

MASTER PLAN REPORT

**FAIRFAX COUNTY
PARK AUTHORITY**

APRIL 1981

CLARK'S CROSSING PARK

MASTER PLAN REPORT

OF

CLARKS CROSSING PARK

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FAIRFAX COUNTY PARK AUTHORITY

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PRELIMINARY MASTER PLAN REPORT
CLARKS CROSSING PARK

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I. INTRODUCTION

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any construction is done. Development of the facilities on the master plan may take place over an extended period of time (five, ten or more years), depending on the size of the park.

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the categories listed below. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed below. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

District parks are designed to serve a larger area than the community parks and normally cover an area of about 50 to 200 acres. They are designed to provide area-wide services to several sections of the County and to support an extended day's visit, such as an afternoon. District parks consist of both natural resource areas and user areas similar to community parks. Facilities may include major sports complexes, tennis centers, athletic fields, community buildings, basketball courts, swimming pools, lakes, picnic areas, shelter with rest rooms/concession areas, various trails, playground and tot lots, roads and parking, maintenance facilities, day camp areas, nature centers, outdoor education areas, amphitheatres, gardens and lighting where necessary. Some district parks contain resources suitable for management as conservation areas and wildlife habitat plus buildings or areas of historic note.

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

II. OBJECTIVES

The major goals of this plan are:

- A. To develop the site into a useable, active and passive recreation space.
- B. To provide recreation according to user needs.
- C. To provide this recreation with minimal disturbances to the existing environment.

It is with these basic premises that the Fairfax County Park Authority has undertaken to master plan recreational facilities for Clarks Crossing Park.

III. LOCATION (Tax Map 28-3)

Clarks Crossing Park is a 159.59 acre parcel of land located in the Centreville Magisterial District and is centered between Dulles Airport Access Road, Beulah Road, Lawyers Road and Hunter Mill Road. The abandoned W & OD Railroad right-of-way bisects the park in a general northeast/southwest direction.

Subdivisions situated near the park include: Cedar Run to the south of the park, Clarks Crossing to the northeast, Carriage Hill to the west and Tamarack to the north.

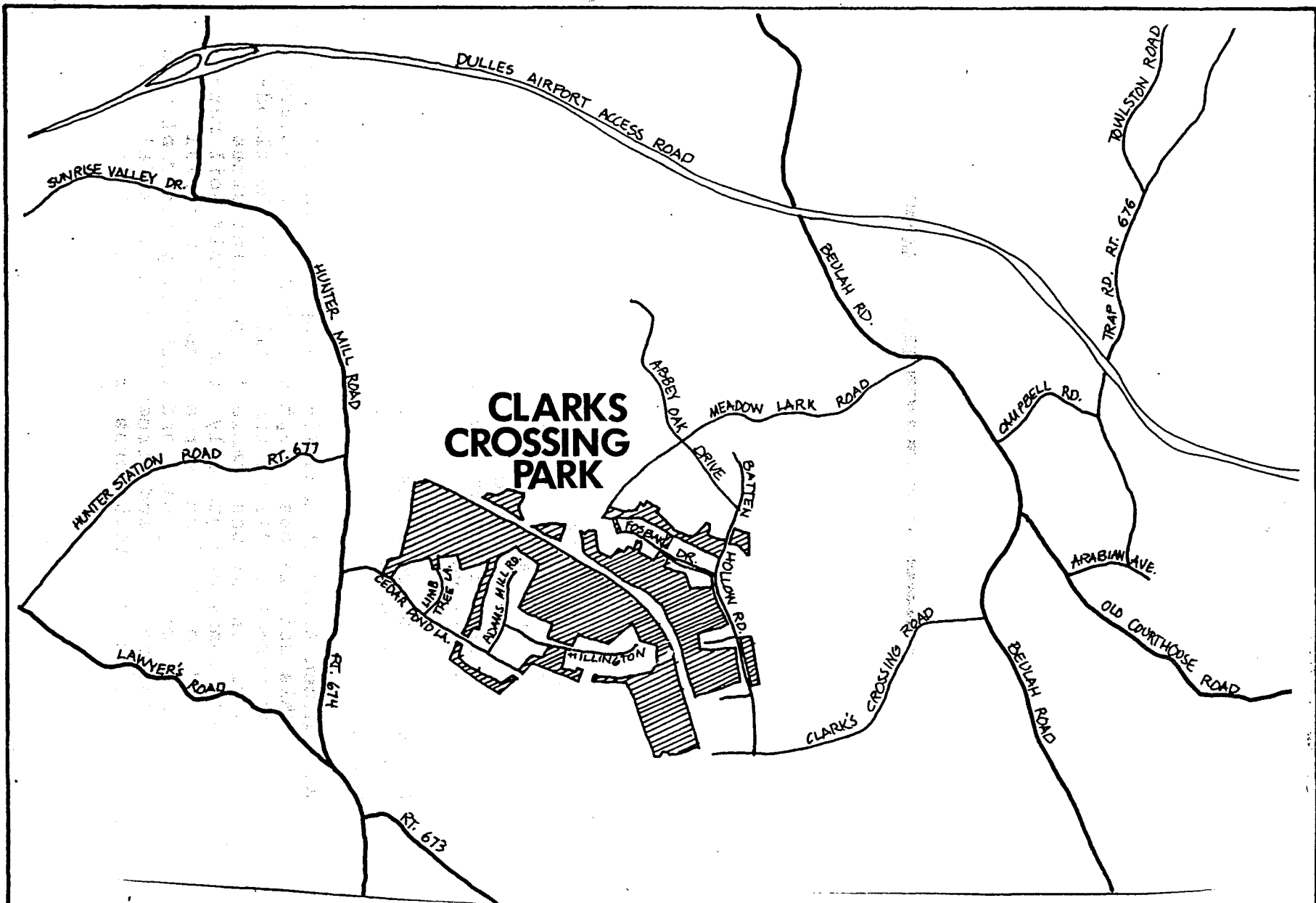
IV. SITE ANALYSIS

A. ACCESS

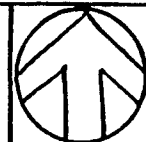
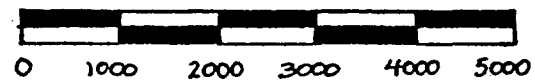
Vehicular access points can occur at Clarks Crossing Road, Batten Hollow Road, Cedar Pond Drive and Hillington Court.

