

CAMERON PARK

*This is now called
Burgundy Park*

Dave Probus 9/2006

PRELIMINARY
MASTER PLAN REPORT
FAIRFAX COUNTY PARK AUTHORITY

MARCH 1977

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I. LOCATION

Cameron Park is a 7.4 acre park located in the Lee Magisterial District, south of Interstate 495 and west of Telegraph Road. It is adjacent to the west side of Cameron Elementary School. Cameron Park can be reached via Norton Road or Linnean Street. (Tax map 82-2).

II. SITE DESCRIPTION

Cameron Park was originally master planned in January 1969 to include picnic area, tot lot, open play field, and natural areas. All of these facilities are presently existing on the site. It was also intended to utilize facilities existing on the adjacent school property. The school facilities presently include two basketball goals, two ballfields, some apparatus equipment, and parking. A portion of the parking area is utilized by Burgundy Village Recreation Center.

III. VEGETATION AND WILDLIFE

A small portion of the park is covered with a semi-mature stand of trees separating the school and park with Interstate 495. These are primarily oaks. A fairly successful stand of trees have been added in recent years in conjunction with the picnic area. Very small amounts of game frequent the area of the variety typical to subdivisions.

IV. SOILS, SLOPES AND HYDROLOGY (See Attachments I and II)

Cameron Park is located within the coastal plain geologic province. Only two types of soils are indicated as present in the park area. These are:

- A. Mixed Alluvial - (Poorly drained, poor for construction, septic, and sub-grade.) This type accounts for the largest portion of the park, primarily the wooded areas and areas adjacent to the Cameron Run Branch.
- B. Mattapex Silt Loam - (Well drained, poor for septic, fair for sub-grade materials, strongly acid.) This type of soil exists throughout the open area on the north side of the Keota Street homes. It can be considered fairly suitable for recreational-oriented development.

No slopes within the park area can be considered unsuitable for development purposes. Almost all slopes are less than 5-10%, making the area basically flat.

Cameron Park is situated in the Cameron Run watershed. A branch of Cameron Run divides the park, flowing from south to north and terminating on the north side of I-495 in Cameron Run, which, in turn, flows into the Potomac River. Some erosion problems are evident by the gully which has formed.

V. UTILITIES

No major sanitary sewer lines (10 inches or larger) are located in the park area. Water transmission lines and natural gas lines run adjacent to Elmwood Drive, with no branches extending through the park. No easements cross the park property.

VI. ADJACENT RECREATIONAL FACILITIES

The following graph shows the adjacent facilities within 3/4 mile of Cameron Park: (See Regional Map)

ADJACENT RECREATIONAL FACILITIES (WITHIN 3/4 MILES)		BALLFIELD	APPARATUS AREA	MULTI-USE CT.	SOCCER	TENNIS CT.	TRACK	NATURE AREA	SHELTER	PARKING
PARKS										
JEFFERSON MAN.		●	2	●				●	●	●
SCHOOLS										
INTER. SCHOOL SITE										
WILTON WOODS ELEM.		2	2	2	●	●				
CLERMONT ELEM.		2	●	2	●					
CAMERON ELEM.		2	●	2						
TOTAL		7	6	7	2	1		1	1	1

VII. CITIZEN INPUT

A mini-survey was conducted by Carl Sell, past Chairman of the FCPA Board in early 1976. Of the questionnaires distributed (see sample, Attachment V), to the Burgundy area citizens, 68 responses were received. Of these, 40 (or 59%) indicated a desire to improve the existing ballfields. The following choices were offered with the results indicated:

	<u>Of 68 Responses</u>	<u>Percentage</u>
1. Tennis courts	30	44
2. Picnic area	30	44
3. Multi-use court	26	38
4. Asphalt trails	15	22
5. Play equipment	13	19

Of the responses towards tennis and multi-use courts, a large majority preferred facilities to be lighted.

VIII. ZONING (See map, Attachment IV)

All zoning within a 3/4 mile radius of the park is divided into two types, R-10 and R-12.5. R-10 is zoned residential/townhouse, R-12.5 is zoned residential/single family.

