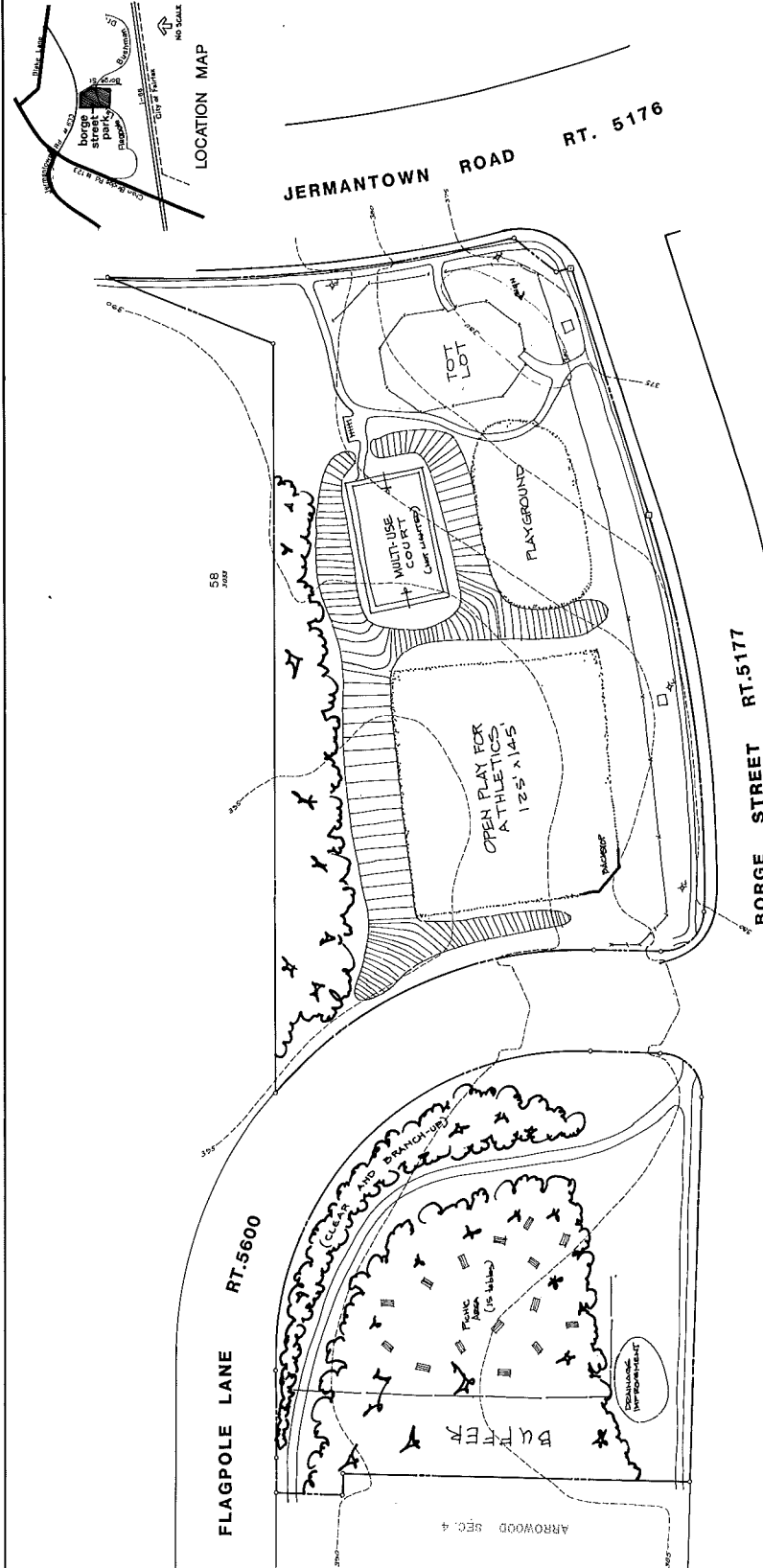
## BORGE STREET PARK

FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION SEC. 47-4 - 3.60 ACRES



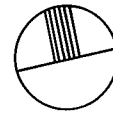
BUSHMAN DR. RT. 5600

Note - Property information derived from plat by  
the Fairfax County Survey Office, 14  
New 1912 & 1913  
-Callers desired from county 1910 and  
one for master planning only  
-Callers desired in 1911



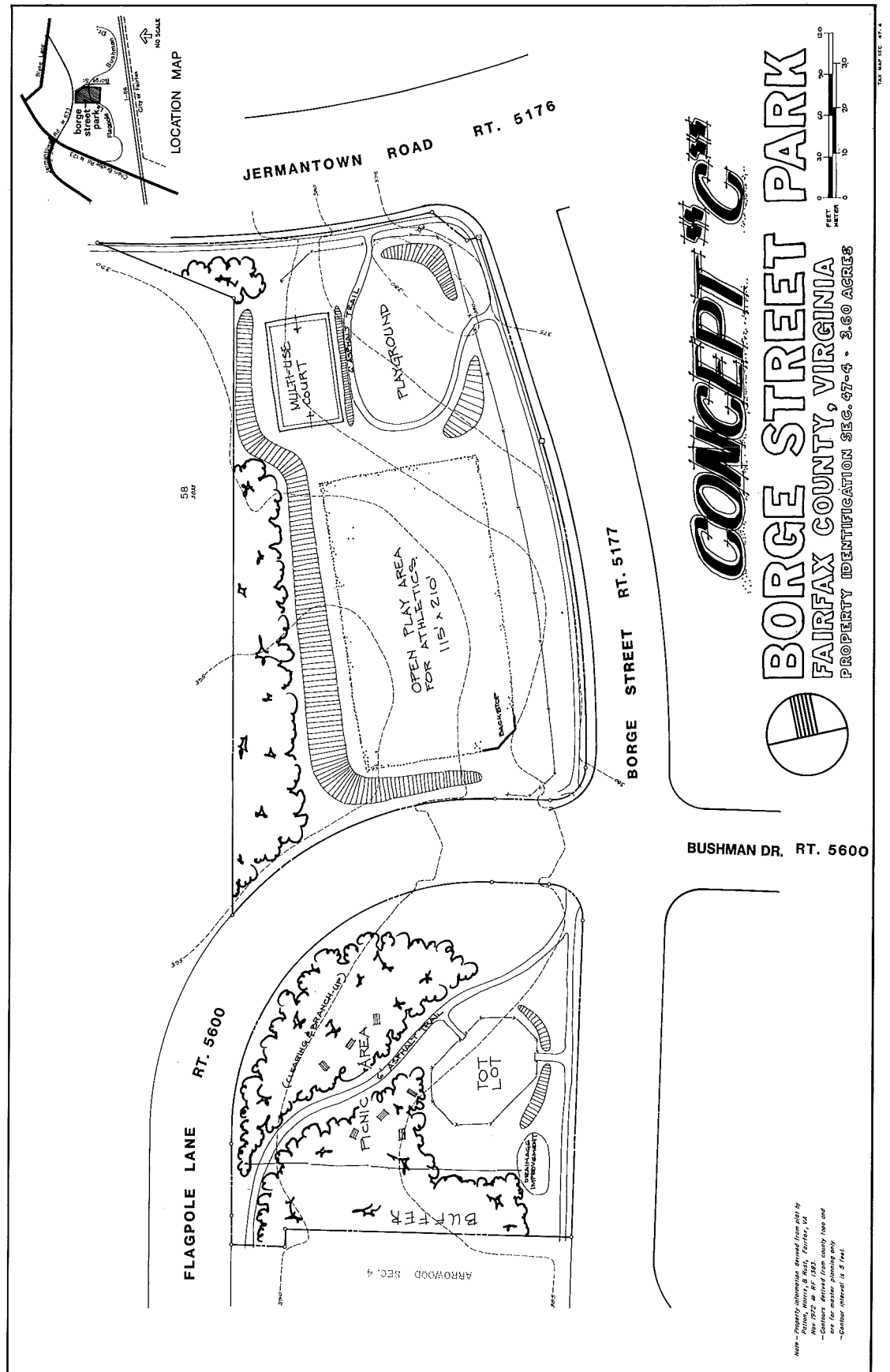
**CONCEPT "B"**

**BORGE STREET PARK**  
**FAIRFAX COUNTY, VIRGINIA**  
 PROPERTY IDENTIFICATION SEC. 47-4 - 3.60 ACRES



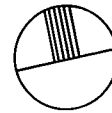
BUSHMAN DR. RT. 5600

Note - Property information derived from plat by  
 the Fairfax County Board of Supervisors, 1974  
 New 1972 and 1973  
 -Contours derived from county maps and  
 are for master planning only  
 -Colors derived from 1:50,000



**CONCEPT "C"**

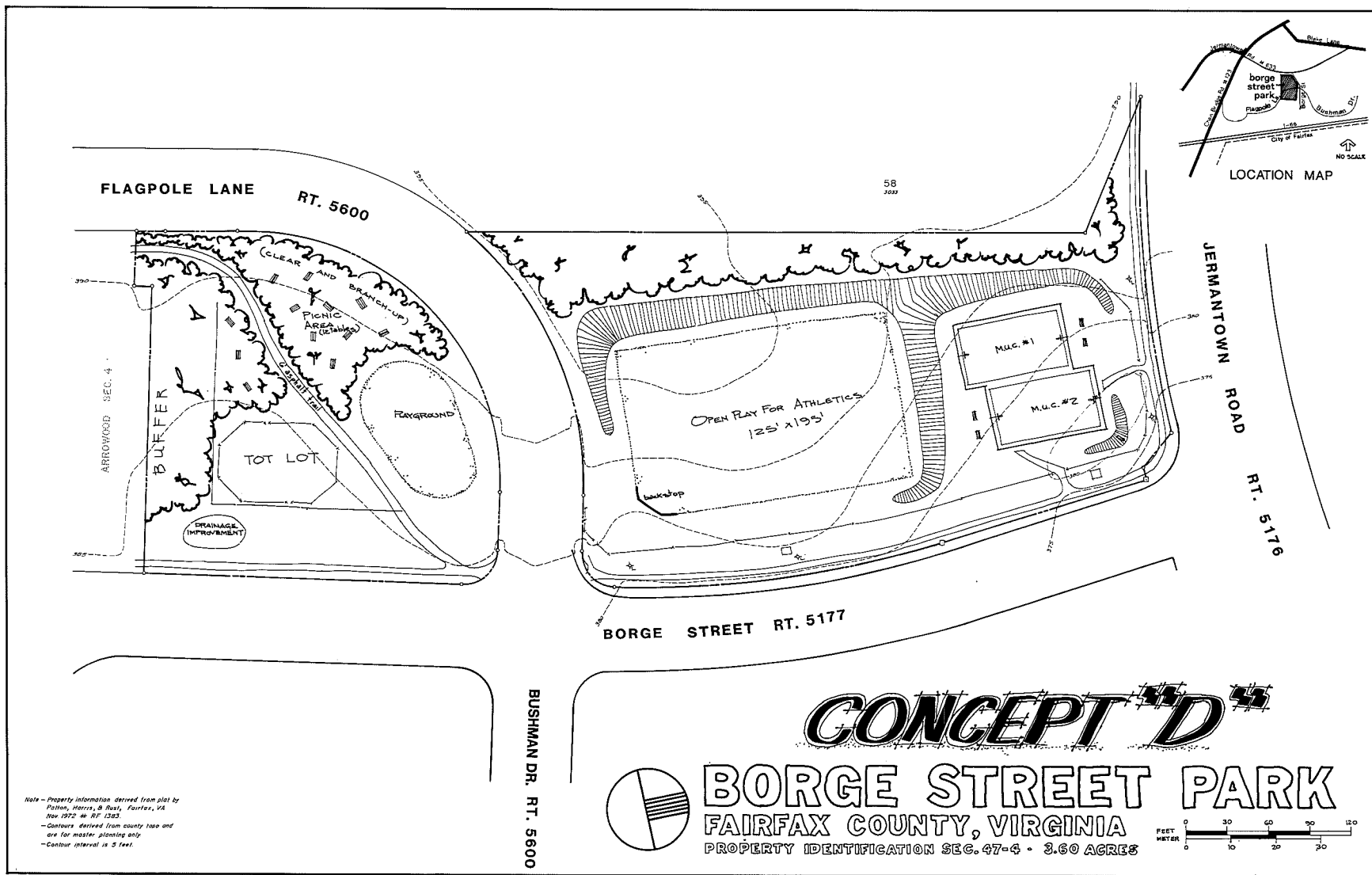
**BORGE STREET PARK**  
 FAIRFAX COUNTY, VIRGINIA  
 PROPERTY IDENTIFICATION SEC. 47-4 • 3.60 ACRES



BUSHMAN DR. RT. 5600

Note: Property information derived from plat by  
 Surveyor General of Fairfax County, Va.  
 Nov. 1972 & RT. 1983  
 -Corners derived from county 1986 and  
 1983 surveys.  
 -Easement Interval is 5 feet.

DATE: MAY 1983

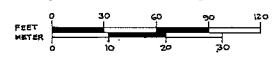
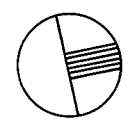


Note - Property information derived from plat by  
 Patton, Harris & Rusk, Fairfax, VA  
 Nov 1972 46 RT 1383  
 -Contours derived from county topo and  
 are for master planning only  
 -Contour interval is 5 feet

BUSHMAN DR. RT. 5600

**CONCEPT "D"**

**BORGE STREET PARK**  
 FAIRFAX COUNTY, VIRGINIA  
 PROPERTY IDENTIFICATION SEC. 47-4 • 3.60 ACRES



TAX MAP SEC. 47-4

### Blake Lane School Site

The concepts developed for this site are all oriented primarily toward active recreation. Each of the plans illustrate a trail along the perimeter of the site and also maintains portions of the existing wooded areas along the south and east edges of the site as buffers between the park and adjacent residences.

#### Concept A (Figure 18)

Concept 'A' proposes moderate development. Existing open areas of the site are developed as playing fields. A youth soccer field (165' x 330') and an open play for athletics (150' x 250') occupy the west side of the site, and an open play area is placed in the southeast corner. A parking area is located along Blake Lane utilizing the existing entrance. This concept requires minimal grading, with little or no disturbance to the mature tree stand at the center of the site.

#### Concept B (Figure 19)

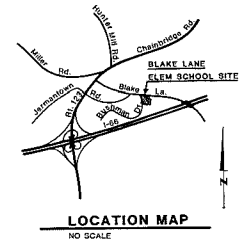
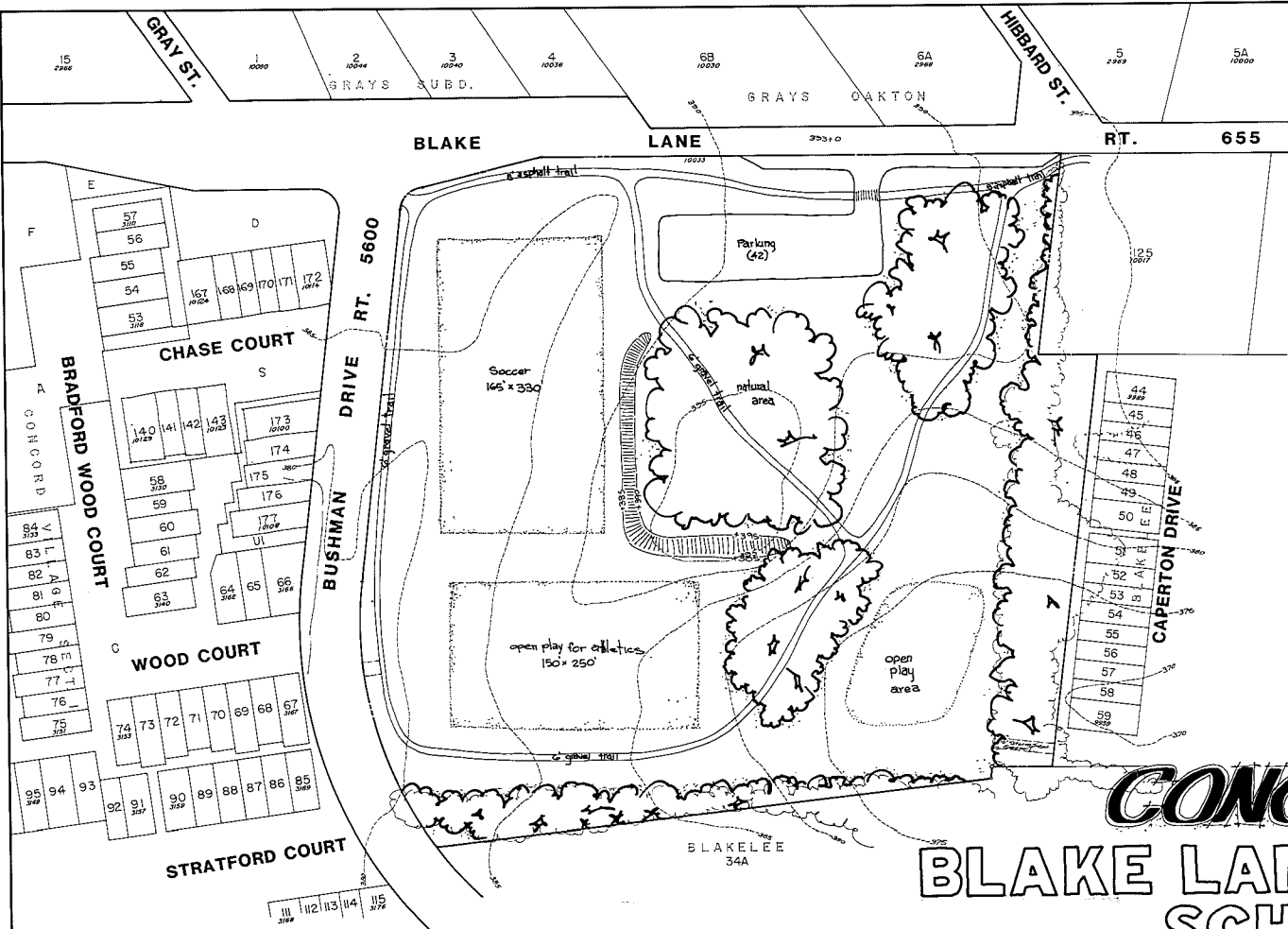
Concept 'B' further develops the site. Two entrances are proposed: one from Blake Lane with 34+ parking spaces; and one from Bushman Drive with parking area for approximately 40 cars. Screen planting surrounds both parking areas and two tennis courts are located between them. A youth soccer field (165' x 330') is located in the southwest corner of the site with an open play area for athletics extending to the southeast corner. An open play area is then located north of the open play for athletics. The trail system is expanded to provide access to each of the facilities and also to create a walking/fitness circuit. Grading is required to achieve optimum slopes on field and court surfaces.

#### Concept C (Figure 20)

Concept 'C' fully develops the site. As with Concept 'A' soccer facilities occupy the west side of the site. However the fields are enlarged to include a soccer/football field (225' x 360') and an open play for athletics (150' x 300'). A little league field is located in the southeast corner of the site adjacent to the open play for athletics. The open play area is retained as illustrated in Concept 'B', although larger in size. A parking area fronts Blake Lane utilizing the existing entrance. Substantial grading is required to achieve optimum slopes on the playing fields. A large portion of the mature tree stand will be removed. A playground and picnic tables are located in the portion of the trees to remain.

#### Concept D (Figure 21)

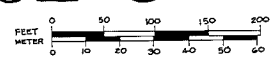
Concept 'D' fully develops the site also. However the natural features of the site are removed and the site is developed primarily for soccer use. Two soccer fields are proposed: one regulation soccer field (195' x 330'); one youth soccer field (165' x 300'), both utilizing optimum orientation (north-south). A practice area is located between them where the mature tree stand exists. Two entrances are proposed: one from Blake Lane with a parking area for approximately 42 cars; and one from Bushman Drive in the southwest corner with parking area for approximately 56 cars. An open play area is illustrated adjacent to parking area along Blake Lane. Complete regrading of the site is required in this concept.



# **CONCEPT A** **BLAKE LANE** **SCHOOL SITE**

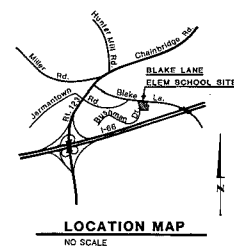
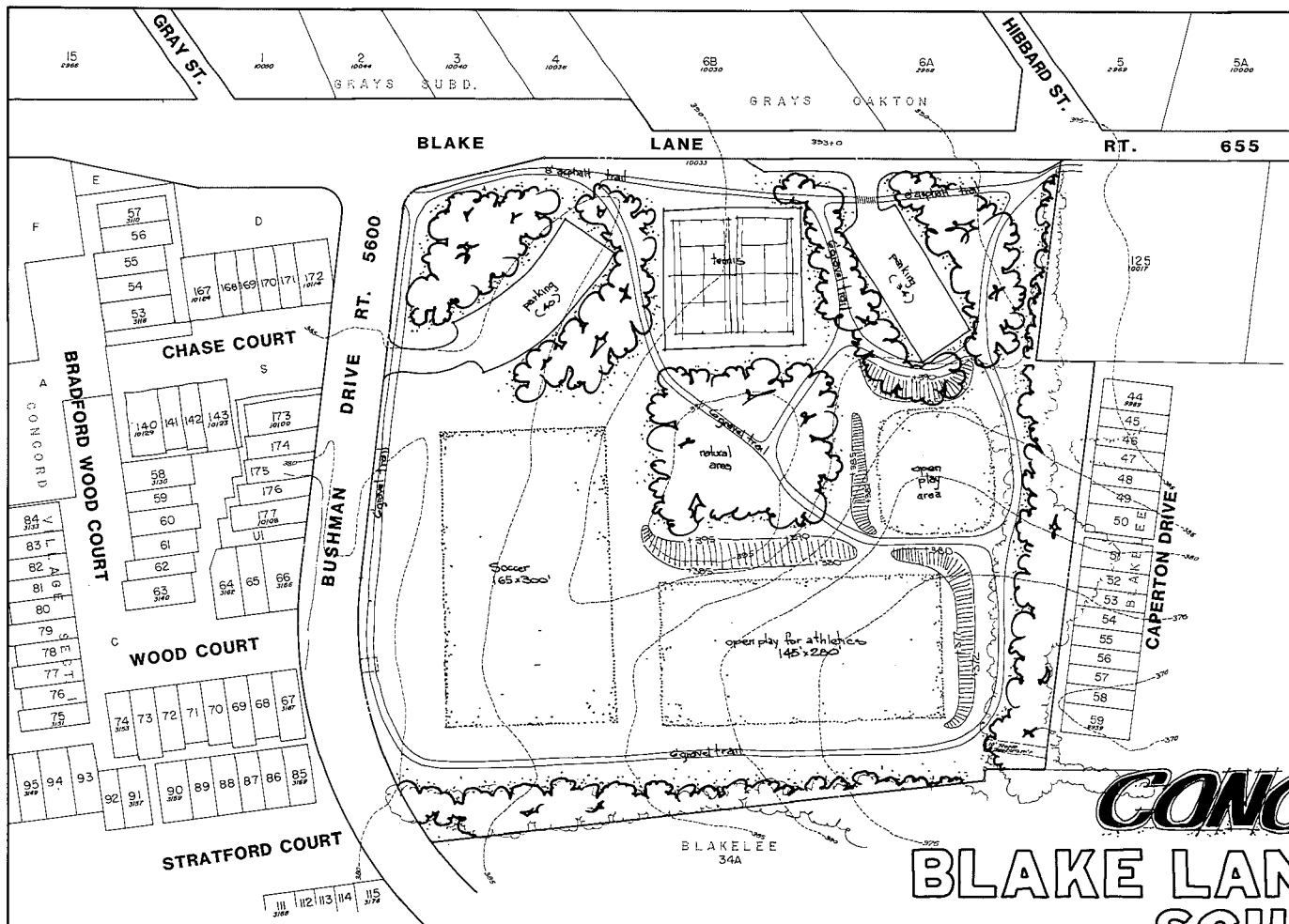


FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION SEC. 47-2 - 10.50 ACRES



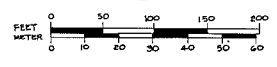
NOTE: - Property information derived from local jurisdictional maps. This information should be used only for general planning. - Owners are advised to consult with the county engineer for more detailed information. - Other interests - 5 feet

PROPERTY IDENT. 47-2 & 47-4

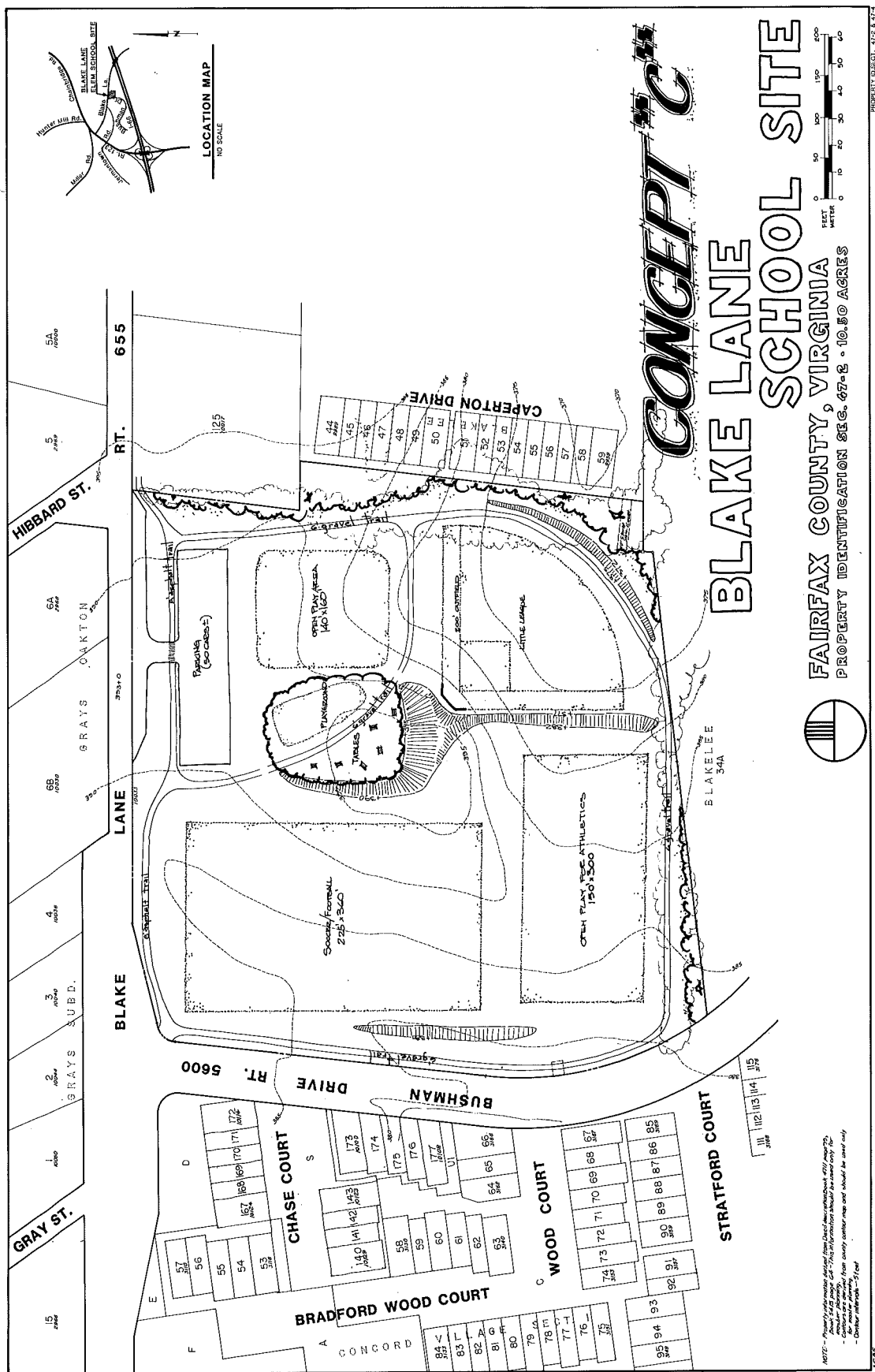


# **CONCEPT B** **BLAKE LANE** **SCHOOL SITE**

**FAIRFAX COUNTY, VIRGINIA**  
 PROPERTY IDENTIFICATION SEC. 47-2 • 10.50 ACRES



NOTE - Property information derived from David McCreary's 47-2 map, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 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VII. DESIGN DEVELOPMENT (CONCEPT SELECTION)

After review, the concepts were modified in response to specific needs at the parks, and then developed into plans which showed facility sizes and locations. The facilities were staked out at the sites according to the plans and reviewed. Appropriate revisions were made to the plans as result of this review. Preliminary master plans for each of the parks were then developed, and presented at a public hearing.