An agreement has been reached with the Northern Virginia Regional Park Authority (NVRPA) in that that agency has granted FCPA a license for an at-grade crossing over the W & OD Trail at Clarks Crossing Road. The agreement is subject to the proffers contained in the license application, (i.e., safety features for W & OD Trail users), and provided prior VEPCO approval for the road crossing is given and, further, that FCPA be asked to plan for an alternate means of access not requiring the at-grade crossing to meet its long-term needs.

Pedestrian access can occur from the W & OD Railroad Regional Park, Fosbak Drive and Limb Tree Lane, as well as those vehicular access points mentioned above. Equestrian access points could be located at Cedar Pond Drive,



Location Map **CLARKS CROSSING PARK**



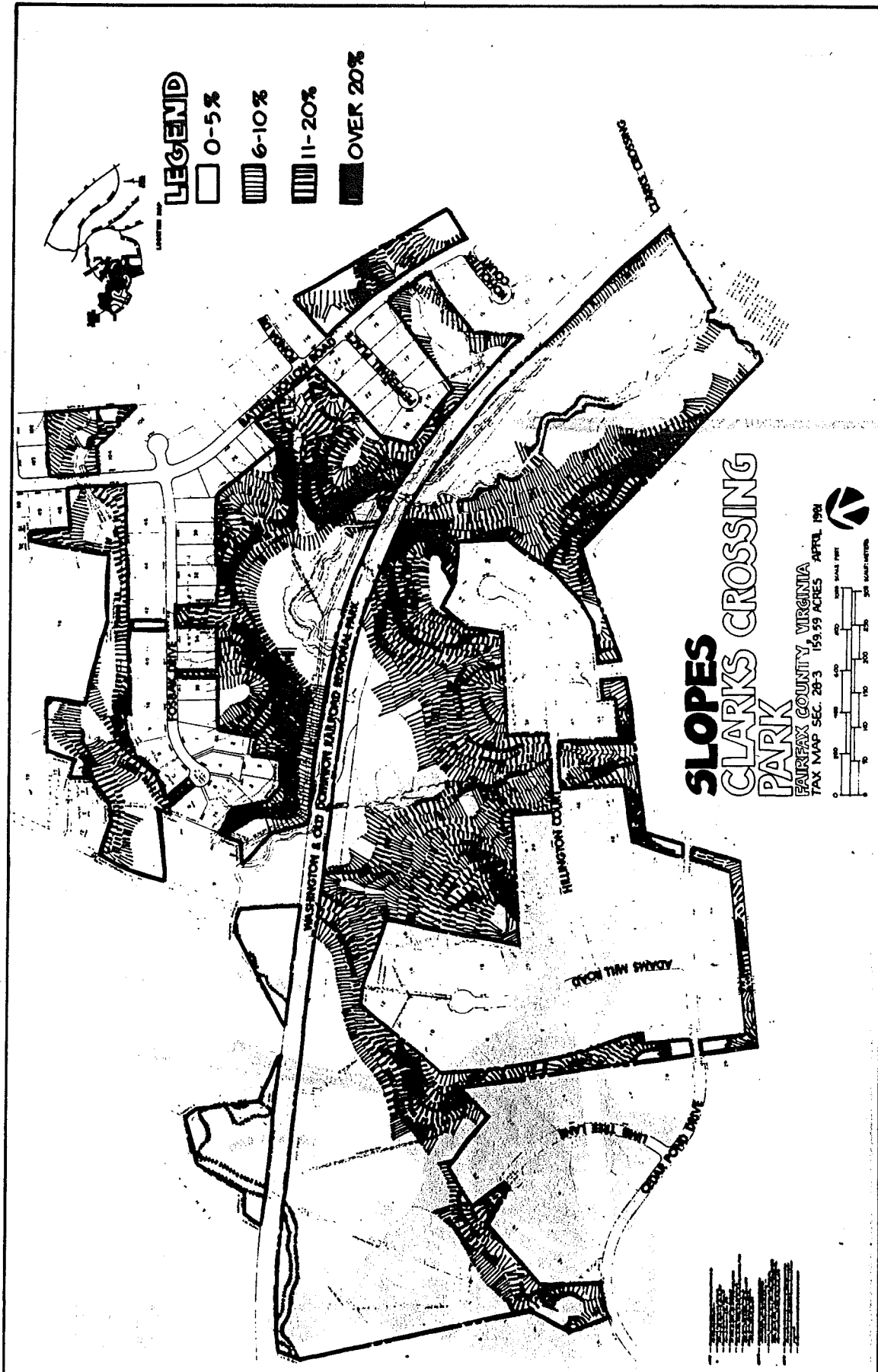
Hillington Court, Batten Hollow Road, Clarks Crossing Road, and the W & OD.

