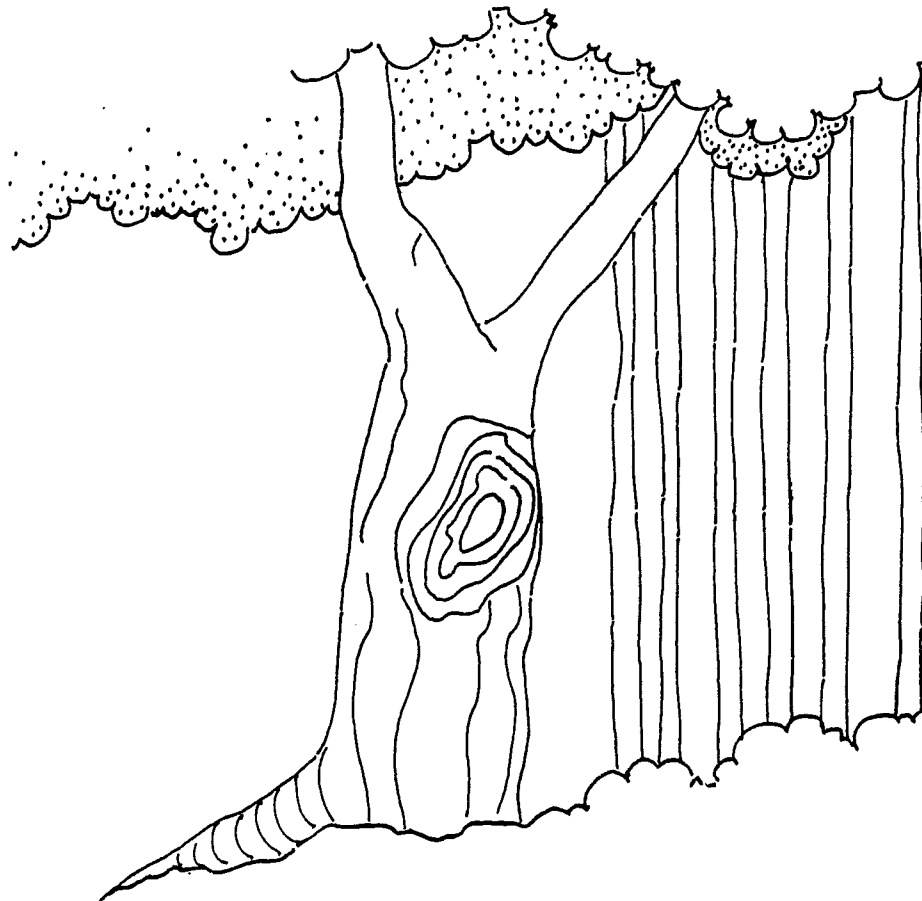


**PRELIMINARY  
MASTER  
PLAN  
REPORT**

**FAIRFAX COUNTY  
PARK AUTHORITY**

**BRYN MAWR PARK**



**PRELIMINARY  
MASTER  
PLAN  
REPORT**

**FAIRFAX COUNTY  
PARK AUTHORITY**

**BRYN MAWR PARK**



MASTER PLAN REPORT

OF

BRYN MAWR PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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PREPARED BY:

TEVY SCHLAFMAN & ASSOCIATES  
LANDSCAPE ARCHITECTS/PLANNERS

MAY 1981

PRELIMINARY MASTER PLAN REPORT

BRYN MAWR PARK

TABLE OF CONTENTS

Introduction.....	1
Objectives.....	1
Background.....	2
Location Map.....	2
Site Inventory.....	3
Existing Conditions Plan.....	4
Slopes Map.....	5
Soils Map.....	6
Community Involvement.....	7
Thoughts on area parks.....	8
Public Recreation Facilities.....	9
Location Map.....	10
Bryn Mawr Park Planning Committee Letter.....	11
The Preliminary Plan.....	15
Plan.....	16
Development Cost Estimate.....	17
Annual Operating and Cost Estimate.....	18
Phasing.....	18
Appendix.....	20
Attachments.....	21
Site Survey of Natural Features.....	21
Soils Map.....	24
Rezoning.....	25

## INTRODUCTION

The need for recreation is universal. Thus, a master plan study has been made to serve as a guide for future recreational development at Bryn Mawr Park.

To provide a basis for future useage, basic data , from numerous public and private sources, has been gathered and analyzed. Recommendations presented by citizens and citizen organizations have been duly considered in the preparation of this report. We have looked at some characteristics of people-what they need-and some characteristics of place-what they permit, encourage, discourage, or prohibit. We have also tried to look at the characteristics of activities themselves.

Over the years, categories of recreational spaces have been developed to combine flexibility with long-term value: the tot-lot designed to serve a block or two; the community park designed to serve a small homogeneous area intended to be convenient to all, and the county park oriented to the kinds of activities that involve an individual or group for most of a day or longer.

According to the Park Authority Policy Manual "a community park the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore 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 no or limited parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the county's numerous neighborhoods and generally range in size up to twenty-five 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".

## OBJECTIVES

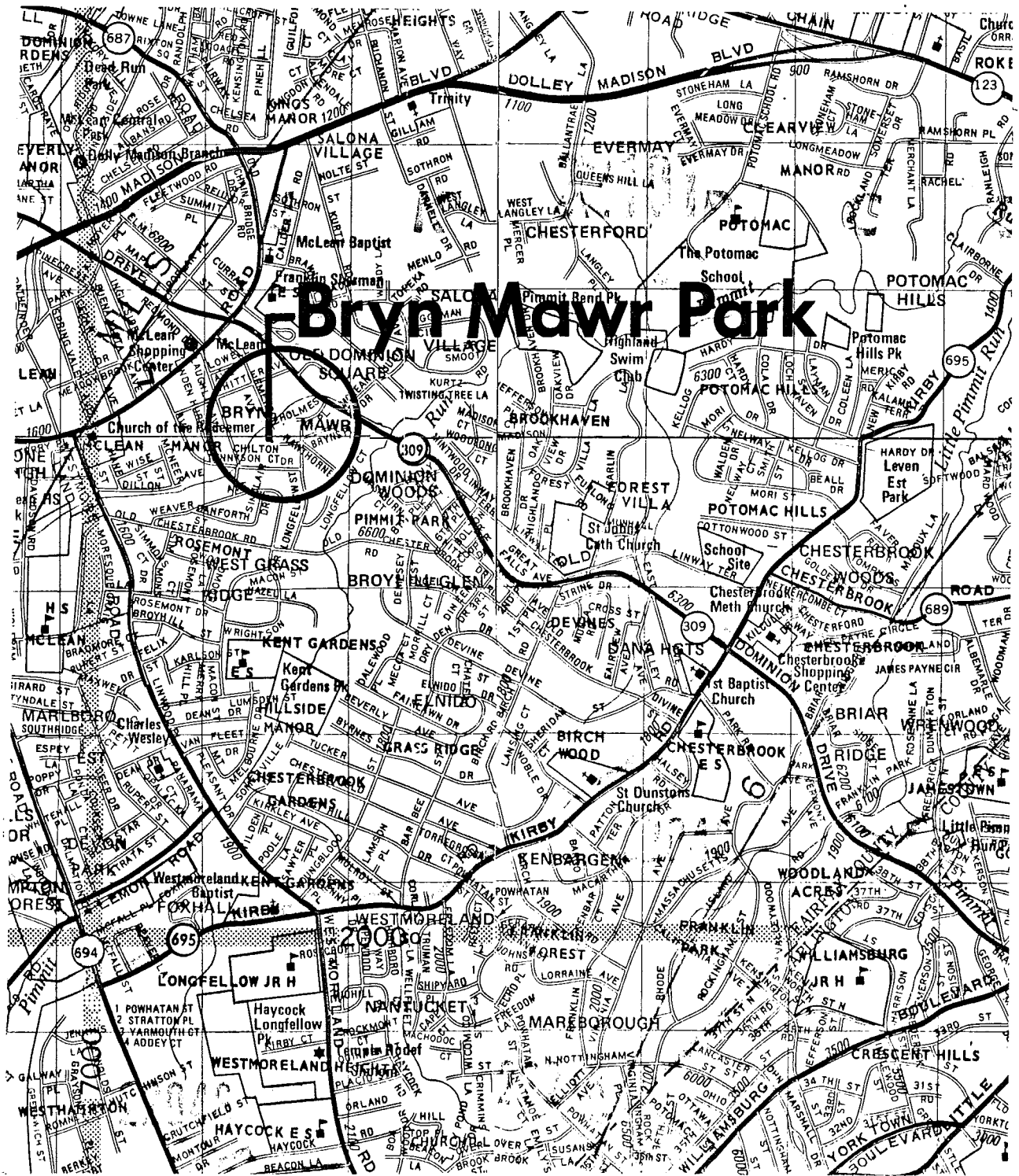
The major goals of this plan are:

