



MASTER PLAN PRELIMINARY
FAIRFAX COUNTY
PARK AUTHORITY
FEBRUARY 1984

BUSH HILL PARK

PRELIMINARY
MASTER PLAN REPORT
OF
BUSH HILL PARK
PREPARED FOR
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I. INTRODUCTION

A. PURPOSE

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

B. DEFINITIONS

1. Master Planning

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

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

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

2. Community Park

Bush Hill Park is classified as a community park. This is the most frequently occurring park type and is designed to provide for daily recreation within an urban setting. Community parks are, therefore, oriented towards a short duration of recreation in active or passive uses. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after-school, after-work, or weekend activities, with parking.

The criteria for the selection of this type of park is flexible so as to allow for a maximum of local citizen comment on the selection, design, development, and operation of the site.

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

3. Service Area

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

C. OBJECTIVES

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

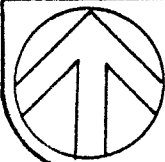
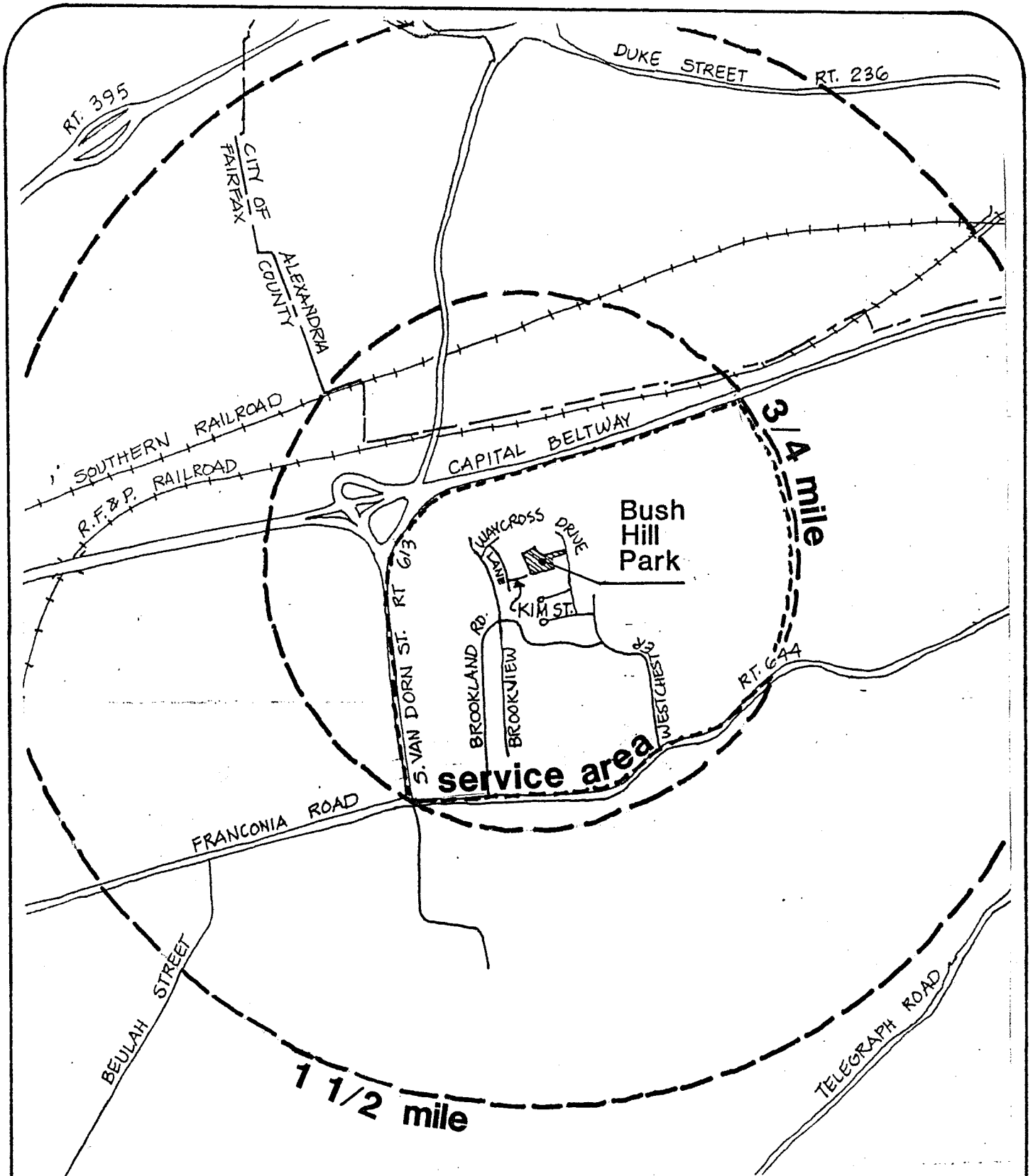
II. BACKGROUND DATA

A. LOCATION

Bush Hill Park is a 5.35 acre parcel located in the Lee Supervisory District [81-2 ((1)) 234] at Kim Street in Alexandria. The park site is bounded on the east and south by Bush Hill Woods Subdivision of single family residences, on the west by Brookland Estates Subdivision of single family residences, and on the north by an undeveloped parcel of land.

B. ACQUISITION

The site was acquired in January 1979 from the Phillips Development Corporation for the sum of \$159,965. This money was made available from the 1977 Park Bond Referendum.



FEET

0

2000

4000

6000

METERS

0

500

1000

1500

**BUSH HILL PARK
Location Map**

C. AVAILABLE FUNDS

With the approval of the 1982 Park Bond Referendum, \$50,000 was to be made available for development of this site. However, during this past year, it became necessary to move \$25,000 from Bush Hill Park to Mark Twain Park in order to correct a severe drainage problem. Therefore, there is currently \$25,000 available for development here.

III. STUDY AREA

A. SERVICE AREA

As discussed in the introduction to this report, for planning purposes, the primary service area is about 3/4 mile from the center of the park. This service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park such as highways or impassable streams. In this case, the primary service area is defined by Franconia Road on the south, Van Dorn Street on the west, the Capital Beltway I-95 on the north, and a line approximately 3/4 mile from the park on the east. The main housing developments within this service area are Brookland Estates, Bush Hill Woods and Fairfax Homes.

B. COMPREHENSIVE PLAN

This primary service area is located within the community planning sector RH-2. The county's comprehensive plan for this area states the following:

The development of Mark Twain Park should be completed according to its master plan.

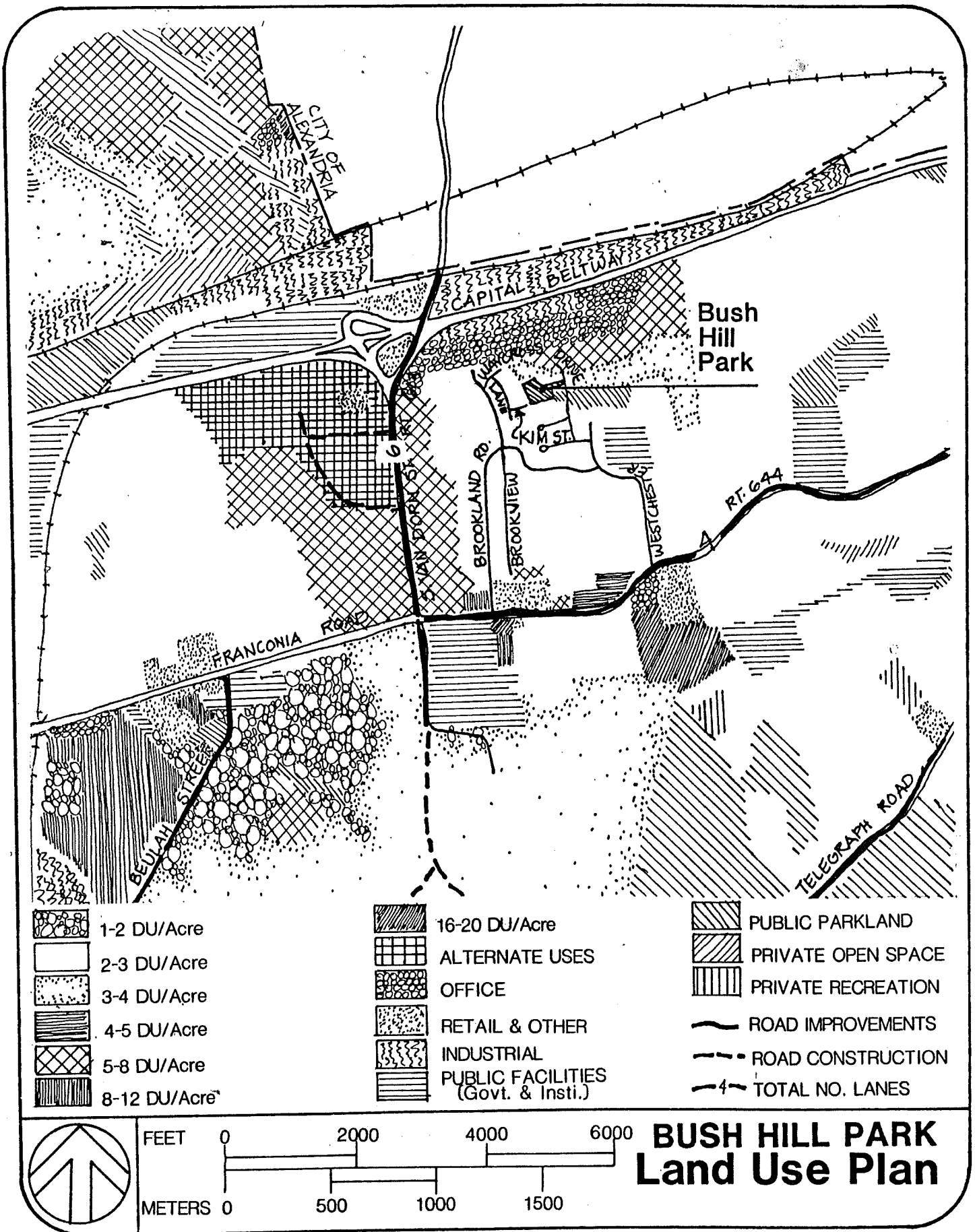
The County should acquire vacant parcels north of Clermont Elementary School for park and/or school-related uses.