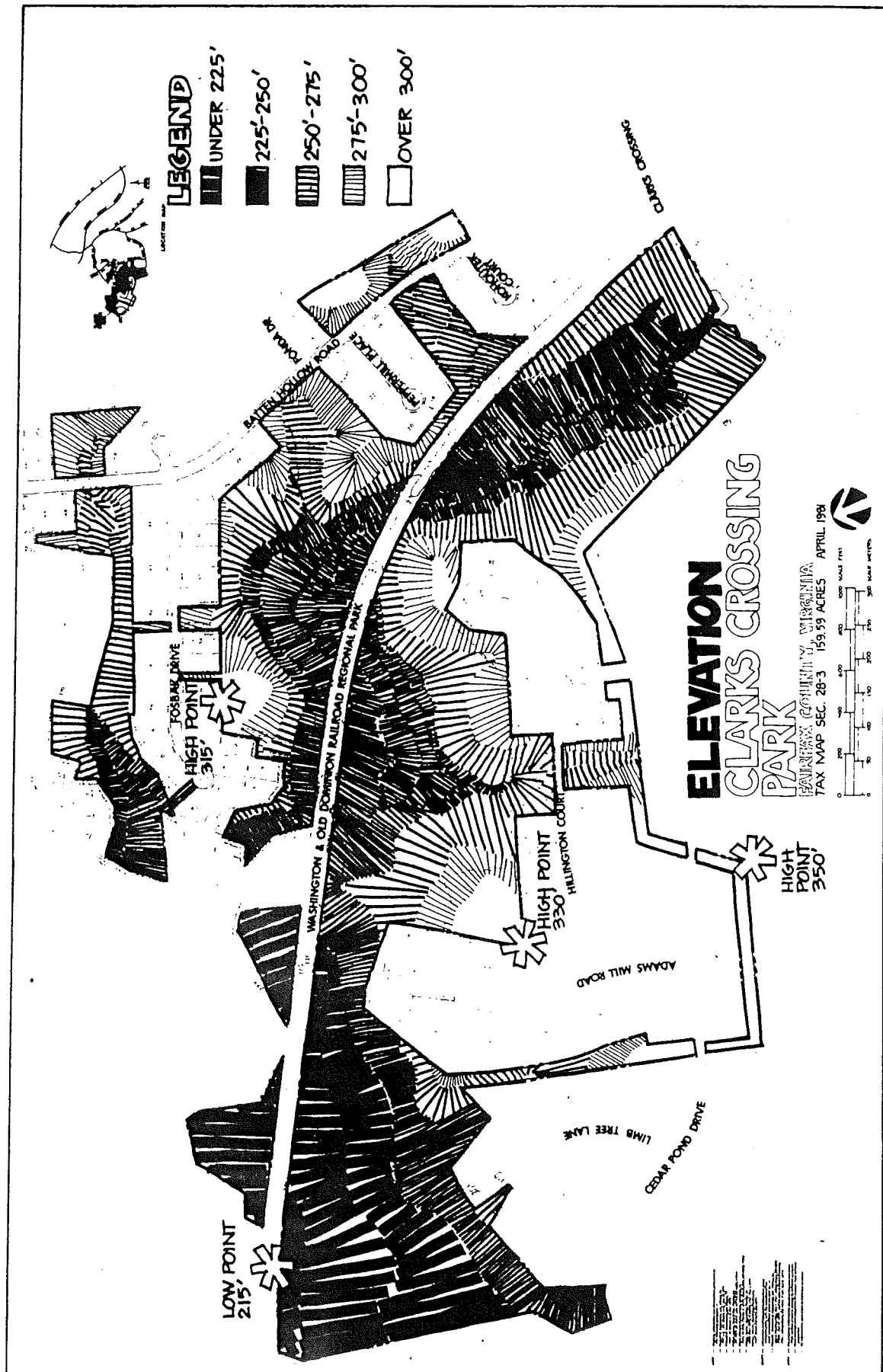
B. MAN-MADE ELEMENTS

1. No structures presently exist on the site. However, a six-car gravel parking lot and two heavy timber footbridges are established adjacent to Clarks Crossing Park in the W & OD Railroad Regional Park. (See Site Analysis Map).
2. Utilities - The most extensive utility easement occurring at the site is sanitary sewer, originating from adjacent housing developments on the north, east and west sides of the park. Water, natural gas and electric service is available in subdivisions adjacent to the park. (See Site Analysis Map).