- A. To develop the site into a useable, active & passive recreation space.
- B. To provide recreation facilities with minimal disturbance to the existing environment.
- C. To provide a "natural" connecting link between residential and shopping areas.

## BACKGROUND

Bryn Mawr Park is a four and a half acre parcel of ground in McLean, bordered on the south by Tennyson Drive, and on the west by Laughlin Avenue; it is in the Dranesville Magisterial District.

There are approximately 273 dwelling units within the Bryn Mawr 3/4 mi. planning area; a total of 340 is projected.



SITE INVENTORY

Public access to the Park is presently along Tennyson Drive and Laughlin Avenue. The Park is bordered by private, residential property along all sides and is in close proximity to the McLean Shopping Center and the CBD of McLean on the north and northeast.

Existing utilities include six-inch water lines parallel to the western and southern property lines, fourteen and fifteen inch sanitary sewer lines extending from the southwestern corner of the site towards the northeastern corner, and electric and gas lines on Tennyson Drive and Laughlin Avenue.

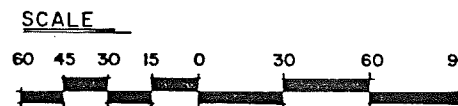
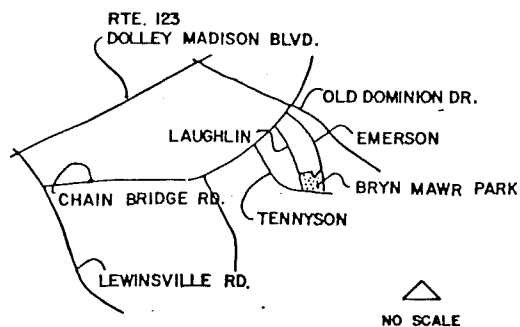
The site has been used as a disposal area for grass clippings, branches and other debris and as a 'partying area' by teenagers. There is a small stream, quite capable of overflowing its banks, running thru the center of the Park, exiting thru a forty-eight inch~~t~~ pipe beneath Tennyson Drive.


As indicated on the "Soils" plan soils along the stream are "mixed alluvial"; this flood plain land comprises approximately fifty percent of the total park area. Flood plain soils are often agriculturally productive, but destructive floods must be expected occasionally. Permanent structures should be kept off flood plains entirely. "Glenelg Silt Loam" is found along the northwest property line and comprises about eleven percent of the site. This soil rates good for supporting large or small buildings. The remainder of the Park, the southeast corner, is poorly compacted fill.

The "Slopes" plan, helpful in evaluating the suitability of land for various uses, shows the Park sloping from the northwest to the east and southeast. The steep slopes should remain undeveloped, not only for their aesthetic and 'protective' values, but because of the flooding danger.

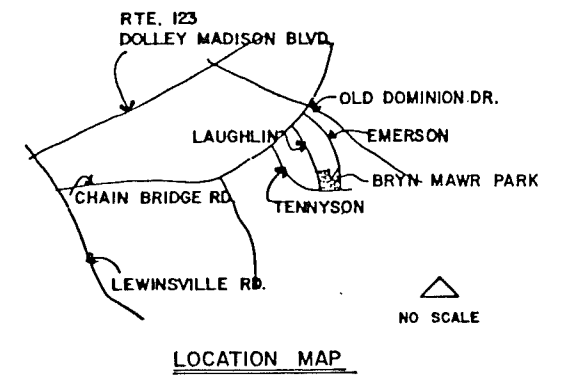
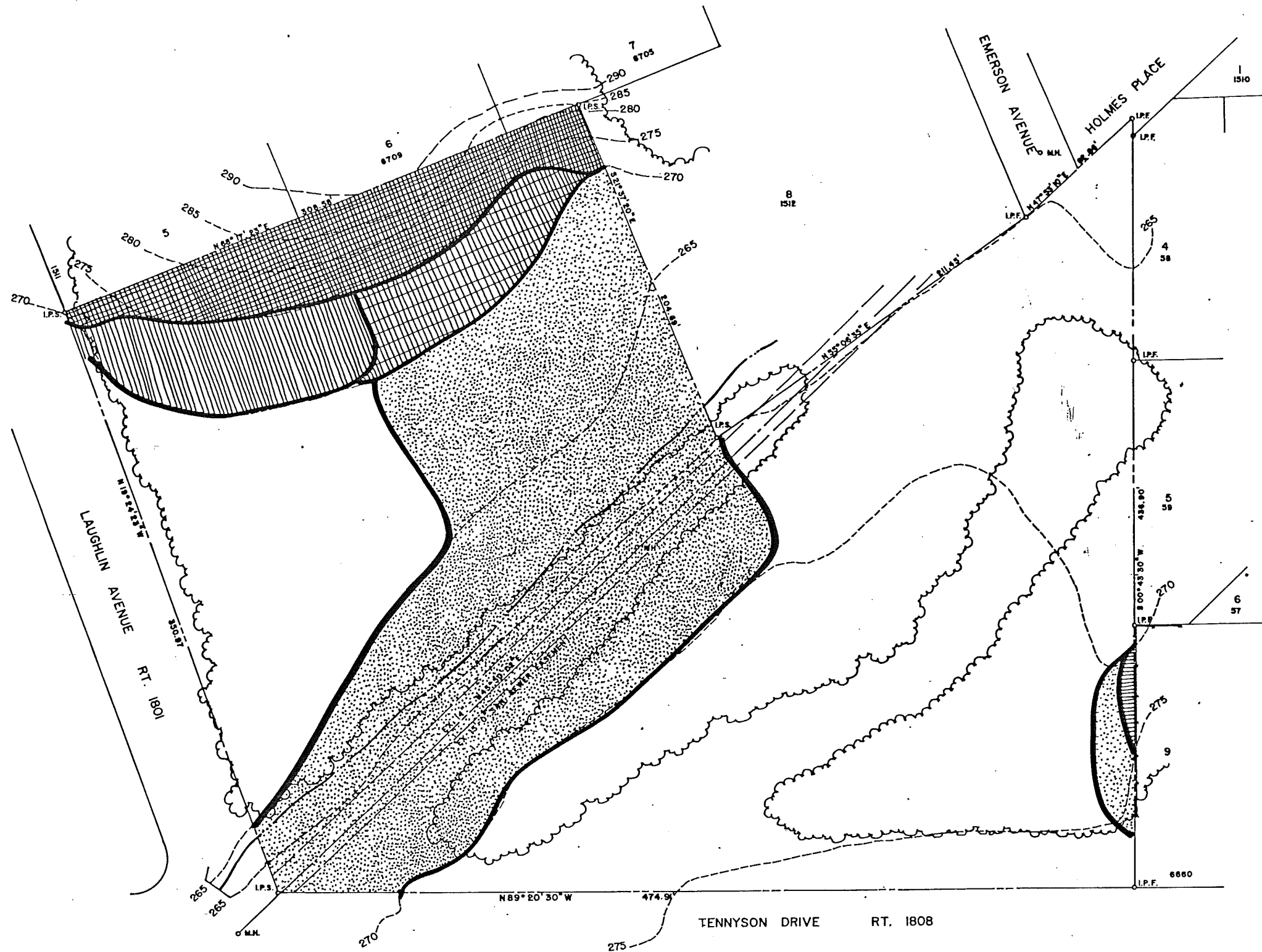
According to 1979 County traffic data, Tennyson Drive carries an average of 1007 vehicles per 24-hour day. Assuming an average flow, that breaks down to approximately 42 vehicles per hour or one every 1½ minutes.