VIII. PRELIMINARY MASTER PLAN DESCRIPTION

Revisions were made to the preliminary master plans, as required, as result of comments received at and following the public hearing (see appendix). The following facilities are described as they are shown on each of the master plans:

Borge Street Park (Figure 22)

None of the facilities are lighted.

Access: Paved entrances are located at the intersections of Borge Street and Jermantown Road, and Borge Street and Flagpole Lane. Asphalt trails\* extend from these entrances to each of the facilities. A concrete sidewalk is located at the perimeter of the parcel south of Flagpole Lane.

\* Gravel type surface material may be substituted in lieu of asphalt when and where appropriate.

Multi-Use Court: Located at the northern end of the parcel north of Flagpole Lane. The court will accommodate such games as basketball and volleyball. A half-court basketball court is located adjacent to the multi-use court. An 8' high basketball goal is provided at the half-court to accommodate young players. A terraced retaining wall adjacent to the courts provides seating. Earth berms and landscaping separate the courts from adjacent streets.

Tot Lot: Located in the southwest corner of the parcel north of Flagpole Lane. Equipment will be of appropriate size and activity for pre-school ages. Benches are provided for attendants. A woodchip surface under and around the equipment will provide protection from falls. A fence encloses the area, access is from adjacent trails.

Playground: Located adjacent to the tot lot. Equipment will provide a wide range of activity for school age children, and will be selected for durability, vandal resistance, and safety. A woodchip surface under and around the equipment will provide protection from falls.

Seating Area: Located central to the tot lot and playground areas. Benches are provided for informal seating adjacent to the asphalt trail.

Open Play Area: A grass area, 120'x125', located between the multi-use court and the tot lot and playground to provide an area for pick-up games.

Natural Area: The parcel located south of Flagpole Lane will not be developed for active recreation. Clearing and branching up of the undergrowth will aid maintenance and surveillance. A drainage improvement is proposed adjacent to Borge Street to alleviate an existing ponding problem in this area.

Landscaping: To define and enhance the activity areas. Additional planting, indigenous to the area, will be provided where required. Existing vegetation will be preserved and protected where possible, with selective thinning and clearing of understory to aid surveillance.

Handicap Accessibility: Facilities and walkways will be designed to be in conformance with public access standards.

Blake Lane School Site (Figure 23)

None of the facilities are lighted.

Access: An asphalt trail\*, 8' wide along Blake Lane\*\* and 6' wide along Bushman Drive, will provide pedestrian access into the park. Asphalt\* and gravel trails within the park will provide access to all of the facilities.

\*Gravel type surface material may be substituted in lieu of asphalt when and where appropriate on trails.

\*\*In lieu of 8' wide asphalt on Blake Lane, this trail will be a 5' wide concrete sidewalk by VDHT as part of the proposed Blake Lane Street improvements in the event that project receives funding.

Parking: Vehicular access is from Bushman Drive. An asphalt parking area with curb and gutter provides park users off street parking for approximately 71 cars, including handicap parking. The existing gravel entrance and parking area at Blake Lane are to remain in use until the proposed asphalt parking area is completed.

Soccer Field: A regulation size (195' x 330') field for organized games is proposed for the west side of the site with access from adjacent trails and parking area. The existing drainage easement with rip rap, adjacent to Bushman Drive, is to be upgraded with a drain inlet. Plantings are proposed for the area between Bushman Drive and the safety zone for the field. A fence along Bushman Drive is to be considered if there is not ample space for plantings, or if additional protection from the street is required, a determination to be made at the detail plan stage.

Open Play for Athletics: An area (150' x 275') south of the knoll at the center of the site, is intended for athletic practices. A backstop is proposed for unorganized ball games.

Tennis Courts: Two courts with a practice tennis court (two-sided wall) are located in the northeast corner of the site. A paved seating area with benches and a bike rack is provided for players and spectators. Access to the courts is provided by adjacent trails.

Multi-Use Court: A paved surface court to accommodate games such as basketball and volleyball is located adjacent to tennis facilities. Access is provided by adjacent trails. The seating area adjoining the tennis facilities services this area as well.

Playground: Is located in the center of the wooded knoll. Equipment will provide a range of activity for school age children, and will be selected for durability, vandal resistance, and safety. A woodchip surface under and around the equipment will provide protection from falls.

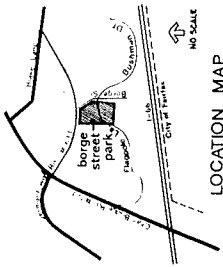
Seating Area: An informal area with benches located adjacent to the playground.

Picnic Area: Tables and trash receptacles will be provided in the wooded knoll at the center of the site.

Fitness Center: Proposed in conjunction with the trail system, are four fitness clusters connected by trails that form a loop within the park providing the opportunity for jogging in addition to the fitness exercises. Each cluster has a variety of equipment designed to provide a range of challenges for various ages and levels of fitness while supplying a balanced fitness program. Each cluster is located directly off an adjacent trail, and has a woodchip surface with timber edging.

Landscaping: Will be provided to define and enhance the park spaces. Additional plantings, indigenous to the area, will be provided where required. Existing vegetation will be preserved and protected where possible, with selective thinning and clearing of the understory to aid surveillance.

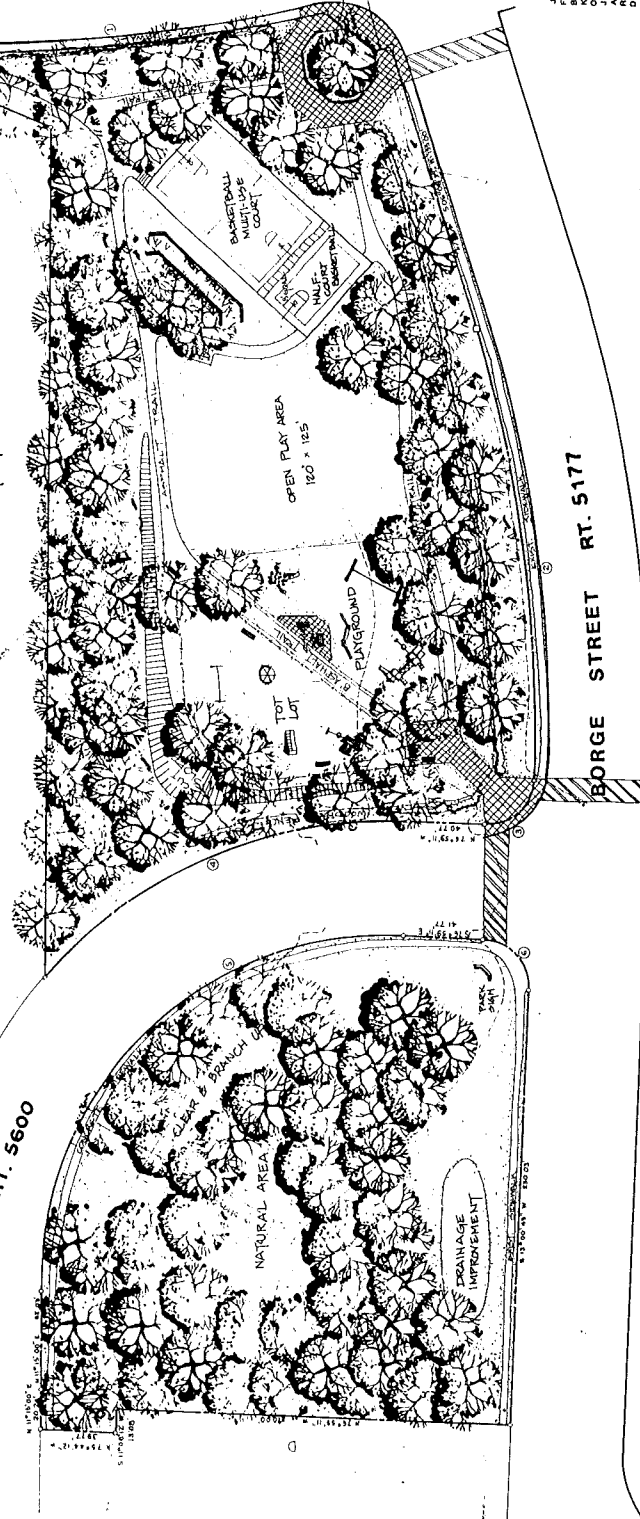
Handicap Accessibility: Facilities and walkways will be designed to be in conformance with public access standards.



JERMANTOWN ROAD RT. 5176

AT&T 58' x 20'

FLAGPOLE LANE RT. 5600



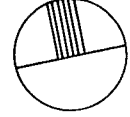
BORGE STREET RT. 5177

BUSHMAN DR. RT. 5600

EVERGREEN SQUARE

TREERINGS

MASTER PLAN  
(NO LIGHTED FACILITIES)



**BORGE STREET PARK**

FAIRFAX COUNTY, VIRGINIA

PROPERTY IDENTIFICATION SEC. 47-4 - 3.60 ACRES

PRELIMINARY DATES: 8-85  
APPROVED DATE: 1-14-86



FAIRFAX COUNTY PARK AUTHORITY  
Chairman  
James F. Wild  
Vice Chairman  
Barbara A. Clark  
Secretary-Treasurer  
Kaye Sloan Burke  
John Mastenbrook  
Robert D. Goss  
Dorothy S. Norpel  
Joseph P. Downs  
Louis A. Cable  
Assistant Director  
Donald F. Leiden  
Daryl Deprenger  
Landscape Architect

STATION	DATE	REV.	BY	CHK.	DATE	DESCRIPTION
1	8/1/85	1	JW	JW	8/1/85	INITIAL DESIGN
2	8/1/85	2	JW	JW	8/1/85	REVISIONS
3	8/1/85	3	JW	JW	8/1/85	REVISIONS
4	8/1/85	4	JW	JW	8/1/85	REVISIONS
5	8/1/85	5	JW	JW	8/1/85	REVISIONS
6	8/1/85	6	JW	JW	8/1/85	REVISIONS
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99	8/1/85	99	JW	JW	8/1/85	REVISIONS
100	8/1/85	100	JW	JW	8/1/85	REVISIONS

Notes: 1. All property boundaries shown are from 1984.  
2. All dimensions are in feet and inches.  
3. All dimensions are to the center of the road.  
4. All dimensions are to the center of the lot.  
5. All dimensions are to the center of the building.  
6. All dimensions are to the center of the parking lot.  
7. All dimensions are to the center of the playground.  
8. All dimensions are to the center of the basketball court.  
9. All dimensions are to the center of the open play area.  
10. All dimensions are to the center of the natural area.  
11. All dimensions are to the center of the drainage improvement.  
12. All dimensions are to the center of the trail.  
13. All dimensions are to the center of the tree rings.  
14. All dimensions are to the center of the flagpole lane.  
15. All dimensions are to the center of the jermantown road.  
16. All dimensions are to the center of the borge street.  
17. All dimensions are to the center of the bushman dr.  
18. All dimensions are to the center of the evergreen square.  
19. All dimensions are to the center of the borge street park.  
20. All dimensions are to the center of the fairfax county, virginia.



IX. DEVELOPMENT COST ESTIMATES

Borge Street Park

A. FACILITY COSTS	<u>SUBTOTAL</u>	<u>TOTAL</u>
1. <u>Multi-use Court</u>		
One (1) paved court, including full-size court and half-court area (includes clearing, grading, related sitework, paving goals and line painting)	\$32,000	
Retaining wall/setting area, LS (Timber, 2-16" risers)	<u>\$ 3,616</u>	
Total Multi-Use Court		\$ 35,616
2. <u>Open Play Area</u>		
One (1) area (120' x 125'), LS	<u>\$12,000</u>	
Total Open Play Area		\$ 12,000
3. <u>Playground</u>		
One (1) playground, LS (Includes clearing, grading, woodchip surface, and play equipment)	<u>\$36,000</u>	
Total Playground		\$ 36,000
4. <u>Tot Lot</u>		
One (1) tot lot, LS (Includes clearing, grading, woodchip surface, benches, play equipment, and fence)	<u>\$33,120</u>	
Total Tot Lot		\$ 45,252
5. <u>Trails*</u>		
Asphalt*6' wide, 870 LF	\$ 10,193	
Asphalt* 8'wide, 135 LF	\$ 2,109	
Concrete sidewalk, 4' wide, 405 lf	\$ 7,930	
Paved entrances, 6500 SF	<u>\$ 22,105</u>	
Total Trails		\$ 42,337
*Gravel type surface material may be substituted in lieu of asphalt when and where appropriate.		
6. <u>Seating Area</u>		
One (1) area, LS (includes paved surface, 3 benches)	\$ 5,804	
Total Seating Area		\$ 5,804
7. <u>Fencing</u>		
Woodrail fence (to match existing), 625 LF @ \$12/LF	<u>\$ 9,000</u>	
Total Fencing		\$ 9,000

8. <u>Natural Area</u>		
One (1) area, LS (including clearing, branching up, drainage improvement)	<u>\$ 9,264</u>	
Total Natural Area		\$ 9,264
9. <u>Landscaping</u>		
Trees, LS	\$ 4,500	
Shrubs, LS	<u>\$12,000</u>	
Total Landscaping		<u>\$ 15,960</u>
TOTAL FACILITIES COST		\$193,041
B. FEES, PAYMENTS, PERMITS*		
VDHT	<u>\$ 150</u>	
TOTAL FEES, PAYMENTS, PERMITS		\$ 150
C. DESIGN/ENGINEERING**		
10% of facility costs	<u>\$19,304</u>	
TOTAL DESIGN/ENGINEERING		\$ 19,304
D. CONTRACT ADMINISTRATION***		
Plan review, LS	\$ 1,930	
Inspection (8%)	\$15,443	
Contract Administration	\$ 3,861	
Site plan review, LS	\$ 2,000	
As-built surveys, LS	<u>\$ 2,500</u>	
TOTAL CONTRACT ADMINISTRATION		<u>\$ 25,734</u>
GRAND TOTAL MASTER PLAN COST ESTIMATE		\$238,229

\* Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDH & T, etc.)

\*\* 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.

Blake Lane School Site

A. FACILITY COSTS		<u>SUBTOTAL</u>	<u>TOTAL</u>
1. <u>Soccer Field</u>			
One (1) regulation field (195' x 330'), LS		\$ 96,000	
Drainage improvement, LS (Includes drain inlet, earthwork)		\$ 1,800	
Retaining wall, 210 LF, LS (Concrete gravity wall including excavation and backfill)		\$ 55,944	
Woodrail fence, 170LF		<u>\$ 1,530</u>	
Total Soccer Field			\$155,274
		<u>SUBTOTAL</u>	<u>TOTAL</u>
2. <u>Parking</u>			
71 asphalt spaces with curb and gutter LS		\$143,136	
22' wide asphalt entrance road, LS, with curb and gutter, 281 LF		<u>\$ 43,344</u>	
Total Parking			\$186,480
3. <u>Open Play for Athletics</u>			
One (1) open play for athletics (150' x 275'), LS		\$ 30,500	
Backstop		\$ 3,500	
One (1) open area, not designated (150' x 90'), LS		<u>\$ 8,288</u>	
Total Open Play for Athletics			\$ 42,288
4. <u>Playground</u>			
One (1) playground, LS (Includes clearing, grading, woodchip surface, and play equipment)		<u>\$ 36,000</u>	
Total Playground			\$ 36,000
5. <u>Seating Area</u>			
One (1) area, LS (Includes clearing, grading, 4 benches 1 trash receptacle)		<u>\$ 8,000</u>	
Total Picnic Area			\$ 8,100
6. <u>Tennis Courts</u>			
Two (2) asphalt courts, LS (Includes clearing, grading, sitework, paving, line painting, fences, and nets)		\$ 66,000	



Seating area			
Asphalt paving 192 SY @ \$15/SY		\$ 3,456	
Benches (4) @ \$200/EA		\$ 960	
Bike rack (1), LS		\$ 420	
Total Tennis Courts			\$ 70,836
7.	<u>Practice Tennis Courts</u>		
Two-sided wall and court, LS		\$ 31,200	
(Includes clearing, grading, sitework, paving, line painting, fences)			
Total Practice Tennis Court			\$ 31,200
8.	<u>Multi-Use Court</u>		
One (1) paved court, LS		\$ 16,800	
(Includes clearing, grading, sitework, paving, goals, and line painting)			
Total Multi-Use Court			\$ 16,800
		<u>SUBTOTAL</u>	<u>TOTAL</u>
9.	<u>Trails*</u>		
Asphalt trail, 8' wide, 830 LF @ \$13.40/LF		\$ 13,346	
Asphalt trail, 6' wide, 1315 LF @ \$10.50/LF		\$ 16,570	
Gravel trail, 6' wide, 1532 LF @ \$8.50/LF		\$ 15,626	
Total Trails			\$ 45,542
10.	<u>Fitness Center</u>		
Four (4) fitness clusters, LS		\$ 12,600	
(Fitness equipment, instruction signs, woodchip surface, timber edging)			
Total Fitness Center			\$ 12,600
11.	<u>Landscaping</u>		
Trees, 60 @ \$150/EA		\$ 10,800	
Shrubs, 50 @ \$50/EA		\$ 3,000	
Total Landscaping			\$ 13,800
TOTAL FACILITIES COSTS			\$618,820
B.	FEES, PAYMENTS, PERMITS**		
VDHT - Entrance permit, LS		\$ 250	
TOTAL FEES, PAYMENTS, PERMITS			\$ 250
C.	DESIGN/ENGINEERING***		

10% of facilities costs	<u>\$ 61,882</u>	
TOTAL DESIGN/ENGINEERING		\$ 61,882
D. CONTRACT ADMINISTRATION****		
Plan review (1%), LS	\$ 6,188	
Inspection (8%), LS	\$ 49,506	
Site plan review, LS	\$ 2,000	
Contract administration (2%)	\$ 12,376	
As-built surveys	<u>\$ 3,500</u>	
TOTAL CONTRACT ADMINISTRATION		<u>\$ 73,570</u>
GRAND TOTAL MASTER PLAN COST ESTIMATE		\$754,522

\*Gravel type surface material may be substituted in lieu of asphalt when and where appropriate on trails.

\*\*Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDH & T, etc.)

\*\*\*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.

X. ESTIMATED USER LEVELS

The following projections of user levels for Borge Street Park and Blake Lane School Site are based on an examination of similar facilities in the region and on past experiences in planning recreational facilities. The estimated number of users per year (where a user day is one person taking part in one activity on a particular day) is as follows:

<u>BORGE STREET PARK</u>			
<u>FACILITY</u>	<u>ESTIMATED NO. OF USER DAYS/YEAR</u>	<u>ESTIMATED NO. OF PERSONS/ YEAR</u>	<u>ESTIMATED POTENTIAL NO. OF VEHICLES/YEAR*</u>
A. Multi-use court	2,700	1,800	857
B. Open play area	2,100	1,400	667
C. Playground	5,400	3,600	1,715
D. Tot lot	<u>3,600</u>	<u>2,400</u>	<u>1,143</u>
Total Estimated User Days	13,800		
Total Estimated Persons/Year (1.5 user days = 1 person)		9,200	
Total Estimated Vehicles/Year (2.1 persons = 1 vehicle)			4,382

\*For this specific site most users are anticipated to arrive on foot or bicycle ("walk-to park"), this estimate is a relative measure of potential vehicles and assumes all park users arrive by vehicle, it is used to compare sites on a system-wide basis.

BLAKE LANE SCHOOL SITE

FACILITY	ESTIMATED NO. OF USER DAYS/YEAR	ESTIMATED NO. OF PERSONS/ YEAR	ESTIMATED POTENTIAL NO. OF VEHICLES/YEAR
A. Multi-use court	2,700	1,800	857
B. Tennis courts	8,640	5,760	2,743
C. Practice tennis court	3,840	2,560	1,219
D. Soccer field	32,400	21,600	10,286
E. Open play for athletics	2,100	1,400	667
F. Playground	5,400	3,600	1,715
H. Fitness center	<u>3,400</u>	<u>2,267</u>	<u>1,080</u>
Total Estimated User Days	58,480		
Total Estimated Persons/Year (1.5 user days = 1 person)		38,987	
Total Estimated Vehicles/Year (2.1 persons = 1 vehicle)			18,567

BREAKDOWN

- A. Multi-Use Court (typical) - One court for unorganized play, 10 players per court per day, a 270 day season:  $(1 \times 10 \times 270 = 2,700)$ .
- B. Open Playfor Athletics (Blake Lane) - Primary use is associated with organized athletic team practices, and as a warm-up field (Blake Lane). Based on 10 users/day, 7 month season:  $(1 \times 10 \times 210 = 2,100)$ .
- C. Open Play Area (Borge Street) - Use is associated with unorganized play. Based on 10 users/day, 7 month season:  $(1 \times 10 \times 210 = 2,100)$ .
- D. Playground (typical) - One per site, 20 children per day, 9 month season:  $(1 \times 20 \times 270 = 5,400)$ .
- E. Tot Lot (Borge Street) - One (1) tot area, 15 children and attendants per day, 8 month season:  $(1 \times 15 \times 240 = 3,600)$ .
- F. Tennis Courts (Blake Lane) - Two (2) courts, unorganized play, 3 users per court, 6 times a day, 8 month season:  $(2 \times 3 \times 6 \times 240 = 8,640)$ .
- G. Practice Tennis Court - One court, open use, 2 users per court, 8 times per day, 240 day season:  $(1 \times 2 \times 8 \times 240 = 3,840)$ .
- H. Soccer Field (Blake Lane) - One (1) regulation size field, primary use is for organized play, 60 users (including spectators) per game, 27 games per week, 20 week season:  $(1 \times 60 \times 27 \times 20 = 32,400)$ .
- I. Fitness Course (Blake Lane) - One (1) fitness course including four fitness clusters, 10 users per day, 340 day season:  $(1 \times 10 \times 340 = 3,400)$ .

The trails and seating areas were not estimated due to many variables and insufficient information which would affect the accuracy.

XI. COSTS VS. BENEFITS

The total estimated implementation costs for the parks are: Borge Street Park \$238,229, Blake Lane School Site \$754,522 for a total of \$992,751. With an estimated population of 7968 within the primary service area of the two parks, the cost breaks down to \$125 per person. With an estimated 50,588 people using the parks per year, there would be an estimated potential 1,011,760 people using the two parks during the first 20 years of operation. This translates into a cost of \$0.98 per person per visit.

XII. TRAFFIC AND TRANSPORTATION

According to the Fairfax County Office of Transportation the measured volume\* on area streets is:

<u>Borge Street Park</u>	<u>Vehicles Per Day</u>
Jermantown Road	13,958
Borge Street	5,298
Flagpole Lane	3,982
<u>Blake Lane School Site</u>	
Blake Lane	13,774
Bushman Drive	not known

Based on the estimated potential number of vehicles/year (5017 for Borge Street Park and 19,075 for Blake Lane School Site) as shown in the Estimated User Level section of this report, this would add about 66 vehicles per day to the present traffic volume in the area. The concern for increased volume is mitigated due to most vehicle trips to the parks are not occurring during peak times.

The office of Transportation has recommended: Borge Street Park: Most users will probably walk to the park; it is not possible to estimate the number of vehicles that may be added, if any. Adverse impact on the road system is not anticipated. Blake Lane School Site: Bushman Drive is the preferred location for a vehicle entrance to the park and any proposed parking lot. Aligning a proposed entrance with existing Chase Court, a private street on the west side of Bushman Drive, is a preferred location.

The preliminary plan for Blake Lane School Site was delivered to VDHT and their comments were requested. The response indicated they prefer the parking lot entrance from Bushman Drive.

Future public street improvement: Blake Lane is planned for four lane improvement to include a raised median and left turn lanes. This improvement is under the County Bond Program and is to be included on the November ballot (FY 86) for development funds. If funding is approved, the construction would be by VDHT. The improvement would also require dedication along Blake Lane 45' from the center line of the roadway with possible temporary grading easements.

The existing entrance and gravel parking area from Blake Lane on the School Site is to remain in use until the proposed asphalt parking lot, with entrance from Bushman Drive, is developed. Once the asphalt parking lot is completed, the curb cut on Blake Lane would be abandoned.

\*From Virginia Department of Highways and Transportation, Fairfax County Secondary Traffic Tabulation, counts taken March - November 1983.