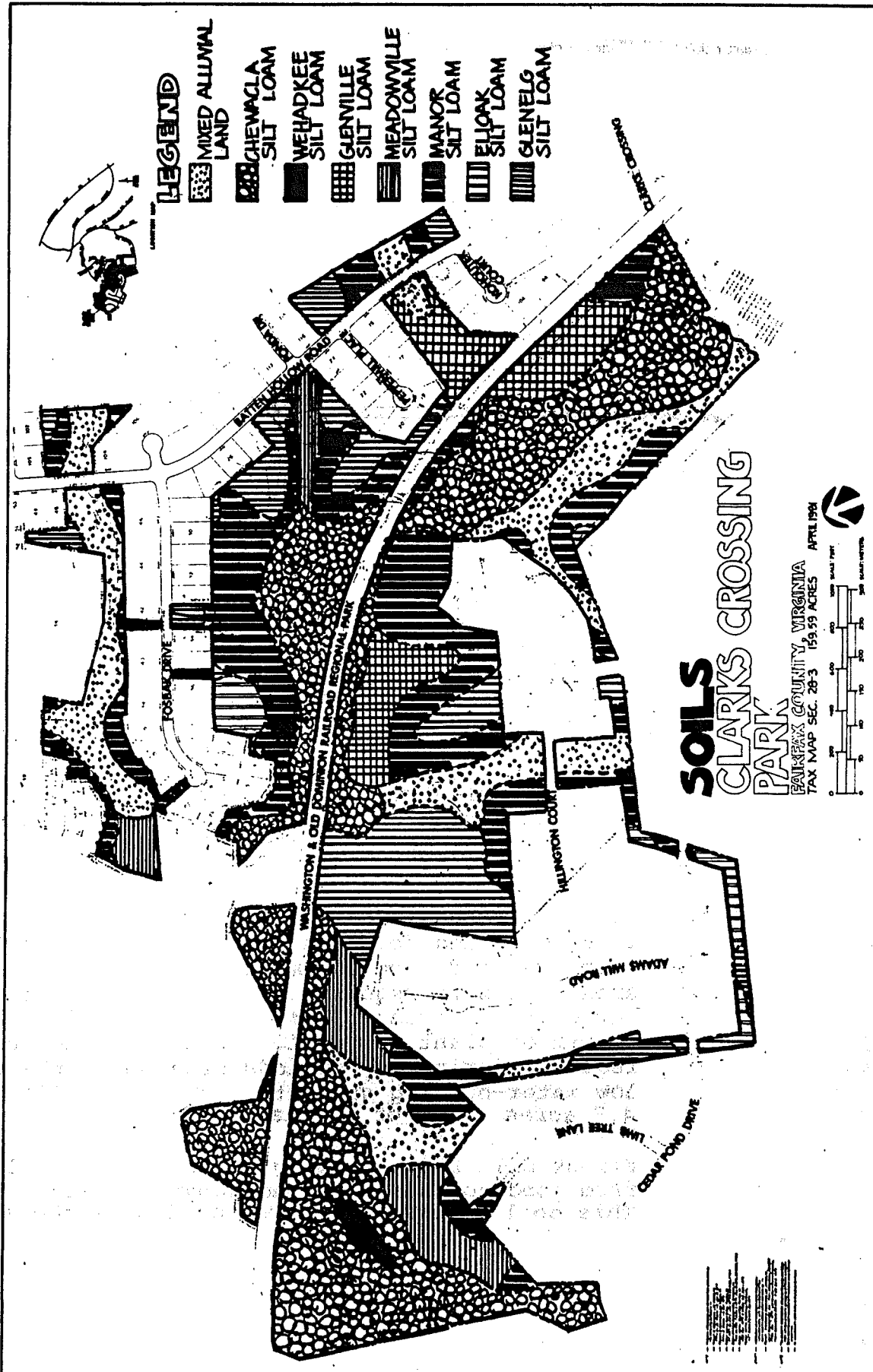
C. NATURAL ELEMENTS

1. Slopes - The slope study for Clarks Crossing Park is divided into four distinct categories. Level surfaces to 5% slope comprise more than 50% of the site, the majority of this area is floodplain. Slopes of 6-10%, 11-20% and 20%+ equally make up the remaining portions of the site. Heavily forested areas generally occur on slopes exceeding 11%. Areas with slope in excess of 20% are restrictive for development and have a high erosion potential. (See Slopes Map).
2. Elevations - A difference in elevation of about 115 feet occurs at the site. The highest points are evident along the north and south boundary edges of the park. The lowest elevations occur along the W & OD Trail at the Difficult Run on the western edge of the park. (See Elevation Map).
3. Soils - Soils are an important factor in determining development suitability. Ten types of soil are present on the site.
 - a. Mixed Alluvial Land (0-2% slope) - Floodplain - This soil is best adapted to permanent pasture or forests. All of this soil is in the floodplain and is unsuitable for building sites. The sandy and gravelly areas of this soil rate good for road and street subgrade material. The areas of silty sand and silty clay material rate poor for road and street subgrade material. This soil covers 16.5 acres or 10% of the land.





- b. Chewacla Silt Loam (0-2% slope) - This soil is best suited for permanent pastures. All of this soil occurs in the floodplain and is not suitable for building locations. This soil rates poor for road and street subgrade material. This soil covers 56.6 acres or 35% of the land.
- c. Glenville Silt Loam - The use and development of this soil is restricted because of the seasonally high water table. The soil rates poor for low structures, roads and parking lots. Diversion ditches, subsurface drainage systems and several feet of fill may be required during installation of these elements. The soil rates fair for recreational areas, (ballfields, tennis courts), during the summer season when the water table is low. Then some facilities may, however, require underdrains during the spring and fall seasons. This soil covers .8 acre or 1% of the land.
- d. Meadowville Silt Loam - These soils accumulate seepage water from the surrounding slopes and have a high water table during wet seasons. This soil rates poor for road subgrade material. This soil covers 11.2 acres or 7% of the land.
- e. Manor Silt Loam, Hilly Phase - This soil type is best suited for permanent posture but rates fair for road subgrade material. The high erosion hazard requires good erosion control in large graded areas. The soil is fair for the growth of plant material. Irrigation may be required during dry periods because of the soils low water-holding capacity. The soil covers 4.7 acres or 3% of the land.
- f. Manor Silt Loam, Steep Phase - This soil type is best suited for permanent posture but rates fair for road subgrade material. The high erosion hazard requires good erosion control in large graded areas. The soil is fair for the growth of plant material. Irrigation may be required during dry periods because of the soils low water-holding capacity. This soil covers 4.7 acres or 3% of the land.
- g. Elioak Silt Loam, Rolling Phase - This soil rates from good to fair for road subgrade material. This soil covers 36.7 acres or 23% of the land.