IX. COMPREHENSIVE PLAN RECOMMENDATIONS

The site lies within Area IV in the Rose Hill Planning District and more precisely, the Burgundy Community Planning Sector (RH3). (See page 11-IV-47).

The plan recommends: "The sector has approximately 9 acres in public parkland, 7.4 acres of which is Cameron Park. Additional local-serving parkland should be provided in this sector".

X. DEMOGRAPHICS (See Attachment VI)

The Burgundy Community sector has a small population density compared to the rest of the Area IV district. Population of this sector is approximately 2500 people of 23,000 in Rose Hill Planning District. The density numbers 2.9 people per acre, lower than most of the other sectors. We can anticipate an average density increase to 3.4 persons per acre when committed development is completed. The average household size is 3.5 persons/home.

Households have shown a slight increase in medium ages from 1960 - 1970. Male medium age has increased from 22.1 to 22.9 and female medium age from 25.1 to 25.4. This indicates

a slightly smaller proportion of young people. No major increase in growth patterns are evident in the Burgundy Community sector.

XI. TRAILS

The County Comprehensive Trail Plan does not show any proposals through Cameron Park. However, there is a citizen proposed trail which runs along Elmwood Drive, a short distance from the park.

XII. MASTER PLANNING

With the above mentioned information in mind, the revised master plan includes picnic area, tot lot, open play area, trails, tennis courts, and an improved multi-use court. Of these facilities, only the tennis courts (lighted) and the improved multi-use court indicate a change to the original 1969 master plan. These changes are recommended according to the survey results taken in January 1976.

XIII. COST ESTIMATE/ANNUAL MAINTENANCE COSTS

As per March 1977, the following cost estimates have been prepared:

1.	Two tennis courts, complete LS	\$30,000.00
a.	lighted LS	\$11,000.00
2.	Asphalt walkways, 6' wide (1000 LF) \$7./LF	\$ 7,000.00
3.	Multi-use courts, improvements LS	\$ 7,000.00
a.	lighted LS	\$ 4,000.00
4.	Tot lot improvements LS	\$15,000.00
	Total 1-4	\$74,000.00
	Contingencies (15%)	\$11,100.00
	Total	\$85,100.00

Annual Maintenance Cost:
(Based on Productivity Report, October 1975)

1.	Tennis courts	\$1,098.00
2.	Tot lot	\$ 640.00
3.	Open play area (1 acre)	\$ 180.00
4.	Picnic area ($\frac{1}{2}$ acre)	\$ 351.00
5.	Asphalt path (1000')	\$ 174.00
6.	Multi-use court	\$ 342.00
7.	Lights - tennis (2)	\$ 655.00
	multi-use (1)*	\$ 325.00
	Total cost/year	\$3,765.00

*Estimated, not part of Productivity Report

XIV. COSTS VS. BENEFITS

Cameron Park is oriented towards serving a community of approximately 1400 people. The total cost of future development and improvements to the existing facilities is approximately \$85,000.00. This works out to \$60.00 per person. This appears to be a relatively inexpensive cost for a park which will serve future generations for years to come.

XV. FUNDING

There is \$40,000 available in the FY 77 budget for the development of this site.