XII. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE\*

Borge Street Park (See Figure 24)

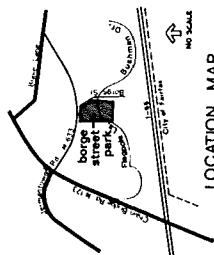
FACILITY	CLASS**	UNIT QUANTITY	UNIT COST	TOTAL COST
Multi-use court	B	1	\$598	\$ 598
Open play area	B	.47 AC	\$2,563/5 AC	\$ 243
Playground	B	1	\$1,883	\$1,883
Tot lot	B	1	\$1,041	\$1,041
Natural Area	C	1.46 AC	\$ 332/AC	\$ 484
Trails	B	1020 LF	\$383/1,000 LF	\$ 450
TOTAL				\$5,097

Blake Lane (See Figure 25)

FACILITY	CLASS**	UNIT QUANTITY	UNIT COST	TOTAL COST
Multi-use court	B	1	\$598	\$ 598
Tennis courts	B	2	\$1,665/2 Cts.	\$1,665
Practice tennis	B	1	\$625	\$ 625
Parking facility	B	71 SP	\$768/50 SP	\$1,091
Soccer field	A	1	\$1,003	\$1,003
Open play for athletics	A	1.26 AC	\$2,563/5 AC	\$ 646
Playground	B	1	\$1,883	\$1,883
Seating area	B	.33 AC	\$1,207/AC	\$ 398
Trail (asphalt)	B	1980 LF	\$383/1,000 LF	\$ 758
Trail (gravel)	B	1532 LF	\$635/1,000 LF	\$ 973
Fitness center	B	.10 AC	\$1,883/AC	\$ 188
TOTAL				\$9,828

\*Prepared from Productivity Report #11-1975 (10/74 rev. 6/77) by Office of Research and Statistics and FCPA. Figures updated to fiscal year 1985 dollars.

\*\*Mowing/maintenance schedule: A = once each 7-14 days, B = once 14-30 days, C = once a year.



LOCATION MAP

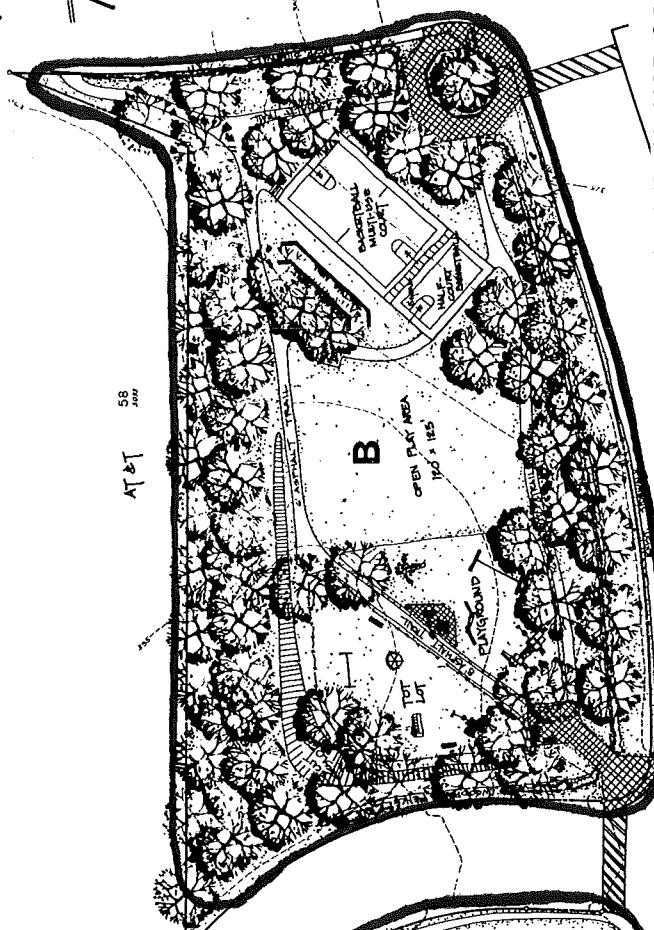
FLAGPOLE LANE RT. 5800

AT & T

RT. 5800

FLAGPOLE LANE

JERMANTOWN ROAD RT. 5176

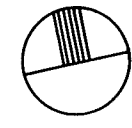


# **MAINTENANCE SCHEDULE**

- A:** Once each 7-14 days,
- B:** Once 14-30 days,
- C:** Once a year

Tree/Plants

# **MAINTENANCE PLAN** (NO LIGHTED FACILITIES)

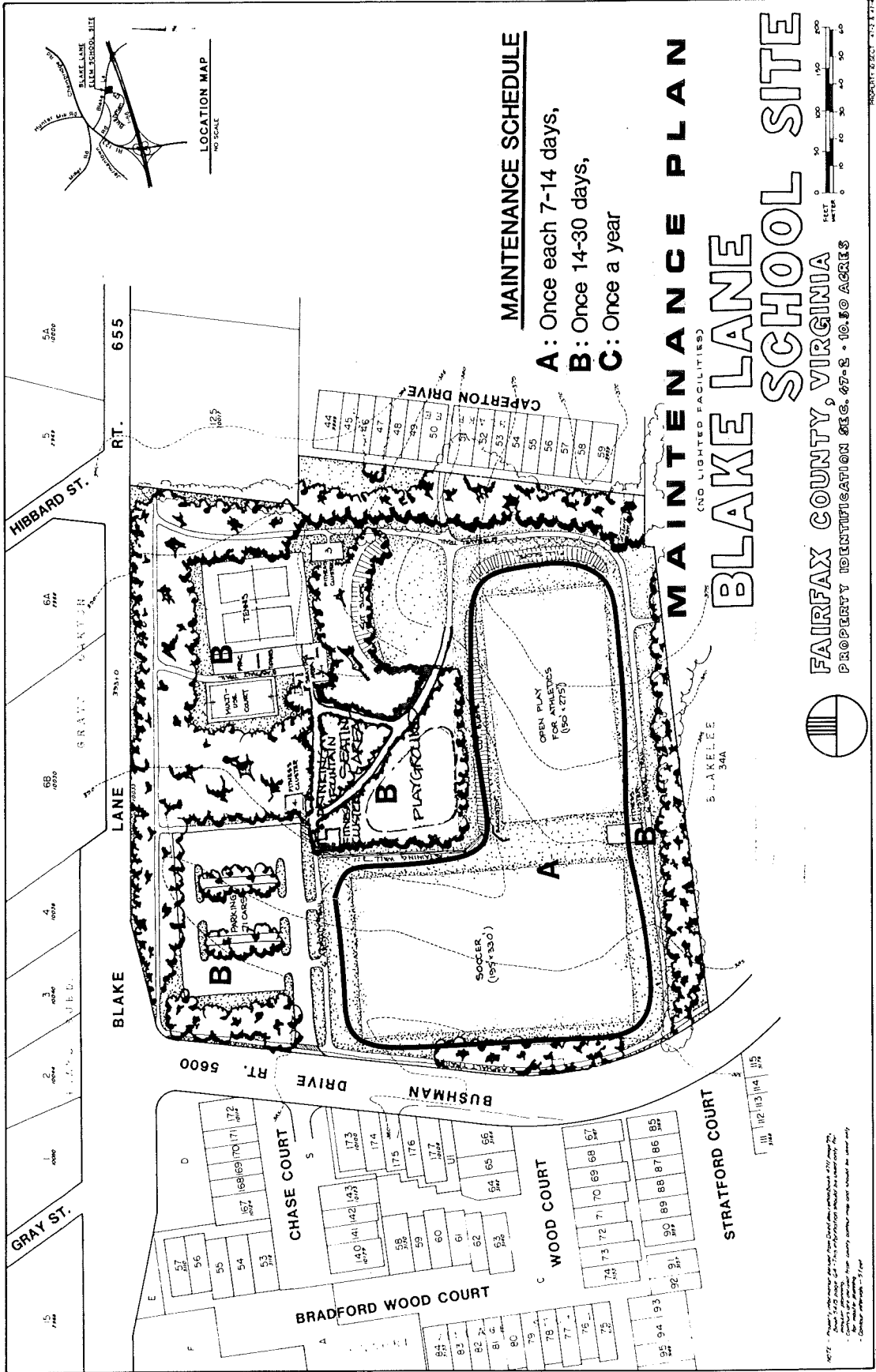


**BORGE STREET PARK**  
FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION SIG. 47-4 - 3.60 ACRES

BUSHMAN DR. RT. 5800

BUSHMAN SQUARE

Notes - Property boundaries derived from plat by  
- Survey dated 10/1/83  
- Survey dated 10/1/83  
- Contours derived from survey data and  
- Contour interval is 2 feet





XIV. RECOMMENDED PHASING

Borge Street Park

There is a total of \$69,271 available for capital improvements at the park. With a total cost estimate of \$238,229 for improvements, it is not possible to complete all of the proposed improvements within one phase. In order of preference, the recommended phases for development are as follows:

Phase I:

Tot lot	\$16,560
Playground	\$18,000
Asphalt trail (510 LF)	\$ 8,330
Landscaping	\$ 5,500
Main Entrance	\$ 5,500
Subtotal Facilities Costs	\$53,390
Fees*	\$ 150
Design Engineering**	\$ 5,339
Contract Administration***	\$ 5,701

Total Phase I \$64,580

Phase II:

Tot lot	\$ 16,560
Multi-use court	\$ 35,616
Playground	\$ 18,000
Asphalt trail (480 LF)	\$ 6,291
Open play area	\$ 12,000
Wood rail fence	\$ 2,400
Landscaping	\$ 11,000
Subtotal Facilities Costs	\$139,651
Design Engineering**	\$ 13,965
Contract Administration***	\$ 20,034

Total Phase II \$173,650

Blake Lane School Site

There is a total of \$62,549 available for capital improvements at this site. With a total cost estimate of \$752,792 for improvements, it is not possible to complete all of the proposed improvements within one phase. In order of preference, the recommended phases for development are as follows:

Phase I:

Open play for athletics	\$42,288	
Trails	\$ 9,400	
Subtotal Facilities Costs	\$51,688	
Fees*		\$ 0
Design Engineering**	\$ 5,169	
(including \$11,000 for master planning)		
Contract Administration***	\$ 5,692	

Total Phase I \$62,549

\*Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDH & T, etc.)

\*\*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.

Phase II:

Parking	\$186,480
Soccer field	\$153,744
Tennis courts	\$ 70,838
Practice tennis court	\$ 31,200
Multi-use court	\$ 16,800
Playground	\$ 36,000
Fitness clusters	\$ 12,600
Trails	\$ 36,142
Seating area	\$ 8,000
Landscaping	\$ 13,800
Fence, wood rail	\$ 1,530

Subtotal Facilities Costs \$567,132

Fees*	\$ 250
Design Engineering**	\$ 56,713
Contract Administration ***	\$ 66,887

Total Phase II

\$690,973

\* Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc.) and permits (building, VDH & T, etc.)

\*\* 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.

MASTER PLAN REPORT

OF

BORGE STREET PARK AND  
BLAKE LANE SCHOOL SITE

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR  
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DONALD F. LEDERER, SUPERINTENDENT OF DESIGN

AUTHORITY MEMBERS:

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FAIRFAX COUNTY PARK AUTHORITY  
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JANICE WICKS, LANDSCAPE ARCHITECT

JANUARY 1986

MASTER PLAN REPORT  
BORGE STREET PARK AND  
BLAKE LANE SCHOOL SITE

TABLE OF CONTENTS

SECTION	PAGE NO.
I. Purpose and Objectives	1
A. Purpose	1
B. Objectives	1
II. Introduction and Site Location	1
A. Location	2
Location Map (Figure 1)	3
Borge Street Park Location Map (Figure 2)	4
Blake Lane Elem. School Site Location Map (Figure 3)	5
B. Access	6
III. Region and Service Area	6
A. County Comprehensive Plan	6
B. Service Areas and Population	6
C. Zoning	7
D. Countywide Trails Plan	7
Borge Street Park Zoning Map (Figure 4)	8
Blake Lane Elem. School Site Zoning Map (Figure 5)	9
Countywide Trail Plan (Figure 6)	10
Nearby Parks and Schools Map (Figure 7)	11
E. Nearby Parks and Schools	12
F. Other Recreational Facilities	12
Public Recreation Facilities Inventory (Table I)	13
G. Public Park Facilities Surplus/Deficiency (Table II)	14
IV. Site Analysis	15
A. Natural Features	15
1. Slopes	15
2. Soils	15
3. Elevations	15
4. Vegetation	16
Borge Street Park Slopes Map (Figure 8)	17
Blake Lane Elem. School Site Slopes Map (Figure 9)	18
Borge Street Park Soils Map (Figure 10)	19
Blake Lane Elem. School Site Soils Map (Figure 11)	20
B. Man-Made Features	21
1. Existing Facilities and Uses	21
2. Easements and Utilities	21
C. Summary Site Analysis	21
Borge Street Park Summary Analysis Map (Figure 12)	23
Blake Lane Elem. School Site Summary Analysis Map (Figure 13)	24
V. Program Development	25
A. Community Forum	25
B. Reports	26
C. Additional Input	27
D. Funding	27
VI. Concept Development	28
Borge Street Park	28
Concept A (Figure 14)	29
Concept B (Figure 15)	30
Concept C (Figure 16)	31
Concept D (Figure 17)	32

SECTION	PAGE NO.
Blake Lane School Site	33
Concept A (Figure 18)	34
Concept B (Figure 19)	35
Concept C (Figure 20)	36
Concept D (Figure 21)	37
VII. Design Development (Concept Selection)	38
VIII. Master Plan Description	38
Borge Street Park Master Plan (Figure 22)	40
Blake Lane Elem. School Site Master Plan (Figure 23)	41
IX. Development Cost Estimates	42
X. Estimated User Levels	46
XI. Costs vs. Benefits	48
XII. Traffic and Transportation	48
XIII. Annual Operating and Maintenance Cost Estimate	49
Borge Street Park Maintenance Plan (Figure 24)	50
Blake Lane Elem. School Site Maintenance Plan (Figure 25)	51
XIV. Recommended Phasing	52

## APPENDIX

## PROPERTY RECORD FORM

NAME

BORGE STREET PARK

MAP REFERENCE

47-4 ((9))- D1, D2

NUMBER OF ACRES

3.6079

DEED BOOK

Number

5552

Page

947

Recorded

5-18-81

DATE OF DEED

5-12-81

CERTIFICATION OF TITLE

Date

PURCHASE PRICE

ACQUIRED BY

Purchase

Donation

✓ (School Board)

Cluster

CONSERVATION EASEMENT

Leased

Owned by

Address

Phone No.

MATCHING MONIES

Federal Aid

Agency

Matching %

TYPE

Neighborhood

Community

District

Stream Valley

Historic

County

LOCATION

MAGISTERIAL DISTRICT

Providence

PLANNING DISTRICT

Area II, F-3

PLAT

Yes X

No

Number

Date

Surveyor

PREVIOUS OWNER

School Board of Fairfax County

APPRAISALS

Yes

No X

By

Date

EVALUATION

By

Date

REMARKS

## Fairfax County Public Schools

10700 Page Avenue, Fairfax, Virginia 22030

Design and Construction  
Department

January 26, 1979

Mr. Joseph P. Downs, Director  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Re: Interim Use Agreement--Blake Lane Elementary School Site

Dear Mr. Downs:

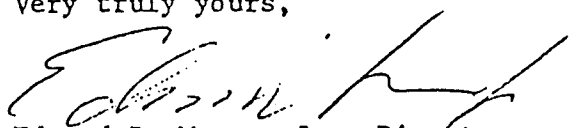
Please be advised that the School Board at its meeting of January 25, 1979, adopted the following staff recommendations:

"It is recommended that the Fairfax County Park Authority be granted permission to develop and use the existing 10-acre Blake Lane Elementary school site for recreational facilities for a period of five (5) years with the understanding that the said permission can be extended, based on projected need for the site as indicated by our updated 5-Year Capital Improvement Program, and subject to the following conditions:

- 1) That the said permission be cancelled at any time if the site is needed for school purposes prior to the end of the 5-year period.
- 2) That the School Board be indemnified and held harmless for any and all liabilities as a result of any damages, injuries or losses sustained or incurred by anyone as a result of the use of this property.
- 3) That plans for construction be submitted to and reviewed by the Office of Design and Construction, Fairfax County Public Schools.
- 4) That the Park Authority accept full responsibility for any and all maintenance required on the property during the time that the property is used for recreational purposes.
- 5) That scheduling of the use of all facilities to be developed on the site be through the Fairfax County Recreation Department."

We are pleased to be able to provide this piece of property for interim use and look forward to continued cooperation with the Park Authority on similar projects.

Very truly yours,

  
Edward R. Moore, Jr., Director  
School Site Acquisition & Development

ERM:e

cc: ✓ Louis A. Cable  
Larry Fones  
James M. Scott  
Ann P. Kahn



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: John F. Herrity, Chairman  
Board of Supervisors  
FROM: Edward C. Gurski, Chairman  
Planning Commission

DATE May 3, 1979

FILE NO:

SUBJECT: Planning Commission Action Pursuant to Sec. 15.1-456, Code of  
Virginia, as amended, Fairfax County Park Authority, Providence  
REFERENCE District.

On Wednesday, May 2, 1979 the Fairfax County Planning Commission, under the provisions of Sec. 15.1-456, Code of Virginia, as amended, approved the application of the Fairfax County Park Authority to utilize the Blake Lane Elementary School site as public parkland on an interim basis. Tax Map 47-2 ((1)) 123.

EJL/bl

cc: William Scott, Supervisor, Providence District  
Richard Jones, Fairfax County Park Authority  
John Duffy, Public Facilities Branch, OCP

Form 1b

Park <u>Borge Street</u> # <u>004232</u> Date Prepared <u>August '84</u> Priority: Countywide <u>AS</u> <u>30</u>		Acquisition <u>AS</u> <u>3</u>		Design/Development <u>X</u>	
District <u>Providence</u>	Master Planned <u>No</u>	District <u></u>	Prepared by & Division <u></u>	DP/Design <u></u>	
PROJECT Play apparatus/tot	1.	2.	3.	4.	5.
lot area (1), open play area	Total	Increase/			
(1), multi-use court (1), Park Estimate	(Decrease)	PRIOR	FY 1984	CURRENT	FY 1985
Picnic area (1), Current	Revised	Col. 2-1)	YEARS	ACTUAL	APPROVED/ESTIMATE
					(Col. 7-6)
951 LAND ACQUISITION					
BUILDINGS 96					
DESIGN ENGINEER -					
961 COUNTY					
INSPECTIONS AND					
962 PLAN REVIEW					
ENGINEERING					
CONSTRUCTION					
963 & SURVEY - COUNTY					
ENGINEERING CONSTR.					
964 SURVEY - COUNTY					
CONSTRUCTION -					
965 COUNTY					
CONSTRUCTION -					
966 OUTSIDE					
UTILITY FEES, PAY-					
967 MENTS, & PERMITS					
EQUIPMENT 60					
651 FIXED EQUIPMENT					
IMPROVEMENTS OTHER THAN BUILDINGS 97					
DESIGN/ENGINEER					
971 COUNTY	9,985	9,985	664	785	8,536
INSPECTION & PLAN					
972 REVIEW	4,126	4,126	135	365	3,626
ENGINEERING CONSTR.					
973 AND SURVEY - COUNTY	4,096	4,096			4,096
OUTSIDE ARCHITECT					
974 & ENGINEERING	7,859	7,859	54	73	7,732
975 COUNTY CONSTRUCTION					
976 OUTSIDE CONSTR.	57,674	57,674	58	6,415	51,201
UTILITIES: FEES,					
977 PAYMENTS, PERMITS					
TOTAL	83,740	83,740	911	7,638	75,191

## Completion Schedule(s) Targets: (By Quarter)

Acquisition, Starts	-Pre Master Plan, Starts	3 Q FY 85	-Detail Design, Starts	1 Q FY 86	-Bid Advertisement	1 Q FY 87
Acquisition, Final	-Pre Master Plan Hearing	4 Q FY 85	-Detail Design, Final	1 Q FY 87	-Contract Award	1 Q FY 87
	-Pre Master Plan Adoption				-Contract Final	3 Q FY 87

## PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Address: 3030 Borge Street

Size: 3.6079 acres

Service Area: 3/4 mile radius

Description: Development

Completion: FY 87

Commitment: Approved by 1977 and 1982 Park Bond Referenda.

Since this site has not been master planned and the specific deficiencies are not refined, the improvements to be considered for this future park may include: Master Plan: FY 85; Detail Plans FY 86; Contract: FY 87 Play apparatus area/tot lot area (1), open play area (1), multi-use court (1), picnic area (1). The funds projected for improvements will initiate the planning processes and will create seed money for planning, design, and development of phased improvements depending on the outcome of the master plan process. The project was selected by the Park Authority, based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

\*As of Carryover

Total Seven Year Estimate

\$83,740

(Acquisition \$ )

(Development \$83,740 )

Form 1b (continued)

Park Borge Street # 004232  
District ProvidenceMap Reference 47-4  
Location XX07Date August, 1984

<u>New Operating Costs/Impact:</u>	<u>FY 1986</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>Future Year</u>	<u>Totals</u>
No. of Positions/Staff Years							
Personal Services		916	4,095	4,379	4,689		14,079
Operating Expenses		981	4,106	4,302	4,508		13,897
Capital Equipment		343	1,425	1,487	1,558		4,813
Subtotal		2,240	9,626	10,168	10,775		32,789
Income							
Net Operating Cost		2,240	9,626	10,168	10,755		32,789

New Revenue Anticipated/Impact:

N/A

CAPITAL FUNDING SOURCE:

	<u>Revised Park Estimate</u>	<u>Prior Years</u>	<u>FY 1984 Actual</u>	<u>FY 1985 Estimate</u>	<u>FY 1986 Park Authority Request</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>Future Year(s)</u>	<u>Total</u>
Park Authority Bond											
Sub Fund 451-1982	\$ 75,000	\$	\$ 619	\$ 6,190	\$ 12,894	\$ 55,297	\$	\$	\$	\$	\$ 75,000
Park Authority Bond											
Sub Fund 464-1977	\$ 6,900	\$ 511	\$ 6,389	\$	\$	\$	\$	\$	\$	\$	\$ 6,900
Park Authority Trust											
Sub Funds											
Fund 950	\$ 400	\$ 400	\$	\$	\$	\$	\$	\$	\$	\$	\$ 400
Fund 945	\$ 1,440	\$	\$ 630	\$ 810	\$	\$	\$	\$	\$	\$	\$ 1,440
SUBTOTAL	\$ 83,740	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other Funds/ Grant FUTURE BONDS	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
TOTAL	\$ 83,740	\$ 911	\$ 7,638	\$ 7,000	\$ 12,894	\$ 55,297	\$	\$	\$	\$	\$ 83,740

## FAIRFAX COUNTY PARK AUTHORITY CAPITAL PROJECT DETAIL SHEET

Form 1b

Park Blake Lane School Site #004258 Date Prepared 9/84 Priority: Countywide		A# 35		Acquisition		Design/Development X								
District Providence		Master Planned NO		District		Prepared by & Division DP/Design								
		D# 4												
PROJECT Open play area	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
for athletics	Total	Increase/	(Decrease)	PRIOR	FY 1984	CURRENT	FY 1985	(DECREASE)	PARK AUTH					Future Bond
	Park Estimate	Col. 2-1)	YEARS	ACTUAL	APPROVED	ESTIMATE	(Col. 7-6)	REQUEST	FY 1987	FY 1988	FY 1989	FY 1990	Year(s)	
	Current	Revised												
951 LAND ACQUISITION														
BUILDINGS 96														
DESIGN ENGINEER -														
961 COUNTY														
INSPECTIONS AND														
962 PLAN REVIEW														
ENGINEERING														
CONSTRUCTION														
963 & SURVEY - COUNTY														
OUTSIDE ARCHITECT &														
964 ENGINEERING														
CONSTRUCTION -														
965 COUNTY														
CONSTRUCTION -														
966 OUTSIDE														
UTILITY FEES, PAY-														
967 MENTS, & PERMITS														
EQUIPMENT 60														
651 FIXED EQUIPMENT														
IMPROVEMENTS OTHER THAN BUILDINGS 97														
DESIGN/ENGINEER														
971 COUNTY	11,288	11,288				11,288	11,000	(288)	288				3,566	
INSPECTION & PLAN														
972 REVIEW	2,378	2,378				2,378		(2,378)	2,378				6,170	
ENGINEERING CONSTR.														
973 AND SURVEY - COUNTY	768	768				768		(768)		768			9,509	
OUTSIDE ARCHITECT														
974 & ENGINEERING	961	961				961		(961)	961				11,887	
975 COUNTY CONSTRUCTION														
976 OUTSIDE CONSTR.	9,605	9,605				9,605		(9,605)		9,605			118,868	
UTILITIES: FEES,														
977 PAYMENTS, PERMITS														
TOTAL	25,000	25,000		-0-	-0-	25,000	11,000	(14,000)	3,627	10,373			150,000	

## Completion Schedule(s) Targets: (By Quarter)

Acquisition, Starts	-Pre Master Plan, Starts	-Detail Design, Starts	1Q FY86	-Bid Advertisement	1Q FY87
Acquisition, Final	-Pre Master Plan Hearing	-Detail Design, Final	1Q FY87	-Contract Award	1Q FY87
	-Pre Master Plan Adoption		4Q FY 85	-Contract Final	3Q FY87

## PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Location: 10033 Blake Lane,  
Oakton, Va.

Size: 10.5 acres

Service Area: 3/4 mile radius

Description: Development

Completion: Undetermined

Commitment: Park Authority Board Action  
at citizen request 1984

Since this site has not been master planned and specific deficiencies are not defined, the improvements to be considered for this future park may include: Master Plan FY '85, Detail Plans: FY '86, Contract FY '87: Open play area for athletics.

Detail plans and contract future years may include open play area for athletics and fitness trail.