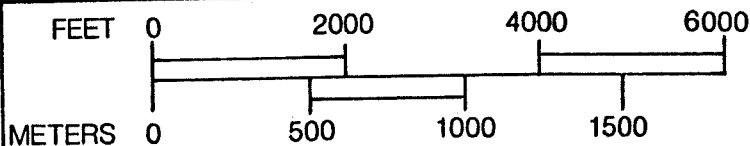
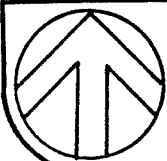
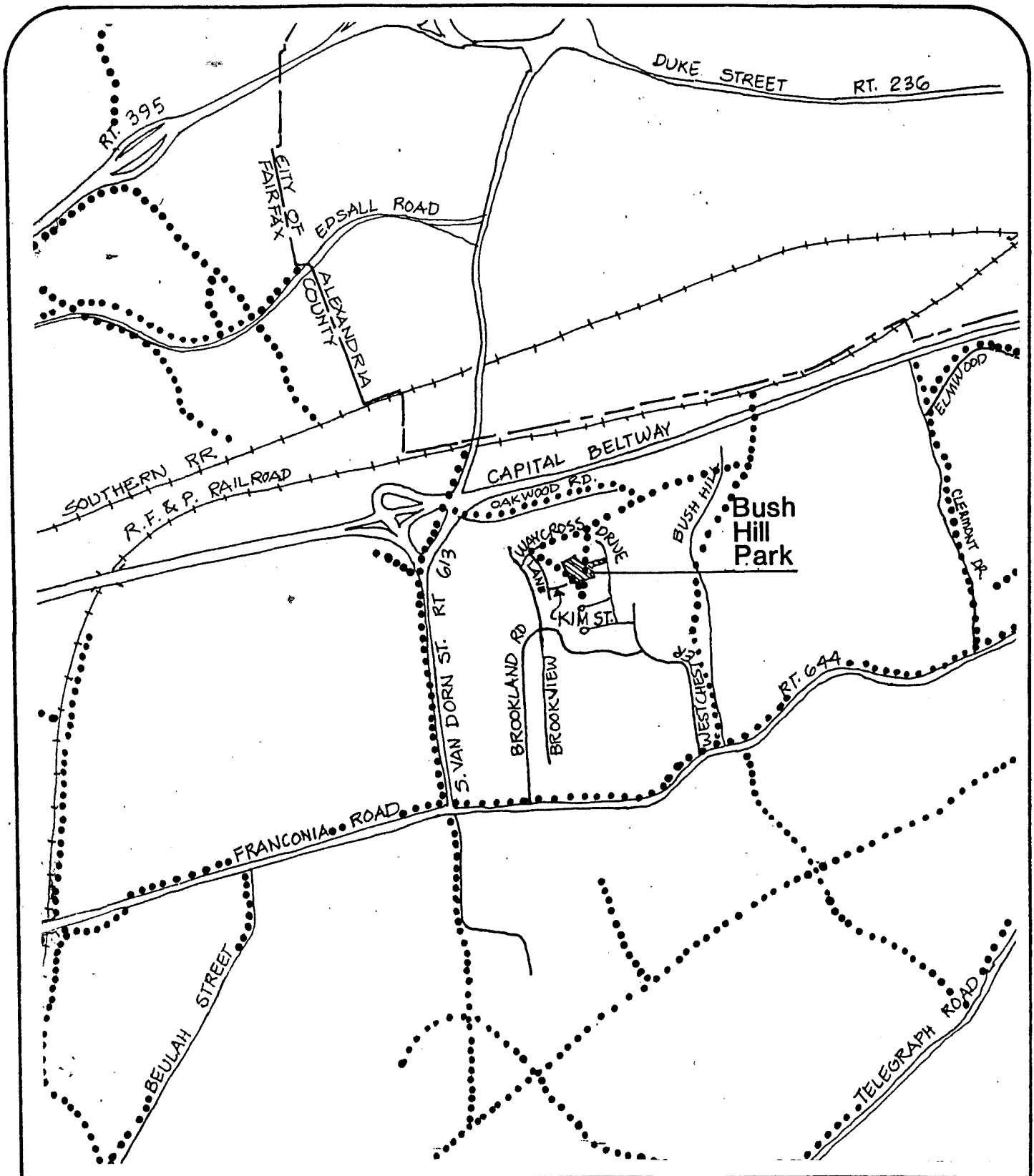
Develop Bush Hill Park.

The County should also acquire and develop a site for a park near the east side of South Van Dorn Street. The respective development patterns of the park and surrounding residential areas should provide for trails connection to Brookland Bush Hill Park and neighborhood schools.

C. COUNTYWIDE TRAILS PLAN

The approved countywide trail plan indicates that trails will eventually be developed along Van Dorn Street, Franconia Road, Bush Hill Drive and Oakwood Road with a connector trail to and through the park site.





BUSH HILL PARK
Countywide
Trail Plan

D. ZONING

The area surrounding the park is zoned R-3 single family as shown on the zoning map. The large undeveloped parcel of land to the north of the park also zoned R-3 does not have any development plans submitted for it at this point in time.

The Van Dorn Street Metro Station Area is the largely vacant northwestern portion of planning sector RH-2 north of the existing subdivisions. The area contains roughly 114 acres of development opportunities.

The remaining portion of the sector is substantially developed in single-family detached uses with some townhouses along Franconia Road. Some local-serving commercial development also occurs in the stable area along Franconia Road. The parcels remaining undeveloped are along South Van Dorn Street, behind the commercial development and along Franconia Road.

Office uses on the south side of Oakwood Road should take place in the C-2 category, reflecting the congestion and poor sight distance which exists at the intersection of Oakwood and South Van Dorn. The properties along Oakwood Road are recommended for consolidation before development wherever possible, in part because of the wooded nature of the area and the steepness of the terrain.

