

Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Lederer

Date: 11-8-74

From: Bill Peckham *WP*

Subject: Chalet Woods Preliminary Master Plan

Attached is the write up for Chalet Woods Park.

RECOMMENDATION

Staff recommends that the Park Authority move to send the plans to public hearing.

BP/lsc

BP

November 8, 1974

CHALET WOODS NEIGHBORHOOD PARK
PRELIMINARY MASTER PLAN

Location (Tax Map 53-2)

Chalet Woods Neighborhood Park is located in the Centreville Magisterial District, Fairfax County, Virginia, about two miles northwest of Centreville, off Braddock Road. It is bounded on the north and east by Chalet Woods subdivision and the west and south by Cub Run Stream Valley.

Area Description

Chalet Woods Park encompasses an area of 11.8 acres. At present, an apparatus area exists on the south side of Cranoke Street cul-de-sac. Also one basketball standard is located on the end of the cul-de-sac.

The site is about three-fourths wooded, primarily the white oak-hickory type forest. Several sanitary and storm sewer easements are located in the area. Cranoke Street serves as the only vehicular access into the area.

Survey Results (see attachment)

Approximately 20% of the Chalet Woods and Country Club Manor subdivisions responded to the questionnaires distributed. The following preferences were indicated: (1) tennis courts, (2) multi-use courts, (3) apparatus area, and (4) football/soccer fields.

Department of Recreation Input (see attachment)

School/Park Facilities

The nearest school with recreational facilities is London Towne Elementary School (approximately 2+ miles). The Navy Elementary School is approximately 3 miles away. The facilities available at these sites are:

London Towne - 1 apparatus play area, 2 - 60' ball fields, 1 basketball courts (4 goals) and 1 - 80 yard soccer field.

Navy - 1 apparatus area, 1 - 60' ball field and two basketball courts (4 goals).

There are two school sites located in the subdivision. One intermediate school site at Cranoke and Braddock Road and an elementary school site off Caribern Drive. The elementary school site is being utilized by the little league and for football and soccer.

Soils and Slopes (see attachment)

Naturalist Report (see attachment)

Trails

At the present time, there are no County trails which pass through or connect up with Chalet Woods Park. The Naturalists feel that a nature trail should be provided eventually through Cub Run Stream Valley and desire a hook-up into Chalet Woods Park.

Master Planning

① In studying the Cub Run Stream Valley and trying to establish a portion of it for a neighborhood park, we discovered some problems. First, practically all of the 232+ acres is within the flood plain level. A large majority of the area is saturated year around. The dryest portion was picked for the neighborhood park (11.8 acres). The eastern portion of the site contains soil which is suitable for certain development.

Staff feels that the park should be developed with three tennis courts, a multi-use court and adequate parking. None of these facilities are available within the immediate area. The elementary school site is presently being utilized for baseball, softball, football and soccer. All of the activities planned are to be lighted.

Access for parking will have to come off the south side of Cranoke Street. No parking will be allowed on Cranoke Street. Asphalt walkways (6' wide) connect the activities with the parking lot. A pedestrian connection will also be made from the Cranoke cul-de-sac to Olddale Road.

Cost Estimate/Annual Maintenance Costs (see attachment)

Conclusion

Chalet Woods Park will serve two subdivisions of approximately 800+ families. With the nearest facilities two miles away, the addition of this park will greatly satisfy a need for recreational facilities in this portion of the County.

June 20, 1974

CHALET WOODS
(SURVEY RESULTS)

Amount Distributed - 810

Amount Tabulated - 164 (20.2%)

<u>Facility</u>	<u>Votes</u> (of 164)	<u>%</u>	<u>Lighted</u> (if app.)
Multi-Use Courts	144	88%	105
Tennis Courts	137	84%	
Apparatus Area	134	82%	
Sanitary Facilities	126	77%	
Med. Size Ball Field	122	74%	
Football/Soccer	122	74%	69
Picnic Area	121	74%	67
Trails	121	74%	
Parking	114	70%	
Tot Area	106	65%	
Small Size Ball Field	98	60%	44
Horseshoes	75	46%	
Shuffleboard	46	28%	

Facilities Requested

Swimming Pool	42	26%
Bicycle Trails	6	
No Motorcycles	5	
Fishing	4	
No Park	3	
Small Camping Area	3	
Handball	2	
Jogging/Track	2	
Teen Center/Meeting Room	2	
Amphitheater	1	
Open Play	1	
Motorcycle Trails	1	

Priorities

<u>Activity</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>Total</u>	<u>Pt. Value**</u>
Tennis Courts	43	22	17	82	190
Multi-Use Courts	13	36	25	74	136
Apparatus Court	23	9	16	48	103
Football/Soccer	20	11	11	42	93
Med. Size Ball Field	13	17	10	40	83
Picnic Area	7	18	19	44	76
Trails	11	5	14	30	52
*Swimming Pool	12	3	2	17	44

*Not listed on the questionnaire.