The funds projected for improvements will initiate the planning process and will create seed money for planning, design, and development of phased improvements depending on the outcome of the master plan process. The project was selected by the Park Authority based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

\*As of Carryover

Total Seven Year Estimate

\$ 25,000

(Acquisition \$ )

(Development \$ 25,000 )

Form 1b (continued)

Park Blake Lane School Site # 004258  
District ProvidenceMap Reference 47-2  
Location XX07Date Aug 84

<u>New Operating Costs/Impact:</u>	<u>FY 1986</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>Future Year</u>	<u>Totals</u>
No. of Positions/Staff Years							
Personal Services		\$ 316	\$ 1,357	\$ 1,452	\$ 1,552		\$ 4,677
Operating Expenses		418	1,168	1,827	1,910		5,903
Capital Equipment		105	444	462	483		1,494
Subtotal		<u>839</u>	<u>2,969</u>	<u>3,741</u>	<u>3,945</u>		<u>12,074</u>
Income							
Net Operating Cost		\$ 839	\$ 2,969	\$ 3,741	\$ 3,945		\$ 12,074

New Revenue Anticipated/Impact:

N/A

CAPITAL FUNDING SOURCE:

	<u>Revised Park Estimate</u>	<u>Prior Years</u>	<u>FY 1984 Actual</u>	<u>FY 1985 Estimate</u>	<u>FY 1986 Park Authority Request</u>	<u>FY 1987</u>	<u>FY 1988</u>	<u>FY 1989</u>	<u>FY 1990</u>	<u>Future Year(s)</u>	<u>Total</u>
Park Authority Bond Sub Fund 451-1982	\$ 25,000	\$	\$	\$ 11,000	\$ 3,627	\$ 10,373	\$	\$	\$	\$	\$ 25,000
Park Authority Bond Sub Fund 464-1977	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Park Authority Trust Sub Funds											
Fund 950	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Fund 945	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
SUBTOTAL	\$ 25,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Other Funds/ Grant FUTURE BOND	\$150,000	\$	\$	\$	\$	\$	\$	\$	\$	\$150,000	\$150,000
TOTAL	\$175,000	\$	\$	\$ 11,000	\$ 3,627	\$ 10,373	\$	\$	\$	\$150,000	\$175,000

Sidney R. Steele, for Staff Coordinators  
Director, Zoning Evaluation Division  
Office of Comprehensive Planning  
John Mastenbrook  
Providence District Representative  
Fairfax County Park Authority  
DPA-B-414-4 (Treebrooke)

7/20/83

The applicant has proposed, as one of the options for meeting the open space needs, a contribution of \$38,400 for the development of facilities on nearby park property. This is acceptable to the Fairfax County Park Authority. We would propose as a first choice, that facilities be placed on the Blake Lane School Site if the Fairfax County Park Authority can acquire title to that property. Our second choice would be Borge Street Park. Both sites are within three-quarters mile of the development.

jm

cc: Art Walsh  
James M. Scott  
Frederick M. Crabtree  
Wayne Ridgeway  
Joseph P. Downs  
James A. Heberlein  
Louis A. Cable  
Richard W. Jones  
→ Donald F. Lederer



6833 BEVERLY ROAD · SUITE 320 · McLEAN, VIRGINIA · 22101 · (703) 734-9730

February 22, 1985

Mr. Louis A. Cable  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, Virginia 22003

Re: Trevor House - NVHomes, Inc.

Dear Mr. Cable:

The following is my understanding of our telephone discussion on February 21, 1985 pertaining to NVHomes obligation to the Park Authority in connection with our development of Trevor House, a 128 unit condominium development off Jermantown Road.

- 1) We will obtain for you a letter from the Treebrooke Recreation Association, whereas they had advised us there membership was full and they could not accommodate additional members.
- 2) The park authority will proceed with plans for recreation facilities in the immediate area, probably just to the east of Bushman Drive. (Blake School!)
- 3) NVHomes will pay to the park authority a check in the amount of \$300.00 per unit. This fee will be paid on a building by building basis prior to NVHomes receiving a residential use permit for any units within that particular building. The park authority will hold these funds in an escrow account for the proposed recreational facilities.
- 4) Upon the completion of the plans for the recreation facilities, the park authority will either have the facilities constructed, or request NVHomes to have the facilities constructed. With either alternative, the maximum financial obligation of NVHomes is \$38,400.

Enclosed herewith is a check in the amount of \$4,800. This check represents the \$300. per unit fee for building no.1 which contains sixteen units. Residential use permits will be requested for this building during the first week of March.

I believe this letter properly represents our phone conversation. Please advise me if there are any items I have not covered or improperly understood.

Thank you for your consideration on this matter.

Sincerely,

E. William Gent, Jr.

March 12, 1985

L. William Gent, Jr.  
NVLand  
6833 Beverly Road, Suite 320  
McLean, Virginia 22101

Re Trevor House - NVHomes, Inc Proffer  
Pertaining to Blake Lane School Site

Dear Mr. Gent:

This is a follow-up to your letter of late February on this matter; I wanted to clarify some points item by item.

First and foremost the Fairfax County Department of Environmental Management must approve these suggested arrangements before they are valid.

- #1 Okay
- #2 The Park Authority is currently proceeding with master planning the Blake Lane School Site for park and recreation facilities. I have enclosed a flier on HOW ARE PARKS DESIGNED?, to briefly explain our process. We expect to go to public hearing this spring and have an adopted master plan by summer, 1985. Therefore, design/development of the chosen facilities could begin this fall.
- #3 The Park Authority will continue to deposit the fees in escrow, starting with the \$4800 check toward your obligation of \$38,400, until the park construction begins.
- #4 The Park Authority will provide NVHomes with typical plans and specifications for the facilities chosen to be built; we anticipate the construction to be performed by NVHomes.

We will keep you posted on the progress of the master plan process; any further questions or comments, please call.

Sincerely,

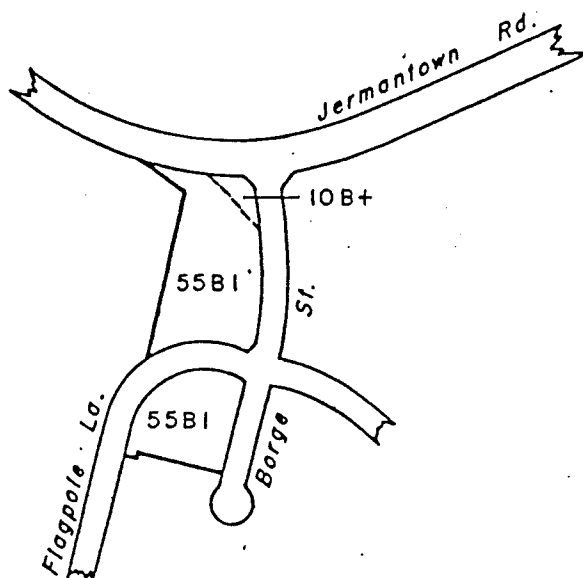
Louis A. Cable  
Assistant Director

/jm  
Enclosure

cc: Edward Moore, Fairfax County Schools  
John Donnelly, Dept. Environmental Mgmt.  
John Mastenbrook  
Frederick M. Crabtree  
Joseph P. Downs  
James A. Heberlein  
bcc: Donald Lederer  
Richard Jones  
Jay Jorgensen



SPECIAL STUDY SOILS TYPE MAP OF A 3.6079 ACRES PARK SITE, LOCATED AT 3030 BORGE STREET, OAKTON, AND NAMED BORGE STREET PARK. SOILS INFORMATION REQUESTED BY: FAIRFAX COUNTY LANDSCAPE ARCHITECT.



#### LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
10B+	Glenville silt loam, 2-7% slopes
55B1	Glenelg silt loam, 2-7% slopes
-----	Soil Boundary
Scale:	1" = 500 feet
Mapped by:	James E. Belshan, Soil Scientist Fairfax County Soil Survey Office
Date:	February 2, 1984

LOCATION: Tax Map Section: 47-4-009-D.

NOTE: Approximately six percent, or 0.2 acre, of this property consists of Glenville (10) soil. This soil occurs in the NE corner of the property, along Jermantown Road, and has a high seasonal water table within 10 to 28 inches of the soil surface during wet seasons and following heavy rainfalls. This soil rates marginal for building and street or roadway support. It rates poor for recharge of storm runoff water.

Approximately ninety-four percent, or 3.4 acres, of this property consists of well drained Glenelg (55) soil on an upland landscape. This soil rates good for both building support and recharge of groundwater.

Of that portion of Borge Street Park which is located North of Flagpole Lane, the eastern approximate one-half has had up to three (3) feet of soil materials removed, in order to provide a more nearly level area for existing play equipment. While original topsoil has been removed from this portion of the site, the existing well-drained soil materials will respond well to fertilization and liming. The soils on this tract are rated good for most use and management needs associated with a neighborhood park.

**FAIRFAX COUNTY, VIRGINIA**  
**DEPARTMENT OF RECREATION AND COMMUNITY SERVICES (DRCS)**

**MEMORANDUM**

TO: David S. Jillson  
Landscape Architect, FCPA  
Daryl DePrenger  
Landscape Architect, FCPA  
FROM: Leonard B. Gunsior  
Asst. Director

DATE April 16, 1984

FILE NO:

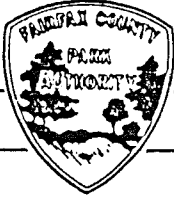
SUBJECT: Master Plans for Blake Lane School Site, Bonnie Brae School Site and  
Borge Street Park

REFERENCE:

1. Blake Lane School Site, a mostly grassy site with a few large trees near the center, has an existing large soccer field with two small soccer fields overlaid and a temporary parking lot. The following development is suggested: one (1) regulation soccer/football field in the western portion of the site where the existing soccer field is located, one (1) baseball/softball field in the southeast corner of the site, if additional space is available a practice soccer/football field in the southwest corner, an apparatus and picnic area under the large trees, a jogging path around the perimeter of the site and adequate parking in the northeast corner. Retention of the soccer field is essential for the continuation of community sponsored sports programs.
2. Bonnie Brae School Site, a partially wooded site with a house at the north end should be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field (and, space permitting, a second soccer/football field), one (1) small baseball/softball field, a paved multi-use court, trails for hiking and biking, creative play area, picnic area and parking area be placed on this site.
3. Borge Street Park, a narrow site with trees and brush at the south end, should be developed for active and passive recreational activities. A fence that would prevent children from darting onto Jermantown Road should replace the existing split rail fence at the north end of the park or the apparatus area should be relocated to the south end of the site. In addition, we suggest retention of the existing open play area, installation of a paved multi-use court and a picnic area.

LBG:br

cc: Louis A. Cable, Asst. Director, FCPA



Fairfax County Park Authority

## MEMORANDUM

To Daryl DePrenger, Design Division

Date April 11, 1984

From Susan Allen, Conservation Division

Subject Environmental Survey: Borge Street and Blake Lane Parks

Borge Street 3.06 acres

The site is divided by Flagpole Lane; the north section is predominantly open space with existing play equipment and the south section is undeveloped. An elevated hedgerow parallels an old road bed marking the western boundary of the site north of Flagpole Lane. Vegetation consists of scattered hickory, red oak, pine and cedar. Autumn olive shrubs and sumac line the slope facing the open play area.

The undeveloped section south of Flagpole Lane contains mature tulip poplar, red maple and pin oak trees. The area is heavily overgrown with honeysuckle, bush honeysuckle and multiflora rose, with an occasional dogwood and holly. A storm water culvert from the adjacent A T & T property dumps water on site; the depression at the end of the culvert contains standing water and could present a safety hazard if this area is developed.

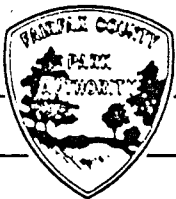
RECOMMENDATION

Given the high density development in the Borge Street area, there is obviously a need for community serving park development. If at all possible the hedgerow should be preserved in its present natural state. It provides a visual buffer between the residential area and commercial development along Rte. 123. It is also one of the few remaining natural areas in the sea of residential development and supports a wildlife population of songbirds, a resident groundhog, squirrels, etc.

Blake Lane 10 acres

The predominant natural feature of this site is a knoll, about midway between the north and south boundaries, where five truly grand old white oak trees (24" + DBH) are located. Extant evidence of an old house site includes foundation rubble, a well and fencelines. Surrounding vegetation includes several red oaks, mature Virginia pines and red cedars. The area is overgrown with multiflora rose, autumn olive and briars.

Every effort should be made to preserve the oak trees. Otherwise the site is suitable for active recreation development. Interim use soccer fields occupy the northeast corner of the property.



Fairfax County Park Authority

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## MEMORANDUM

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To Daryl DePrenger, Landscape Architect

Date March 1, 1984

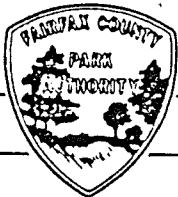
From Carol C. Deakin, Division of Historic Preservation

*CS*

Subject Borge Street Park

Review of the Historic American Buildings Survey Inventory and the Borge Street Park site indicates no evidence of historic resources within the boundaries of the park.

*Noted -  
Bms  
3/5/84*



Fairfax County Park Authority

## MEMORANDUM

To DARYL DEPRENGER

Date February 9, 1984

26/ From RAYMOND GLASSMAN, CHIEF INSPECTOR  
DEVELOPMENT DIVISION

Subject BERGE STREET PARK: Memo From D. Deprenger dated 1-18-84

After looking at the site, I think the best use would be as a mini-wildlife refuge. Some development would be required. I am at this time enclosing a copy of an article from "Country Mag". I thought perhaps there is a way for FCPA to join forces with N.W.F.

## THE LAND • THE RIVERS • THE BAY

The Land: *Suburban Refuge*

As suburbia spreads into the countryside, it displaces all wildlife habitat in its path. Or does it?

The National Wildlife Federation (NWF) of Vienna, Virginia, thinks that suburban sprawl doesn't necessarily have to preclude natural settings that shelter a diversity of flora and fauna.

To prove its point, the NWF is managing an undeveloped 360-acre tract in Sterling Park, Virginia, as a wildlife education center in the midst of this fast growing suburban community near Washington, D.C.'s Dulles International Airport. The center's primary function is to teach fish and game warden, professional biologists, and the general public how wildlife and suburbia can achieve a happy, mutually rewarding co-existence.

Craig Tufts, the 37-year-old naturalist who heads the NWF project, notes that there is usually a lot of unused open green space in suburbs that could be made attractive to wildlife and thereby bring people closer to nature. (He also believes the property doesn't have to be anywhere near 360 acres in size to do the job.)

If these opportunities are not seized, Tufts fears, many suburbs will end up with only a string of sterile athletic fields to serve as open green space.

At this lush wildlife conservation center which is already bordered by development on three sides, Tufts is seeking to blend meadows, woodlands, ponds, and marshes into the ideal combination for harboring the widest range of animal and plant species possible.

He hopes to demonstrate that with proper wildlife management, the creatures on the property will be a source of pleasure, not despair to the surrounding neighborhood. As long as wildlife populations are kept in proper balance and limited to the carrying capacity of the site, Tufts doesn't foresee them overflowing into nearby

This may mean cropping of certain populations—deer, for instance—if they become so numerous that they stray from the center's confines to pillage neighborhood gardens.

An inventory of the resources of this property (which was donated to NWF eight years ago by a prominent local physician) has so far disclosed more than 560 species of plants, including eight considered rare in the state of Virginia. Also observed have been 195 species of birds, 70 species of butterflies, 14 species of fish, and 32 kinds of mammals, including fox, skunks, raccoons, muskrats, weasels, possums, and mink.

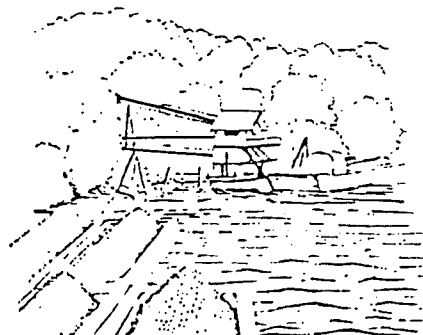
Tufts is introducing native plants "new" to the property and is creating attractive wildlife habitats through formation of ponds, nesting boxes, and vegetable cover.

The facility already seems to have given the NWF a showcase for its basic premise. Most neighbors have been won over. The property has become a popular focal point for field trips by local high schools. Resident bird watchers and nature lovers have discovered that they don't have to journey to the distant Blue Ridge Mountains to experience the unmatched beauty and spontaneity of the wild.

The way metropolitan Washington is roaring haphazardly down the road towards this oasis, the NWF may have acted not a moment too soon.

And if this facility succeeds in becoming an influential center of national edification, many other suburbs around the country could profit in the nick of time as well.

—Edward Flattau

The Rivers: *Pilot on the "Mon"*

It is 8:30 a.m., and the sun is just beginning to burn through the fog high above Morgantown, West Virginia. A dim shape appears at a bend in the Monongahela River. The towboat Kimberley blends into the mist. As she nears Lock No. 9, however, her shape can be seen clearly. She pushes six barges that appear as a smudge in the

Gates swing shut behind the Kimberley and the lock's hydraulic mechanisms go into motion, raising the boat and her empty barges so the upriver trip can be continued. Captain Wroble takes advantage of the break to transact business on shore the time the upriver gates are re-open, he is back in the pilothouse.

The engines gear up and the Kimberley is on her way again.

Captain Wroble knows the twists of the Mon as a commuter to the highway's potholes. As the Kimberley glides upriver, he guides her toward the inside of a broad curve where the river is deep there, where the bar rises steeply. "When the hills come down and meet the water, you have deep water," he says.

The river is Wroble's life. It's in his blood. He grew up in a river town, Masontown, Pennsylvania, where sternwheelers pass by. Wroble has spent more than 30 years on the

He started as all pilots start, too, as a deckhand. The deckhands set the towboat and barges safely through locks on the river. One standing at the end of the forward barge signals the pilot when he has cleared the lock wall. The pilot guides the boat, but the deckhand must fasten the barge to tying-up points on the wall.

Working from the Consolidation Co. docks near Morgantown, Wroble may take the Kimberley upriver or down. Today's trip is up — literal the time the towboat reaches the halfway point of the day's trip, a mine between Morgantown and Ironton, two locks will have lifted her feet. Until the lock system was built a century ago, the Mon was not navigable to Morgantown all year round.

The deckhands do their most complex work at the mine. The silent understanding between the pilot and his co-workers is most evident here. Wroble maneuvers the empty barges into position and the deckhands do their part.

Set free from the burden, the Kimberley's engines churn the Mon's water as Wroble guides her around the barges. The deckhands untie and cable until the empty barges are properly positioned to be refilled, and Kimberley takes her place behind the tow, five loaded barges.

The crew works efficiently, relying occasionally on hand signals. The deckhands cast off the cables and the Kimberley is on her way downriver. It is quite noon.

At age 21, after three years as a deckhand, Wroble received a letter of recommendation, passed a Coast

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

(

TO: Mr. Daryl DePrenger, Architect      DATE February 13, 1984  
Fairfax County Park Authority

FROM: Suzanne G. Lambert, Sergeant *SL*  
Special Operations Division, Park Section

FILE NO:

SUBJECT: Borge Street Park Recommendations

REFERENCE:

The following is offered as suggestions for the planning of Borge Street Park:

- \_\_\_ Clear out undergrowth along the most western border of the park.
- \_\_\_ Put up usual signs on the area south of Flagpole Ln.
- \_\_\_ Clear undergrowth from the area south of Flagpole Lane.



# Discover your parks...

PA 192  
3-28-84

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

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON  
BORGE STREET PARK AND BLAKE LANE SCHOOL SITE

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Borge Street Park and Blake Lane School Site (for recreational purposes) on Thursday, May 3, 1984 at 8:00 p.m. in the cafeteria of the Mosby Woods Elementary School at 9819 Five Oaks Road, Fairfax, Virginia. To reach the school, from Fairfax Circle proceed east on Rt. 29, to a left onto Blake Lane, north on Blake Lane approximately  $\frac{1}{2}$  mile to Five Oaks Road on the left, 3 blocks to the school entrance on the left.

This park forum is being scheduled in place of questionnaires that are normally distributed to households, as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. All individuals and/or groups, young and old, are encouraged to attend and express their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help make this park reflect your community's needs and interests.

Borge Street Park, 3030 Borge Street, Oakton, is a 3.6 acre community park in Providence Supervisory District. The park is bounded on the north, east, and south by townhouses and condominiums, and by the AT & T office complex on the west. The park consists of two parcels divided by Flagpole Lane, a paved street. Existing facilities include a basketball goal, a tot lot with benches, open play area, fences, and landscaping. The topography slopes moderately from west to east. Trees and understory plants cover about 50% of the site. Public access is from Jermantown Road, Borge Street and Flagpole Lane.

Blake Lane School Site, 10033 Blake Lane, Oakton, is a 10 acre School Board-owned site which is made available for recreational purposes under an interim-use agreement with the Park Authority. The site is bounded on the north by Blake Lane and single-family detached houses, on the east by townhouses, on the south by condominiums, and on the west by Bushman Drive and townhouses. Existing facilities on the site include a small soccer field and a small gravel parking area with entrance on Blake Lane. The topography slopes moderately from a high point in the center of



the site. Trees and shrubs are located in the central portion of the site (approximately 20%) and the remainder is grass. Public access is from Blake Lane and Bushman Drive.

Capital Improvement Funds are available now for improvements to Borge Street Park in the amount of \$18,534+, and in fiscal year 1985 for \$61,818 (from the 1982 Park Bond Referendum). Should these funds not be used for phased improvements, they will be reallocated to other park projects in the district.

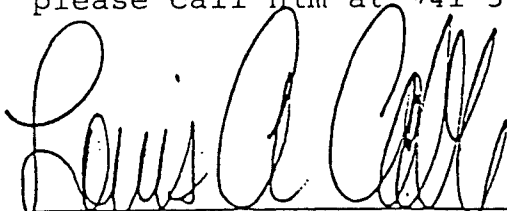
There are no funds available for Blake Lane School Site.

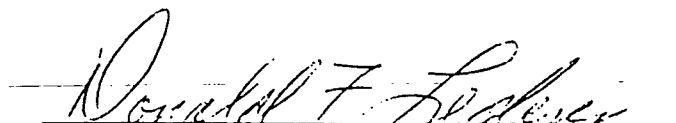
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this community meeting/forum. All responses will be considered in the preparation of the master plan for Borge Street Park and Blake Lane School Site.

A preliminary master plan will be presented at a public hearing in the Fairfax area, to be scheduled in the Fall of 1984, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is Daryl DePrenger, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 252.

  
\_\_\_\_\_  
Louis A. Cable  
Assistant Director  
Fairfax County Park Authority

  
\_\_\_\_\_  
Donald F. Lederer  
Superintendent of Design  
Fairfax County Park Authority



# Discover your parks...

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR BORGE STREET PARK AND BLAKE LANE SCHOOL SITE

FROM: DARYL DEPRENGER, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE BORGE STREET PARK AND BLAKE LANE SCHOOL SITE FORUM

The following pages reflect the information that has been gathered from the community to date. 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 this year for further review and comment by the community at large.

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

## BORGE STREET PARK AND BLAKE LANE SCHOOL SITE COMMUNITY FORUM

HELD: May 3, 1984 at 8:00 p.m. in the Mosby Woods Elementary School cafeteria

ATTENDEES: John Mastenbrook, (Providence District), Fred Crabtree (Centreville District) and Alan Mayer (Mason District) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Daryl DePrenger, Ed Nenstiel, Joe Sicenavage, Kirk Holley and Lauren Bisbee (from the FCPA Design Division staff); Susan Allen, Nancy Cooley, and Paul Engman (from the FCPA Conservation Division staff); Carol Deakin (from the FCPA Historic Preservation staff), and Bill Hellwig (from the FCPA Park Operations Division staff); and approximately 20 citizens representing themselves and such groups as: Treebrooke Condo Association, Cherrybrooke Square HOA, Flint Hill HOA, and Tudor Hall HOA.

Mr. Cable welcomed the citizens and explained the forum procedure and its place in the planning process. He explained that we hope to come away with a wealth of thoughts for staff to work with, in addition to gathering additional information, and come back here later in 1984 and bring several concept plans for these parks. If the citizens have additional thoughts or want to change their thoughts after tonight, they can call or write in within the next 30 days. He also asked that they notify others, not here tonight that may wish to comment. At the close of the meeting, Mr. Cable explained that the FCPA will send out a summary of the facts gathered at this forum. He thanked the citizens for attending and working with the Park Authority.

-2-

Using an overhead projector, Daryl DePrenger reviewed the park planning process and the site analysis that the staff has done including: park resources, activity potential, park locations, acquisition history, available funding, nearby parks and schools, county trail plan, zoning, on-site factors such as soils, slopes, summary analysis, and existing features. Slides of the two parks showed existing facilities, access, trail, and vegetation.

Mr. Cable said that one of the basic things the FCPA is trying to get out of this process is more citizen involvement. He asked the citizens to be candid and open.