ALEXANDRIA
COUNTY

CAMERON RUN

CORPORATE
LINE

LINE

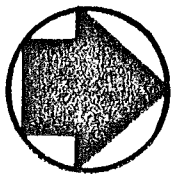
LAS VEGAS STREET

ATTACHMENT I

SLOPES ANALYSIS

 - 5 to 10%

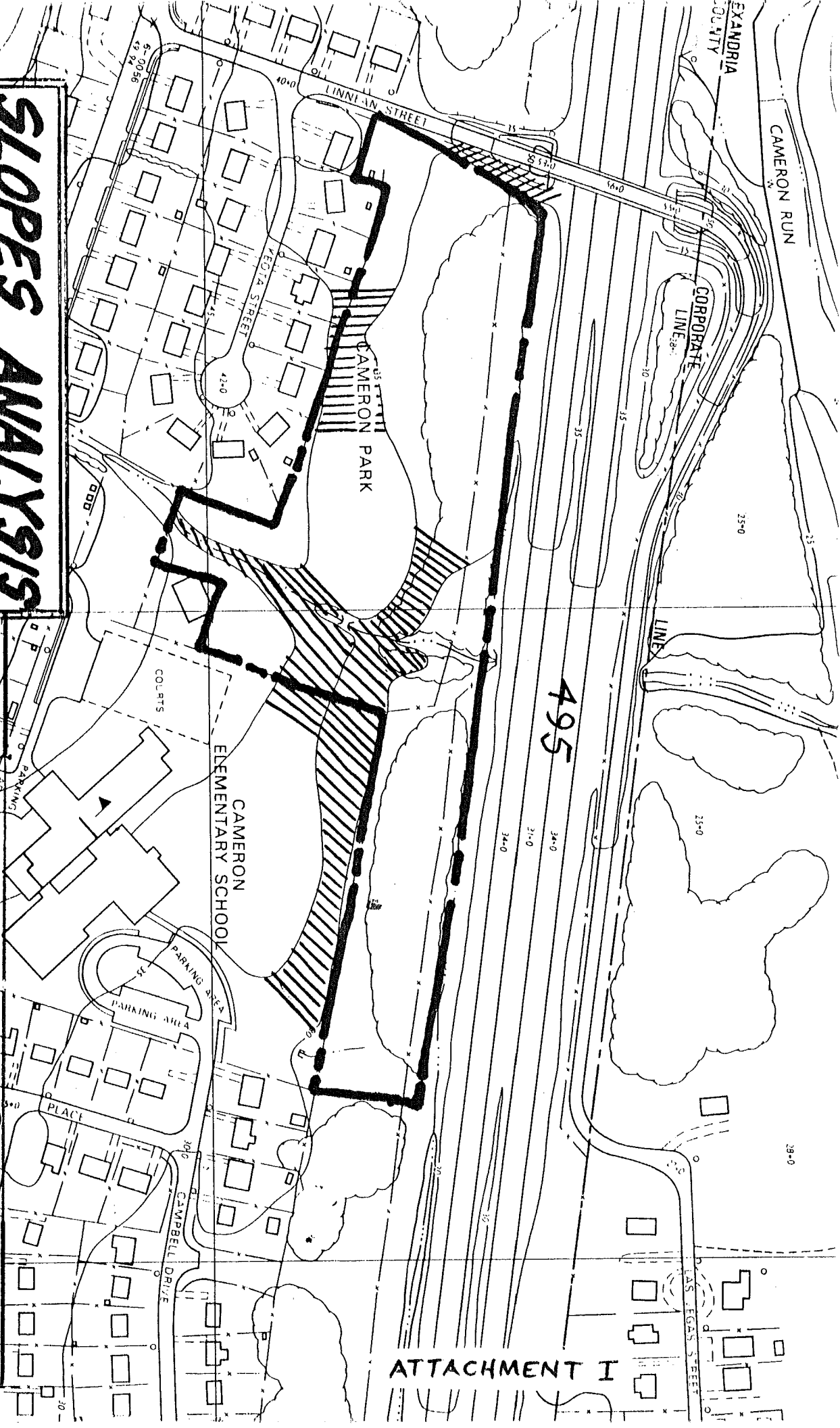
NOTE: All others - less than 5%