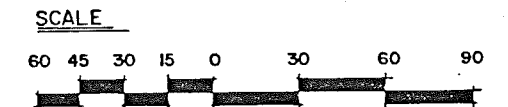


SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA, 22003 • PHONE (703) 941-5000	
			own <i>AKS</i> chg <i>SPC</i> app <i>AKS</i> des	Park BRYN MAWR
			oc <i>AKS</i> mag ds 1 B-453 D tax map 30-4	Project  <b>EXISTING CONDITIONS</b>
			Scale 1" = 30'	Date APRIL 1981
			Project no 4236	Sheet 3 of 4

NOTE — Property information derived from plats made by  
Edwin A. Albrecht & Assoc.—Arlington, Virginia  
FB7, C-4-76 — Oct. 4, 1976  
Deed description — Bk. 4664 page 228  
— Contours are derived from county contour map  
and should be used only for master planning  
— Contour intervals — 5 feet

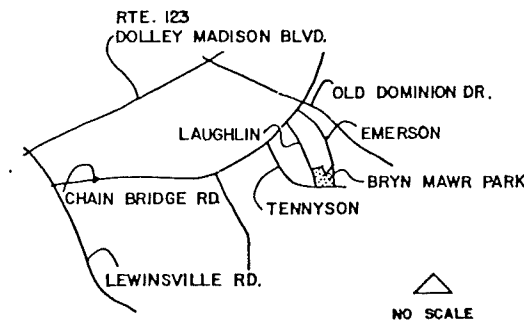
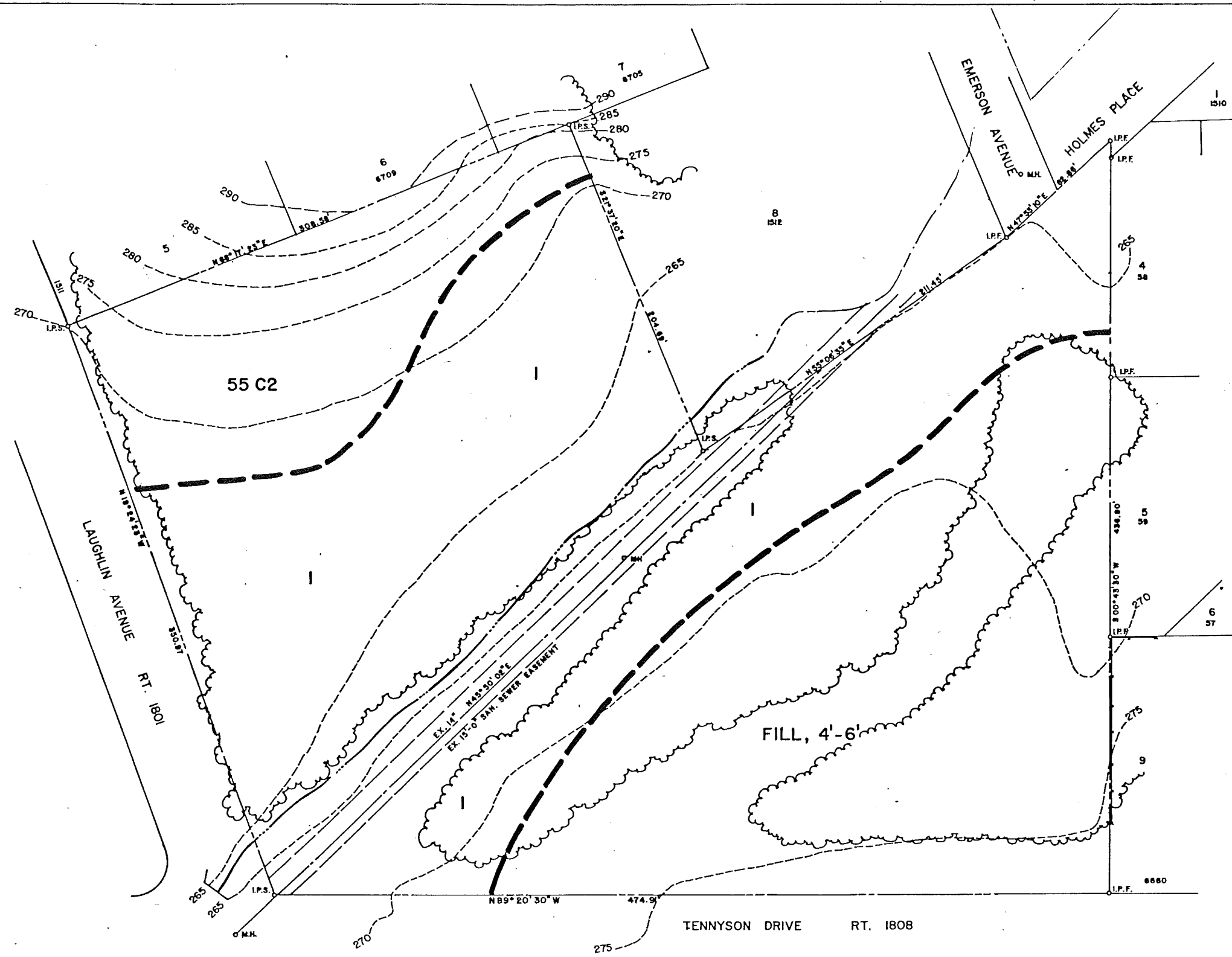


- LEGEND**
- 0 - 5 %
  - 5 - 10 %
  - 10 - 15 %
  - 15 - 20 %
  - 20 + %

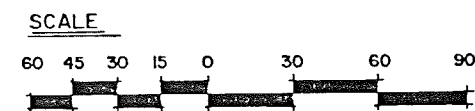


**TEVY SCHLAFMAN & ASSOC.**  
 LANDSCAPE ARCHITECTS PLANNERS  
 8001 CARLYNN CT. BETHESDA, MD. 20834  
 (703) 888-8344

SUBJECT	REV	FAIRFAX COUNTY PARK AUTHORITY	
		FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5000	
		Project	Park BRYN MAWR
		SLOPES	
		Date	Project no. 4236
		Scale 1" = 30'-0"	Sheet 2 of 4