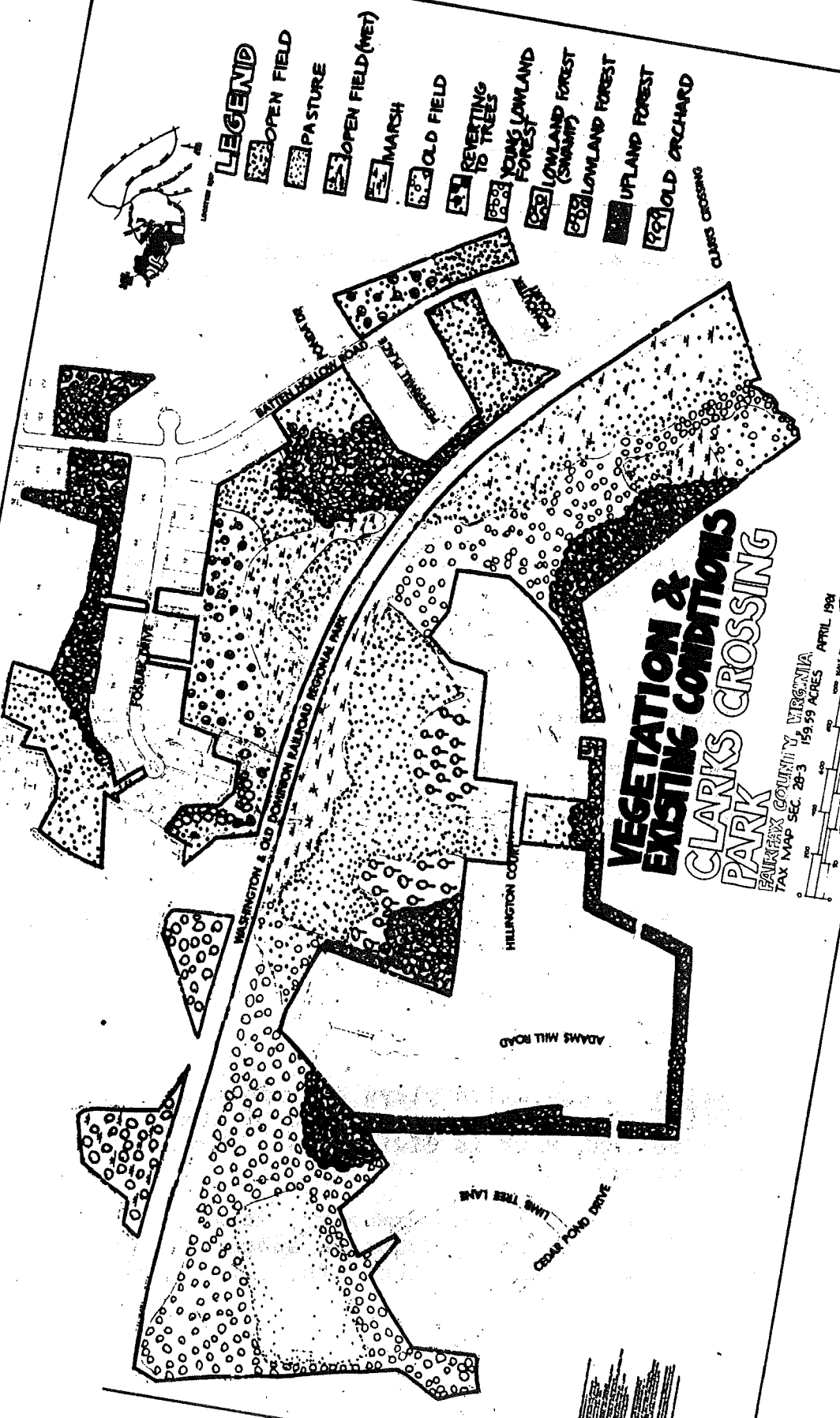


- h. Glenelg Silt Loam, Undulating Phase - This soil has desirable properties for many uses. It is easily excavated and rates good for residential, industrial and commercial developments. It rates fair for road subgrade material because of the high mica content which has elastic qualities and is hard to compact. This soil usually has to be stabilized with cement or lime before roads will last any length of time without costly maintenance. This is a good soil for lawns, ornamental plants as well as meadows. This soil covers 1.5 acres or 1% of the land.
- i. Glenelg Silt Loam, Eroded Hilly Phase - This soil has desirable properties for many uses. It is easily excavated and rates good for residential, industrial and commercial developments. It rates fair for road subgrade material because of the high mica content which has elastic qualities and is hard to compact. This soil usually has to be stabilized with cement or lime before roads will last any length of time without costly maintenance. This is a good soil for lawns, ornamental plants as well as meadows. This soil covers 1.5 acres or 1% of the land.
- j. Wehadkee Silt Loam - Floodplain - This soil is best suited for permanent pasture and needs drainage to remove surface water in most places before good pastures can be established and maintained. Ladino clover, Kentucky 31 tall fescue or other plants that are tolerant to wet conditions grow well. It is difficult to work with heavy machinery. This soil covers 25.2 acres or 16% of the land.

Most of these soils occur in the flood plain and have a high water table. The majority of poor soils, excessive slopes, floodplain, and high water table in lowlands will severely restrict intensive development of this site. (See Soils Map).

- 4. Vegetation - Vegetation plays an important role in projecting the landscape character of the site. Clarks Crossing Park is divided into three diverse plant communities.

The first, the hillside community, is mixed hardwood forest areas located on moderate slopes and make up about 25% or 40 acres of the site. All of these



plants are sturdy, and withstand drastic changes of temperatures, poor soil conditions, and excessive dryness. These hillsides stand in rugged picturesque form above the lowlands with their fields and streams. Tree species include Tulip Poplar, White Oak, American Holly, Hickory, Virginia Pine, and others.

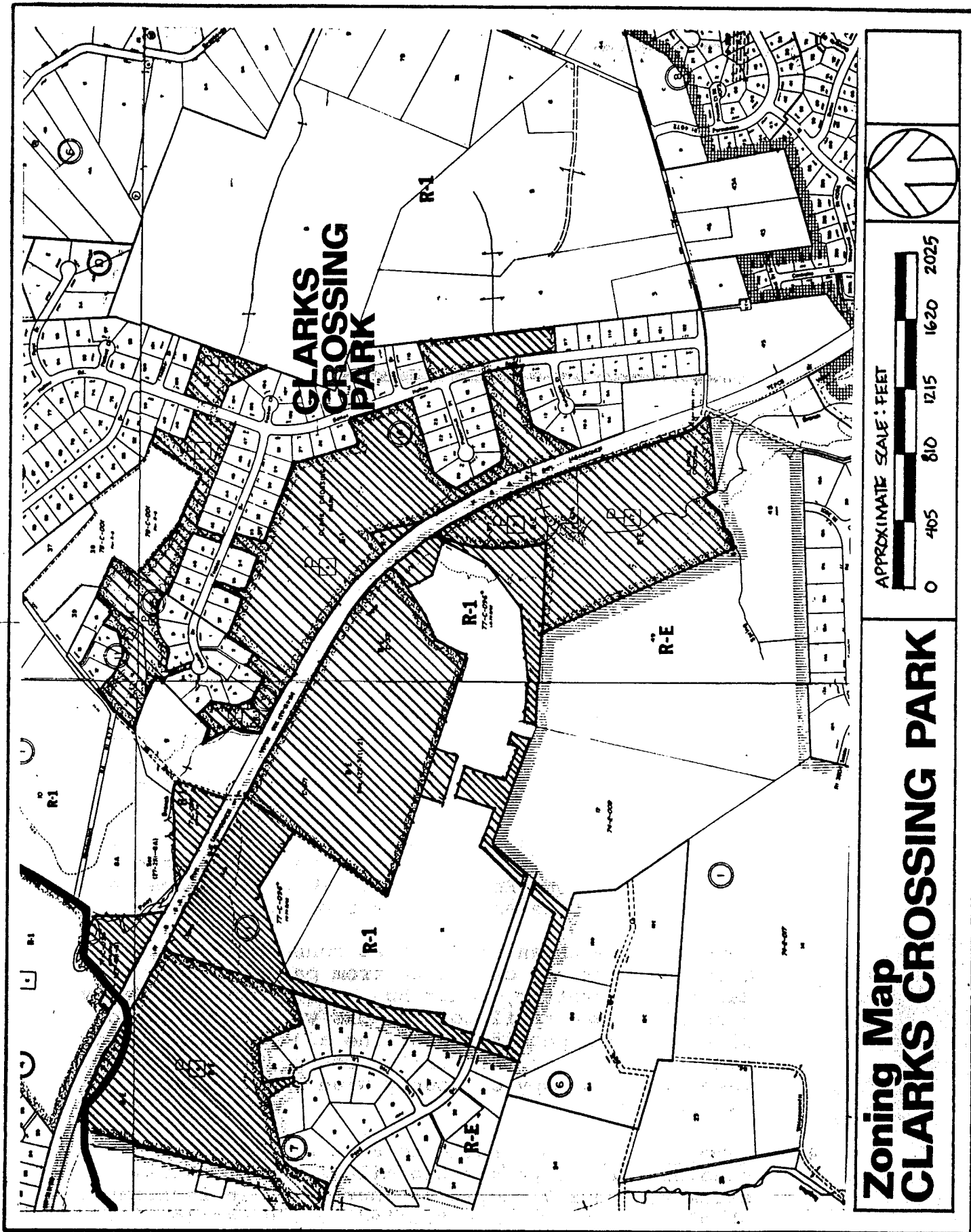
The second, the open field plant community, makes up about 35% or 56 acres of the park in the form of reverting fields. Plant species found there include Red Maple, Staghorn Sumac, Red Cedar, Brambles, plus a variety of grasses, mustards and other flowering plants. These fields are located mainly on gentle to moderate slopes and are a significant habitat for many species of wildlife.