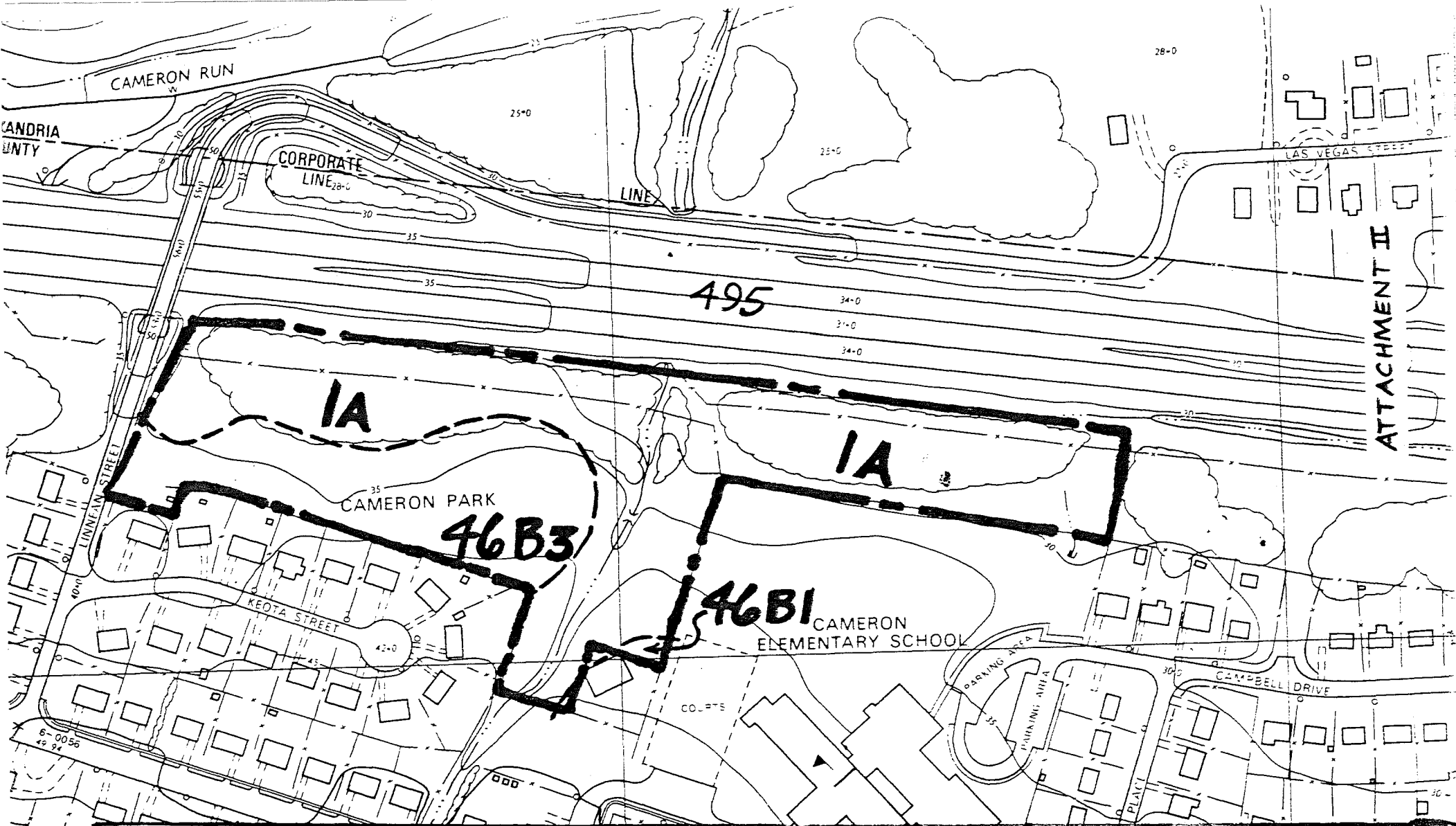


Scale in Feet

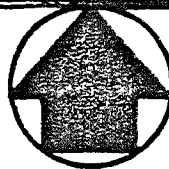


Cameron Park





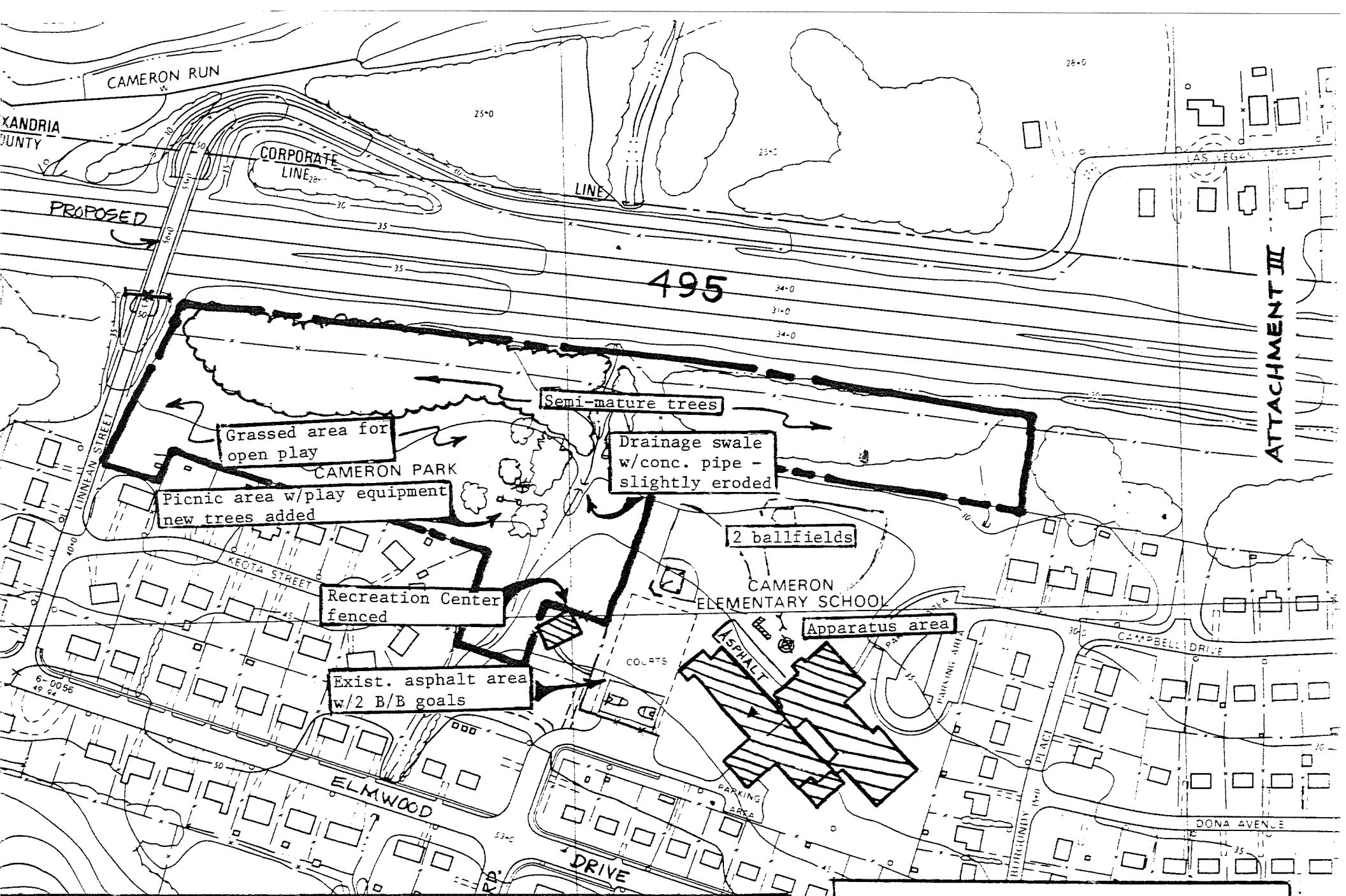
SOILS SURVEY



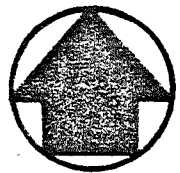
0 200 400
Scale in Feet

- 1A - Mixed Alluvial - Poorly drained, poor for construction, septic, and roads.
- 46B - Mattapex Silt Loam - Well drained, poor for septic, fair for sub-grade materials, strongly acid.