**Point value based on 3 points for first priority, 2 points for second priority, and 1 point for third priority.

Activity	1st	2nd	3rd	Total	
Tot Area	7	10	3	20	44
Small Size Ball Field	6	10	0	16	38
Sanitary Facilities	0	4	12	16	20
Parking	1	1	3	5	8
Horseshoes	1	0	1	2	6
*Natural Area	0	1	0	1	3
*Motorcycle Trail	0	0	2	2	3
*Track	0	0	0	1	2
*Open Play Area	0	0	1	1	2
*Teen Center	0	0	0	0	1
Shuffleboard					0

*Not listed on the questionnaire.

**Point value based on 3 points for first priority, 2 points for second priority, and 1 point for third priority.

Families indicating physical handicap problem - 2

Age Group Breakdown (of 164 families)

Parents (based on 2 per family)
Over 18 years of age
13-18
6-12
0-5

Total	%
328	44.5
21	2.9
84	11.5
219	29.9
82	11.2
734	100.0

Total No. of Children - 406 (of 164 families)

Average No. of Children/Family - 2.48

August 12, 1974

SOIL AND SLOPE ANALYSIS - CHALET WOODS

12 - (0-2% slopes) Rowland Silt Loam - Flood Plain

Frequent flooding, acid, unsuitable for any construction of buildings or roads, very poor for septic tank drainage.

80A1 - (0-5% slopes) Croton Silt Loam
80A+

Wet, poorly drained, high water table, very acid, poor for road subgrade materials, poor for septic tank drainage.

92B1 - (2-7% slopes) Raritan Silt Loam

Poorly drained, strongly acid, poor for septic tank drainage and road subgrade materials.

78A1 - (0-2% slopes) Calverton Silt Loam

Moderate to poor drainage, strongly acid, poor for septic tank drainage, poor to fair for road subgrade materials.

*104B2 - Catlett Gravelly Silt Loam

Somewhat excessively to well-drained soil, poor for septic, good for road subgrade materials.

*273B2 - Redington Silt Loam

Well to moderately well-drained, very strongly acid, poor for septic tank drainage, good for road subgrade materials.

Conclusion:

1. All areas are poor for septic tank drainage fields.
- *2. Only two areas (approx. 10 acres) are suitable for road subgrade materials.
3. Slopes are almost non-existing (less than 2% on the majority of the site.)
4. The above mentioned soil types refer to the Cub Run Stream Valley area. The soil types located within Chalet Woods Park include 273B2, 78A1 and 12.

M E M O R A N D U M

To: Bill Peckham.....

Date: 5/22/74.....

From: Bob Ditttrick.....

Subject: Chalet Woods - Naturalist Report

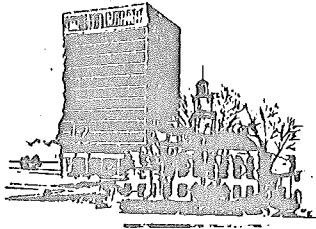
Chalet Woods is about 150 acre parcel of land which has just been purchased by the Park Authority and is adjacent to another small parcel which the Park Authority already owns. Both areas owned by the Park Authority are very low and have a great deal of standing water on them. The area is almost entirely flat with very little change of topography. However, as one walks to the parcel of land which was owned a while ago by the Park Authority, there is a slight elevation of topography which is almost not visible but does allow the land to dry out a little more than the rest of the land. Vegetatively, this parcel of land is entirely wooded consisting mainly of regular white oak-hickory type forest in Fairfax County with some smatterings of small pine stands. The undergrowth has quite a few of the typical kinds of plants which would normally be seen in conjunction with wetter areas. As a habitat this parcel of land is quite unusual. The oak-hickory type forest present on this parcel one would normally expect to find on higher elevated land with dryer soils. The trees normally expected to be present in soils holding this much water are conspicuously absent. This habitat appears to be in a transition from a dry type forest and to a condition which could be almost described as swamp. It is apparent that this land in recent years has gone through a drastic environmental change, which is probably a result of the increase in development in the surrounding areas. It is expected that in the near future there will be massive die offs of the oak hickory with gradual replacement by more water orientad plants as maple and sycamore. All these factors, increased moisture, changes in vegetation, an increase in dead trees, all will result in a substantial improvement of wildlife habitat. A large number of wildlife foods and homes will be created by these factors.

While walking the area a number of warblers, were both observed and heard which are characteristic of wetlands. The land now supports a good variety of wildlife and this should improve as the habitat changes.

This land as it exists now should be considered a valuable natural area.

RWD:ca

c. Gil
Files



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

OFFICE OF
DIRECTOR OF RECREATION & COMMUNITY SERVICES
3949 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



November 12, 1974

MEMO :

TO: Bill Peckham

FROM : Len Gunsior *Len Gunsior*

SUBJECT: Chalet Woods Master Plan, Comments

In addition to the facilities shown on subject master plan, we suggest the Park Authority consider placing a small picnic area near the apparatus.

cc: Lowell Keagy