Because of the relatively small number of citizens, three groups were organized for discussion. The following agenda was suggested to all three groups:

1. Brainstorming
  - a. Silent generation
  - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
  - a. Individual
  - b. Group

The following information summarizes the results of the discussions within these groups:

#### YELLOW TEAM

Facilitators: Paul Engman and Daryl DePrenger

#### BORGE STREET PARK

#### LIKES - TOP FIVE PRIORITIES

1. EXTENSION OF PLAYGROUND FOR SMALL CHILDREN - POSSIBLY INCLUDING CREATIVE WOOD MODULE.
2. LANDSCAPING (BUSHES, SHADE TREES)
3. STROLLER - JOG - BIKE TRAIL
4. SOME OPEN PLAY AREA
5. BASKETBALL

#### Likes - Complete Listing and Voting Count

1. Extension of playground - small children - creative wood module - 25 points
2. Picnic facilities (covered) - 5 points
3. Some open play area - 12 points
4. Stroller - jog - bike trail - 16 points
5. Basketball - 5 points
6. Landscaping - 17 points
7. Security lighting on Borge St. - 0 points
8. Security for tots - landscape - 0 points

-3-

DISLIKES - TOP FIVE PRIORITIES

1. ORGANIZED BASEBALL
2. ADDITIONAL TRAFFIC
3. CHAIN LINK FENCE ON PERIMETER
4. GRILLS - ELIMINATE TRASH
5. LIGHTED FACILITIES - PARK CLOSED AT DARK - SECURITY LIGHTING OKAY IF NECESSARY

SPECIAL CONCERNS

1. DRAINAGE OF PLAYGROUND AREA
2. IMPROVE BASKETBALL COURT
3. TOT SECURITY DUE TO TRAFFIC

BLAKE LANE SCHOOL SITELIKES - TOP FIVE PRIORITIES

1. FITNESS TRAIL
2. OPEN PLAY AREA
3. KEEP TREES
4. SOCCER FIELD
5. VOLLEYBALL COURT

Likes - Complete Listing and Voting Count

1. Open play area - 17 points
2. Soccer - 11 points
3. Keep trees - 13 points
4. Picnic facilities - 4 points
5. Tennis courts - 0 points
6. Basketball - multi-use court - 4 points
7. Fitness trail - 22 points
8. Pick-up softball - 5 points
9. Benches/seating area - 5 points
10. Trash can - 0 points
11. Volleyball - 7 points
12. Horseshoes - 2 points
13. Security lighting - 0 points

DISLIKES - TOP FIVE PRIORITIES

1. ADDITIONAL TRAFFIC
2. CHAIN LINK - PERIMETER
3. NO CUTTING OF BIG TREES
4. GRILLS
5. SCHOOL

SPECIAL CONCERNS

1. IMPROVE CONDITION OF FIELD - LEVEL AND LANDSCAPE
2. HAVE SOME NATURAL HABITAT LEFT
3. LOCATION OF MULTI-PURPOSE COURT - DON'T MAKE IT VISIBLE FROM BLAKE LANE

-4-

BLUE TEAM

Facilitators: Kirk Holley and Carol Deakin

BORGE STREET PARKLIKES - TOP FIVE PRIORITIES

1. APPARATUS/PLAY AREA FOR TOTS TO TEENS
2. PLANT SHADE TREES
3. NEIGHBORHOOD PARK (WALK-TO NOT DRIVE-TO)
4. UNIT (VS. "CREATIVE") WOOD PLAY EQUIPMENT
5. OPEN PAVED AREA - TO RIDE BIKES, SKATE, ETC. (AS ALTERNATIVE TO STREETS AND SIDEWALKS)

Likes - Complete Listing and Voting Count

1. Unit (vs. "creative") wood play equipment - 10 points
2. Equipment safety apparatus - 3 points
3. Play area for tots to teens - 25 points
4. Neighborhood park (walk to it) - 14 points
5. Develop S. part - clear brush - 3 points
6. Save trees - 0 points
7. Picnic areas - 0 points
8. Fix sidewalk - 0 points
9. "Victor Borge" sign - 0 points
10. Plant trees - 16 points
11. Open paved area (skate) - 5 points
12. Wall for play (basketball, etc.) - 1 point
13. Interior path - 4 points

DISLIKES - TOP PRIORITY

1. DELETE TOT LOT EQUIPMENT (METAL AND STEEL) - DANGER - REPLACE WITH WOOD

SPECIAL CONCERNS

1. VISITOR PARKING
2. TRASH FROM VISITORS - (PICNIC AREA)
3. DRAINAGE
4. PRESERVE "WORTHWHILE" GREENERY
5. RELATE THE TWO PARKS - COMPLEMENTARY USE
6. SAFETY - FROM PEOPLE - FROM CARS
7. STOP LIGHT AT BORGE STREET AND JERMANTOWN ROAD
8. NIGHT SECURITY
9. UNUSED \$ AT BORGE TO GO TO BLAKE LANE

BLAKE LANE SCHOOL SITELIKES - TOP FIVE PRIORITIES

1. TIE: SAVE TREES  
LARGER SCALE - MORE ADAPTIBLE FOR ORGANIZED GAMES - MORE FOR TEENS  
PLAYING FIELDS - SOCCER, SOFTBALL, ETC.
2. SIDEWALKS ALONG BLAKE LANE
3. TENNIS COURT

-5-

Likes - Complete Listing and Voting Count

1. Save trees - 22 points
2. Tennis court - 6 points
3. Apparatus/play area for tots to teens - 5 points
4. Establish sidewalk - 10 points
5. Larger scale - more for teens - 22 points
6. Play fields - soccer, tc. - 22 points

SPECIAL CONCERNS

1. VISITOR PARKING
2. TRASH FROM VISITORS
3. DRAINAGE

GREEN TEAM

Facilitators: Susan Allen and Ed Nenstiel

BORGE STREET PARK

LIKES - TOP FIVE PRIORITIES

1. WOODEN MODULAR PLAYGROUND/MODERNIZE EQUIPMENT
2. SHADE TREES IN PLAY AREA
3. PICNIC AREA - TABLES ON EDGE OF OPEN AREAS
4. BASEBALL BACKSTOP - IN CONJUNCTION WITH OPEN AREA

Likes - Complete Listing and Voting Count

1. Wooden modular playground - 19 points
2. Shade trees in play area - 15 points
3. Replace old playground w/more unified group - 12 points
4. Sandbox w/ledge around - 10 points
5. Get rid of the rocking horses and seesaw - 19 points
6. Picnic areas - 0 points
7. Baseball backstop - 0 points
8. Modernize and replace playground - 0 points

SPECIAL CONCERNS

1. PLAYGROUND AREA DRAINAGE - ALSO SHOULD BE MULCHED OR MOVED TO ANOTHER LOCATION IN PARK

BLAKE LANE SCHOOL SITE

LIKES - TOP FIVE PRIORITIES

1. ADEQUATE PARKING - FOR SOCCER
2. CONTINUE SOCCER USE
3. JOGGING/FITNESS TRAIL
4. CLEAN UP
5. TENNIS COURT

-6-

Likes - Complete Listing and Voting Count

1. Continue soccer use - 13 points
2. Parking areas - adequate - 17 points
3. Cleaned up - 9 points
4. Jogging trail/fitness trail - 10 points
5. Tennis courts - 6 points
6. Pond - ducks - skating - 2 points
7. Large free areas - 6 points
8. Multi-purpose courts - 5 points
9. Bike path - 0 points
10. Picnic - 2 points

DISLIKES - TOP TWO PRIORITIES

1. DON'T TAKE THE TREES (OAK)
2. POOL

SPECIAL CONCERNS

1. SAFETY FOR CHILDREN ALONG BUSHMAN DRIVE/PARKING
2. EXCLUSIONARY MEMBERSHIP OF TREEBROOKE POOL & FACILITIES

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Ideas received from the students at Mosby Woods Elementary School in Mrs. Kriser's first grade class and Mrs. Faughnan's third grade class include the following: playground, tire swings, castle, swings, slides, trampoline, fort, playhouse, rope climb, rocket, seesaw, climbing pole and bars, monkey bars, twirly slides, tunnels, mirror maze, benches, picnic tables and grills, pond, bridge, swimming pool, water fountain, bathrooms, nature center, fitness trail, bike trail, snack bar, zoo, hiking trail, miniature golf, camping area, soccer field, football field, basketball court, and tennis court.

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Post-forum community input: None - no letters or petitions were received within the one month period following the forum.

July 12, 197

Fairfax County Park Auth.  
4030 Summer Road  
Annandale, Va. 22003

Att: Mr. Daryl DePrenger

Dear Mr. DePrenger,

It has come to my husband and my attention that Dorge St. Park (corner of Jermantown Rd & Dorge St.) is up for improvements.

As much as we were unable to attend the May 3rd meeting, scheduled for the discussion of this purpose, we would like to make our suggestions via the mail.

- ① Shaded picnic area with grills
- ② Shuffle Board Courts
- ③ Golf driving range (space permitting)

Any consideration you might give the above will be greatly appreciated. Thank you & Sincerely  
(Mrs.) Amy Alesi

A. Alesi #309 & Frank  
2817 JERMANTOWN RD  
OAKTON, VA.  
22124

Treebroke Condos.





Fairfax County Park Authority

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MEMORANDUM

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To File

Date March 26, 1985

X From Daryl DePrenger ✓

Subject Blake Lane School Site - Preliminary Master Plan

Mr. Mike Fraser, The Oakton, Association President, called March 12, 1985 in response to my letter of February 28, 1985, regarding possible trail connection(s) to the proposed facilities on the school site.

They have requested two (2) trail connections: 1) on Bushman Drive (east of street) and 2) on the south side of the school site to coincide with an existing sidewalk on their property (detail location to be determined).

Additional requests:

1. Street lights on Bushman Drive
2. Pet walking area

Tennis court lighting was discussed by their group, however a consensus was not reached.

DP/jpb

cc: Louis Cable  
Chris Hoppe  
Janice Wicks

March 22, 1985

Blakelee HOA  
P.O. Box 353  
Oakton, VA 22124

Fairfax County Park Authority  
4030 Hummer Road  
Annandale, VA 22003

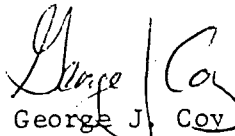
Att'n: Mr. Daryl DePrenger

Dear Mr. DePrenger,

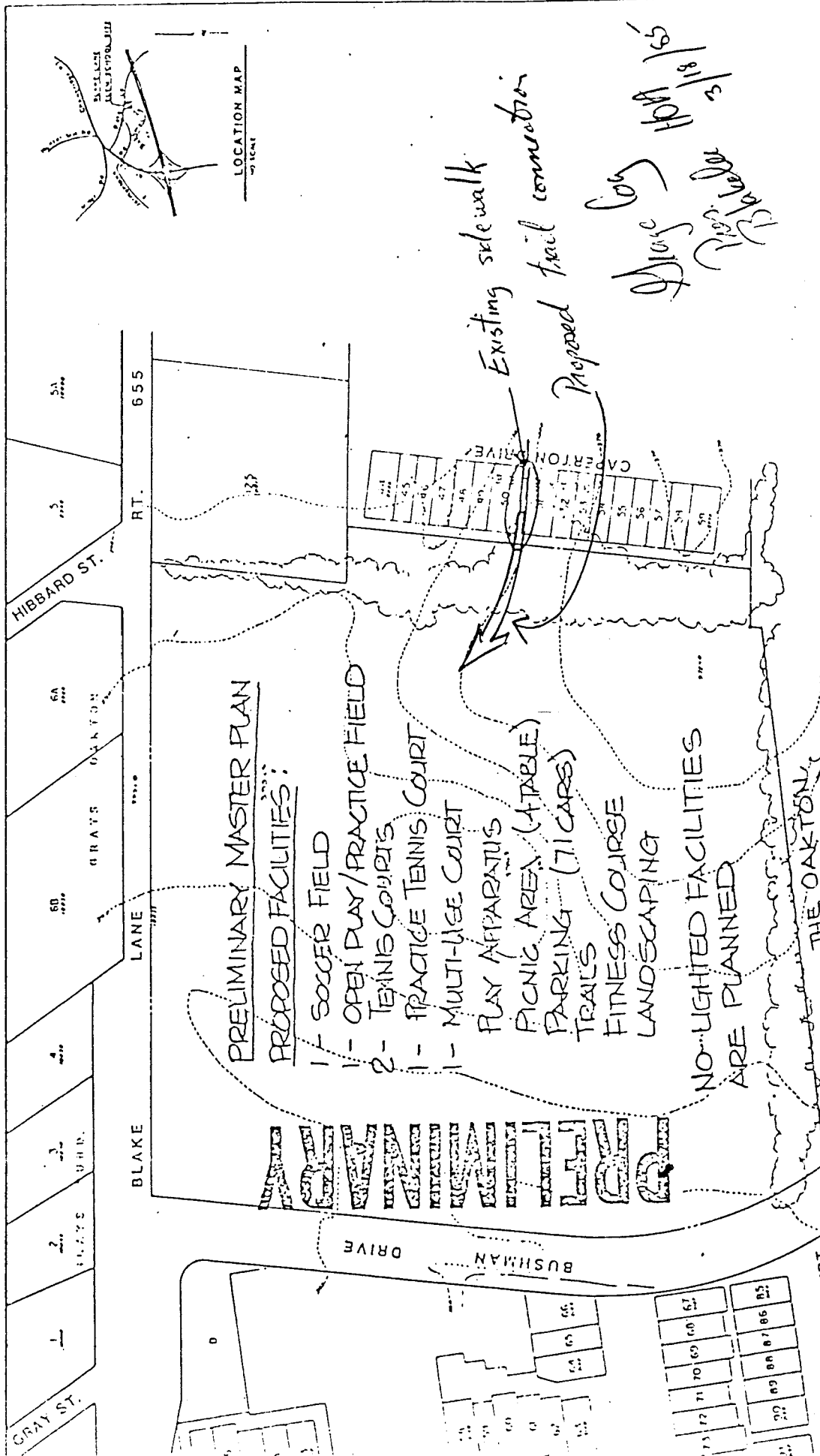
I have attached a mark-up of the site plan to indicate our preference for the trail connection from our development into the park.

Thank you for providing us the opportunity to provide input.

Sincerely,

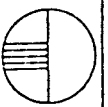
  
George J. Cov  
President,  
Blakelee HOA

Attachment



# BLAKE LANE ELEMENTARY SCHOOL SITE

FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION FIG. 47-S - 10.10 ACRES





Fairfax County Park Authority

## MEMORANDUM

To File

Date March 21, 1985

DP From Daryl DePrenger

Subject Borge Street Park and Blake Lane S.S. -  
Master Plans - Office of Transportation

The preliminary master plan for each site was delivered to the Office of Transportation and Janice Wicks and I met with Michelle Laviolette on March 15, 1985.

A summary of that meeting is as follows:

Blake Lane School Site

Proposed improvements for Blake Lane:

- o Under County Bond Program, to be included on Nov. Ballot (FY 86) for development funds; Public Works is currently working on the design with available funds. If funding is approved the construction would be by VDHT.
- o Would require dedication along Blake Lane - 45' from center line with possible temporary grading easements.
- o Blake Lane is considered an arterial connector, minimum number of curb cuts is desired.
- o Sidewalks are proposed on both sides of Blake Lane

Preliminary Master Plan:

- o Entrance to site from Bushman Drive is preferred, align with existing street (Chase Court), this exceeds the Min. 60' setback from intersection which is standard.

Traffic Counts:\*

Blake Lane	13,774 vehicles per day	from Gray St. (RT.674) to Hibbard St. (RT.784)
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Bushman Drive	Not known
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Borge Street Park

Preliminary Master Plan:

- o On-site parking - should be provided if park facilities generate vehicles to park, check F.C. Zoning Ordinance Parking Standards.

- o Specify pedestrian users - eliminating need for additional parking.
- o In general, residents are concerned about traffic through neighborhood on way to the parks, however the proposed facilities will not have an impact on the road system.

Traffic Counts:\*

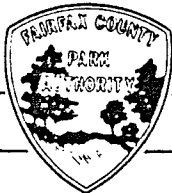
## Vehicles per day

Bushman Drive	5160	from Borge St. (RT. 5177) to .11 mile SE of RT. 5177
Borge Street	5298	from Jermantown Rd. (RT. 5176) to Flagpole Lane (RT. 5600)
Jermantown Road	13,958	from Route 123 to Borge Street (RT. 5177)

\*From Virginia Dept. of Highways and Transportation, Fairfax County  
Secondary Traffic Tabulation, counts taken March - November 1983.

DP/jpb

cc: Don Lederer  
Janice Wicks



Fairfax County Park Authority

## MEMORANDUM

To JOHN WINFIELD, DEPT. OF PUBLIC WORKS, Date March 20, 1985  
OFFICE OF ROAD PROGRAM MANAGEMENT

DP From DARYL DEPRENGER, LANDSCAPE ARCHITECT/PROJECT COORDINATOR

Subject PROPOSED IMPROVEMENTS FOR BLAKE LANE - Project 6440

As was mentioned in a meeting with you on February 22, 1985 the Fairfax County Park Authority is in the process of preparing a preliminary Master Plan for the Blake Lane School Site.

The Department of Public Works proposed improvements for Blake Lane were reviewed by Staff in conjunction with the proposed preliminary Master Plan for the Blake Lane School Site. The following comments were made as a result of that review:

1. Maximum 4:1 cut and fill slopes into the park are desired for maintenance purposes and also to create a more aesthetic, park-like appearance.
2. The proposed plan shows a 12' curb cut at the existing entrance to the site from Blake Lane. A 30' curb cut would better serve the needs of an entrance to the existing gravel parking area.

We welcome any thoughts you may have concerning these comments, or if you have any questions, please call. Keep us informed as this project proceeds.

DP/jpb

cc: Don Lederer  
Chris Hoppe  
Janice Wicks

2002 Borge St  
Oakton, Virginia 22124  
May 21, 1984

Mr. John Mastenbrook  
Providence District Representative  
Fairfax County Park Authority  
4030 Hammer Road  
Annandale, Virginia 22003

Dear Mr. Mastenbrook,

As an avid "park-person", a mother of a four and a one year old, and a concerned citizen, I want you to know how much I appreciated the opportunity to be a part of the meeting held on May 3rd. It is wonderful that you recognize that a community can identify what some of its needs are.

However, because of the limits of time and the way the meeting was structured, some of the specific suggestions of Cherrywood Square parents could not be voiced. Some of us got together and went through playground equipment catalogues. We picked out some specific pieces we felt were workable for a variety of ages and coordination levels.

We did say that we wanted unit playground equipment. The specific pieces we had in mind, come from the following catalogues:

- ① Mexico Jorge - 1982 (white catalogue)  
Alperstein Bros, Inc.  
200 7th St., N.W.  
Washington, D.C.  
phone: 842-1163
- ② Mexico Jorge - 1983-84 (grey catalogue)
- ③ Kurtz Bros.  
Catalog 90 1984-86  
Clearfield, PA 16830
- ④ PlayLearn - 1984

SWINGS

"Regular" #323-000	Mexico Forge (white)	pg 12 (6) @ 46.00	276.00
Animal #SA-41	Kurtz Bros	542 (1 set of 4)	1176.00
Nursery Chair #21459 2 HOW-51	Kurtz	550 (4) @ 59.75	239.00

SLIDES

Rollerslide #2300-000	M. Forge (white)	pg. 30-31 (large)	5109.00
Burma bridge #PLP-311-251	Playlearn	5	963.00
Wood Module (A) #60502	Kurtz	544	2090.55

SANDBOX

12' sq. raised benches #681-000	M. Forge (grey)	pg. 34	289.00
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MERRY-GO-ROUND

Steel HOW-1031	Kurtz	pg. 548	755.50
Standard HOW-1035	"	"	573.80

CLIMBERS

Net Climber PLP-301-135	Playlearn	pg. 4	423.00
Glider Bench 146 series	M. Forge (white)	pg 78	220.00
Park shelter "Cherokee"	M. Forge (white)	pg 91	1638.00

I really appreciate your advancing the schedule for the park's development, and your giving us the opportunity to define how best to do so.

Please feel free to contact me should any additional information on the above selections be required. (938-2223)

Sincerely,  
Pamela Cherry Feil  
PAMELA CHERRY FEIL





# Discover your parks...

PA 401  
6-11-85

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

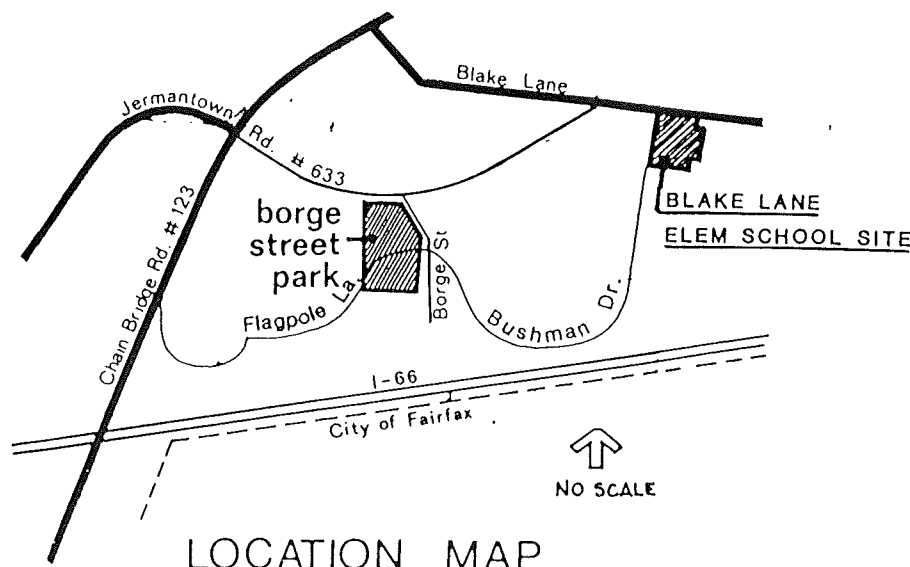
PLEASE HELP US DISTRIBUTE THIS INFORMATION TO  
FRIENDS, NEIGHBORS AND GROUPS INTERESTED IN THIS TOPIC.  
THESE PRELIMINARY PLANS ARE NOT FINAL AT THIS POINT IN THE PROCESS;  
WE URGE YOU TO COMMENT!

PUBLIC HEARING  
FOR PRELIMINARY MASTER PLANS OF  
BORGE STREET PARK AND BLAKE LANE SCHOOL SITE

The Fairfax County Park Authority is holding a public hearing on Thursday, July 18, 1985, 8:00 p.m. in the cafeteria of Mosby Woods Elementary School, 9819 Five Oaks Road, Fairfax, VA for the purpose of presenting the preliminary master plans of Borge Street Park and Blake Lane School Site. The Park Authority would like to hear your opinion of the master plans and listen to your ideas concerning the parks.

Borge Street Park, 3030 Borge Street, Oakton, is a 3.6 acre community park in Providence Supervisory District. The park is bounded on the north, east, and south by townhouses and condominiums, and by the AT & T Office Complex on the west. The park consists of two parcels divided by Flagpole Lane, a paved street. Existing facilities include a basketball goal, a tot lot with benches, open play area, fences, and landscaping. The topography slopes moderately from west to east. Trees and understory plants cover about 50% of the site. Public access is from Jermantown Road, Borge Street and Flagpole Lane. The property was acquired by donation to the Fairfax County Park Authority from the School Board of Fairfax County, May 1981.

Blake Lane School Site, 10033 Blake Lane, Oakton, is a 10 acre School Board-owned site which was made available in 1979 for recreational purposes under a five year interim-use agreement with the Park Authority. The site is bounded on the north by Blake Lane and single-family detached houses, on the east by Blakelee Townhouses, on the south by The Oakton Condominiums, and on the west by Bushman Drive and townhouses. Existing facilities on the site include a small soccer field and a small gravel parking area with entrance on Blake Lane. The topography slopes moderately from a high point in the center of the site. Trees and shrubs are located in the central portion of the site (approximately 20%) and the remainder is grass. Public access is from Blake Lane and Bushman Drive.



Interested persons may review the rendered preliminary master plans and the in-depth report at the Fairfax County Park Authority Headquarters, or at the Patrick Henry Library, 101 Maple Avenue East, Vienna, Virginia, in the lobby area. Additional copies of this flier may be picked up at the Park Authority Headquarters or at the library. The in-depth report may be obtained for a fee, only at the Park Authority Headquarters (hours: 8:00 to 4:30 p.m., Monday - Friday). To reach the Park Authority Headquarters, take Rt. 495 to Little River Tnpke. East Exit; turn left off of Little River Tnpke. at the first stoplight to Hummer Road; proceed on Hummer Road for 1/4 mile to the park entrance on the left.

Persons, groups or organizations receiving this flier are urged to have a representative at the hearing to present their views on behalf of the individual/organization. If you wish to speak at the public hearing, please register with Mrs. Lauren Bisbee at the Park Authority Headquarters, 941-5000, ext. 261. THESE PRELIMINARY PLANS ARE NOT FINAL AT THIS POINT IN THE PROCESS; WE URGE YOU TO COMMENT!

There will be a lapsed time of one month following the hearing for citizens to submit in writing (as individuals or collectively through their organizations) more specific comments. After all requests have been considered, the plans will be presented to the Park Authority for the final approval and ultimate development program, if appropriate. The public is welcome to attend the Park Authority meeting when the preliminary master plans are presented for adoption, however, no public comments will be accepted at that regularly scheduled FCPA meeting. All individuals and/or groups sending letters, petitions or in attendance at the hearing will be notified in advance of the plans coming back before the FCPA for consideration. Anyone else wishing to be placed on the mailing list regarding these parks, please call Mrs. Lauren Bisbee. The project coordinator for these preliminary plans is Daryl DePrenger, Landscape Architect with the Fairfax County Park Authority, 941-5000, ext. 252.

#### PUBLIC PARK FACILITIES SURPLUS/DEFICIENCY

Facility standards are compared to existing public recreation facilities in the primary service area and the results are used (along with input from park users and programmers) to determine the proposed park facilities for each site. The most often requested facilities are included in the comparison, although other facilities are proposed and considered. A facility standard is expressed as ratio of one facility per a determined number of persons (i.e. tot lot 1:500 means one tot lot per 500 persons).

Within the primary service area (3/4 mile radius, population approximately 7968) the following facilities are deficient: tot lot, softball, tennis, basketball/multi-use court, swimming pool, golf course, and soccer. There is a surplus of baseball fields.