Cameron Park



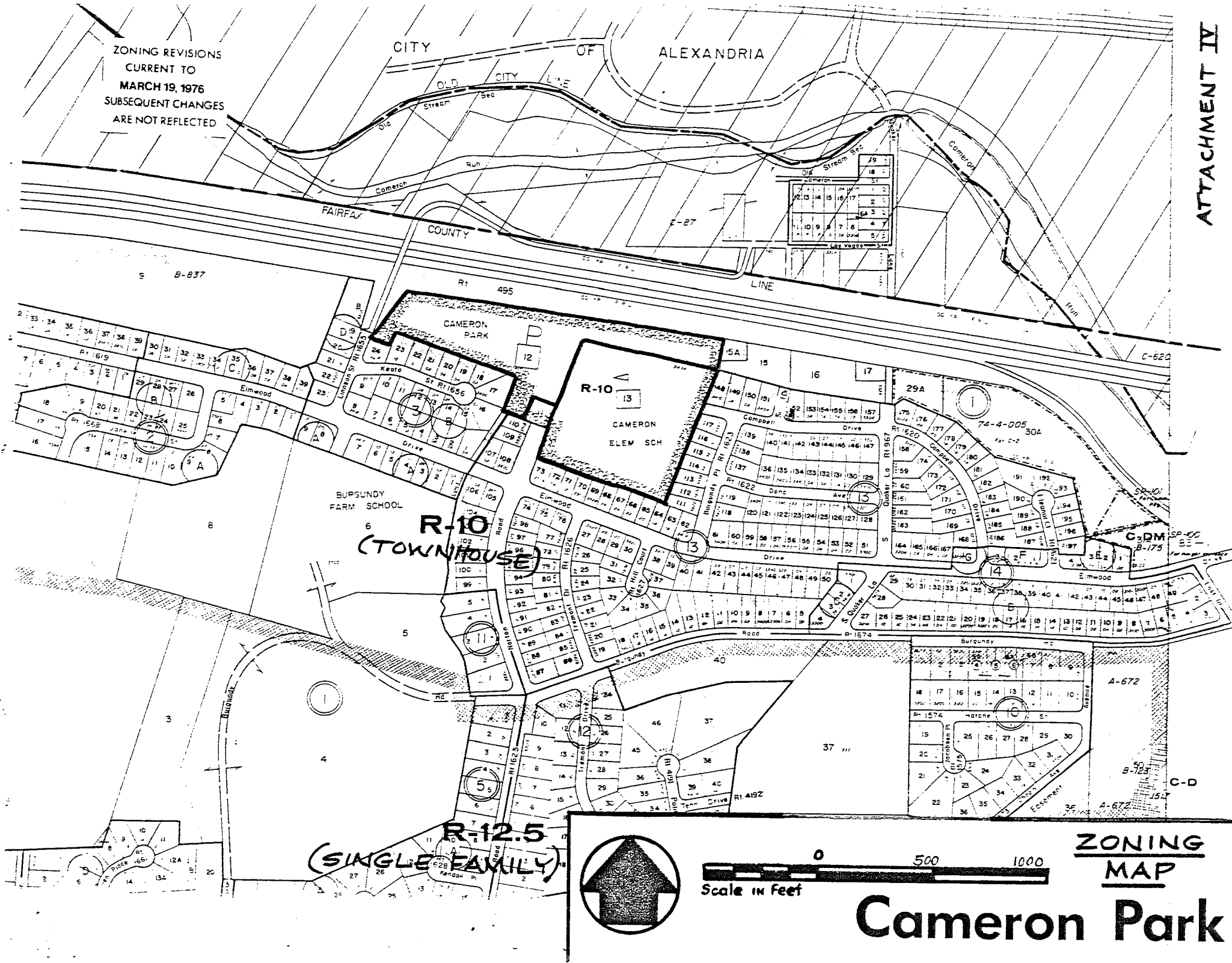
ATTACHMENT III



Cameron Park

SITE ANALYSIS

ZONING REVISIONS
CURRENT TO
MARCH 19, 1976
SUBSEQUENT CHANGES
ARE NOT REFLECTED



**ZONING
MAP**

Cameron Park

FAIRFAX COUNTY PARK AUTHORITY

P.O. BOX 236 ANNANDALE, VIRGINIA 22003
4030 HUMMER ROAD

TELEPHONE: 941-5000 (AREA 703)



Director
Joseph P. Downs

Assistant Director
Louis A. Cable
James A. Heberlein

Authority Members

Carl L. Sell, Jr. Chairman
Frederick M. Crabtree Vice Chairman
Mrs. Martha H. Talbot Secretary-Treasurer
R. Stanley Brockway
Mrs. Nancy L. Brown
Mrs. Ellamae F. Doyle
Newton W. Edwards
D. Michael Harvey
John Mastenbrook
Paul N. Pfeiffer

Dear Burgundy Citizen:

As part of the 1971 Capital Improvement Bond Plan, the Fairfax County Park Authority allocated \$40,000 to the improvement of Cameron Park.