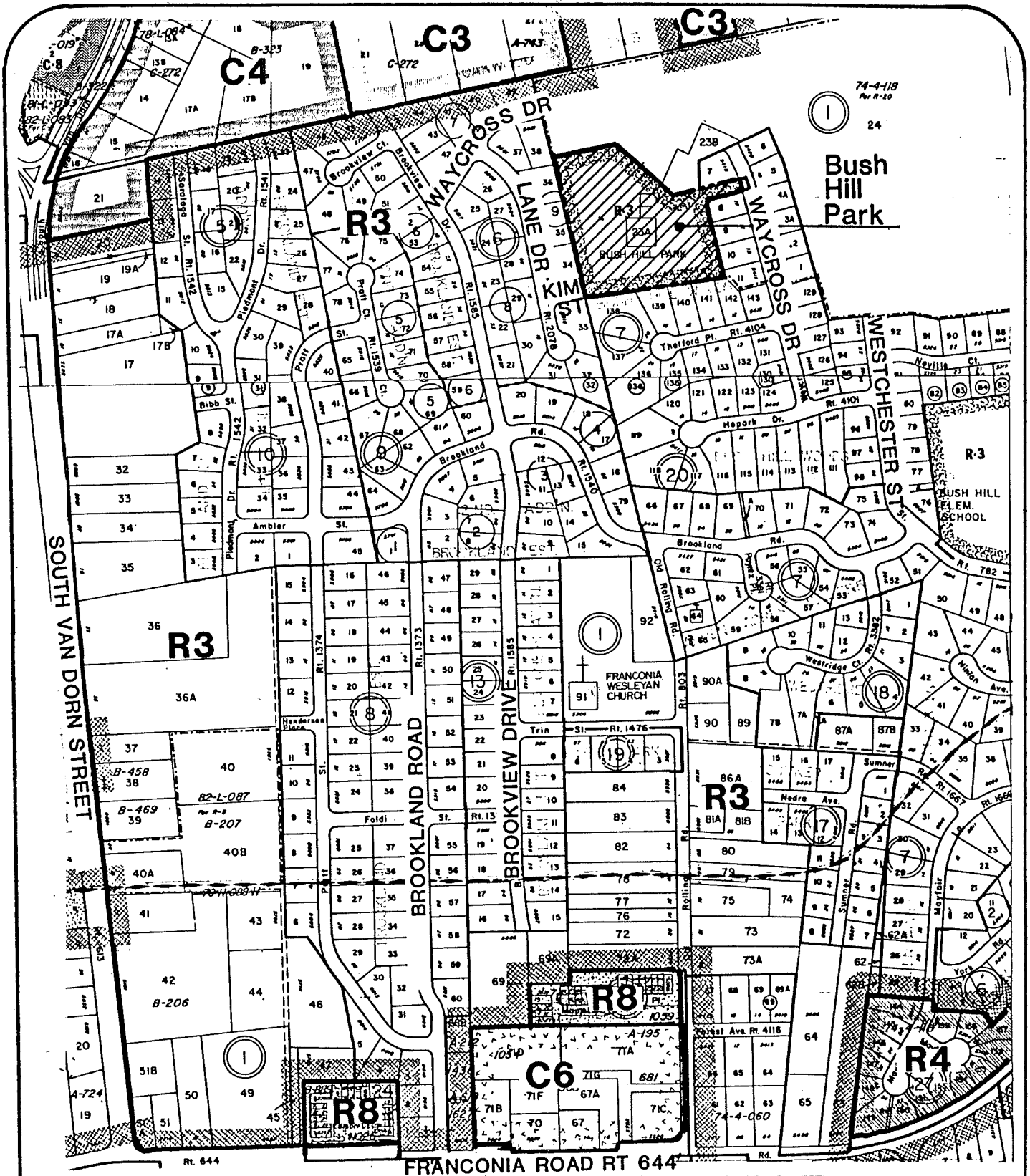
Use of that part of the Van Dorn Street area southeast of parcels now fronting on Oakwood Road, north of existing residential uses oriented toward Franconia Road is not recommended for Metro-oriented development. Instead, such development should provide for residential uses of a low-density, planned unit nature (PDH-3 to 5) with emphasis on single-family units and a park adjacent to the Brookland community, with higher density units kept to the northern edge of the parcel, adjacent to the Oakwood Road office uses. The residential project should have access to both Oakwood Road and Bush Hill Drive, but with a road pattern that prohibits through-traffic through the Brookland-Bush Hill community. All access to high-intensity use in the area would be along Oakwood Road to Van Dorn Street.

A community park should be acquired to buffer development in this area from existing residences and to fill the park needs of new residential areas developed in that portion of the area.

E. POPULATION

Analysis of current and potential development in the park service area indicates there are approximately 2500 individuals within the primary service area. Expanding the study area to include the 1.5 mile secondary area increases the estimated population to 10,150 individuals.*

*Population count is based on the Census update as supplied by Fairfax County Office of Research and Statistics in the 1983 Standard Reports Publication.



BUSH HILL PARK Zoning Map

F. NEARBY PARKS AND SCHOOLS

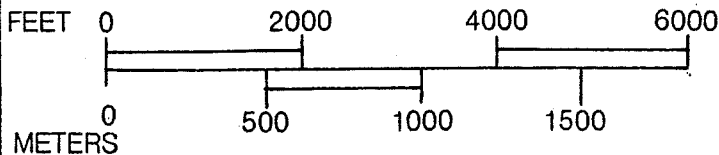
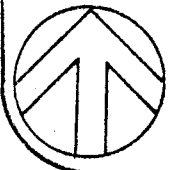
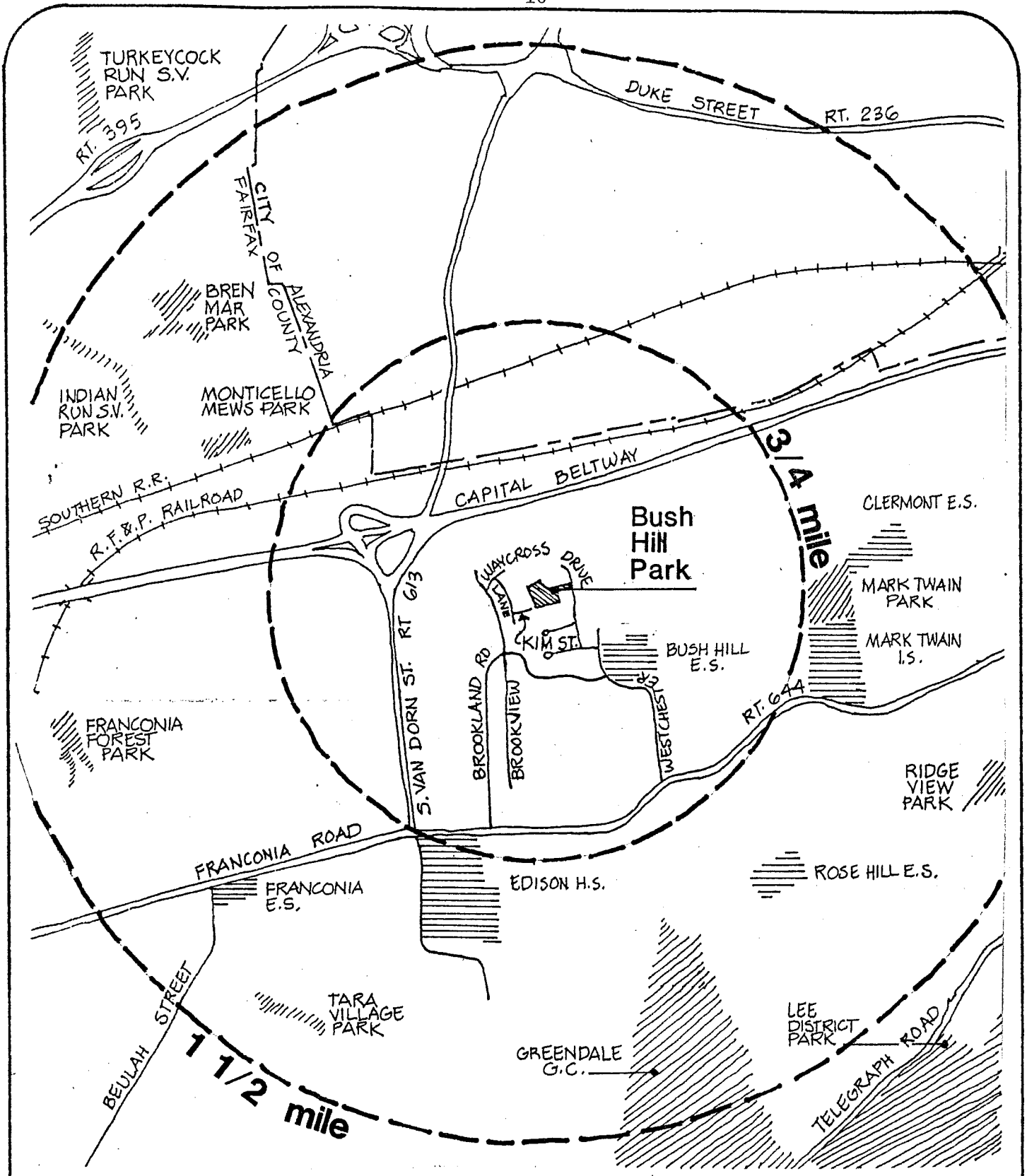
Within a 3/4 mile radius of the park site are the following parks and schools and their associated recreation facilities:

Park/School	Walking trail	Natural area	Picnic area	Playground	Little league field (60')	Baseball field (90')	Basketball court	Soccer field	Tennis court	Track	Baseball field (75')
Mark Twain Park	•	•	•	•							
Bush Hill Elem.				•	•		•				•
Clermont Elem.				•	2		2	•			
Mark Twain Int.					•	•	2	3	2	1	

Based on an estimated population of 2500 people within the 3/4 mile service radius, the following facility standards apply:

FCPA Facility Standards as Related to 3/4 Mile Area

Facility	FCPA Facility Standard	Needed Facilities	Existing Park Facilities	Existing School Facilities	Surplus/Deficiency
Tot lot	1-500 people	5	1	2	-2
Baseball	1-6000 people	1	0	1	0
Softball	1-3000 people	1	0	4	+3
Tennis	1-1200 people	2	0	2	0
Basketball/ multi-use	1-500 people	5	0	5	0
Swim pool	1-15000 people	0	0	0	0
Golf course	1-25000 people	0	0	0	0
Soccer	1-1500 people	2	0	4	+2



BUSH HILL PARK
Nearby Parks
& Schools

Within a 1½ mile radius of the park site are all of the above parks and schools plus the following:

Parks/Schools	Facilities	Walking trail	Picnic area	Playground	Little League field (60')	Open play area	Tot lot	Parking	Golf course (18 holes)	Basketball court	Soccer/football field	Baseball field (90')	Tennis court	Track
Franconia Forest Park														
Tara Village Park														
Bren Mar Park		•	•	•	•	•	•	•						
Greendale Golf Course								•	•					
Ridgeview Park		•	•	•			•			•				
Clermont School Site					•		•				•			
Franconia Elem. School				2	•					•				
Edison High School					2					2	•	2	8	•
Rose Hill Elementary School				2	3					2	•			

Based on an estimated population of 10,150 people living within the 1½ mile radius, the following facility standards apply:

FCPA Facility Standards
as Related to 1½ Mile Area

Facility	Facility Standard	Needed Facilities	Existing Park Facilities	Existing School Facilities	Surplus/Deficiency
Tot lot	1-500 people	20	5	6	-9
Baseball	1-6,000 people	2	1	3	+2
Softball	1-3,000 people	3	2	10	+9
Tennis	1-1,200 people	9	0	10	+1
Basketball/ multi-use	1-500 people	20	1	10	-9
Swim pool	1-15,000 people	1	*	0	0
Golf course	1-25,000 people	1	1	0	0
Soccer	1-1,500 people	7	1	6	0

*Just outside the 1½ mile radius at Lee District Park.

IV. SITE ANALYSIS

A. TOPOGRAPHY

The site is situated on the top of a knoll which slopes off steeply to the north, west and south. There is a difference of about 60 feet in elevation across the site. The high point is at the access at Waycross Drive and the low point is at the access at Kim Street.

Site drainage is concentrated at the low point at Kim Street into an existing storm sewer pipe and endwall.

B. SOILS

37B1 - Beltsville Silt Loam - The soil is fair for road subgrade materials and poor to very poor for septic tank drainage fields.

61E2 - Steep Land, Loamy and Gravelly Sediments (61C2, 61D2) - This complex of soil material ranges from a mixture of sand and gravel to heavy plastic marine clay. The gravelly and sandy areas rate marginal for septic systems and homesites. This sandy and gravelly material rates good for road subgrade material.

The clay areas of this soil complex are subject to landslides. These clay areas rate poor for homesites, septic systems, and road subgrade material.

C. ACCESS/VEGETATION/UTILITIES

Access to the park is from Kim Street and Waycross Drive. The park can be reached from Franconia Road by turning north on Westchester Street to Hopark Drive then west on Hopark Drive to Waycross Drive. After proceeding north on Waycross Drive about 800 feet, the park is found on the left.

The entire site is heavily wooded and is categorized as a mature oak-hickory forest. The trees are 60 to 80 feet in height and vary in size from 12 to 30 inches in diameter.

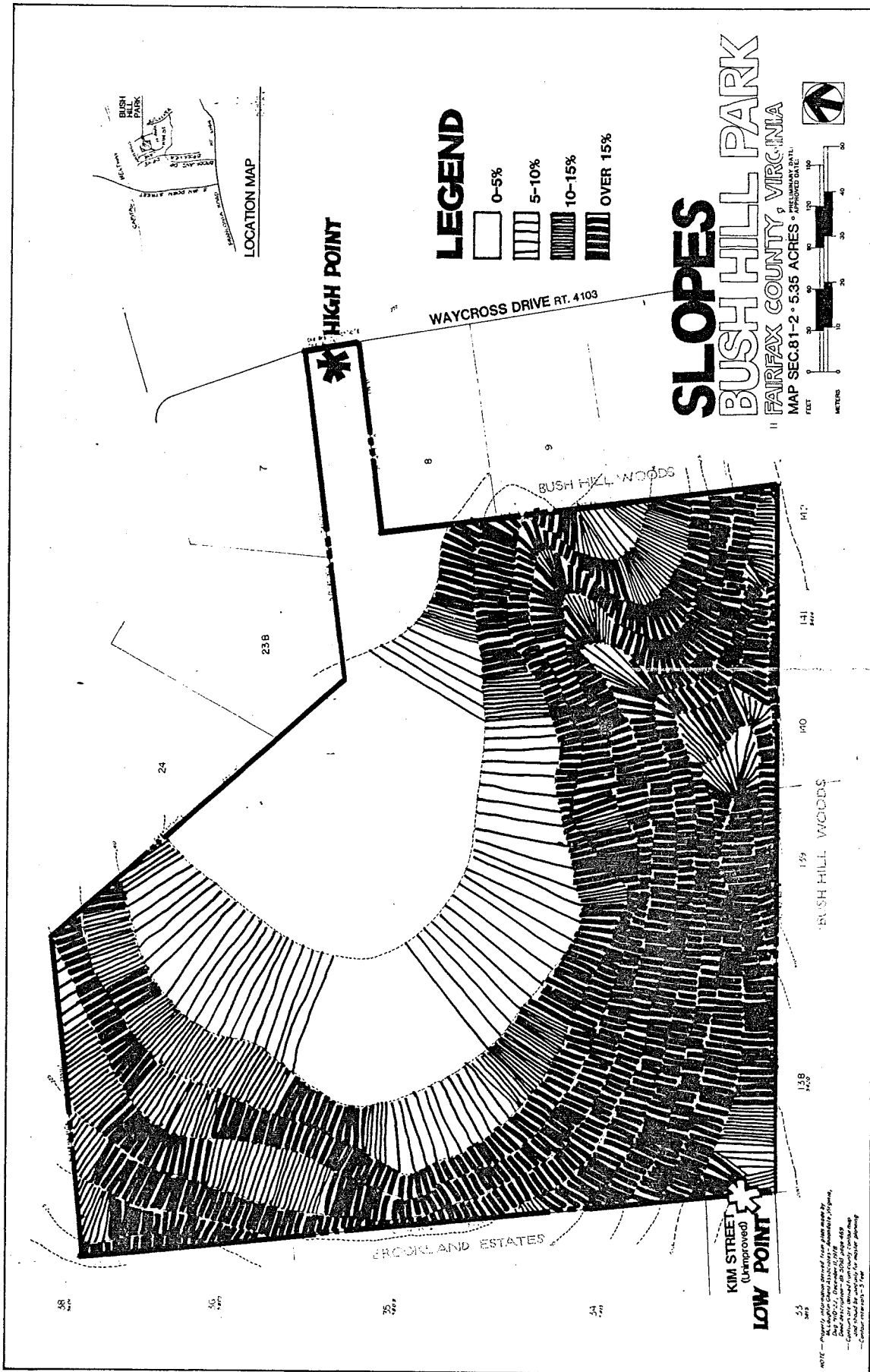
All utilities are available to the site at Waycross Drive and Kim Street.