#### PRELIMINARY MASTER PLAN DESCRIPTIONS

Based on the above findings and the expressed desires of the community, the preliminary master plans propose the following:

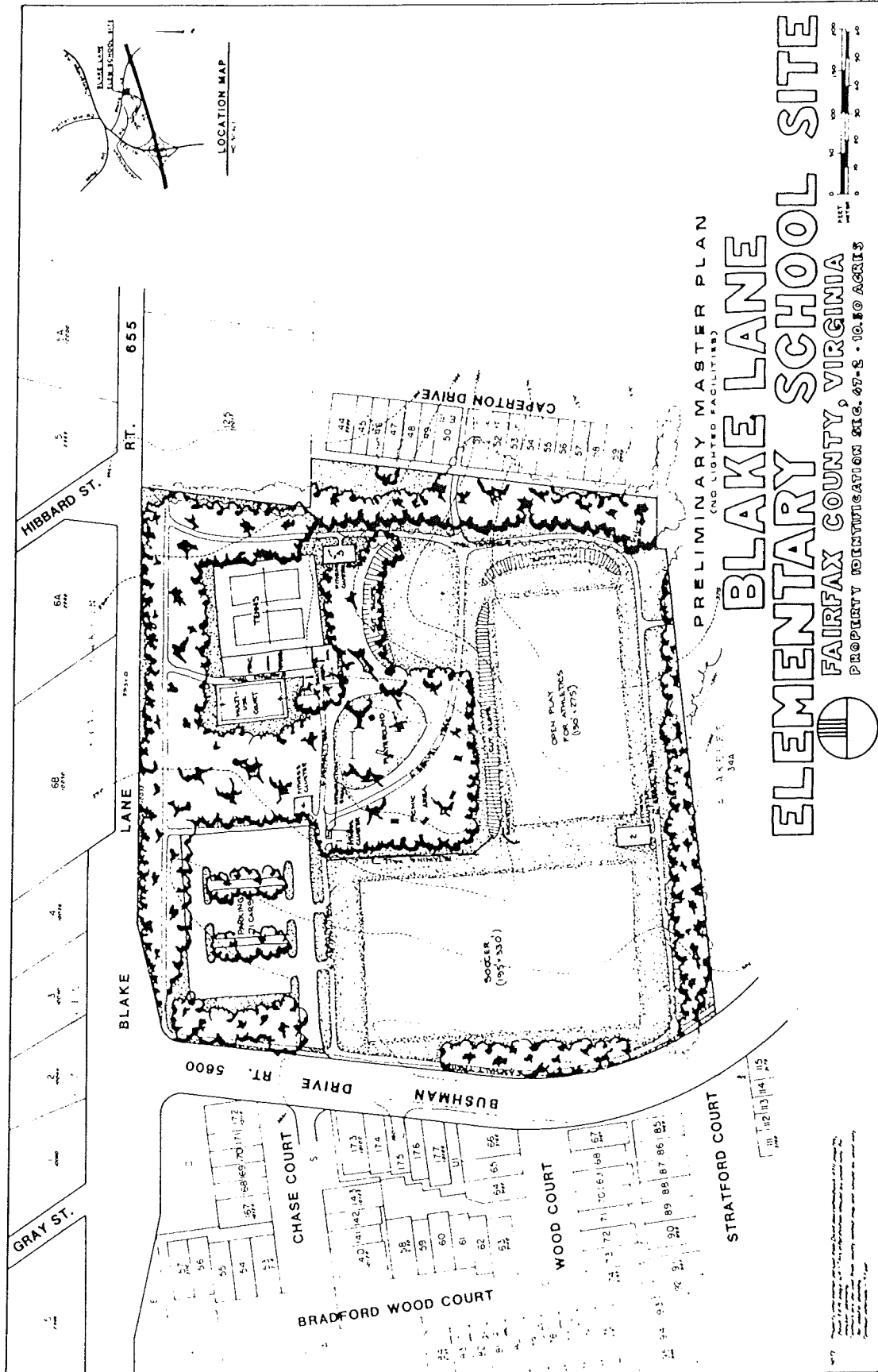
##### Borge Street Park

Multi-use court, open play area, picnic areas, tot lot, playground, asphalt trails, and landscaping. No lighted facilities are planned.

##### Blake Lane School Site

Soccer field, open play for athletics, parking, (2) tennis courts with seating area, practice tennis courts, multi-use court, playground, picnic area, asphalt and gravel trails, fitness center, and landscaping. No lighted facilities are planned.





PRELIMINARY COST ESTIMATES: (March 1985)

Borge Street Park

1. Multi-Use Court	\$ 18,874
2. Open Play Area	\$ 18,184
3. Playground	\$ 36,000
4. Tot Lot	\$ 45,252
5. Picnic Area	\$ 8,640
6. Asphalt Trails*	\$ 8,719
7. Fencing	\$ 9,000
8. Landscaping	\$ 15,960
Subtotal	\$160,629
Fees	\$ 150
Design/Engineering	\$ 16,063
Contract Administration	\$ 22,169
TOTAL	\$199,011

\*Gravel-type surface material may be substituted in lieu of asphalt when and where appropriate.

Blake Lane School Site

1. Soccer Field	\$153,744
2. Parking	\$186,480
3. Open Play for Athletics	\$ 42,288
4. Playground	\$ 36,000
5. Picnic Area	\$ 8,100
6. Tennis Courts	\$ 70,836
7. Practice Tennis Court	\$ 31,200
8. Multi-Use Court	\$ 16,800
9. Trails	\$ 29,916
a. Asphalt*	\$ 15,626
b. Gravel	\$ 12,600
10. Fitness Center	\$ 13,800
11. Landscaping	\$ 13,800
Subtotal	\$617,390
Fees	\$ 250
Design/Engineering	\$ 61,739
Contract Administration	\$ 73,413
TOTAL	\$752,792

\*Gravel-type surface material may be substituted in lieu of asphalt when and where appropriate.

PHASING:

Borge Street Park

There is approximately \$73,990 available for park improvements in fiscal years 1985, 1986, and 1987 from funds approved by the 1982 Park Bond Program and from Gift Trust Funds. Based on the estimated costs for development and available funding, it is not possible to complete all of the proposed improvements in one phase. In consideration of community desires and feasibility the recommended phases for development are:

Phase I: Tot lot, picnic area, asphalt trail (portion), and landscaping.  
Phase II: Multi-use court, playground, asphalt trail (portion), open play area, wood rail fence, and landscaping.

Blake Lane School Site

There is a total of \$62,549 available for capital improvements at this site. A total of \$24,149 is available from funds approved by the 1982 Park Bond Program for fiscal years 1985, 1986, 1987. There is an additional \$38,400 available from a Grant Trust Fund, the total of which is being contributed by a private developer in order that the recreation requirements for this development be satisfied. Based on the estimated costs for development and available funding, it is not possible to complete all of the proposed improvements in one phase. The recommended phases for development are as follows:

Phase I: Open play for athletics, and trails (portion).

Phase II: Parking, soccer field, trails (portion), and landscaping.

Phase III: Playground, picnic area, multi-use court, tennis courts, practice tennis court, trails, fitness center, and landscaping.

PRELIMINARY ANNUAL MAINTENANCE COSTS: (March 1985)

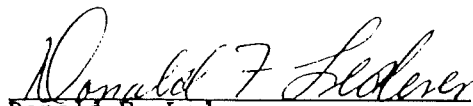
Borge Street Park

1. Multi-Use Court	\$ 598
2. Open Play Area	\$ 282
3. Playground	\$1,888
4. Tot Lot	\$1,041
5. Picnic Area	\$ 314
6. Trails	\$ 265
TOTAL	\$4,383

Blake Lane School Site

1. Multi-Use Court	\$ 598
2. Tennis Courts	\$1,665
3. Practice Tennis	\$ 625
4. Parking	\$1,091
5. Soccer Field	\$1,003
6. Open Play for Athletics	\$ 646
7. Playground	\$1,883
8. Picnic	\$ 398
9. Trail (asphalt)	\$ 758
10. Trail (gravel)	\$ 973
11. Fitness Center	\$ 188
TOTAL	\$9,828

\_\_\_\_\_  
Louis A. Cable  
Assistant Director  
Fairfax County Park Authority

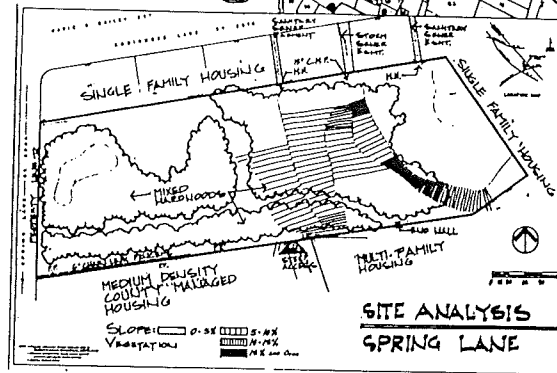
  
Donald F. Lederer  
Superintendent of Design  
Fairfax County Park Authority

# HOW ARE PARKS DESIGNED?

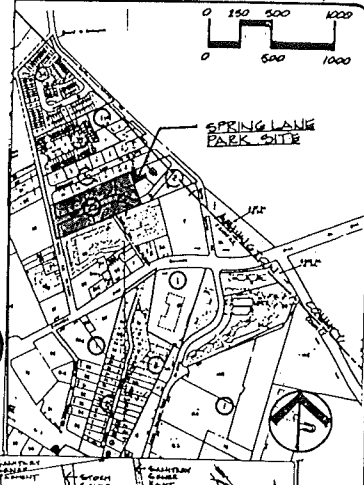
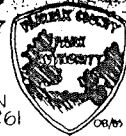
THE TIME INVOLVED IN THE MASTER PLANNING PROCESS DEPENDS ON THE COMPLEXITY OF THE PROJECT.

## 1 ANALYSIS SHEETS

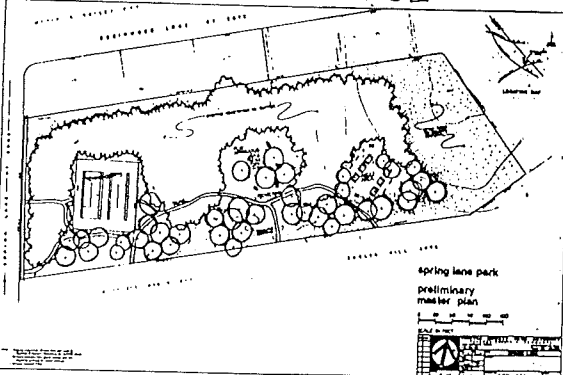
AFTER A PARCEL OF PARKLAND IS ACQUIRED BY THE PARK AUTHORITY AND FUNDS ARE AVAILABLE, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE IMPROVEMENTS AND TO PREPARE A LONG-RANGE MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE—SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION AND WILDLIFE, CLIMATE, SPATIAL AND VISUAL CHARACTERISTICS, ACCESS AND NEARBY PARK AND RECREATIONAL FACILITIES.



**F. MAX COUNTY PARK AUTHORITY**  
DIVISION OF DESIGN  
FOR MORE INFORMATION  
CALL 941-5000 EXT. 261



## 3 PRELIMINARY MASTER PLAN



## 2 FORUM AND/OR QUESTIONNAIRES

THE SECOND STEP IN THE PROCESS IS TO GATHER INFORMATION FROM THE FAMILIES WITHIN AN APPROXIMATE ¼ OR ½ MILE RADIUS OF THE PARK BY HOLDING A PUBLIC FORUM AND/OR DISTRIBUTING QUESTIONNAIRES. THE PUBLIC RESPONSES GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

**PUBLIC HEARING QUESTIONNAIRE**

1. Name of person to be interviewed: \_\_\_\_\_

2. Address of person to be interviewed: \_\_\_\_\_

3. How do you feel about the park? \_\_\_\_\_

4. What improvements would you like to see in the park? \_\_\_\_\_

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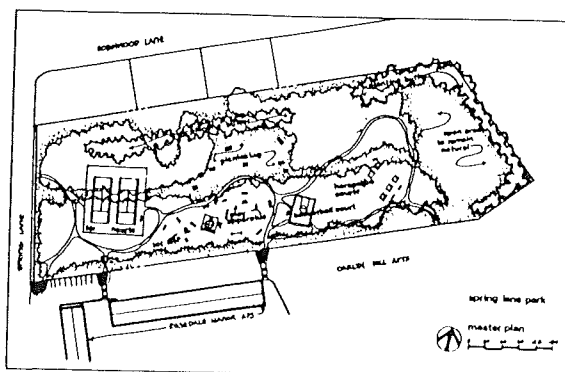
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100. What improvements would you like to see in the park? \_\_\_\_\_

## 4 FINAL MASTER PLAN

THE RESULTS OF THE SITE ANALYSIS AND THE FORUM AND/OR QUESTIONNAIRES ARE COMBINED BY THE LANDSCAPE ARCHITECT WITH REPORTS FROM THE PARK OPERATIONS, HISTORY AND CONSERVATION DIVISIONS OF THE PARK AUTHORITY AND FROM THE RECREATION FIRE & POLICE DEPARTMENTS (AND OTHER RELATED AGENCIES & ORGANIZATIONS) TO CREATE A PRELIMINARY MASTER PLAN. THIS PLAN IS DRAWN AND THE ENTIRE ANALYSIS PROCESS IS PRESENTED AT A PARK AUTHORITY MEETING. AFTER THE AUTHORITY APPROVES THE CONCEPT, THE PLAN IS MOVED TO PUBLIC HEARING. THE PRELIMINARY PLAN IS DISPLAYED AT PARK HEADQUARTERS & AT A LIBRARY OR SCHOOL NEAR THE PARK FOR 30 DAYS PRIOR TO PUBLIC HEARING.



AT THE PUBLIC HEARING CITIZENS MAY VOICE THEIR OPINIONS ON THE PROPOSED PLAN. THOSE COMMENTS & ANY WRITTEN COMMENTS TO THE PARK AUTHORITY ARE CONSIDERED & A FINAL PLAN IS DRAWN. THIS PLAN IS AGAIN PRESENTED TO THE PARK AUTHORITY AT A REGULAR MEETING FOR FINAL APPROVAL. IT IS THEN READY FOR IMPLEMENTATION IN PHASES AS SUFFICIENT FUNDS BECOME AVAILABLE. THE TIME INVOLVED IN PREPARING DETAIL PLANS & SPECIFICATIONS FOR DEVELOPMENT VARIES ACCORDING TO THE PROJECT COMPLEXITY. THEN CONSTRUCTION TIME MUST BE ALLOWED BEFORE THE IMPROVEMENTS WILL BE READY FOR USE.

Preliminary Master Plan  
PUBLIC HEARING  
BLAKE LANE SCHOOL SITE AND BORGE STREET PARK

HELD: July 18, 1985, at 8:00 p.m., at Mosby Woods Elementary School.

ATTENDEES: John Mastenbrook (Chairman), Frederick Crabtree from the Park Authority Board; Donald Lederer, Daryl DePrenger, Janice Wicks, Susan Allen, Snap Shifflett, and Jean Malone, from Park Authority staff; Leonard Gunsior representing the Department of Recreation and Community Services; Karen Fletcher, representing Supervisor James Scott; and 16 citizens, representing themselves and Treebrooke Condominium Association, The Oakton Condominium Association, Treebrooke Recreation Association and The Oakton Landscape Committee.

Mr. Mastenbrook introduced the Park Authority Board Members and staff. He explained the park design process and reviewed the public hearing procedure which is for two parks, since they are situated very close to each other.

Daryl DePrenger explained that both sites are in Providence District in Oakton, generally bounded by I-66, Jermantown Road and Blake Lane. Using an overhead projector and slides, Daryl showed the location of the parks, the size and acquisition of Borge Street, and of Blake Lane, zoning for both parks, the service area for both parks, the countywide trail for both parks, nearby parks and schools, and the public facilities inventory.

Daryl explained the site topography for Borge Street, the soils, vegetation and summary analysis of existing facilities. He showed slides of existing site conditions and explained the four concept plans and the preliminary master plan which were developed as a result of citizen input at the public forum held in May of 1984. He explained how requirements were determined as to facilities to be included in the park. The funding for the park is \$73,990 at present. Development would be completed in two phases, with the tot lot, picnic area, asphalt trail and landscaping in Phase I; and multi-use court, playground, asphalt trail (remainder), open play area, wood rail fence, and landscaping in the second phase. No lighted facilities are planned for this park.

Daryl then introduced Janice Wicks who presented information for Blake Lane School Site. The site is 10 acres in size, owned by the School Board and made available to the Park Authority for park use. The site is bounded on the north by Blake Lane and on the west by Bushman Drive. Janice showed the location of the park, the service area with nearby parks, schools and recreation facilities. She mentioned the area zoning. Using transparencies and slides, she showed the site topography, soils, vegetation and a summary analysis. The four concept plans and the preliminary master plan were developed as a result of the May, 1985 public forum. Access points would be from Blake Lane and Bushman Drive. Existing facilities include a small soccer field and a small gravel parking area. Janice discussed costs, including maintenance, and phasing. Available funding for the site is \$62,500, therefore the park would be developed in phases as funding becomes available. Proposed facilities in Phase I include open play for athletics, and a portion of the trails. An asphalt trail along Blake Lane would coincide with the Department of Public Work's proposed widening of Blake Lane. These facilities



have been planned so as to preserve an area of large trees in the center of the park. Janice explained that the Park Authority has obtained input from various other county agencies in preparing this preliminary master plan. The Office of Transportation has recommended that the park entrance be from Bushman Drive, due to the widening of Blake Lane, which will then have a raised median, restricting traffic entering and exiting the park to the east-bound lane of Blake Lane. No lighted facilities are planned for this park.

Mr. Mastenbrook introduced the speakers:

SPEAKERS:

1. Daniel J. Feil, Representing Treebrooke Recreation Association, 2982 Borge Street, Oakton, Virginia 22124 (representing 700 families) (See attached statement).
2. Nathaniel Choate, Chairman, Fairfax County Athletic Council, 5612 Sedgwick Lane, Springfield, Virginia 22151.  
Sole purpose of Athletic Council is as go-between with interested citizens and Board of Supervisors and Recreation Department. There are 535 slowpitch (adult) teams in the county today and 36,000 kids play soccer. He is concerned. Providing enough facilities is a big problem, and he asks citizens to encourage the Park Authority to develop some soccer fields in the park area.

Mr. Mastenbrook asked for additional speakers from the floor.

3. Robert R. Davis, 3031 Borge Street, #303, Oakton, Virginia 22124, representing Treebrooke Condominium Association Board of Directors.

Commends Park Authority for a good development plan but referred to a parking problem on both Borge Street and Blake Lane--the situation is already bad, and he would not want to see anything that would encourage more parking on Borge Street. He is also very much against the picnic tables.

Mr. Mastenbrook said the play area would be for pick-up play and not organized sports. The Park Authority is trying to keep up with growing athletic programs, but not here. Mr. Mastenbrook said the types of facilities selected reflect the lack of parking space, such that they don't attract a lot of people.

4. Len Chorazy, 10108 Bushman Drive, Oakton, Virginia 22124, representing Concord Park Homeowners.

The Blake Lane entrance is of some concern. Bushman Drive is a busy side street, Blake Lane is a main street. The park entrance should be on Blake Lane so there won't be so much extra traffic on Bushman.

Mr. Mastenbrook stated Park Authority concern was for safety.

Janice Wicks said the Park Authority has conferred with the Office of Transportation and they recommended the entrance be off of Bushman Drive because of the proposed widening of Blake Lane, which would restrict traffic entering and exiting the park to the east-bound lane of Blake Lane.

5. Frank David, 10070 Oakton Terrace Drive, Oakton, Virginia 22124

Concern about the buffer if Blake Lane is widened. Concerned for the parking lot becoming a commuter lot. Do the plans call for minimum "cut and fill"? What changes will be made in the grading? In Borge Street Park, will Park Authority keep the tot lot in its present location? Is it economically feasible? Would prefer to scrap what is there and start new on the other side of Flagpole Lane.

Mr. Crabtree said the Park Authority is concerned about commuter parking in areas too small to accommodate it, and hopes to avoid that problem.

Mr. Mastenbrook said regarding "cut and fill" at Blake Lane site, the Park Authority hopes to keep the grade at least to some extent. It will not be leveled. The existing tot lot equipment at Borge Street is a mix for both pre-school and kindergarten age children. Some equipment that is for pre-school children will be salvaged and moved to a fenced area on the other side of Flagpole. The present tot lot area will become a multi-use court and a new playground will be created.

Daryl stated that a main concern was to be able to keep the trees at Blake Lane and locate the soccer field in existing open space along Bushman Drive, but the Park Authority has no way of knowing just what the "take line" will be when Blake Lane is widened. Borge Street tot lot equipment is not all suitable for little children. Older youngsters prefer different equipment. The Park Authority feels it would be better to put play area for younger children further from the street as older youngsters are more aware of the danger of the traffic.

6. Rick Yannuzzi, 10174 Oakton Terrace Road, Oakton, Virginia 22124, representing The Oakton Condominiums

Inquired as to the distance between the backstop and nearby homes.

Daryl said it is about 250' to the park boundary, but didn't have any figures on the distance to the homes.

Mr. Mastenbrook said one tot lot was in the first phase of development, while the existing tot lot was in the area of phase 2, so for a time, presumably there would be two tot lots in the park. People were concerned about the existing tot lot being too close to traffic.

Since no one else desired to speak, Mr. Mastenbrook reminded citizens that they would have at least 30 days to respond but stated that he would check with staff to see what could be done about extending the public comment period to the 90 days requested. He thanked people for coming and adjourned the meeting at 9:20 p.m.

Attachments

17 July 1985

Comments to:

Fairfax County Park Authority on Public Hearing for Preliminary Master Plans of Borge Street Park and Blake Lane School Site

Speaker: Daniel J. Feil

Representing:

Tree Brooke Recreation Association, which is comprised of 700 families/units.

Tree Brooke Condominium Associates (252)

Evergreene Square (22)

Vistas of Vienna (72)

Vistas East (72)

Vistas Condominium (48)

Flinthill Town Houses (64)

Mayfair Manor (80)

Statement:

Many of my comments relate to Borge Street Park while some concern both sites .

We think that the Borge Street site is a unique one- 3.5 acres, on two adjacent parcels, in a relatively densely populated area (10-20 units/acre), near heavy traffic and parked cars.

And we think that the design should reflect the site's uniqueness and the park's potential.

We think that the Borge Street Park should be developed as a street park, with its own specific community identity. We commend the preparation of the inventory portion of the full report and agree with the program as far as it goes. The program is almost completely quantitative. Some qualitative factors would help develop the park's character.

To preclude any misunderstandings,

1. We accept the quantitative aspects of the program, save the picnic areas (which we will discuss later) and
2. We agree with the concept that areas must remain flexible to support a variety of recreational experiences.

Some qualitative goals for the park are:

1. To provide a neighborhood identity (visibility & character)

2. To create a sense of place (park area is defined)
3. To make it convenient to get to the park
4. To create a sense of entry to the park
5. To provide a transition from the sidewalk to the park.
6. To maximize access to all activity areas
7. To provide a variety of experiences  
(natural state & developed areas,  
open and enclosed/sheltered areas,  
active and passive activity areas.)
8. To enhance the natural setting  
(topographic features, trees & shrubs, 2 land parcels, etc.)
9. To provide relief from extreme sun
10. To consider existing areas of illumination from VEPCO poles.
11. To consider initial costs
12. To consider maintenance costs
13. To consider vandalism
14. To provide for security
15. To consider cleanliness and trash development
16. To not delay the project's current schedule
17. To not provide for a "garden club."

More specific objectives based on these goals include:

1. Recess entrances from sidewalk prior to gate
2. Locate entrances at natural entry points  
relative to circulation patterns
3. Use the western slope to partially surround some space
4. Locate the tot lot and playground under trees
5. Locate some shading device over seating at multi-use court.
6. Provide an internal trail system that doesn't force,  
pedestrians onto the sidewalk (traffic and parked cars).  
Work with VDH&T for cross walks as necessary.  
Provide more than access paths.
7. Combine some elements, and design them as a unit, to "reinforce"  
the use of all items and to enhance safety through mutual  
watching.
8. Retain split rail fence; use vegetation to enhance safety.
9. Make sign visible from a number of approaches.
10. Consider handicapped access and the gates.
11. Use a variety of materials, patterns, colors, etc.
12. Use paving as a predominant design tool.
13. Provide linked, unit tot lot and playground apparatus.
14. Provide more complexity in the playground than in the tot lot.

There are a few items which we wish to comment upon specifically.

1. Maintenance levels (for both parks)

The proposed B maintenance levels are below the community standard which is a mowing once every 7-10 days throughout the growing season. The B Level of 14-30 day intervals in any area is simply and totally unacceptable. We are not asking for something that we are not doing for ourselves. "A" level maintenance is required.

2. Picnic Tables (for both parks)

The community has a great concern regarding trash. While it is true that picnic tables were requested at the forum, a concern about trash was also expressed. We think that picnic tables will generate more trash than can be removed on a reasonable basis.

The Tree Brooke Recreation Association provides tables and grills at the clubhouse for our members at their request. The trash is emptied at least twice a week and sometimes twice a day on weekends. Please delete the picnic tables.

3. User Levels

The projected user levels for Borge Street Park seem low. The data suggests that on an average, only 30 people per day will use the park during the year. Given the immediate population within a 5-10 minute walk, a higher user level seems a real possibility. Please review the assumptions upon which the projections were made and revise the count. (The user levels are, of course, critical to the cost/benefit analysis and cost/person/visit.

4. Phasing

The bond Referendum to support Phases II and III is not planned until 1989 at the earliest. Phase II on Borge Street would probably not be completed until 1990 or later. Phase I should stand on its own as it will do so for at least 5 years. Since we already have a tot lot, albeit one we wish to replace eventually with wooden equipment, it seems appropriate to construct a different facility in Phase I. The multi-use court (with the existing equipment relocated if the current site is retained) and the playground would be preferred to having 2 tot lots alone.

The wood rail fence is a necessary safety item. If any of the southern portion of the Borge Street park is developed, the fence must be included, unless children are prevented from running into the street by some other means. Now the tot lot is in phase I and the fence is in Phase II. This is dangerous. This danger caused the existing fence to be built.

The current phasing plan has almost all the landscaping in Phase II for Borge Street Park. Some initial funds should be used to enhance the existing fence as a barrier (i.e., shrubs, vines, etc.) as was originally conceived.

#### 5. Cost Estimate

Costs, especially for Phase II and III items should be escalated to 1990. The earliest construction data, if this has not already been done.

The cost estimates and budgets should be reviewed and revised as necessary to reflect phasing issues and the qualitative program factors.

#### Recommendations

1. The Park Authority withhold approval of the plan for 90 days to give the community and staff time to develop an alternative and more personalized approach, sensitive to the comments I made previously.
2. Have a second preliminary plan presentation to the Park Authority at the end of the 90 day period.
3. Direct staff to contact the National Endowment for the Arts, regarding 2 of their programs which could greatly benefit the design and quality of the parks.

- o Art in Public Places/Visual Arts Program Bart Kubli, Program Specialist (682-5400) matching grants (50/50) up to \$50K are available to cover fees and some implementation.

- o Design Arts Program
  - Up to \$30K available for design fees.
  - Both the expertise and funds should be expeditiously sought.

We are very appreciative of the Park Authority's openness in seeking community involvement in the park planning and design process. We hope you will receive our comments in the constructive spirit with which they are offered and that you will act favorably on our recommendations and the 5 specific issues we raised.