SOIL SYMBOL	SOIL NAME
I	MIXED ALLUVIAL LAND (FLOOD PLAIN)
55C2	GLENELG SILT LOAM
FILL	MADE LAND (FILLED AREA)



TEVY SCHLAFMAN & ASSOC.  
LANDSCAPE ARCHITECTS PLANNERS  
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SUBJECT	REV		<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5000	
			4.5 A tax map 30-4	Park BRYN MAWR
			Date APRIL 1981	Project no 4236
			Scale 1" = 30'-0"	Sheet 1 of 4

COMMUNITY INVOLVEMENT

Citizens living within a 3/4 mile radius of the Park have been given the opportunity to express their reactions to the proposed development and to make other general remarks. Four hundred fifty (450) questionnaires were distributed, forty-three (43) or approximately nine and one-half percent (9½%) were returned. The community response follows:

<u>Age Distribution</u>	<u>Number of Respondents</u>	<u>Percent of Respondents</u>
0-5	21	15½
6-12	17	13
13-20	15	11
21-45	51	38
46-60	21	15½
Over 60	<u>10</u>	<u>7</u>
	135	100%

<u>Facilities requested most often</u>	<u># of requests</u>	<u>PerCent</u>
Nature trail	18	42
Tot-lot (pre-school)	17	39
No changes/minimal improvement	15	35
Play apparatus (school age)	11	25
Open play area	11	25
Multi-use court	7	16
Picnic area	7	16
Horseshoe area	2	5

Other proposals included an interpretive trail, an exercise course, no parking, a trail along Tennyson Drive and a trail to the McLean Shopping Center.

<u>County parks used most often</u>	<u>Number of indications</u>
Burling Tract	9
Great Falls Park	8
River Bend	8
Lewinsville	7
Park at Madison Library	7
Lake Fairfax	3
Burke Lake	2
Olney	2
Miscellaneous parks	13

Thoughts on parks in area

Magnificent.....	1
Very good.....	1
Excellent.....	1
Good and getting better.....	1
Quite good.....	1
Satisfactory.....	1
Sufficient, most are seldom used.....	1
Very nice/Do poorer areas of the County have this much pk.service?..	1
Nice.....	1
Fine.....	1
Very nice, but need better drainage.....	1
More than adequate.....	1
Seems fine, we do not use them.....	1
Poor.....	2
Adequate for children, no provision for adults.....	1
Too much emphasis on mass use activities.....	1
Don't overdevelop, leave green islands, like oeace and quiet.....	1
Would like interpretive nature trail.....	1
Like walking thru unspoiled nature.....	2
Trails needed at Burling Tract.....	1
None within walking distance for children.....	2
None within walking distance.....	2
Need more parks.....	3
No community parks in area.....	1
No swimming facilities.....	2
Could use another golf course.....	2
Need tennis courts, lighted.....	1
Would like par courses (exercise courses).....	1
Would like garden plots to receive a higher priority.....	1
Like garden plots at Lewinsville.....	1
Would like more development at Lewinsville.....	1
Concentrate on active recreation centers near densely populated sections of the County.....	1
Fine for group recreation.....	1
Adequately maintained.....	1
Well planned.....	1
Madison Library Park unnecessary, unused/ it does, however, block future real estate development.....	2

In addition

Letters were received from the Bryn Mawr Park Planning Committee and a resident adjacent to the Park. During the course of field studies, the Consultant also met, informally, with park users and nearby homeowners. All comments have been carefully considered and made a part of the master plan process.

The Bryn Mawr Park Planning Committee's report is included with this study. Comments by others highlight the fact that that portion of

Laughlin Avenue adjacent to the Park, does not meet State or County standards and must, therefore, be maintained by four homeowners. According to an agreement between those homeowners and the County, the County will accept and maintain Laughlin Avenue if the homeowners bring it up to "standard". This action appears very unlikely. Furthermore, strong citizen opposition to a Laughlin Avenue/Tennyson Drive connection makes a County 'takeover' even more remote.

As specified in "Rezoning 78-D-073" provision has been made by the County Board of Supervisors for public access from the Holmes Place/Emerson Avenue intersection. This action satisfies the need for access at the northeast corner of the Park and enables homeowners in the area south of Tennyson Drive to easily and pleasantly reach the McLean Shopping Center.

#### PUBLIC RECREATION FACILITIES

Public recreation facilities within a three-fourths (3/4) mile radius of Bryn Mawr Park may be found at the following sites:

##### Franklin Sherman Elementary School

Multi-use court  
Play equipment

##### Kent Gardens Elementary School

Multi-use court  
Play equipment

##### Kent Gardens Park

Open play area	Bicycle trail (proposed)
Hiking trail	Outdoor classroom (proposed)
Nature Trail (proposed)	