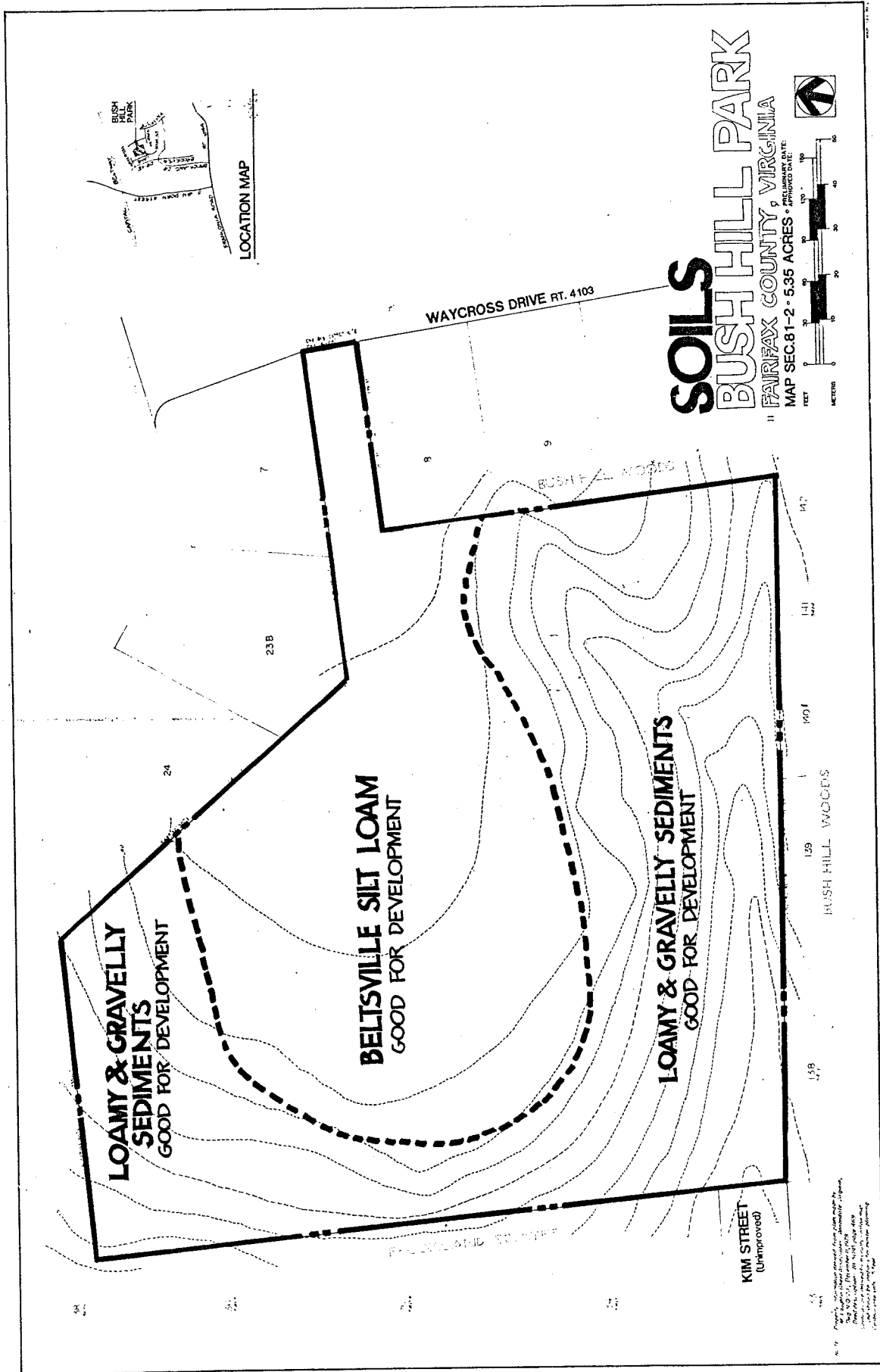
V. PROGRAM DEVELOPMENT

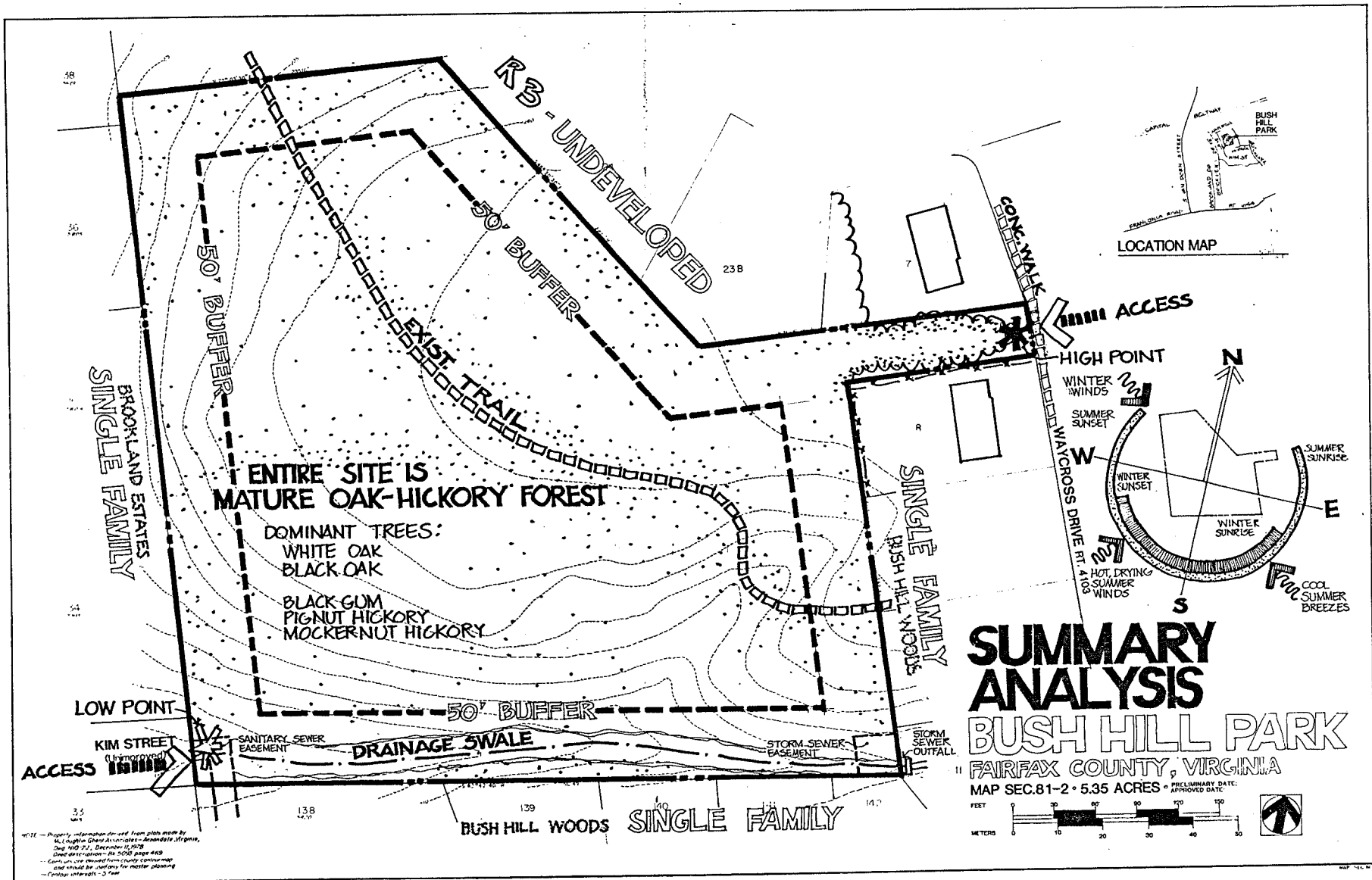
A. CITIZEN REQUESTS

At the request of civic association representatives, and the Park Authority's representative from Lee District, the standard information exchange/forum has been waived. Instead, the following input was received:

In March of 1983, the Brookland-Bush Hill Civic Association polled a group of 54 people attending their regular meeting regarding what they would like to see developed or not developed at Bush Hill Park. The results of that poll follow:







Yes

1. Path (natural surface)
2. Bridges (2)
3. Benches
4. Bird and squirrel feeders
5. Bike racks at entrances

No

1. Tennis courts
2. Multi-purpose court
3. Tot lot
4. Exercise stations
5. Playground facilities

Also, at the request of civic association representatives and the Park Authority's representative from Lee District, a questionnaire was developed and distributed by the Brookland/Bush Hill Civic Association in October 1982. The results of the survey are as follows:

Questionnaires received by FCPA: 45

No. of requests for development:	26	58%
No. of requests for no development:	17	38%
Undecided	<u>2</u>	<u>4%</u>
Total	45	100%

Voting Summary

<u>Facility</u>	<u>For</u>	<u>Against</u>	<u>Undecided</u>
1. Pathways for walking, jogging, etc.	30	13	2
2. Exercise stations	14	22	4
3. Children's play area	23	19	3
4. Picnic shelter	15	26	4
5. Barbecue stand	14	25	6
6. Picnic benches and tables	20	22	3
7. Sports area (basketball or tennis courts)	17	25	3

Other suggestions included: Close at dark; limited parking; remove garbage; keep it pristine; adequate lighting; place for children to play; keep motor bikes out; provide bike stands; ice skating pond; rest facilities in shelter; leave as is; no entrance from Lane Drive; no night activities; botanical gardens; blue bird houses; night movies; small building with game room.

In summary, passive development desired is:

1. Pathways
2. Childrens' play area

The following development was not desired:

1. Picnic shelter
2. Barbecue stands
3. Basketball/tennis courts
4. Exercise stations
5. Picnic benches and tables

B. COUNTY AGENCY COMMENTS

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

Fairfax County Soil Survey Office has suggested that due to the soil types occurring on the site, extensive detail site testing would need to be done in order to determine septic drainfield suitability, however, the soils appear to rate marginal to highly marginal for this purpose.

Fairfax County Department of Recreation and Community Services says that they would like to see most of the site retained in its natural state except for appropriate trails and limited development in the northeast portion of the property to include a multi-use court, apparatus and picnic areas.