Plans are now being formulated for the expenditure of those funds. Before decisions are made I would appreciate indications of the desires of the community.

There are three alternatives being explored: 1) acquisition of additional parkland; 2) expenditure of funds on both the Cameron School and the park site; and 3) expenditure of funds on existing parkland only.

Would you please check your priorities and mail your answers to me at Park Headquarters.

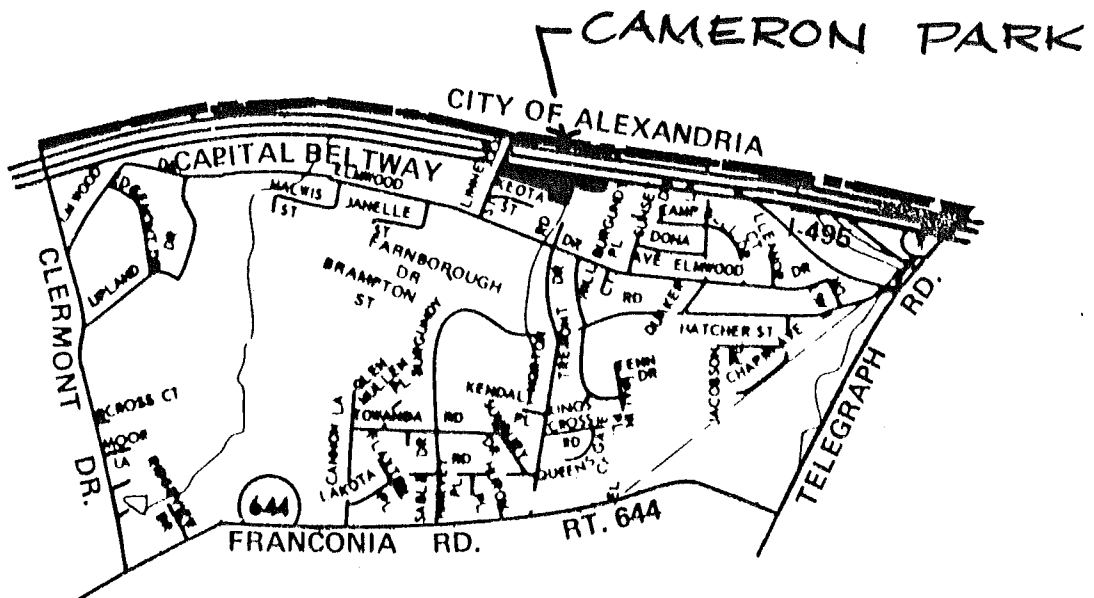
1. Acquisition of more parkland adjacent to the park.
2. Improvement of existing ballfields, multi-use court, play equipment at Cameron School.
3. Tennis courts (lighted, unlighted) - circle one.
4. Hard-surface trails.
5. Multi-use court (lighted, unlighted) - circle one.
6. Play equipment.
7. Picnic area.
8. Other _____

I appreciate your interest in your park. Results of this survey will be incorporated into a program which will be presented at a public hearing at Cameron School.

Cordially,

Carl L. Sell, Jr.
Chairman

ATTACHMENT V



BURGUNDY COMMUNITY
SECTOR OF ROSE HILL
PLANNING DISTRICT (RH-3)

	EXISTING				ESTIMATED ADDITIONAL 1975 - 1990			
	AC.	DU'S	POP.	DU/AC.	AC.	ADD'L DU'S	POP.	DU/AC.
Residential								
S. F.	205	748	2,498	3.6	54	162	578	3.0
T. H.								
Apt.								
Grp. Qtrs.								
Commercial	5				1			
Retail								
Office								
Industrial	7				5			
Parks & Rec.	14				2			
Inst./Pub. Fac.	36				227			
Vacant	289							
TOTAL	556	748	2,498		289	162	578	

DU = DWELLING UNIT

DEMOGRAPHICS

Cameron Park



ATTACHMENT VI