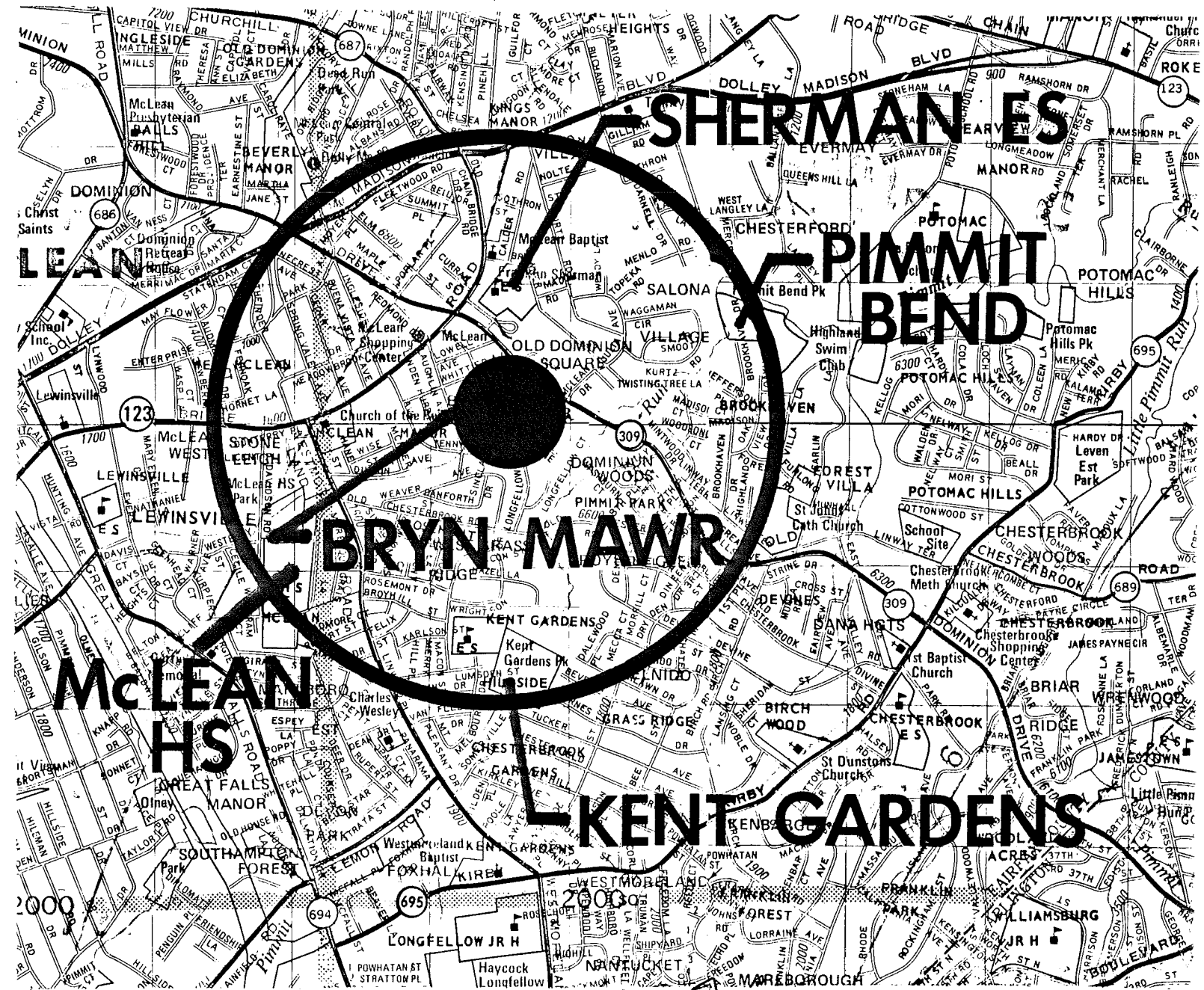
##### McLean High School

Baseball field	Multi-use court
Soccer/softball field	Tennis courts

##### Pimmit Bend Park

Open Play  
Conservation Area

The locations of the facilities noted above, and their proximity to Bryn Mawr Park, are shown on the map on page 10.



July 22, 1980

Fairfax County Park Authority  
4030 Hummer Road  
Annondale, VA 22003

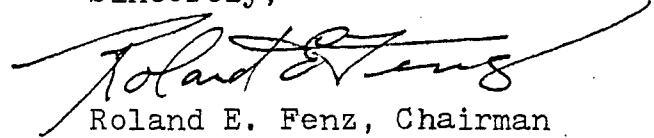
Dear Members of the Authority :

Enclosed is a complete questionnaire regarding the Bryn Mawr Park on Tennyson Drive in McLean.

Also enclosed is a copy of the results of the Bryn Mawr park planning committee of which I was chairman. This committee met and reviewed the site and prepared recommendations which were presented to the Bryn Mawr Association. The Association met, reviewed the recommendations, provided some changes and the result is the information enclosed.

I would be happy to meet with the project coordinator for the park, Joseph Sicenavage at his convenience to explain any of the recommendations etc. Under normal circumstances I would be available at his convenience since I work in the area. My phone is 821-2740.

Sincerely,



Roland E. Fenz, Chairman  
Bryn Mawr Park Planning Committee  
Bryn Mawr Association

Copy: Bill Askin, President  
Bryn Mawr Association



Bryn Mawr Association - Park Planning

Following is a summary of ideas and recommendations by the Bryn Mawr Association relative to the "neighborhood park" to be located on Tennyson St., east of Laughlin.

The report was the result of:

- meeting of a park planning committee, chaired by R. Fenz and attended by Mrs. Paul Steiner, Dick Martin, Ed Romberg, Mrs. E. Altroggen and Mrs. Margaret Redick. This meeting was held Feb. 16, 1980 at 6659 Chilton Ct., McLean.
- review of committee's report and discussion by the Bryn Mawr Association at meeting held April 9, 1980.

REPORT

After reviewing the physical layout of the land in keeping with normal elements of a "neighborhood park", several factors became obvious. They are:

- A. Much of the property has low-land water standing footage not well suited for any large play area without major construction.
- B. A creek virtually splits the property so that for design and planning, it must be done with two smaller parcels in mind rather than one large parcel.
- C. The natural planned path (a continuation of the high school path to McLean Square) covers some area still private property which then necessitates either changing the present plans or having the County acquire the property by purchase or by gift.

The committee and association in general agreed that where possible, as much of the area as possible should remain natural. It was also assumed that a natural belt of some 50 feet would separate private property to the East from any park construction or play area. The number of trees remaining on the park property should be maximized.

Specific recommendations included:

- A. A tot lot to be placed between Laughlin St. and the creek, generally in the Northwest area of the lot.
- B. A continuation of the "high school" path.
- C. A trail along Tennyson as projected in the Master Planning noted in the 1975 Public Utilities report.
- D. A natural-like fence along Tennyson (beams, RR ties, etc.)

- E. A play area of limited size (see further explanations).
- F. A bridge over the creek at strategic points including one near Holmes Place and near the tot lot over to play area.
- G. Sturdy benches along major path near creek.
- H. Limited number of trash containers.
- I. Signs noting no motor bikes, no parking, no fires etc.
- J. Clean out most vines, poison oak, ivy except for bird sanctuary area.
- K. There should be no parking area and no space for drop-off. This should be a walk-to park.
- L. There should be no picnic tables or fire places.
- M. There should be no artificial lighting.
- N. There should be no blacktop area other than main path.
- O. There should be no other play equipment than tot lot.

#### FURTHER EXPLANATIONS OF ABOVE RECOMMENDATIONS

- A. Equipment should be sturdy, natural setting, no black top. Dirt path leading to mid-creek bridge and play area.
- B. Consideration might be given to planning major path on top of sewer line rather than along creek.
- C. A trail along Tennyson was projected in the master planning.
- D. A fence along Tennyson is needed as a "boundary" for young children as well as a barrier for cars which might attempt to enter park. Similar fencing might be necessary along lines of private property.
- E. Because of the unusual dimensions of the lot and the limited amount of high ground, a standard size play area is not recommended! Maximum size suitable is estimated at 100x150 feet. If larger, major destruction of area including major earth moving would result in a major scar on the natural environment and entirely change the nature of the park area.
- F. Access from one side of the creek to the other is highly recommended at both ends of the park and at a point near the tot lot and play area.
- G. Park benches should be sturdy and of material which minimizes maintenance or repair and located along path and by tot lot.
- H. Some trash containers should be located near the tot lot and along the major path and at play area.
- I. Self explanatory.
- J. All undergrowth near tot lot, play area and major path should be cleared and some trimming of lower limbs of trees nearby. Undergrowth near property lines should be left natural.
- K. This should be a neighborhood walk-to park and anything to encourage this and discourage vehicular traffic or vehicular entrance into park should be considered.
- L. Little if any park maintenance will be available from the County. All picnicing, fires, camping could become a health hazzard and create a nondesirable atmosphere for children.

- M. This should be a daytime park only...no artificial lighting.
- N. With the idea of keeping the park in as natural a setting as possible, no blacktop should be used other than the major "high school" path. Tot lot ground area should be wood chips, grass or other natural materials.
- O. There should be no other play equipment other than tot lot. Two or three members of the association suggested a small basketball area. Most of the members did not want a black top mini court but did feel that a backboard with basket could be built adjacent to the playing area so that the same playing area would serve both games...and there would be a basket available.

The membership also noted that there should be no camping either.

There was some additional discussion on the size of the play area. A number of members had walked out into the area and noted that unless the play area was located directly on Tennyson, midway between the lot line on the East and the creek/Laughlin St. line on the West, major earth moving would be needed and a major scar on the whole park area would result. The play area recommended would fit the natural high ground of the land with the size of 100x150 ft.

---

Roland E. Fenz, Chairman  
Park Planning Committee  
Bryn Mawr Association

---

William Askin, President  
Bryn Mawr Association

### THE PRELIMINARY PLAN

The formulation of a preliminary master plan for Bryn Mawr Park is the result of carefully blending proposals by the local citizens with site characteristics. While many of us think first of strenuous exercise when we think of recreation, it has been concluded, after careful study, that this park site is best suited for more passive use.

The value of Bryn Mawr Park is its ability to provide a natural buffer or greenspace between the commercial and residential sections of McLean. Recreational requirements do exist, however, and an attempt has been made to satisfy as many of those needs as possible, without harming the quality of the site.