Daniel J. Feil

borge st park

MULTI-ANGLE  
PARK  
SIGN

SEE MOUNTAIN

USER  
ACCESS

ROAD

PARK  
SIGN

ENTRY  
WHERE  
APPROPRIATE  
FOR  
NETWORKING  
CONTINUITY

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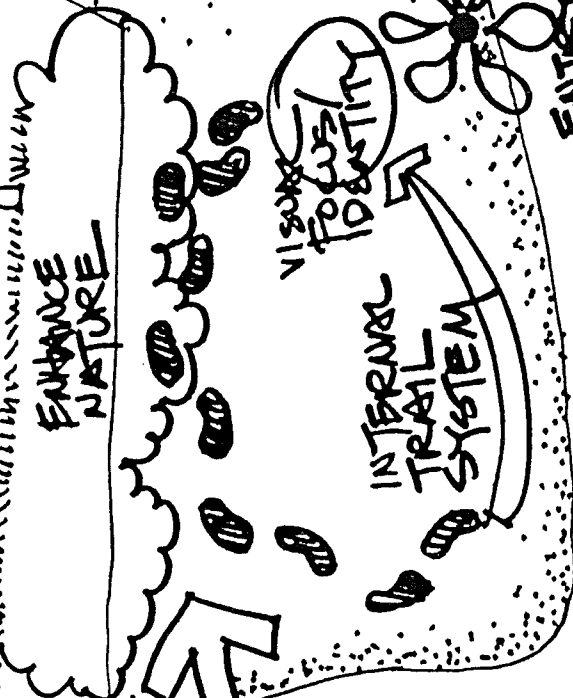
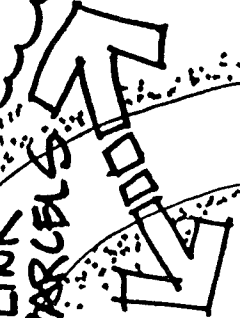
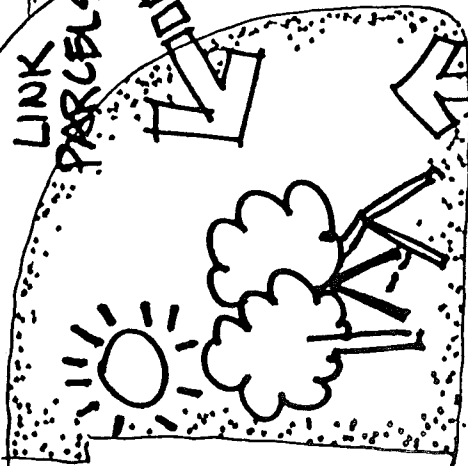
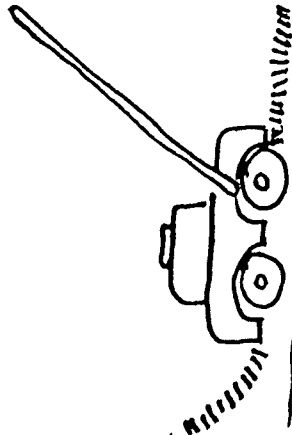
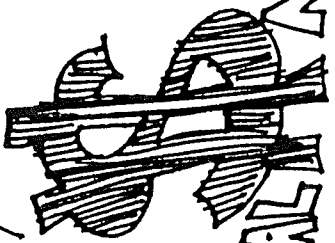
BORGE STREET

LINK  
PARCELS

SHADDED  
EQUIPMENT

ENHANCE  
USER ACCESS

INITIAL MAINTENANCE



Citizens for Borge Street Park  
c/o Daniel Feil  
2982 Borge Street  
Oakton, VA 22124

15 October 1985

Daryl DePrenger  
Fairfax County Park Authority  
4030 Hummer Road  
Annandale, VA 22003

Dear Mr. DePrenger:

We are very pleased that the Park Authority has decided to plan and develop Borge Street Park. We think that the forum and the presentation of the Preliminary Master Plan provided excellent opportunities for the community to participate in the park planning process.

We appreciate the Park Authority's willingness to consider further community proposals which are attached to this letter.

The ideas and concepts in the proposal are the formal result of a community-wide meeting held on 18 September 1985 at the Tree Brooke Recreation Association (TRA) Clubhouse. The meeting was only open to the eight homeowner associations of which it is comprised. Other groups' ideas were solicited after that meeting.

The following groups enthusiastically endorse both the plan and the proposed phasing.

Mr. William Ruffer, President, TRA (640) units  
represents: Tree Brooke Condominium Association  
Evergreene Square  
Vistas of Vienna  
Vistas East  
Vistas Condominium  
Flint Hill Town Houses  
Mayfair Manor  
Cherrywood Square

Additionally, Mr. Larry Gross, President of the Tree Brooke Condominium Association, which joins the park to the east along Borge Street, and who represents 198 units (of the 640) wished to emphasize his support for the plan, as did Mr. Walt Meyer, President of Cherrywood Square Homeowners Association (90 units) which faces the northern edge of the park.

Mr. Terry Nichols, President of Flintwood, the 46 townhouses on the southern edge of the park, has endorsed the plan as have a number of his neighbors who directly front on the parkland.

Mr. W. Mann Kemp, President of Concord Village(Park) represents 176 units which are located between the Borge Street and Blake Lane School Site Parks and has endorsed the plan proposed herein.



Additionally, over forty (46 to be exact) individuals have affixed their signature to the plan to emphasize their support for it. They are local residents and park visitors who live nearby. Some children were interviewed and their ideas were solicited, especially regarding equipment.

Ms. Barbara Shaw, Vice-President of Tudor Hall, a 48 unit development on Blake Lane endorsed the plan as has Ms. Cheryl Hiu, President of the 236 units Yorkville Corp., which is located off Blake Lane, near Route 29/211.

Many of the Association representatives have lived in the area for a number of years and have been involved with their community's affairs for just as long. They have a time and clear sense of community needs. Messrs. Kemp and Meyer endorsed the plan after a formal Board meeting. Others signed following formal presentations and based on years of discussions with their neighbors.

Everyone, literally everyone, I spoke with supports the plan presented herein. It is our desire to have a somewhat urban "mini-park" rather than a more general neighborhood park which is more suitable to a larger site. We basically used the same program the Park Authority proposed, gave the deletion of the picnic areas and the backstop (to reduce trash build-up and to limit use of "The Green" by leagues and other formal groups.) Please see the attached 11 page report which accompanies our proposal for details.

I wish to emphasize a number of points.

1. We are very serious about the NEA grant. We see it as a way of giving our park a real artistic identity without additional cost to the County (same grant administration).
2. We think it imperative that the phasing reflect higher amounts in the first phase. This parksite has been neglected too long, much of the delay due in no part to the Authority's lack of concern. The land's transfer to the Authority was help up for years due to a developer's lawsuit. We simply ask you not to have us wait any longer.
3. The Zebra-striped cross walks are a "must" item. Please do whatever you can to have the current crosswalks on Germantown upgraded and the new ones proposed installed.
4. We have compromised from our original position regarding main entrance levels. We now only insist on level "A" at the more developed portion and would agree to level "B" at the smaller parcel across Flagpole Lane.
5. The children were most vociferous in their support for a roller slide; similar to the one t Oakton Elementary School. Two children want some sort of "turntalke" equipment and one drew his "wood apparatus" wishes, linked by a bridge! The kids were terrific.
6. We have not altered the original program to any great degree. We have tried to respect costs. Indeed, it was such concern that

originally led us to limit development of the smaller parcel, due to its high site drainage improvement cost and high fence cost. The site's limited security was discussed in rapid succession but the first issue was costs.

Again, we wish to emphasize our appreciation of the Authority's attitude towards the citizens it serves. We thank the Authority and you for listening. We hope our plan can be implemented as proposed.

Please contact me for additional information, clarification, or if additional signatures or community meetings are advisable. We welcome the continued opportunity to work with the Park Authority.

Sincerely yours,

Daniel F. Feil



Fairfax County Park Authority

## MEMORANDUM

### AGENDA

TO: Chairman and Members

December 31, 1985

FROM: Daryl DePrenger, Landscape Architect  
Janice Wicks, Landscape Architect

SUBJECT: Borge Street Park and Blake Lane School Site-  
Master Plan Approval

#### Staff Recommendation

The Park Authority adopt the Borge Street Park and Blake Lane School Site preliminary master plans and report as presented at public hearing July 18, 1985, with the following amendments:

#### Borge Street Park

1. Relocate the tot lot and playground to the portion of the park north of Flagpole Lane.
2. Delete the picnic area.
3. Relocate the trail extending through the center of the parcel south of Flagpole Lane to the perimeter of that parcel, adjacent to Flagpole Lane.
4. Delete the woodrail fence at the perimeter of the parcel south of Flagpole Lane.
5. Add a park sign on the parcel south of Flagpole Lane.
6. Add a half-court basketball court with 8' goal adjacent to the multi-use court.
7. Add a seating area, central to the tot lot and playground.
8. Delete the backstop.
9. Add trails within the park.
10. Make appropriate changes to the master plan report.

Blake Lane School Site

1. Add a wood rail fence along Bushman Drive.
2. Delete picnic area.
3. Relocate playground to south west corner of wooded knoll.
4. Add a seating area in north east corner of knoll.
5. Make appropriate changes to the master plan report.

Statement:

The preliminary master plans for both parks were presented at a public hearing held July 18, 1985. It was requested that the comment period following the hearing be extended to allow the community and staff the opportunity to develop a plan for Borge Street Park that reflected the needs that the community felt were not met in the preliminary master plan presented at the hearing.

Borge Street Park

The Tree Brooke Recreation Association held a meeting on September 18, 1985 to develop a plan for Borge Street Park. Following this meeting they submitted to the Park Authority their master plan proposal. Members of the Tree Brooke Recreation Association then presented their proposal to other residents in the Borge Street community. The proposal was endorsed by approximately 46 residents, who reviewed the plan and offered their comments (including children). The endorsed proposal was then again submitted to the Park Authority accompanied by a letter stating the support received in favor of the proposal (see attachments).

The residents of the Borge Street community have put forth a tremendous effort in their contribution to the planning of the park. It is this type of community participation that enables the Park Authority to plan a park most suited to the community. The Park Authority welcomes and encourages all citizens to participate in the initial stages of the master planning process.

Comments received at the public hearing and contained in the above proposal are as follows:

Parking

1. Parking is a problem along Borge Steet, the need for additonal parking in this area should be discouraged.

Response: The facilities proposed for the site would not typically attract users that would need to drive to the park.

### Tot Lot/Playground

2. Scrap existing equipment and provide new equipment on portion of site south of Flagpole Lane.

Response: It was originally intended to possibly salvage and reuse some of the existing equipment in addition to providing new equipment.

3. Playground should be more complex than tot lot.

Response: Tot lots are generally designed to accommodate the needs of pre-school age children, playgrounds typically accommodate school-age children.. The complexity of each of these areas varies accordingly.

### Natural Area

4. Leave part of the site in its natural state and develop the other section more intensely, locating all major activities in the highly visible areas.

Response: See recommendations # 1,2,3,4,5,6.

5. Delete the picnic tables, they will generate more trash than can be removed on a reasonable basis.

Response: See recommendation #2.

### Access

6. Internal trail system should provide more than access paths, not force pedestrians onto the sidewalk at the perimeter of the park.

Response: See recommendation #9.

7. Consider handicap access, particularly at entrances.

Response: Facilities and walkways will be designed to be in conformance with public access standards.

8. Make a recommendation to VDH&T to install pedestrian crosswalks on Borge Street and Jermantown Road.

Response: The Park Authority will recommend to VDH&T that there is evidence for the need to install pedestrian crosswalks at these locations. This does not, however, guarantee the crosswalks will be installed.

### Miscellaneous

9. Encourage "pick-up" ball at open play area (i.e. delete backstop).

Response: See recommendation # 8.

10. Provide various types of seating (active/passive, single/groups).

Response: See recommendation #7.

11. Maintenance plan should be "A" level for the highly developed portion of the park, and "B" level for the remaining portion.

Response: Under the current Park Authority maintenance classification, "A" level maintenance is given to scheduled athletic facilities, i.e. soccer, football, softball fields, etc. Non-scheduled facilities generally are not placed in this category due to budget and manpower limitations.

12. Consider seeking assistance of agencies such as National Endowment for the Arts and incorporate their programs in the design of the park.

Response: This is one of many unique possibilities, however, much research is required before such a program could be implemented.

13. The amount of funds proposed for Phase I development should be larger than in subsequent phases.

Response: The amount of funds for Phase I development is limited to the amount of funds available in the current budget. There are no funds available for reallocation to this park, therefore, development exceeding the current budget will require a future bond program.

14. The Park Authority should encourage the installation of new pedestrian crosswalks on Borge Street and Jermantown Road, and the upgrading of existing crosswalks.

Response: In addition to the Park Authority's recommendation for the installation of the crosswalks, the citizens are also urged to express their concerns to VDH&T.

#### Blake Lane School Site

One letter was received following the public hearing from the Oakton Architecture and Grounds Committee stating desired modifications to the preliminary master plan. Comments offered at the hearing and in the letter are as follows:

#### Support of Plan:

15. Support the development of soccer facilities.

Response: This comment reflects the sentiments expressed at the public forum.

#### Buffers/Noise/Privacy:

16. Concern about losing the buffer along Bake Lane once proposed improvements are complete.

Response: The intent of the master plan is to graphically illustrate the placement of facilities on a particular site and to assist in the future development of the site. Concerns such as these are fully examined and provided for at the time detail plans are prepared.

17. Loss of buffers along park borders adjacent to residential developments will cause disturbance to those residents.

Response: See #16 response.

18. Concern about the distance between the backstop at the open play for athletics and nearby homes.

Response: There is approximately 235 feet from the backstop to the park boundary.

19. Provide a physical barrier along Bushman Drive to prevent children from running out into the street

Response: See recommendation # 1.

Parking:

20. The entrance to the parking area should be on Blake Lane to eliminate additional traffic on Bushman Drive.

Response: The Fairfax County Office of Transportation has recommended the parking entrance be on Bushman Drive, taking into consideration the volume of traffic on Blake Lane and also access restrictions that will occur with the proposed improvements for Blake Lane.

21. Concern that the parking area will be used by commuters, with the spill-over using adjacent resident lots

Response: The parking areas located in Park Authority parks are available to commuters. However, should problems arise from the commuter's use of these lots, then the situation is monitored and appropriate action taken.

22. Locate the parking area adjacent to the Oakton and Bushman Drive to discourage park users from parking in adjacent resident lots.

Response: Relocating the parking area to the southwest portion of the site would "de-centralize" the parking from a majority of the facilities.

Grading:

23. Concern regarding "cut and fill" and other changes to be made in the grading.

Response: This will be determined when detail plans are prepared.

Facilities:

24. Use woodchips or mulch for trails within the park.

Response: Woodchip trails require frequent maintenance and are more suitable for areas such as nature trails where there is less impact on the trail surface.

25. Eliminate picnic tables, grills, or other structures designed to facilitate the consumption of meals in the park.

Response: See recommendation #2

26. Provide drinking fountain.

Response: Drinking fountains are high cost items in terms of the initial installation and continuous maintenance that is required. The relatively small amount of development proposed for this site does not indicate the need for a drinking fountain.

27. Switch locations of soccer field and parking area to move play noise away from adjacent residents.

Response: See response to item # 22 under "Parking" comments.

Miscellaneous

28. The use of sculpture in the park is desired.

Response: This a a possibility that would require more extensive examination to determine costs, maintenance, vandalism, etc.

29. Maintenance levels should be "A" schedule.

Response: See response to item #11 under "Miscellaneous" for Borge Street Park comments.

Preliminary Cost Estimates - October 1985 (Revised):

Borge Street Park

- |                    |           |
|--------------------|-----------|
| 1. Multi-use court | \$ 35,616 |
| 2. Open Play Area  | \$ 12,000 |



3. Playground	\$ 36,000	
4. Tot Lot	\$ 33,120	
5. Access		
a. Asphalt trails	\$ 14,621	
b. Paved entrances	\$ 22,105	
c. Concrete Sidewalk	\$ 14,875	
6. Seating Area	\$ 5,804	
7. Woodrail Fence	\$ 2,400	
8. Landscaping	<u>\$ 16,500</u>	
Facility Subtotal		\$193,041
Fees *		150
Design/Engineering **		19,304
Contract Administration ***		<u>25,735</u>
TOTAL BORGE STREET PARK		\$238,230

Blake Lane School Site

1. Soccer Field	\$153,744	
2. Parking	\$186,480	
3. Open Play for Athletics	\$ 42,288	
4. Playground	\$ 36,000	
5. Tennis Courts	\$ 70,836	
6. Practice Tennis Court	\$ 31,200	
7. Multi-Use Court	\$ 16,800	
8. Trails	\$ 45,542	
9. Fitness Clusters	\$ 12,600	
10. Site Improvements		
a. Wood rail fence, 170 L. F.	\$ 1,530	
11. Seating Area	\$ 8,000	
12. Landscaping	<u>\$ 13,800</u>	

Facility Subtotal	\$618,820
Fees*	\$ 250
Design/Engineering **	\$ 61,882
Contract Administration ***	<u>\$ 72,570</u>
TOTAL BLAKE LANE SCHOOL SITE	\$753,522

Preliminary Annual Maintenance Costs - October 1985

Borge Street Park

1. Multi-use court	\$ 598	
2. Open play area	\$ 243	
3. Playground	\$1,883	
4. Tot lot	\$1,041	
5. Trails (including paved entrances)	\$ 450	
6. Seating area	\$ 398	
7. Natural area	\$ 484	
TOTAL BORGE STREET PARK		\$5,097

Blake Lane School Site

1. Multit-use court	\$ 598
2. Tennis courts	\$1,665
3. Practice tennis	\$ 625
4. Parking facility	\$1,091
5. Soccer Field	\$1,003
6. Open play for athletics	\$ 646
7. Playground	\$1,883
8. Trails (asphalt)	\$ 758
9. Trails (gravel)	\$ 973
10. Fitness center	\$ 188

11. Seating area	\$ 398	
TOTAL BLAKE LANE SCHOOL SITE		\$9,828

Recommended Phasing- October 1985:

In order of preference, the recommended phases for development are as follows:

Borge Street Park

Phase I

Tot lot (partial)	\$16,560	
Playground (partial)	\$18,000	
Trails (510 LF)	\$ 8,330	
Landscaping (partial)	\$ 5,500	
Main entrance	<u>\$ 5,500</u>	
Subtotal		\$53,390
Fees*		150
Design/Engineering**		\$ 5,339
Contract Administration***		<u>\$ 5,701</u>
TOTAL PHASE I BORGE STREET PARK		\$64,580

Phase II

Tot lot	\$16,560	
Playground	\$18,000	
Multit-use court	\$35,616	
Open play area	\$12,000	
Trails (480 LF)	\$ 6,291	
Concrete Sidewalk	\$14,875	
Entrance area	\$17,105	
Seating area	\$ 5,804	
Woodrail fence	\$ 2,400	
Landscaping	<u>\$11,000</u>	

Subtotal Facilities		\$139,651
Design/Engineering**		\$ 13,965
Contract Administration***		<u>\$ 20,034</u>
TOTAL PHASE II BORGE STREET PARK		\$173,650
<u>Blake Lane School Site</u>		
Phase I		
Open play for athletics	\$42,288	
Trails (partial)	<u>\$ 9,400</u>	
Subtotal Facilities		\$51,688
Fees*		0
Design/Engineering**		\$ 5,169
Contract Administration***		<u>\$ 5,692</u>
TOTAL PHASE I BLAKE LANE SCHOOL SITE		\$62,549
Phase II		
Parking	\$186,480	
Soccer Field	\$153,744	
Tennis courts	\$ 70,836	
Practice tennis court	\$ 31,200	
Multi-use court	\$ 16,800	
Playground	\$ 36,000	
Trails	\$ 36,142	
Fitness clusters	\$ 12,600	
Seating area	\$ 8,000	
Fence, wood rail	\$ 1,530	
Landscaping	<u>\$ 13,800</u>	
SUBTOTAL FACILTIES		\$567,132
Fees*		\$ 250
Design/Engineering**		\$ 56,713

Contract Administration\*\*\*

\$ 66,887

TOTAL PHASE II BLAKE LANE SCHOOL SITE

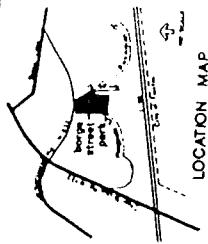
\$690,973

- \* Site plan fees to Fairfax County Design Review based on site construction plus utility fees (electric, sewer, etc. and permits (building, VDH & T, etc.)
- \*\* Staff and/or consultant estimated costs to prepare construction plans and specifications.
- \*\*\* Staff salaries and related expenses to administer facility construction including plan review and inspection.

Attachments: Preliminary Master Plans - Borge Street Park  
Preliminary Master Plans - Blake Lane School Site  
Citizens for Borge Street Park - Master Plan Proposal  
Citizens for Borge Street Park - Letter  
Architecture and Grounds Committee, The Oakton - letter  
Public Hearing Minutes

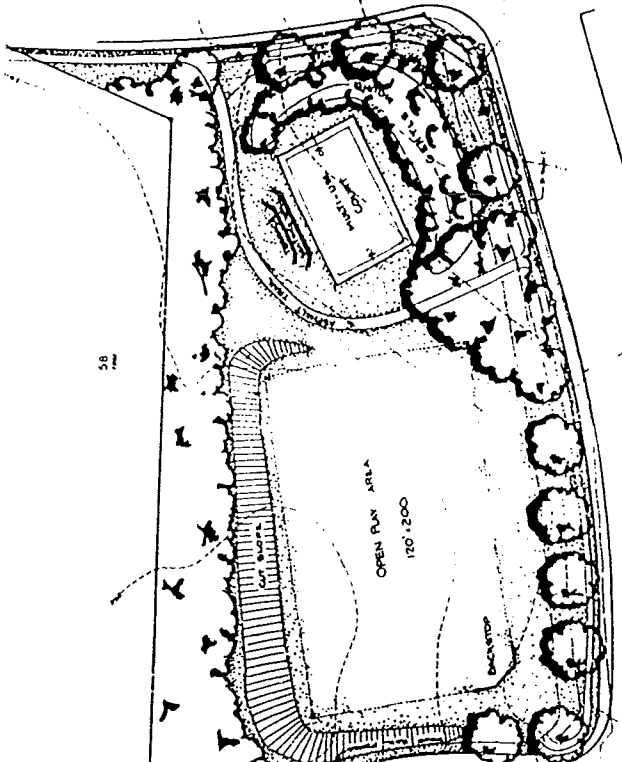
DD/JW:ka

cc: Joseph Downs  
Louis Cable  
Jim Heberlein  
Don Lederer

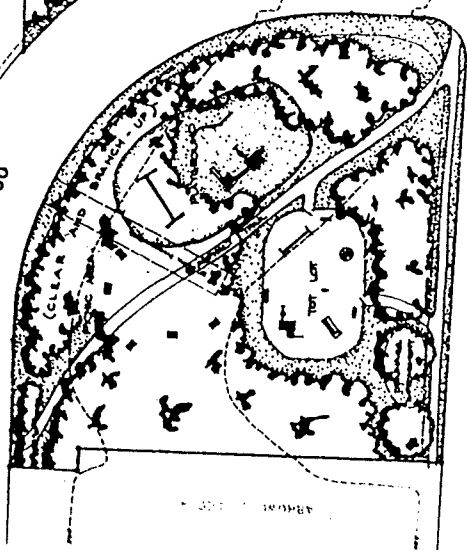


LOCATION MAP

JERMANTOWN ROAD RT. 5176

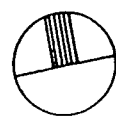


FLAGPOLE LANE RT. 5600

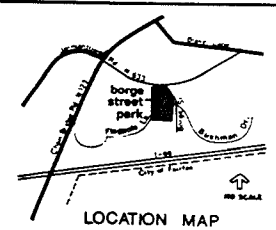
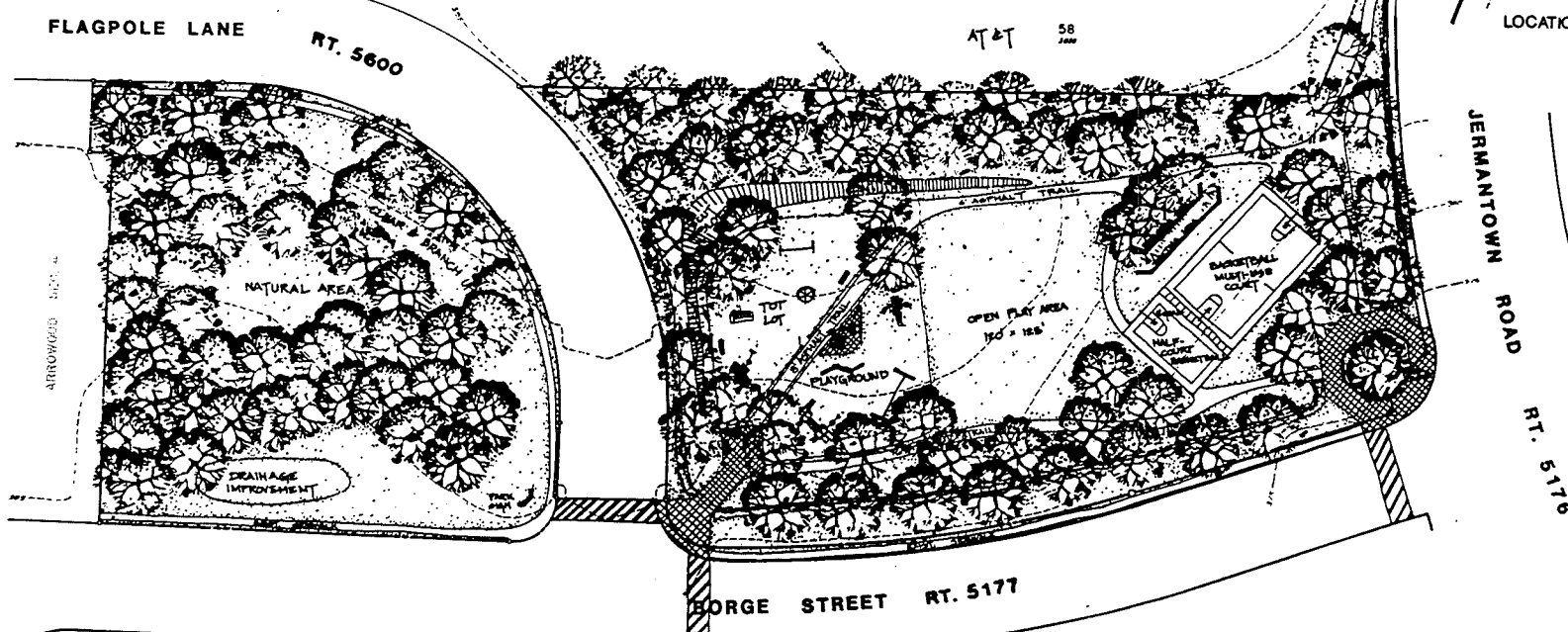


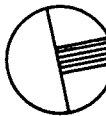
BUSHMAN DR. RT. 5600

(PUBLIC HEARING)  
PRELIMINARY MASTER PLAN  
(NO LIGHTED FACILITIES)  
**BORGE STREET PARK**  
FAIRFAX COUNTY, VIRGINIA  
PROPERTY IDENTIFICATION REG. 97-4 - 2.60 ACRES



THIS PROPERTY IDENTIFICATION MAP WAS PREPARED BY THE FAIRFAX COUNTY PLANNING DEPARTMENT IN 1997. IT IS A PRELIMINARY MASTER PLAN AND IS NOT A FINAL DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.