Park Authority's Conservation Division suggests that there are no unique interpretive features on the site but that trees should be preserved wherever feasible.

Park Authority's Division of Historic Preservation indicates that there is nothing of any historical interest regarding the site.

C. SITE ANALYSIS CONCLUSIONS

Based upon the site's characteristics and natural features, as well as its accessibility, easements and surrounding land uses, the following conclusions can be made:

Vehicular access would not be appropriate to this park because of the nature of the access points and site conditions at each. Pedestrian access (trails or walkways) should be provided at Waycross Drive as well as Kim Street. Any trails developed within the park can tie into the countywide trails which are to be developed in the future as shown on the adopted Countywide Trail Plan.

The steep slopes and heavily wooded nature of the site have created a naturally and aesthetically pleasing forest environment on this site. Soils in the central portion of the site are conducive to the development of a variety of recreational facilities. Soil and slope conditions result in the primary development being limited to the flat, central portion of the site.

VI. PRELIMINARY MASTER PLAN DEVELOPMENT

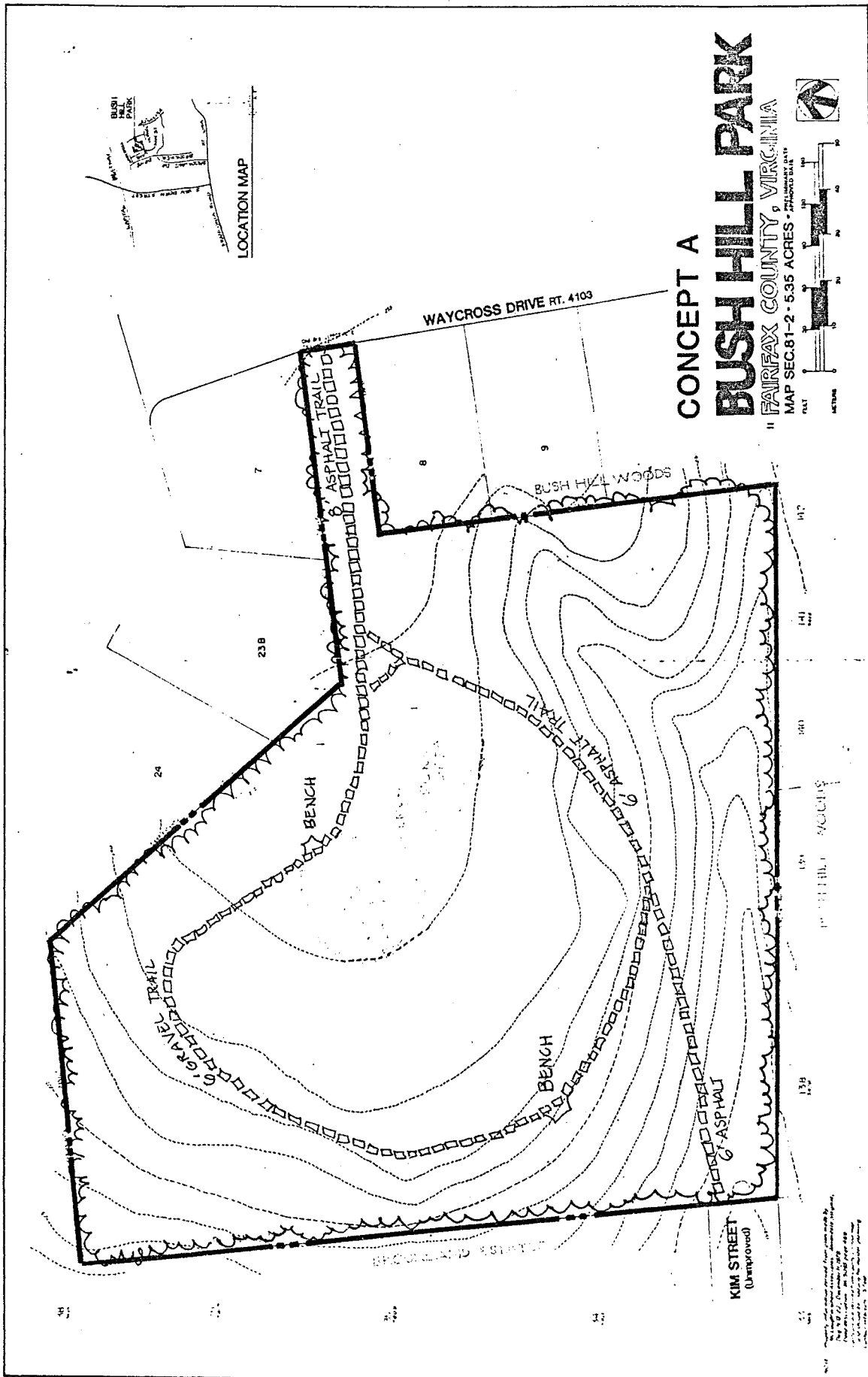
Physical conditions at Bush Hill Park lend themselves well to some recreation development. The mature forest growth of large trees with spreading crowns on steeply sloping terrain allows for a limited variety of recreational facilities to be introduced.

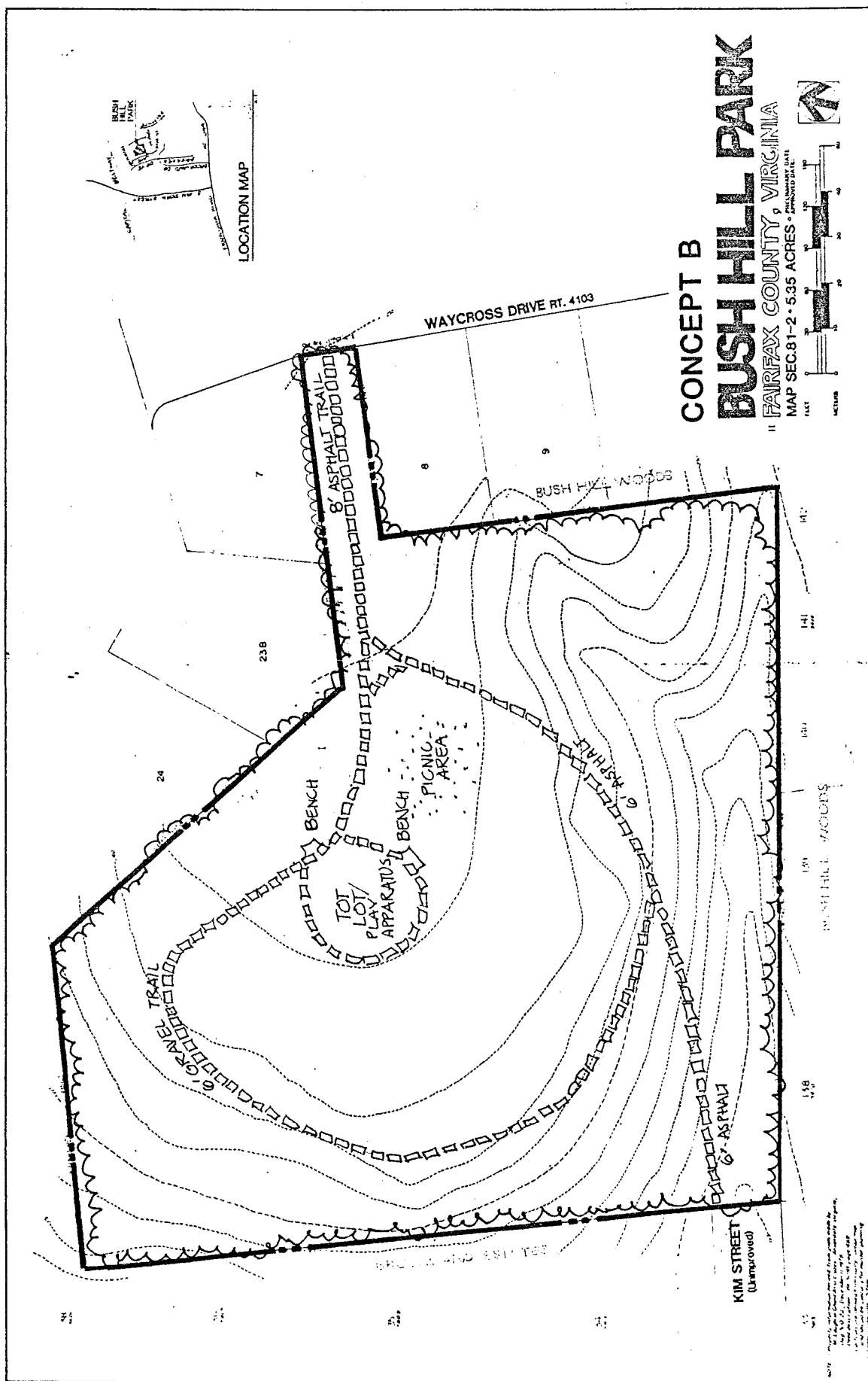
In planning, and ultimately developing this park facility, we must be cognizant of all factors affecting this site. Physical restraints and attributes of the site, aesthetic values, resident desires, and short and long term recreational needs all contribute to the planning process. In proposing park development, immediate needs, likes or dislikes cannot be the sole consideration. The park will be in use for decades to come and should be planned to fulfill many of the recreation needs of future generations as well. Parks mature and become comfortable as do homes and neighborhoods. The trees, shrubs and wildflowers on the site will mature and change their spatial images, vistas will open and close, and colors change with the seasons. In recognizing the unique value and aesthetics of nature, addressing the often conflicting desires of the residents and fulfilling the recreational needs of the population, three design concepts for Bush Hill Park have been developed.