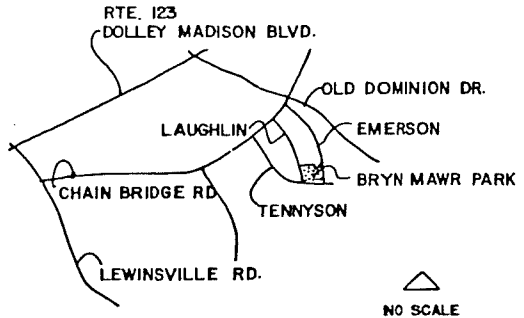
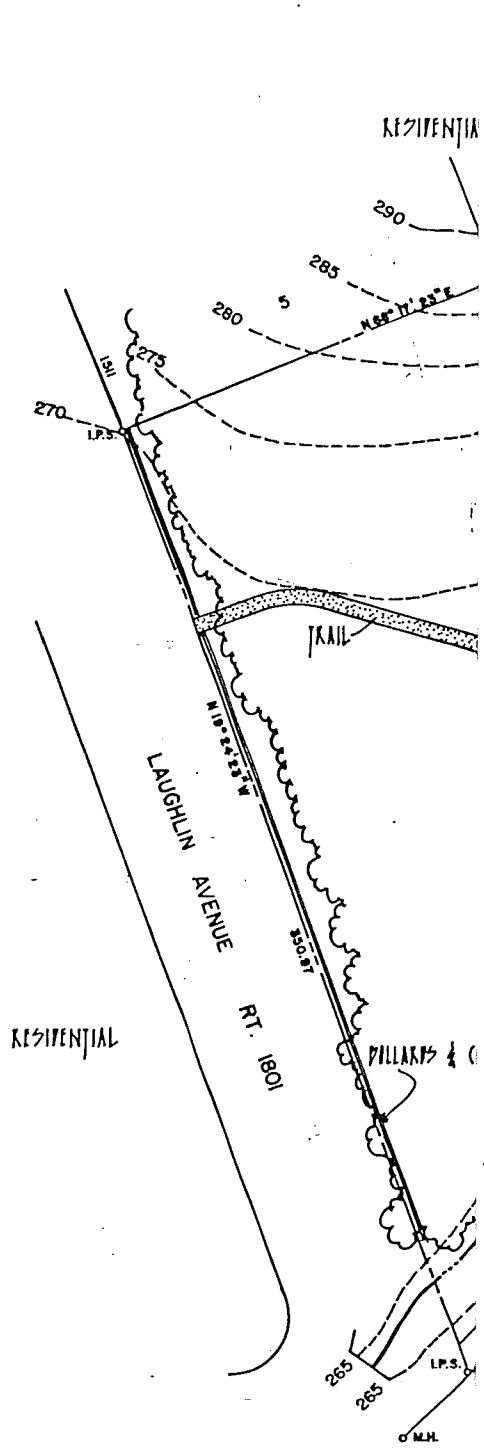
Pathways thru the Park have been proposed to serve as a pleasant link between the residential and commercial areas. To limit the impact it is suggested that these pathways have a wood-chip surface. The paths have been laid out to take advantage of dry ground, immature or undesirable growth, and pleasant surroundings. A buffer of fifty feet (50') or more, will help protect those homes adjacent to the Park from visual intrusion.

A tot-lot has been proposed to fill a neighborhood need for play space for the young. It has been located on a high dry area, a distance from nearby homes to lessen the impact of noise, but close enough to provide a certain measure of security. Selective clearing will help provide views from Tennyson Drive, the open play area, and Emerson Avenue/Holmes Place. Limited overhead clearing will also permit sunlight to enter and keep the tot-lot dry. Timber play equipment is recommended because of its ability to blend with the site and provide a more varied play experience.

Although there is insufficient room to develop a 'full-fledged' play field, an open play area for running, 'playing catch', throwing a frisbee, playing half-ball, etc. has been proposed near Tennyson Drive. That location was selected because of its terrain, vegetation, ability to open views of the tot-lot, and closeness to the maximum number of potential users. It is recommended that this area be grassed.

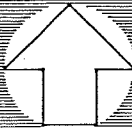
To help control 'traffic' in and out of the Park it is suggested that a line of bollards, connected by chain, be installed. Six picnic tables, three on each side of the stream, have been proposed to serve as game tables, as well as for picnicking. Grills have not been recommended.

Several visits to the Park have led to the discovery of several prime nesting areas for birds in what has been proposed as a "conservation area".



LOCATION MAP



REV					<b>FAIRFAX COUNTY PARK AUTHORITY</b> FAIRFAX COUNTY, VIRGINIA 4030 HUMMER ROAD • ANNANDALE, VA. 22003 • PHONE (703) 941-5000			
	dwg	chk	app	des	Park	BRYN MAWR		
					Project	PRELIMINARY		
	4.5 A.				<b>MASTER PLAN</b>			
	tax map 30-4							
Scale 1" = 30'-0"				Date	APRIL 1981	Project no.	4236	Sheet 4 of 4

DEVELOPMENT COST ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>ITEM COST</u>	<u>COST</u>
<b>A. TRAIL</b>				
Grading	900 sy	1.25 sy	\$ 1,125	
Wood chip path (6'-0" wide)	1350 lf	5.40 lf	7,290	
Bridge	1	LS	3,500	
Selective clearing	1/2 A	2000 A	1,000	
Benches	3	500	<u>1,500</u>	
				\$14,415
<b>B. TOT LOT</b>				
Wood play equipment & related work		LS	\$20,000	
Selective clearing	1/2 A	2000 A	1,000	
Benches	4	500	<u>2,000</u>	
				\$23,000
<b>C. OPEN PLAY AREA</b>				
Selective clearing	1 A	2000 A	2,000	
Scarify and seed	3/4 A	2200 A	<u>1,650</u>	
				\$ 3,650
<b>D. PLANTING</b>				
Flowering trees	7	150	<u>1,050</u>	
				\$ 1,050
<b>E. MISCELLANEOUS</b>				
Bollards w/chain	750 lf	4.00 lf	3,000	
Selective clearing	1/2 A	2000 A	1,000	
Grading	450 sy	1.25 sy	563	
Picnic tables	6	300	<u>1,800</u>	
				\$ 6,363
SUBTOTAL A-E				\$48,478
20% Contingency				<u>9,696</u>
SUBTOTAL				\$58,174
Engineering & design				<u>5,817</u>
TOTAL.....				\$63,991

The FY 81 budget for improvement of Bryn Mawr Park is \$36,676. The funds were made available by the 1977 Park Bond Referendum.

ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

CLASS**	FACILITY	UNIT QTY.	UNIT COST	COST
B	Natural/Conservation Area	2.5	30 A	\$ 900
B	Open Play Area	3/4	627 A	470
B	Trail	1350	2.50 lf	3375
B	Tot lot	1	LS	1161
A	Picnic area	1/2	1197 A	<u>599</u>
	TOTAL			\$6505

\*\* Maintenance Schedule: A= Mowed/maintained once every 7-14 days.  
 B= Mowed/maintained once every 14-30 days.

PHASING

There is approximately \$36,676 from the 1977 Park Bond Referendum for development and implementation of the master plan in fiscal year 1981. Since the total development of this park is estimated to cost \$63,991, construction of facilities will occur in several phases.