The third and last, the streamside/floodplain community, covers 40% or 64 acres of the park, and borders the stream bed and is greatly influenced by the amount of sediments laid down by the stream. This area, including large lowland fields, is subject to overflow, has a high water table and has wet spots occurring at times during the year. The streamside plant community requires this excessive soil moisture in order to survive. A variety of mature deciduous trees, (Tulip Poplar, River Birch, Red Maple), grow along the stream banks. A variety of grasses, etc. occupy the open field locations.

Several areas were identified as "disturbed" during the site analysis phase which indicate adverse impact on the land by man. These areas were noted to have extreme soil compaction, complete lack of vegetative cover and presently experience moderate soil erosion. It is recommended that rehabilitation of these areas receive high priority.

D. OFF-SITE INVENTORY

1. Area Land-Use Patterns - The majority of the surrounding area is zoned R-1 (one dwelling unit per acre), and R-2, (two dwelling units per acre), - single family residential. A small area to the south side of the park is zoned R-E (2 acre estate).
2. Area Recreational Facilities - Seven parks and four schools lie within a two mile radius of Clarks Crossing Park. The following chart depicts facilities with locations:

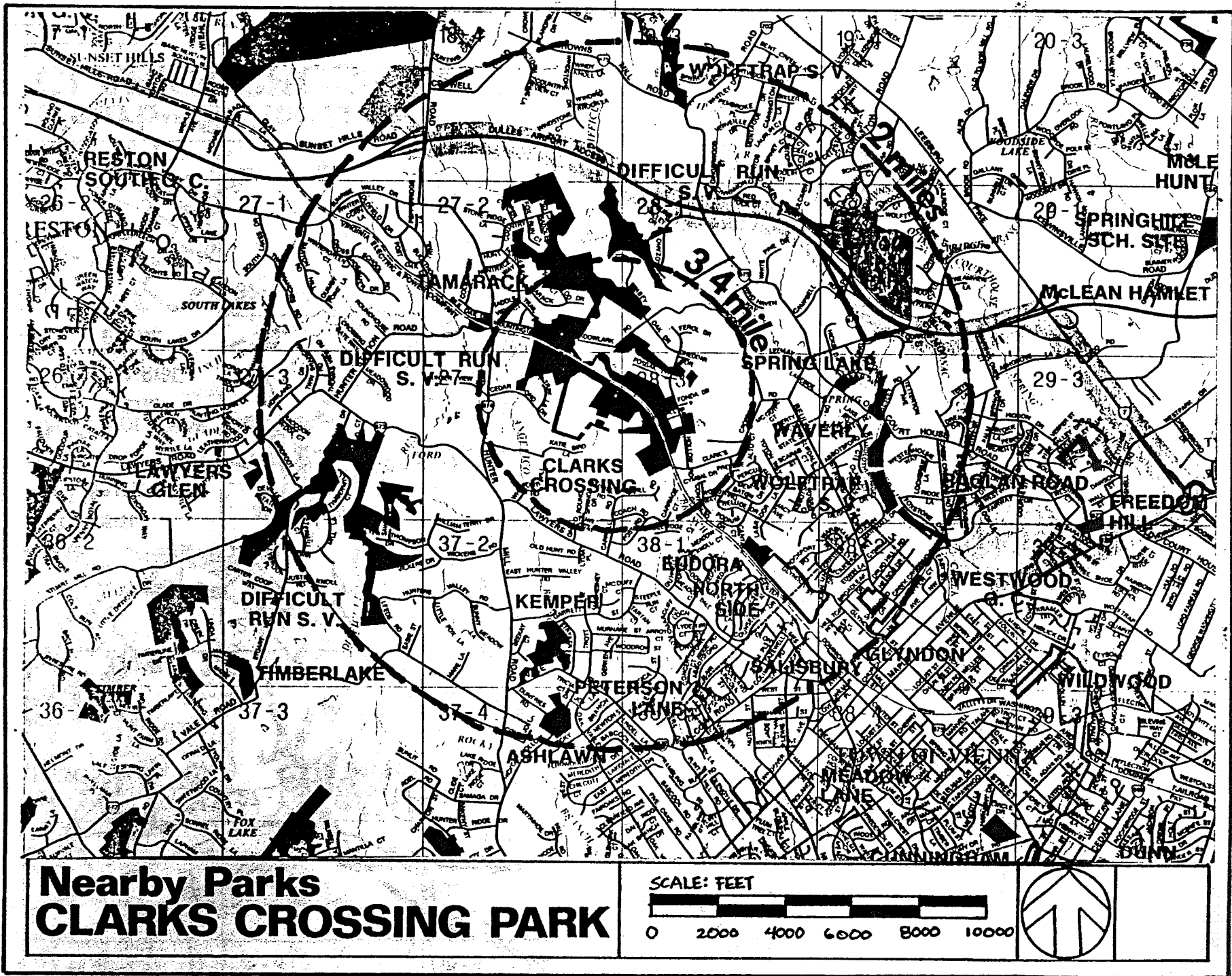


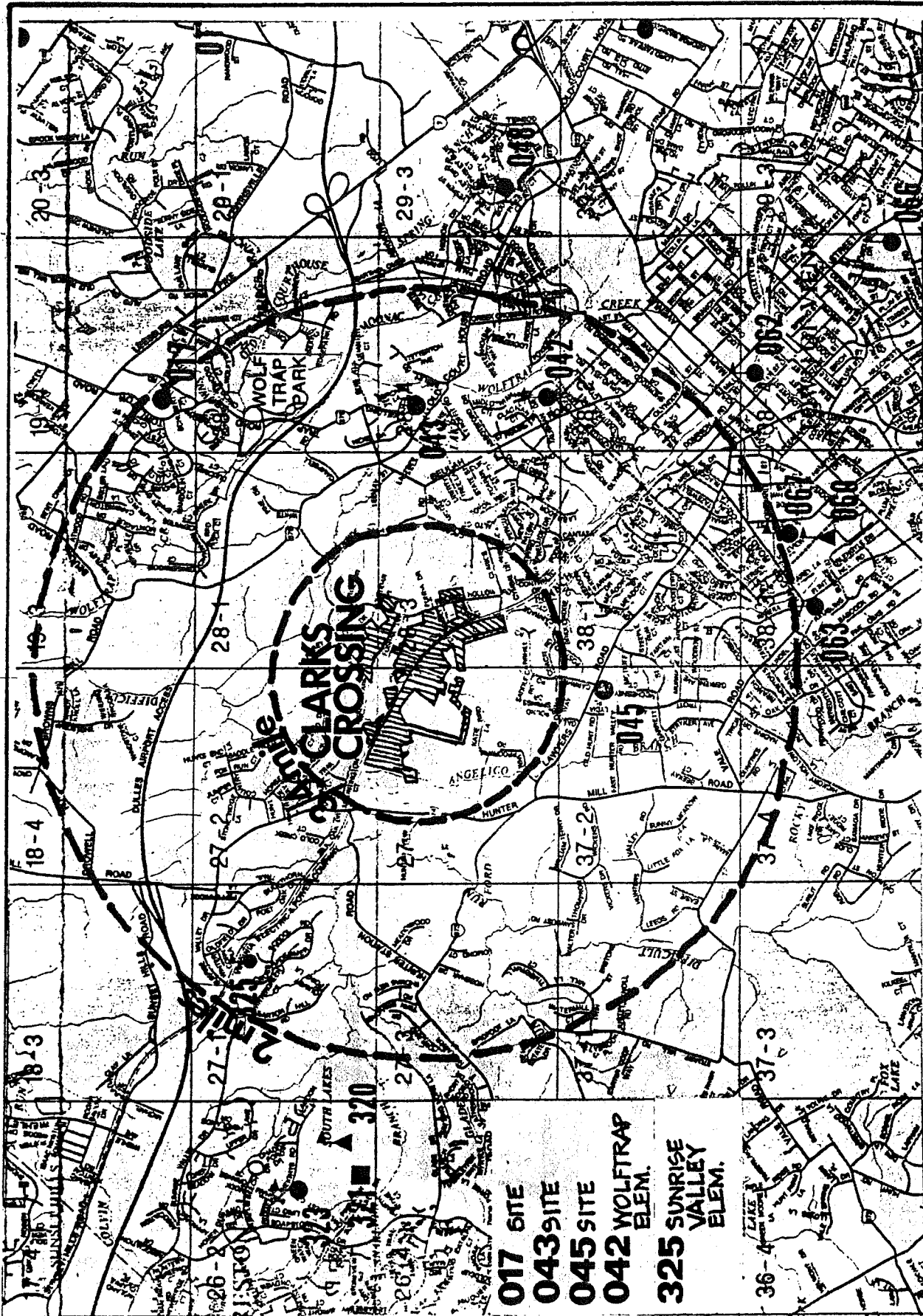
FACILITY	PARKS	Ashlawn	Difficult Run S.V.	Eudora	Kemper	Tamarack	Waverly	Wolftrap S.V.	SCHOOLS	Wolftrap	Flint Hill	Louise Archer	Sunrise Valley
Baseball						*				*	*	*	
Basketball					*		*			2	2	*	*
Conservation Area		*			*	*	*	*					
Open Play					*	*	*						
Playground					*		*			*	2	2	*
Tot Lot					*		*						
Picnic Area					*								