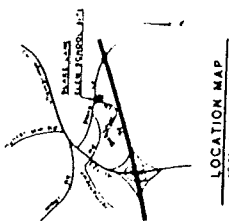

**PRELIMINARY MASTER PLAN**  
 (NO LIGHTED FACILITIES)  
**BORGE STREET PARK**  
 FAIRFAX COUNTY, VIRGINIA  
 PROPERTY IDENTIFICATION SEC. 47-4 • 2.60 ACRES

FEET  
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 METERS

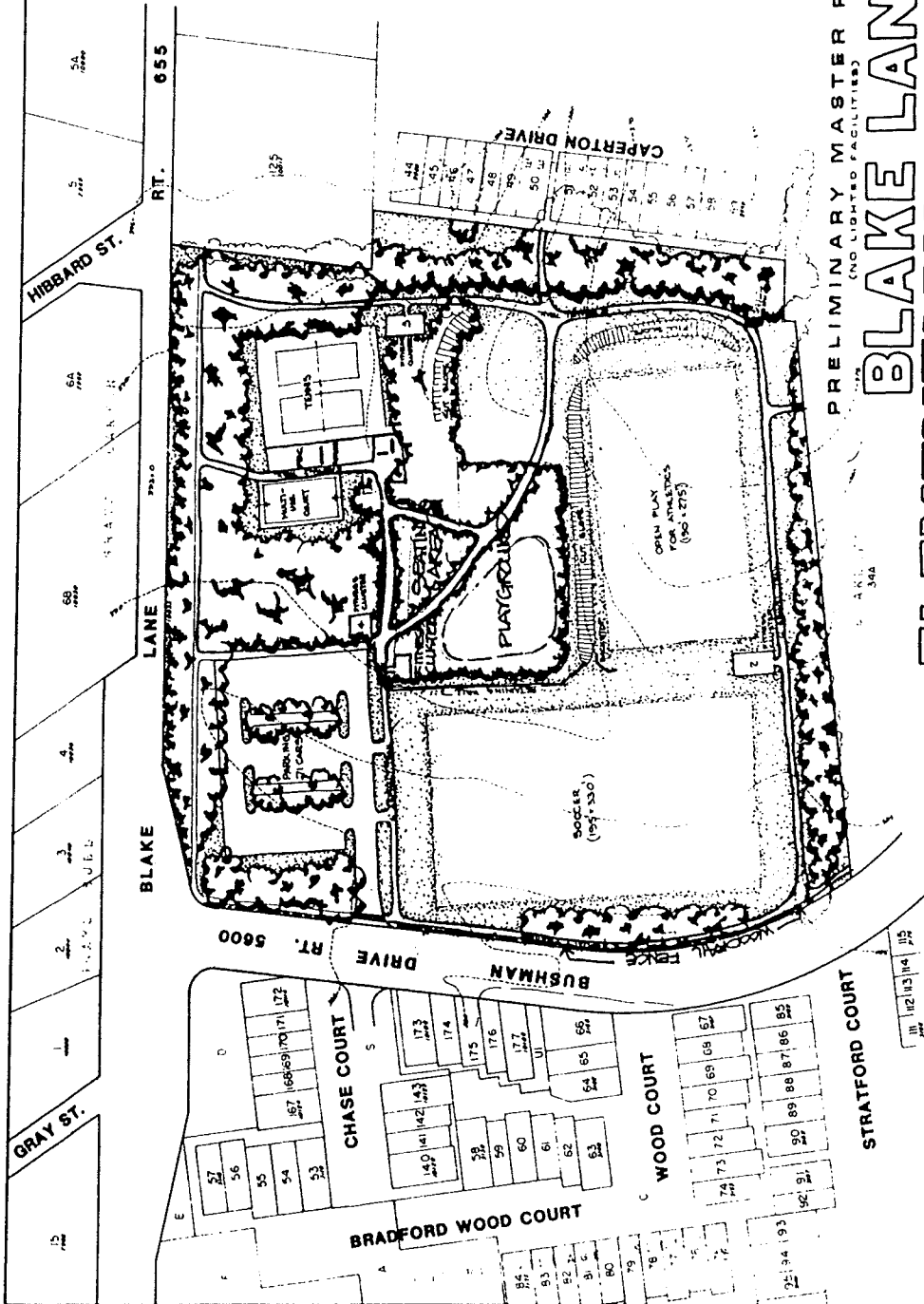
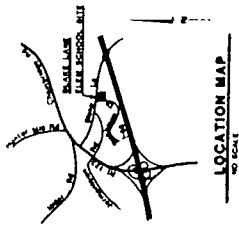
Note - Property information derived from plat by  
 Patton, Harris, & Hunt, Fairfax, VA  
 Plan 1972-00-07-1263  
 -Contours derived from county maps and  
 are for master planning only  
 -Contours interval is 5 feet

AC&S

T&E MAP SEC. 47-4







NOT TO SCALE

CITIZENS FOR

# BORGE ST. PARK

MASTER PLAN PROPOSAL  
OCTOBER 1985

- WE ARE VERY APPRECIATIVE OF THE PARK AUTHORITY'S WILLINGNESS TO HAVE CITIZEN INPUT TO THE DESIGN OF OUR PARK

TreeBrooke Condominium Assoc.

Greene Square

Vistas of Vernalis

Vistas East

Vistas Condominium

Hunt Hill Town houses

Mayfair Manor

Cherrywood Square

## TABLE OF CONTENTS

PLAYER ANNOUNCING 18 SEPT 85 MEETING  
NEIGHBORHOOD PARK CONCEPT  
INTERNAL PATH SYSTEM  
EXTERNAL SIDEWALKS  
NATIONAL ENDOWMENT FOR THE ARTS GRANT  
PHASING  
COSTS  
MAINTENANCE

THE PLAN

PLEASE HELP PLAN

# BOLRGE S.T. PARK

TO DEVELOP A MORE  
COMMUNITY-SPECIFIC  
PLAN FOR THE PARK,  
PLEASE COME & GIVE  
US YOUR IDEAS.

TELL US WHAT YOU WANT.  
TELL US WHAT YOU  
DON'T WANT.

LET'S GET TOGETHER  
ON WEDNESDAY  
18 SEPTEMBER 1985  
AT 7:30 PM AT THE  
TRAFFORD HALL.



# NEIGHBORHOOD PARK CONCEPT

1. PROVIDE FOR A VARIETY OF EXPERIENCES  
WITHIN A RELATIVELY SMALL SITE.  
LEAVE PART OF THE SITE IN ITS NATURAL STATE &  
DEVELOP THE OTHER SECTION MORE INTENSIVELY.



2. PROVIDE PEDESTRIAN ACCESS FROM THE NEIGHBORHOOD WITH "TRANSITION ZONES" & A SENSE OF ENTRY. ENCOURAGE YOUNG & ADULTS TO COME IN.  
3. PROVIDE A COMPLETE INTERNAL PATH SYSTEM TO MAXIMIZE ACCESS & INCREASE SAFETY (i.e. REDUCE VANDALISM).

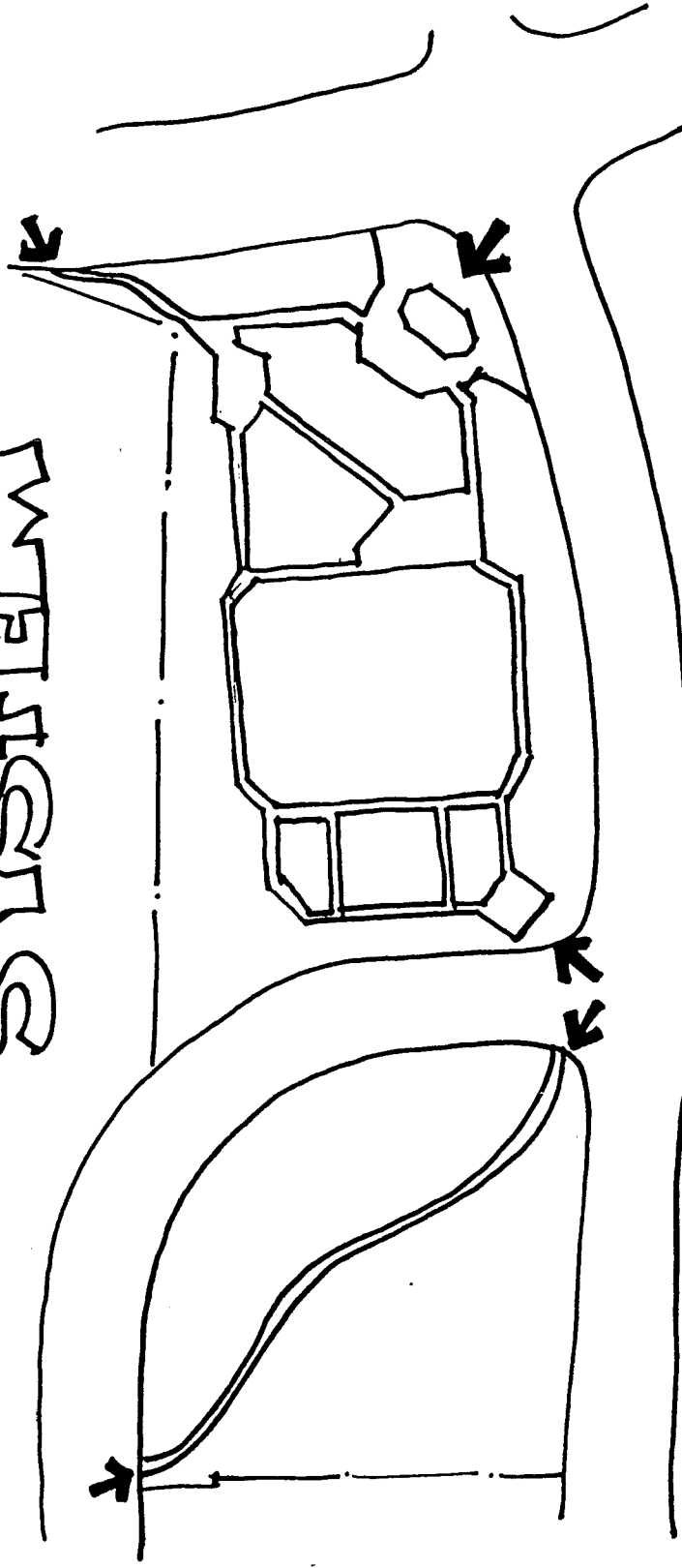
4. LOCATE AND MAJOR ACTIVITY AREAS IN THE HIGHLY VISIBLE AREAS AS "ADVERTISING", FOR SAFETY & TO REDUCE VANDALISM.

5. PROVIDE SUITABLE GROUND MATERIALS FOR AN INTENSIVELY DEVELOPED SITE. KEEP GRASSY AREAS WITHIN WELL-DEFINED LIMITS ON NORTHERN PORTION OF SITE.

6. LINK ACTIVITY AREAS WITH "ACTIVE INTERFACES" VS. FUNCTIONS SPACED APART WITH GRASS BUFFERES

7. PROVIDE NO PICNIC AREA (TO LIMIT TRASH).  
8. ENCOURAGE PICK-UP BAL ON OPEN PLAY AREA, I.E. DELETE BACKSTOP.

# INTERNAL PATH SYSTEM



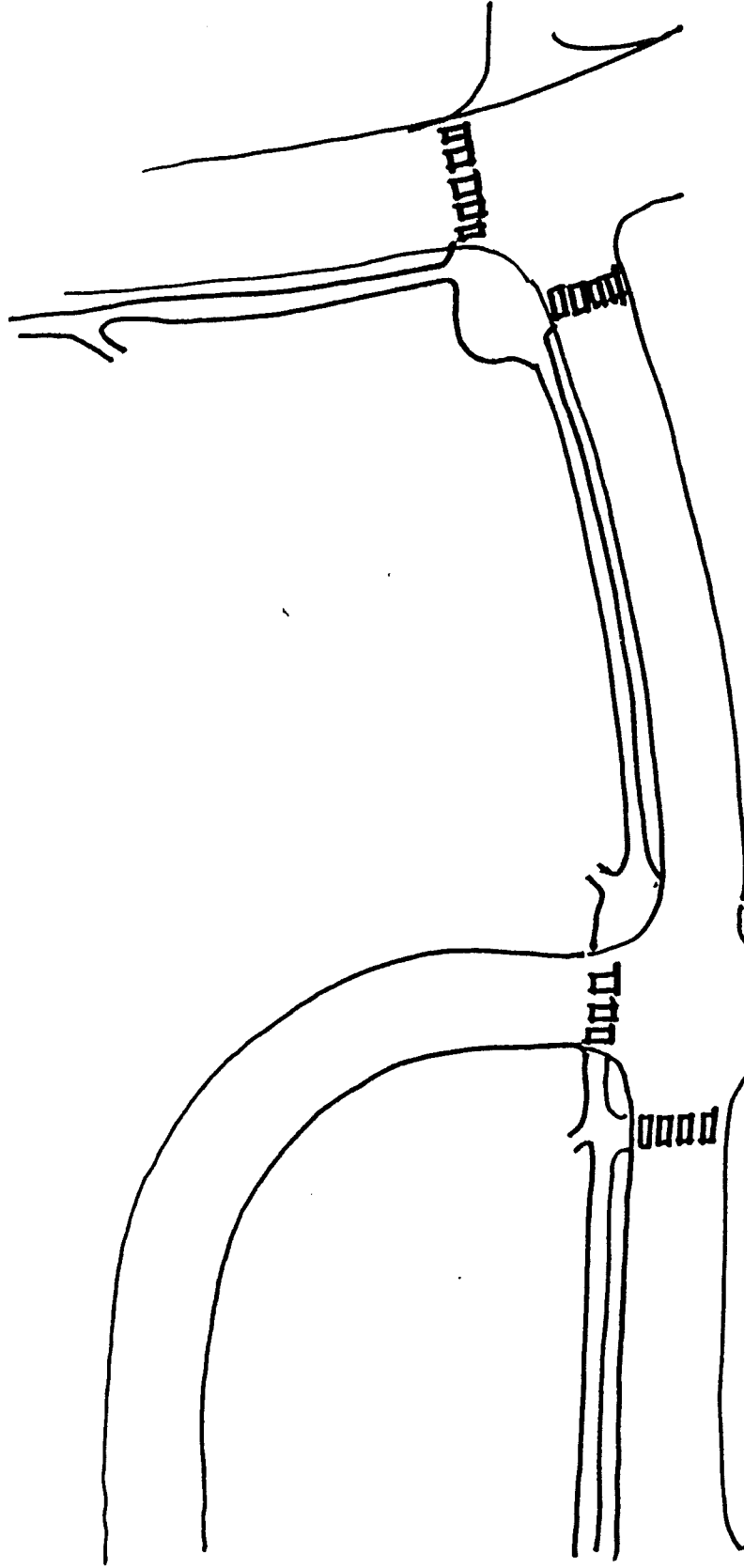
## DESIGN GUIDANCE

1. EMPLOY VARIETY OF TEXTURES, COLORS & MATERIALS  
EX. GROUND COVERS, PAVING MATERIALS & SHRUBS VS. GRASS & ASPHALT ALONE.
2. BRICK BUILDINGS SURROUND PARK ON ALL SIDES
3. PROVIDE "FINISHED EDGES" TO ALL PAVED/PLANTED AREAS

## COMPLETE INTERNAL PATH / LOOP SYSTEM

4. PROVIDE VARIOUS TYPES OF SEATING (ACTIVE/PASSIVE WALKING, 5 MINUTES/30 MIN., 1 PERSON/A GROUP, ETC.)
5. SURROUNDING BUILDINGS HAVE (FAKE) MANICURED

# EXTERNAL SIDEWALKS



EXTERNAL SIDEWALK  
SYSTEM LINKED BY  
CROSSWALKS  
TO NEIGHBORHOOD

"REHAB"  
EXISTING SIDEWALK  
AREA.

1. FIX CONCRETE AS NECESSARY
2. LANDSCAPE AREA BETWEEN FENCE & SIDEWALK FOR SAFETY AS PREVIOUSLY PLANNED (1983)
3. CONSIDER VIEW FROM CONDOMINIUMS



- WE CONSIDER THE ENDOWMENTS ART IN PUBLIC SPACES TO BE A UNIQUE OPPORTUNITY - ONE NOT TO BE MISSED!

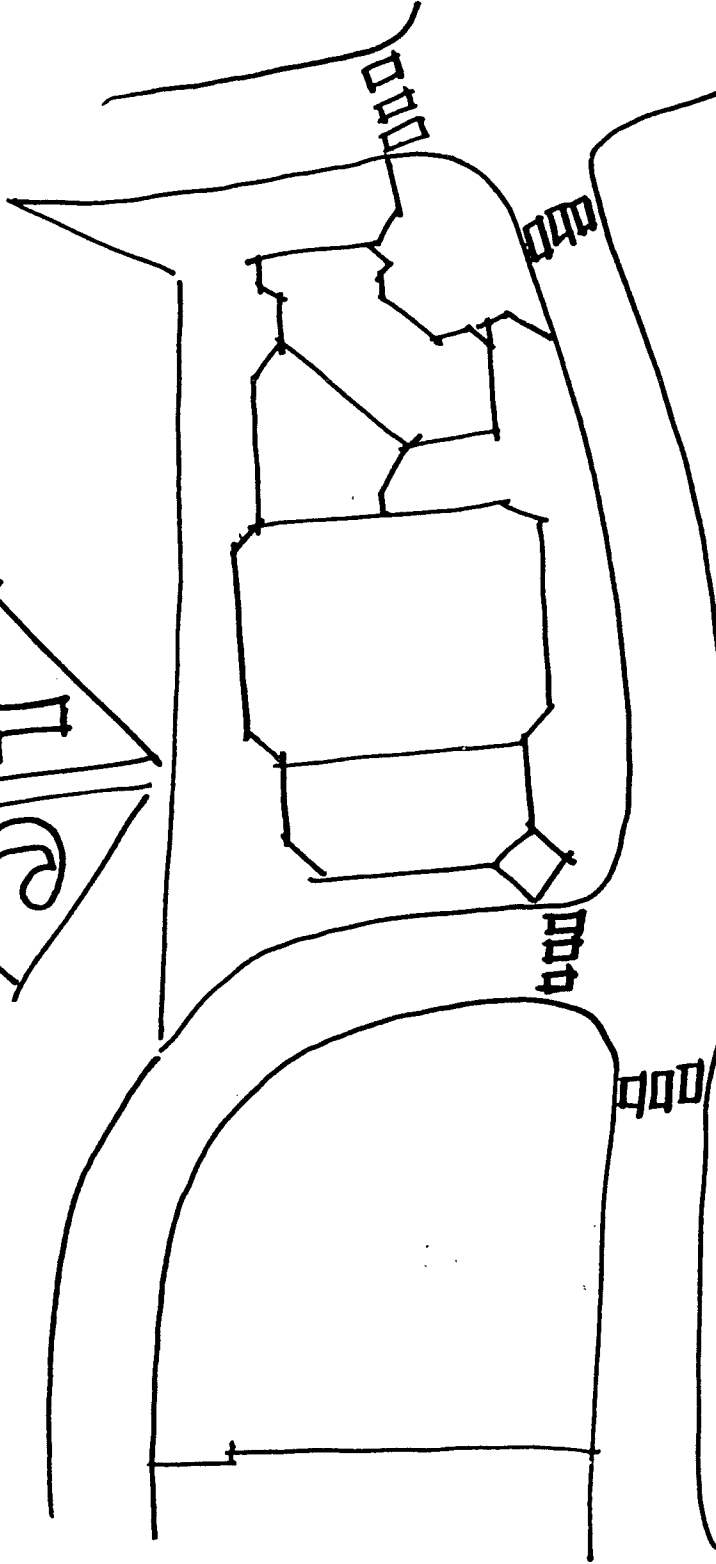
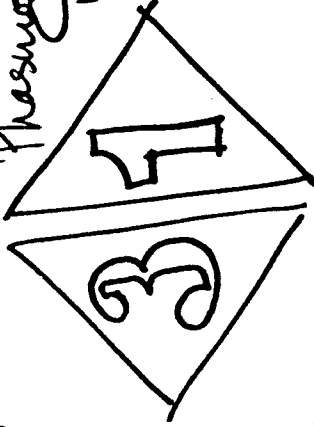
- THE ART COULD TAKE THE FORM OF TRUE "PIECE OF THE PARK" VS. A TAKEN ON PIECE OF SCULPTURE ON A PEDESTAL.

Handwritten text: *Handwritten text, possibly a signature or name, written diagonally across the page.*

- POSSIBLE PROJECTS INCLUDE
  - MAIN ENTRY AREA
  - PIECE OF LOT &/OR PLAYGROUND EQUIPMENT
  - RETAINING WALL & PATH ON WESTERN SLOPE
- THE NEA PROJECT COULD BE AN INDEPENDENT PHASE OF DEVELOPMENT
- ~~SEEK~~ NEA FUNDING - \$30K!

# PHASING

Phasing occurs at  
natural physical break



- 1. PLAYGROUND  
TOT LOT 2 +  
RELOCATED EXISTING  
EQUIPMENT  
THE GREEN  
PATH SYSTEM  
ENTRY (MAIN)  
CROSSWALKS  
LANDSCAPING
- 2. NEA PROJECT

## PHASING

- 3. MULTI-PURPOSE COURT  
NATURAL AREA  
COMPLETE SIDEWALK REPAIR  
TOT LOT 2 + REMOVE OLD  
EQUIPMENT

- 1986 1987 1990 or  
EARLIER  
IF FUNDS  
ALLOW

# GOSTS

PHASE 1  
 PLAYGROUND \$36K  
 TOT LOT/2 17K  
 TREE GREEN 15K  
 LANDSCAPING 15K  
 TREES, SHRUBS, GRASS, SEEDING AREAS, ETC.  
 PATHS, ENTRY & SIDEWALK REHAB 15K  
 FENCING 3  
 101

FEES, DESIGN & ADMIN 25

● \$126K TOTAL

PHASE 2  
 NEA GRANT ● (\$30K) OUTSIDE TOTAL

PHASE 3  
 MULTI PURPOSE COURT W/ TERRACE SEATING \$23K  
 NATURAL AREA 4  
 LANDSCAPING 6  
 PATHS, ENTRY & SIDEWALK REHAB 10  
 TOT LOT/2 17  
 \$60K  
 13K  
 ● \$73K TOTAL

FEES, DESIGN & ADMIN

## ANALYSIS

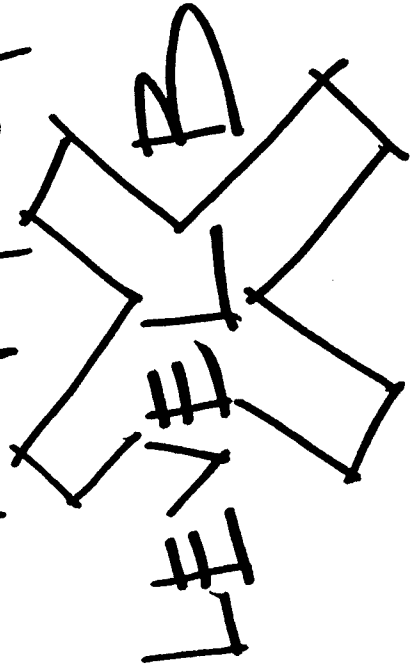
- ① MORE \$ IN PHASE 1; LESS IN PHASE 3
- ② NO INCREASE IN PROPOSED BUDGET TO COUNTY (NEA GRANT PROVIDES ADDITIONAL AMENITIES)
- ③ DECREASES MATCH INCREASES
  - Fencing - \$6K
  - Site drainage - \$12K
  - Landscaping, Paths, Sidewalks, Shrubs, ETC. + \$21K
  - Multi Purpose Ct + \$4K
  - \$15K

# MAINTENANCE

LEVEL "A" = COMMUNITY STANDARD

IN VIEW OF BUDGET CONSTRAINTS, & DUE TO THE AREA'S USE/DESIGN, IT MAY BE ACCEPTABLE TO PROVIDE A LOWER LEVEL OF CARE IN THE NATURAL AREA SOUTH OF PLASPOPE LANE.

LEVEL B



Fairfax County Park Authority  
4030 Hummer Road  
Annandale, VA 22003

The Oakton a Condominium  
A community of 240  
families/units adjacent  
to the Blake Lane School  
Site

Dear Mr. Cable:

The Architecture and Grounds Committee of The Oakton Condominium commends your agency on its design of both the Blake Lane School Site and the Borge Street parks. Each design reflects thorough research and consideration of community needs. We are pleased that you have given us an opportunity to contribute to the design of these parks. Since our community is located next to the Blake Lane School Site, we choose to concentrate our comments on that location.

Our community recommends that the following modifications be made to the Park Authority Preliminary Plan for the Blake Lane School Site.

Switch the parking lot with the soccer field.

The parking lot should be adjacent to The Oakton and Bushman Drive with the entrance opening onto Bushman Drive. The soccer field should be adjacent to Blake Lane and Bushman Drive. This arrangement moves play noise away from our complex. It discourages park users from parking at The Oakton where parking is already a problem. Metro bus users are discouraged from parking in the parking lot since they will have to walk further to the bus stop. Moving the lot entrance further down Bushman Drive provides a longer queue for motorists attempting to turn onto Blake Lane. The existing drain will be in the parking lot rather than in the corner of the soccer field.

Provide a barrier of trees along the park borders adjacent to developments. We prefer the use of coniferous trees.

Delineate the Bushman Drive/Blake Lane boundary with shrubbery or a split rail fence. A physical barrier is required along these busy roads to prevent children from running out of the park onto the roads. We strongly discourage the use of chain link fence for park boundaries.

Provide drinking fountains.

Use wood chip or mulch for trails within the park. Mulch trails make superior jogging paths.

Eliminate picnic tables, grills or structures designed to facilitate the consumption of meals in the park. Our community feels that litter will become a problem if picnic tables, grills, etc., are available in the park.

The use of sculpture in the park is desired.

We appreciate the opportunity to express our desires in this matter.

Sincerely,

Jason Kidwell  
Architecture and Grounds Committee Chairman