Recommended Phase I - FY 81

Trail (complete)	\$ 14,415
Open Play Area (complete)	3,650
Miscellaneous (partial)	
Bollards w/chain	3,000
Selective clearing	1,000
Grading	563
Tot lot	
Selective clearing	1,000
Planting	<u>1,050</u>
Subtotal	\$ 24,678
10% design fee (complete)	<u>5,817</u>
Subtotal	\$ 30,495
20% contingency	<u>6,100</u>
Total Phase I	\$ 36,595

Recommended Phase II - FY 83

Tot lot (complete)	
Play equipment & related work	\$ 20,000
Benches	2,000
Miscellaneous	
Picnic tables	<u>1,800</u>
Subtotal	\$ 23,800
20% contingency	<u>4,760</u>
Subtotal	\$ 28,560
Inflation (est. @ 20%)	<u>5,712</u>
Total Phase II	\$ 34,272

Note: Money for Phase II will be from Park Bond CIP's as approved through the referendum process.



APPENDIX

Preliminary drawings have been reviewed by all concerned County agencies and the site staked out for inspection, As a consequence, certain minor modifications to the preliminary plans have been adopted.

Those reports furnished by the Park Authority, and others, are included on the following pages as background information.

# I. GENERAL INFORMATION

Site Name Bryn Mawr Tax Map # 30 - 4 Acres 4.5 Mag. District Dranesville  
 Street Location/Access Tennyson Drive, McLean  
 Naturalist District IV Planner Assigned Sicenavage

## II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale %	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	80%	3.0	2.5	2.0	2.0
Mixed Forest	5%				
Open Field					
Managed Field					
Reverting Field					
Stream Valley	15%	1.5	2.0	2.0	1.5
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Fairly mature hardwood forest composed of Maple, Willow Oak, Sycamore, etc. Upland areas younger, some mixed with Cedar and Walnut trees. Understory very dense. Evidence of considerable flooding and erosion. Some slopes from the stream valley to the upland area are very steep.

5/77

II. Cont.

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 \_\_\_\_\_, 2 \_\_\_\_\_, 3 \_\_\_\_\_  
4 \_\_\_\_\_, 5 \_\_\_\_\_, 6 \_\_\_\_\_

Description:

C. Topography: Provide a brief description of the topography of the site.

Gentle slopes rising from stream valley. Northern end of park has steep slopes in excess of 15%.

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion	X		
Water Quality		X	
Impact (Human)	X		
Litter	X		
Vandalism			X
Illegal Use		X	
Other			

Note any particular information deemed important regarding III.

Some minibike useage aggravating the erosion problems. Well-defined trail along stream through park. Marked soil erosion; natural and human debris present.

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>		<u>not surveyed</u>
Roads _____	Open space _____	Tennis _____	Trails _____	_____
Trails <u>X</u> _____	Sing. Fam. Homes <u>X</u> _____	Ballfields _____	Walkways _____	_____
Public Easement _____	Townhouses _____	Playground _____	Swimming _____	_____
Houses _____	Apartments _____	Tot Lot _____	Nature Trails _____	_____
Other Buildings _____	Business _____	Picnic _____	Cons. Area _____	_____
Private Dump _____	School _____	Multi-Use Ct. _____	Other _____	_____
		Shelter _____	_____	_____
		Restrooms _____	_____	_____
		Parking Lot _____	_____	_____
		Fishing _____	_____	_____
		Boating _____	_____	_____

Briefly describe initial impressions of the site:

This park is in a highly developed housing area. Therefore, it serves a valuable environmental and human role in its natural state.

Briefly describe any special features of the site:

This is one of the few remaining open space areas here. On the northern end of the park, huge rock outcrop and possible under block foundations remains.

Recommended public use (recreational/interpretive):

Possible passive recreation and community interpretive programs.

Recommended further actions (Conservation Division):

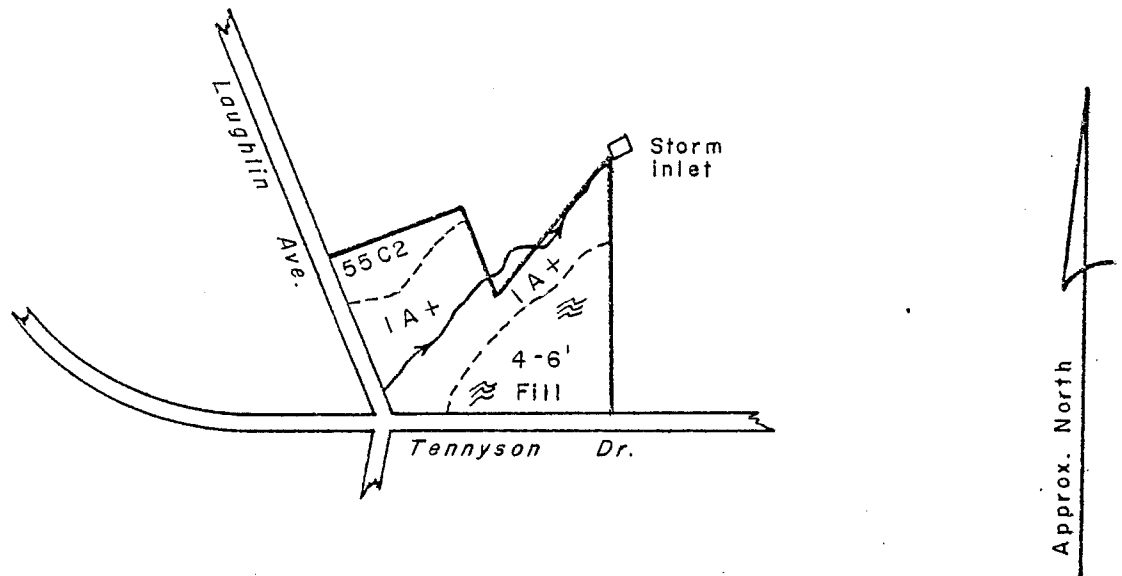
None <u>X</u> _____	* Possible Site Inspection -- near entrance of the park along
Baseline Survey _____	Tennyson Drive damage has occurred as a result of stream
Interpretive Plan _____	blockage.
Managed Cons. Area _____	

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed 7/78 and 6/80 Lizabeth McCourt  
DATE BY

5/77

SOIL TYPE MAP OF THE 4.43 ACRE LAWRENCE HUFFMAN PROPERTY, LOCATED ON THE SOUTH SIDE OF MCLEAN, PROPOSED FOR A FAIRFAX COUNTY PARK.



#### LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
1	Mixed alluvail land (flood plain)
55	Glenelg silt loam
≌	Made Land (filled area)
-----	Soil boundary

Scale: 1" = 400 feet

By: C. S. Coleman, Soil Scientist

Date: October 24, 1975

Location: Section 30-4, double circle 4, circle B, lot 41.

NOTE: Fifty percent or 2.2 acres of this property is flood plain. None of this flood plain area is suitable for building sites. Eleven percent or 0.5 acres of this property is Glenelg (55) soil. This soil rates good for supporting large or small buildings. The remainder of this property is poorly compacted fill. This filled area would not be suitable for supporting single family homes. Before this area would be useable for building sites, all foundations would have to be located on engineered fill or taken through all fill material to the original soil.