Concept "A" is designed to provide for development which will respond to the general needs and desires of the population with as small an impact as possible on the existing features of the site. Facilities envisioned within the Concept "A" design include a loop trail within the park which is connected to Waycross Drive and Kim Street by trail extensions. Also included are two benches placed along the trail.

Concept "B" is similar to Concept "A" except that a play apparatus area has been added and is located within the loop trail at the top of the site. The play apparatus area will contain a variety of well designed pieces of play equipment for children of school age as well as pre-school kids. An asphalt trail surrounding the play apparatus area can be used for roller skating, riding big wheels or other activities that require a hard surface. In addition, a small picnic area consisting of 4 or 5 tables is located adjacent to the play apparatus area. A bike rack has also been added.

Concept "C" maintains the facility development of Concepts "A" and "B" but adds a multi-use/basketball court to the plan layout just north of the play apparatus area.





After a careful evaluation of site opportunities and constraints, and to fulfill the active and passive recreation needs of the community at large, development Concept "B" without the picnic area has been selected to form the basis for the master plan design. This concept has been further modified in design development to the "stake-out plan". The facility locations have been staked on the site as part of the design process in order to review the site specific conditions as they exist.

VII. PRELIMINARY MASTER PLAN DESCRIPTION

After a process of evaluating the site opportunities and constraints, and responding to community desires for active and passive recreation, a preliminary master plan has been developed. The following narrative describes the features shown on the preliminary master plan.

A. PEDESTRIAN ACCESS

Pedestrian access will be provided both from Waycross Drive and from Kim Street. The trail from Waycross Drive will be an 8 ft. wide asphalt trail up to the play apparatus area. The trail from Kim Street up to the play apparatus area will be 6 ft. wide asphalt. The remainder of the loop trail system will be a 6 ft. wide gravel system. The circle of trail around the play apparatus area will be 6 ft. wide asphalt.

B. TOT LOT AND APPARATUS AREA

A variety of play apparatus to challenge and entertain different age groups of children will be provided. For safety, play equipment for the different age groups will be separated. A ground surface of woodchips will soften falls, and the circumferential 6 ft. wide asphalt trail will delineate the limits of the play area.

C. BENCHES AND BIKE RACK

Two benches will be located just off the trail near the play apparatus area and a bike rack is also located off the trail from Waycross Drive. A third bench is located along the 6 ft. gravel trail and takes advantage of the view offered across the Brookland Community.

VIII. ESTIMATED USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

The estimation of the number of activity days of park use, (where a user day is one person taking part in one activity on a particular day); peak time is usually considered to be a summer day; Sunday at 2 p.m. is purely an assumption. The total estimated number of users of Bush Hill Park is 3,650/year.

The criteria used for estimating the number of users is as follows:
 Apparatus play area (school age) - year around usage with an estimated
 10 children/day = 10 x 365 days = 3,650 users/year.

IX. DEVELOPMENT COST ESTIMATE

A. PLAY APPARATUS AREA

●	Site preparation, LS	\$ 1,000	
●	Grading, LS	\$ 1,000	
●	Play equipment, LS	\$28,000	
●	Play surface, 305 SY @ \$5.50/SY	\$ 2,117	
●	Walks, 400 LF @ \$10/LF	\$ 4,000	
	Subtotal	\$36,117	
	20% Contingency	\$ 7,223	
	Total Play Apparatus Area		\$43,340

B. BENCHES AND BIKE RACK

●	Benches, 3 @ \$250/EA	\$ 750	
●	Bike rack, 1 @ \$350/EA	\$ 350	
	Subtotal	\$ 1,100	
	20% Contingency	\$ 220	
	Total Benches and Bike Rack		\$ 1,320

C. TRAILS

●	Asphalt trails		
	(6' wide), 630 LF @ \$10/LF	\$ 6,300	
	(8' wide), 345 LF @ \$13/LF	\$ 4,485	
●	Gravel trails		
	(6' wide), 660 LF @ \$10/LF	\$ 6,600	
	Subtotal	\$17,385	
	20% Contingency	\$ 3,477	
	Total Trails		\$20,862

TOTAL FACILITY COSTS \$65,522

D. DESIGN/ENGINEERING FEES

	10% x Total Facility Cost	\$ 6,552	
	Total Design/Engineering Fees		\$ 6,552

E. CONTRACT ADMINISTRATION

1.	Inspection (8%)	\$ 5,218
2.	Contract Administration (2%)	\$ 1,304
3.	As-Built Survey (2650)	\$ 2,650

Total Contract Administration	\$ 9,172
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TOTAL COST ESTIMATE	\$81,246
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X. COST VS. BENEFIT

The total estimate implementation cost for the park is \$81,246. With an estimated 2,500 people living within the 3/4 mile radius service area of the park, the total development cost breaks down to \$32.50 per person. During the first twenty years of the park's operation, the cost per person per year will be \$1.63.

With an estimated 3,650 persons using the park per year, there would be an estimated potential of 73,000 persons using the park during the first 20 years after its completion. This translates into a cost of \$1.11 per person, per visit.

XI. DEVELOPMENT PHASING SCHEDULE

The total facility cost estimate of \$65,522 exceeds present and future funding from the 1982 Bond Program. As a result, the construction of facilities will occur in several phases.

A. RECOMMENDED PHASE I - Funding Available: \$25,000

1. Facility Development

●	Partial play apparatus area	\$16,348
●	8' wide asphalt trail	\$ 4,485

Total Facility Development	\$20,833
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2. Project Administration

●	Design/engineering, 10%	\$ 2,083
●	Inspection, 8%	\$ 1,667
●	Contract administration, 2%	\$ 417

Total Project Administration	\$ 4,167
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Total Estimated Cost for Phase Development	\$25,000
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B. RECOMMENDED PHASE II - Funding Available: None programmed.

1. Facility Development

• Complete play apparatus area	\$26,992
• Benches and bike rack	\$ 1,020
• Complete Trails	<u>\$16,377</u>

Total Facility Development \$44,389

2. Project Administration

• Design/engineering, 10%	\$ 4,439
• Inspection, 8%	\$ 3,551
• Contract administration, 2%	<u>\$ 888</u>

Total Project Administration \$ 8,878

Total Estimated Cost for Phase II Development \$53,267

XII. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE*

A. Play apparatus area, maintenance class B \$1,848

B. Trails, maintenance class C, 1635 LF,
\$376/1000 LF \$ 615

Total Annual Operating and Maintenance Costs \$ 2,463

*Prepared from Productivity Report by Office of Research & Statistics, Fairfax County, Virginia (10/74, rev. 6/77). Figures updated and supplied by Fairfax County Park Authority, Nov. 1983.

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

APPENDIX

1. Highlights of the Fairfax County Park Authority C.I.P. 1983-89
2. C.I.P. Sheet (prepared 8-83)
3. Brookland-Bush Hill C.A. Questionnaire Results
4. Results of Poll Taken at Brookland-Bush Hill C.A. Meeting, Mar. 14, 1983
5. Memo from Leonard Gunsior, Recreation and Community Services, dated Jul. 29, 1983
6. Memo from Gary Roisum, District Naturalist, dated Aug. 15, 1983
7. Memo from Mark Spencer, Historic Preservation, dated Aug. 7, 1983
8. Soil Report from James Belshan, Soil Scientist, dated Nov. 18, 1983
9. Soils Description



HIGHLIGHTS OF FAIRFAX COUNTY PARK AUTHORITY
CAPITAL IMPROVEMENT PROGRAM 1983 Through 1989

\$3,262,500 for LEE MAGISTERIAL DISTRICT PARKS

<u>PROJECT LOCATION/FUNDING</u>	<u>DESCRIPTION</u>	<u>PHASING/PRIORITY</u>
---------------------------------	--------------------	-------------------------

Bush Hill Park*
\$50,000

Improvement ideas to be considered
include (1) multi-use court, (1)
open play area, and landscaping.