REZONING 78-D-073  
J. OSCAR HINSHAW

The following proffers shall be binding conditions pursuant to §15.1-491(a), Code of Virginia, should the application be granted to R-8:

1. Townhouse development shall be limited to seven units.
2. Townhouse units will face in a northerly/southerly direction unless in the judgment of the developer such alignment is not practicable or feasible.
3. Purchasers of homes with basements shall be provided a two-year express warranty for dry basements.
4. Townhouse development shall be limited to that portion of the property which does not contain floodplain soils.
5. Open space located between that portion of the property to be developed and the southern property line shall be dedicated to the Park Authority, if requested.
6. Storm water management in accord with lawful Fairfax County ordinances will be provided.
7. On Emerson Avenue:

- ° Approval from VDH&T will be sought to construct a standard TS-1, Category 1 cross-section (twenty-foot ditch section, in a forty foot right-of-way) from Whittier Avenue and across the site's frontage. If same is not approved, a standard TS-2, Category 1 cross-section (thirty-foot curb to curb road in a fifty-foot right-of-way) will be constructed.

NOTE: Road construction may be done in conjunction with construction committed to by developer of commercial property to the north.

- ° Construct a standard cul-de-sac at the end of street improvements, or provide other street design conforming to standards of VDH&T and DEM.
- ° At the time of site plan review initiate the vacation of that portion of Emerson Avenue not needed to provide access to the application property or surrounding development.

8. Unless a direct transfer of right-of-way can be made to the Park Authority, any land acquired through street vacation shall be dedicated to the Park Authority for park/trail purposes.
9. A pedestrian trail or walkway shall be provided from the northern to the present southern property line of the site for access to Bryn Mawr Park, with a crossing across the creek.
10. For screening along the rear property line there shall be provided at least the following:
  - A. White pine trees planted on approximate six foot centers.
  - B. A structured wall or barrier of architecture compatible with the development, at least six feet in height.

J. OSCAR HINSHAW, Owner

DATE: 10/22/79

By: *J. Oscar Hinshaw*  
*H. Kendrick Sanders*  
 H. Kendrick Sanders, his Attorney-in-Fact

JOHN BOOTHBY, Owner

DATE: 10/22/79

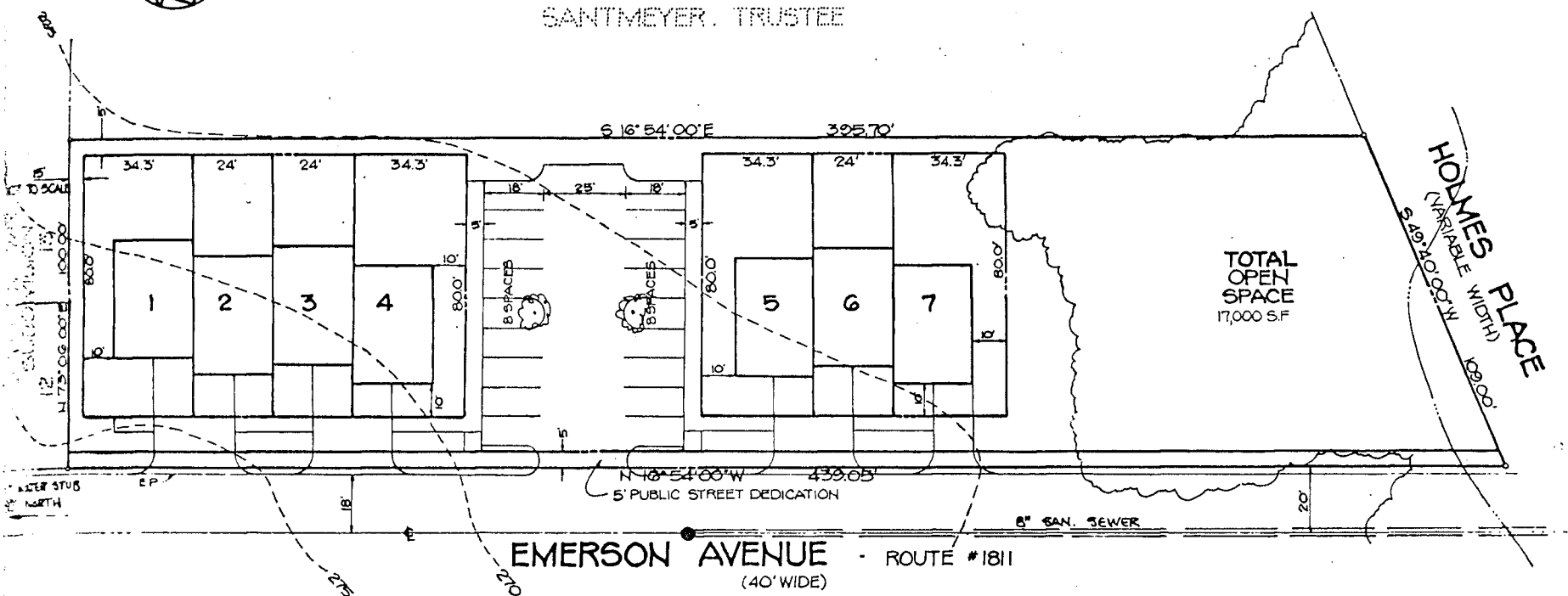
By: *John Boothby*  
*H. Kendrick Sanders*  
 H. Kendrick Sanders, his Attorney-in-Fact

DATE: 10/22/79

*Thomas Brubaker*  
 THOMAS BRUBAKER

DATE: 10/22/79

*Robert McCormick*  
 ROBERT MC CORMICK





May 12, 1981

Boehly-Young  
1439 Ingleside Avenue  
McLean, VA 22101

Dear Bob:

This is to confirm our verbal agreement to alter the approved plans for "Bryn Mawr Cluster" as follows:

1. Eliminate the wooden footbridge currently shown on the plans and replace with a TX-2, Type II gravel trail, 4 feet wide. This trail shall extend from the proposed sidewalk along the east side of Emerson Avenue across parcel "B" (to be dedicated to Fairfax County Park Authority) to the edge of pavement of the shopping center parking lot. An additional trail link shall be constructed across the top of the existing concrete box culverts and up to the edge of the parcel to be dedicated to the Fairfax County Park Authority south of the creek (existing iron pipe found). This trail shall follow the existing dirt footpath south of and roughly parallel to the creek (see attached sketch).
2. One 8 foot section of 12" CMP shall be required to be installed under the trail just north of the concrete box culverts (see plan).
3. It was also agreed that the existing downed tree limbs and other debris shall be removed from the stream up from the concrete box culverts in order to decrease the flood potential and improve the general aesthetics of the park land. A note shall be added to the plans describing this proposed improvement.

Boehly-Young  
Page 2  
5-12-81

If these proposed alterations to the plans for "Bryn Mawr Cluster" are not completely agreeable to you, contact me at your convenience.

Sincerely,

Christopher B. Bogert  
Trails Planner

CBB/sh

cc: Donald F. Lederer, Supt. of Design  
Joe Sicenavage, Landscape Architect  
Zia Hassan, Site Plan Review Branch

**EXISTING  
PARKING LOT**

**F.C.P.A.  
TRAIL ACCESS  
TO  
BRYN MAWR  
PARK**

EXISTING PARKING  
LOT

GI  
TOP 259.99  
INV. 254.79'15" IN  
INV. 254.57'15" OUT

POLE  
& GUYS

PARCEL "B"  
15,140 SF

TO BE DEDICATED TO F.C.P.A.

10 YR FLOOD PLAIN LINE

TO BE DEDICATED  
TO F.C.P.A.

**DEVELOPER  
PROPOSED ALT  
TRAIL ALIGNMENT**

5' WALK EASEMENT

**TRAIL ALIGNMENT  
AND BRIDGE**

EX. 302' - 8" SAN. SEWER

4,719 PROPOSED VACATION

SODDED SWALE  
SEE DETAIL  
SHT. 3 OF 4

**TO  
BRYN MAWR  
PARK**

1" = 20'