FY 83
\$50,000

Fairfax County Park Authority Capital Project Detail Sheet

Form 1b

Park Bush Hill #4251 Date Prepared Sept. 1983 Priority: Countywide A# 55 Acquisition Design/Development X
 District LEE Master Planned No District AF Prepared by & Division EWN - Design
 D# 6

PROJECT Improvements may include picnic area (1)

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
	Total		Increase/ (Decrease) (Col. 2-1)	PRIOR YEARS	FY 1983 ACTUAL	FY 1984* CURRENT APPROVED	REQUESTED FY 1984 REVISION	INCREASE (DECREASE) (Col. 7-6)	PARK AUTH FY 1985 REQUEST	FY 1986	FY 1987	FY 1988	FY 1989	Future Year(s)
	Current	Revised												
DESIGN/ENGINEERING -														
02 COUNTY	1,131	6,131	5,000			-0-	5,000	5,000	905	226				
LAND EASEMENTS,														
03 RIGHT-OF-WAY														
INSPECTIONS AND														
04 PLAN REVIEW	3,827	3,827	-0-							3,465	362			
ENGINEERING CONSTRUCTION														
05 & SURVEY - COUNTY	1,488	1,488	-0-							226	1,262			
DESIGN/ENGINEERING														
06 & SURVEY - OUTSIDE	2,247	2,247	-0-						2,247					
07 CONSTRUCTION - COUNTY														
08 CONSTRUCTION - OUTSIDE	11,307	11,307	-0-							11,307				
UTILITY FEES,														
09 PAYMENTS, & PERMITS														
10 FIXED EQUIPMENT														
11 ADMINISTRATION														
12 CONSTRUCTION MANAGEMENT														
TOTAL	20,000	25,000	5,000	-0-	-0-	-0-	5,000	5,000	3,152	15,224	1,624	-0-	-0-	-0-

Note Column 2 = 4 + 5 + 7 + 9 + 10 + 11 + 12 + 13 + 14

*As of Carryover

PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Column 1 = 4 + 5 + 6 + 9 + 10 + 11 + 12 + 13 + 14

Location: Klm Street
Alexandria, VA
 Size: 5.3501 Acres
 Service Area: 3/4 Mile
 Description: Development of a Community Pk.
 Completion: 1987
 Commitment: Approved by 1982 Park Bond
Referendum

This project proposes the development of a community park.
 Since this site has not been master planned and the specific
 facility deficiencies are not refined, the improvements to
 be considered for this park may include: Master Plan FY 84
 Detail Design FY 85.

Contract FY 86: Picnic area (1) and gravel trail (275 LF) (8' wide)

Total Seven Year Estimate

\$ 25,000

(Acquisition \$ _____)

(Development \$ 25,000)

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

Acquisition, Starts _____ -Pre Master Plan, Starts _____

-Detail Design, Starts 3Q FY 85-Bid Advertisement 2Q FY 86Acquisition, Final _____ -Pre Master Plan Hearing 2Q FY 84-Detail Design, Final 2Q FY 86-Contract Award 3Q FY 86-Master Plan Adoption 3Q FY 84-Contract Final 1Q FY 87

1982 - 83 B-BHCA MEMBERSHIP DRIVE --

B-BHCA Vice Presiden Bill McDonough is primed and ready to begin our Association's Membership Drive before the end of this month. Bill will again be contacting his Most Important People, the Volunteer Collectors, without whose help there would be no Membership Drive. Doris Rice will be helping Bill line up the Collectors. To volunteer call her at 971-4379. B-BHCA Family Annual Membership Dues are only \$3.00 -- probably the last year they will be that low.

REGISTER TO VOTE --

October 2 is the deadline for qualified Fairfax County residents to register to vote in the November 2, 1982 general election. Call the Office of the General Registrar at 385-8100 for information on how to register or to transfer your place of registration. Registration in Virginia is permanent unless an individual fails to notify the Office of the General Registrar of a change in legal address or does not vote at least one time during a four-year period.

NO. OF QUESTIONNAIRES RECEIVED BY F.C.P.A -45

BROOKLAND-BUSH HILL NEIGHBORHOOD PARK DEVELOPMENT SURVEY

The Park covers about 5.7 acres located between Waycross, Thedford and Lane Drive, with entrances off Waycross and Lane. B-BHCA is assisting the County Park Authority in planning Park development in accordance with the views of a majority of area residents. Park development money is limited and we may not get all that we ask for. Park development can mean as little as a pathway and as much as construction of facilities for picnics, barbeques and the like. Please indicate your view below; you can "vote" on any or all of the items:

INDEC.

- 2 1. No development at all: Yes 17 No 26
- 2 2. Have pathways for walking, jogging, etc.: Yes 30 No 13
- 4 3. Exercise Stations: Yes 14 No 22
- 3 4. Childrens play area, climbing stands, swings: Yes 23 No 19
- 4 5. Picnic shelter (i.e., roof over, a few picnic benches):
Yes 15 No 26
- 6 6. Barbeque stand(s): Yes 14 No 25
- 3 7. Picnic Benches and Tables: Yes 20 No 22
- 3 8. Sports area (e.g., basketball or tennis courts): Yes 17 No 25
9. Other Development/Suggestions/Remarks: _____

Brookland - Bush Hill

Civic Assoc. Meeting 3/14/83

54 People attending

Citizen Park Chairman

Tom Stikilitano 922-7556

Yes

1. Path (Preferably wood chip)
2. Bridges (2)
3. "Wooden" Benches
4. Bird + Squirrel Feeders
5. Bike Racks at entrances

No.

1. Tennis Courts
2. Multi-Purpose Court
3. Tot-Lot

?

1. Exercise Statues (34-20 ^{NO} ^{YES} AGAINST)
2. Any Play Facilities (20-7 ^{NO} ^{YES} AGAINST)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Ed Nenstiel, Landscape Architect, FCPA DATE July 29, 1983
David Jillson, Landscape Architect, FCPA
FROM: Leonard B. Gunsior, Assistant Director
Department of Recreation & Community Services
FILE NO:

SUBJECT: Master Plans for Great Falls Grange, Chapel Road and Bush Hill Parks

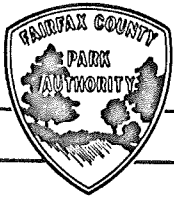
REFERENCE:

After reviewing subject sites, the following recommendations are submitted for your consideration:

1. Great Falls Grange Park, a partially wooded site with the following existing facilities: grange building, porta library, baseball field with an overlapping soccer field, picnic shelter and parking areas. The existing facilities should be retained and improved. In addition more parking, trails, apparatus area and multi-use court should be placed at this site. The need to upgrade the athletic fields and to provide additional parking close to this area is emphasized because these facilities are essential for the continuation of community sponsored sports programs.
2. Chapel Road Park, a mostly grassy site with a wooded area and some steep slopes should be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field, one (1) baseball/softball field, trails for hiking, biking and horses, creative play area, picnic area and parking be placed on this site.
3. Bush Hill Park, a heavily wooded site with steep slopes on approximately two-thirds (2/3) of the property. We suggest retaining most of the site in its natural state except for appropriate trails and limited development in the northeast portion of the property to include a multi-use court, apparatus and picnic areas.

LBG:pms

cc: Louis A. Cable, Assistant Director, FCPA



Fairfax County Park Authority

M E M O R A N D U M

To: Ed Nenstiel

Date: 8-15-83

From: Gary Roisum *ABR*

Subject: Bush Hill Park (Tax Map #81-2)

On August 12, 1983, I conducted a site review for the preliminary master plan on Bush Hill Park. The following observations were made:

1. The entire site is heavily wooded and is categorized as a mature Oak-Hickory forest.
2. Composition of vegetation indicates that the parcel is very well drained.
3. Tree canopy is dominated by White Oak and Black Oak. The larger oaks vary in size from 12" DBH to 30" DBH. Co-dominant species include Red Oak and Chestnut Oak.
4. Understory species include Black Gum, Pignut Hickory, Mockernut Hickory, Flowering Dogwood, Sassafras, Maple-leaved Viburnum, blueberry spp., American Hornbeam, and greenbriar spp.
5. The herbaceous layer is sparse in vegetation.
6. Situated on a knoll, the site is fairly flat except for the southern boundary which slopes down to an intermittent tributary running in an east-west direction.
7. Although not much wildlife activity was observed, the site is expected to attract a variety of woodland bird species.
8. In spite of the wooded buffer between the beltway (I-95) and the park, beltway noise is most apparent in the park.
9. Due to the park's limited size and location, the site would offer limited interpretive value.
10. Because the parcel contains such large trees (one White Oak at 30" DBH), it is hoped that site development be minimal in order to preserve its natural integrity.

c Aldridge