Tennis Court					2								
Hike/Bike Trail		*			*	*	*	*					
Equestrian Trails		*											
Soccer											*		

3. County Trails Plan - The major trail system to bisect Clarks Crossing Park is known as the Washington & Old Dominion Railroad Regional Park (W & OD). See the attachment at the end of this report.

Several equestrian trails also connect to Clarks Crossing Park and originate from parcels known as Hawthorne, Trotter, Cedar Run, McDairmid, and Piney Branch. These trail connections will be utilized with the full permission of the adjacent land owner and are a part of the Fairfax County Trail Program. (See attached copy of County Wide Trails Plan 1979/80).

4. Demographics - According to FCPA population projection studies for the park's two mile service radius, an estimated 18,127 people are currently in residence. At plan capacity, an estimated 20,130 people will ultimately reside in the area.

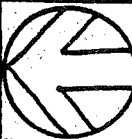




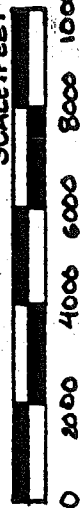
017 SITE
043 SITE
045 SITE
042 WOLFTRAP
 ELEM.
325 SUNRISE
 VALLEY
 ELEM.

Nearby Schools

CLARKS CROSSING PARK



SCALE: FEET



Clarks Crossing Park is situated within the Centreville Magisterial District, Planning Area II, Sectors V3 and V4. The majority of housing is designated single family residential and does not exceed two unit per acre density.

Area II, as a whole, is the fastest growing urbanized area in the County. As of 1977, Area II, which forms 17% of the total land area of the County, holds 23% of the population.

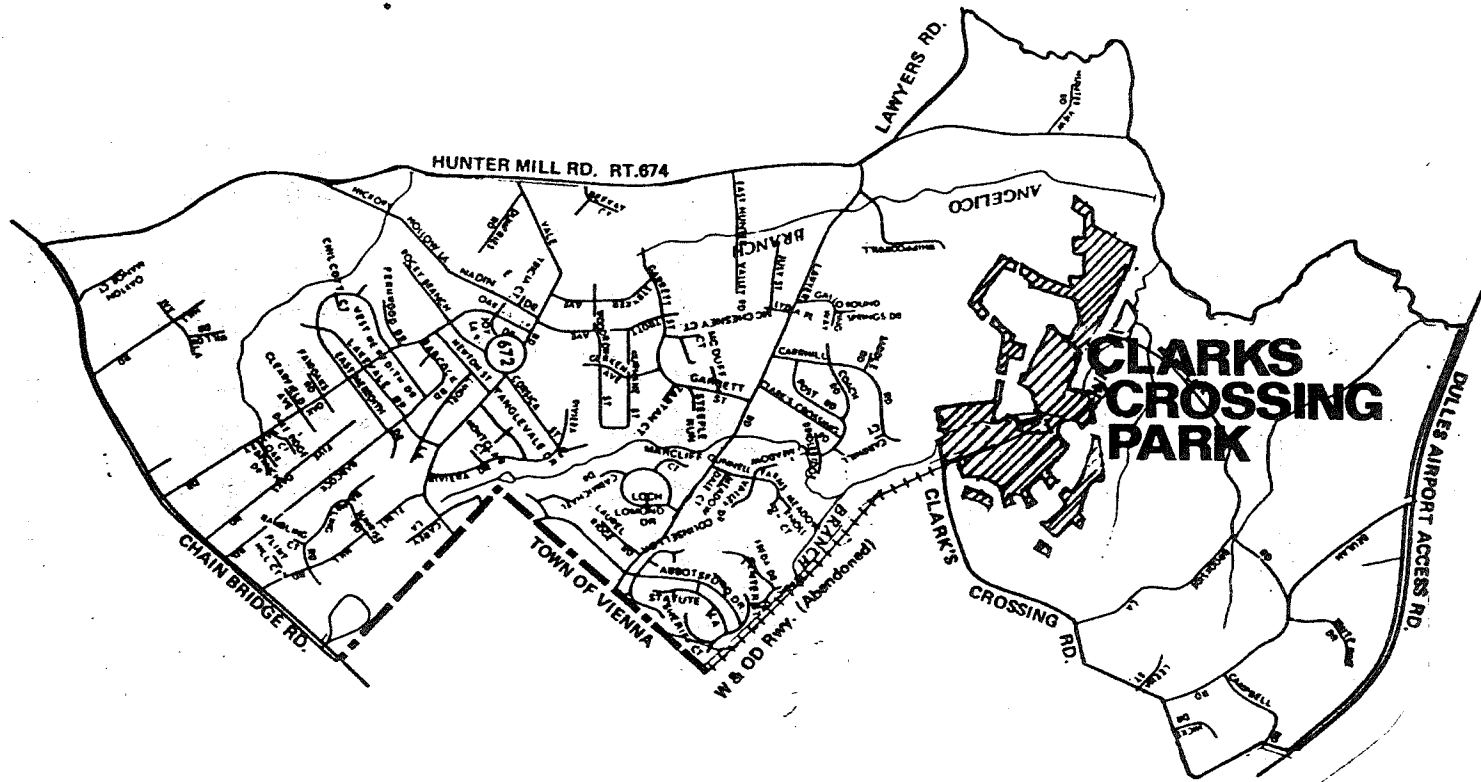
5. National Recreation and Parks Association Standards (NRPA) - The following explanation was taken from a NRPA publication titled "National Park Recreation and Open Space Standards" published June 1971:

Standards are relative rather than absolute requirements, and should serve as guidelines or criteria to aid in the planning and decision making process. They point to deficiencies in the provision of adequate park and recreation areas within certain jurisdictions, service areas, and communities.

The effectiveness of a community's services are often measured by comparison to a variety of national standards. The number of fire stations per capita; the number of school pupils per teacher, hospital beds per capita; school expenditure per pupil; the number of policemen per capita; etc., are all quantitative indices of performance and how well civil and social needs are being met.

Space standards are useful to developing a unified and balanced system of park and recreation lands and facilities. Some principal uses of standards are:

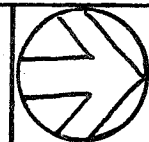
- The development of a comprehensive plan of park and recreation areas and a systematic approach to land acquisition.
- The determination of what a how many recreation facilities are needed to best serve the people, and where they should be provided.
- The justification to political bodies for the acquisition and development of park and recreation lands and facilities and to determine priorities.
- Use as a measure against which the effectiveness of the park and recreation system can be evaluated.



V 4 PINEY BRANCH
COMMUNITY PLANNING SECTOR

Comprehensive Plan CLARKS CROSSING PARK

No Scale



NRPA FACILITY STANDARDS

Facility	NRPA Standard Facility per Capita	No. of Facilities Needed	No. of Facilities Existing in Service Area	DEFIC.
Playground / TOTLOT	1-500	40	10	30
Softball	1-3000	6	4	2
BASEBALL	1-6000			
Tennis	1-1200	16	4	12
SWIMMING POOL	1-15,000			
Multi-Use / B.B.	1-500	40	8	32
GOLF COURSE	1-25,000			

Note: Projected population 20,130

6. Floodplain and Stream Influence Zones - Because development on a floodplain is generally hazardous, it is not considered for residential, commercial or industrial land uses. Adjacent to these areas, however, are stream influence zones. These are arbitrarily defined as areas within 300 horizontal feet of either side of a stream or the 100 year floodplain, whichever is greater. Since the majority of this park is in floodplain, this study will consider the 300 ft. adjacent to the stream's edge as the primary stream influence zone simply because the majority of the proposed development will occur in this area.

A stream influence zone differs from the stream valley only in scope. The latter, delineated primarily on the basis of topography, is more comprehensive whereas the stream influence zone, (along with floodplains), may be thought of as the most sensitive area within a stream valley.

Specific application of this concept in Fairfax County will reflect site conditions such as depth to a slope of bedrock, soil types, slope and vegetative cover. Development within stream influence zones may be allowable given considerable care to minimize vegetation removal, grading and filling. The risk of adverse impacts on water quality motivates the suggestion of this set of development controls.

7. Open Space and Environmental Quality Corridors - Suburbanization in Fairfax County has inadequately reflected the social and economic costs associated with the degradation and loss of the amenities of open land. Forests, open fields and wildlife are

of increasing social, economic and psychological value to increasing numbers of County residents, especially as they observe the growing scarcity of these resources.

Undeveloped land provides visual relief from the concentration of urban development and creates opportunities for outdoor recreation and education, while at the same time serving many ecological functions. Natural features of the landscape such as flat open fields, wooded slopes and rolling hills are important to the interrelationships between water quality and quantity, vegetative resources and wildlife habitats. Wooded slopes, for example, while providing cover for animals also slows the rate of runoff into streams thereby making the stream a more suitable habitat for aquatic species, and decreasing damage from floods.

The Environmental Quality Corridor (EQC) has been developed to use the water resources of the County as the core elements of the streams, their flood-plains, wetlands and shoreline areas.

The major components of the EQC open space system are the 100 Year Floodplain, stream influence zones and public parklands. Clarks Crossing Park, because of its geographic location is included in this system. Protection of this area is critical to water quality and to visual amenity; it must be developed with sensitivity and caution.

8. Comprehensive Plan - Supplement 2, July 1977 -
As stated in Section 4 (Demographics), Clarks Crossing Park is situated in Planning Area II, specifically Sector V4. Sector V3, however, is included in the planning process since the two mile service radius for the park encompasses a portion of this area.

The recommendations of the Comprehensive Plan shown on page 187, Public Facilities, para. D, state:
"Develop Clarks Crossing Park to help serve the needs of the Vienna area".

V. PROGRAM DEVELOPMENT

A. SITE ANALYSIS CONCLUSIONS

Based on the analysis of natural features, man-made elements and development potential, the majority of activity within Clarks Crossing Park should occur in three general areas.

The first area is located just below Clarks Crossing Road in large open fields situated on both sides of Piney Branch Stream. A portion of land just below the W & OD Trail is currently used for two soccer practice fields in accordance with a 1978 interim-use agreement with Vienna Youth Soccer Association (see Attachment VI). These large, open areas are ideally located for organized sports activities.

The second area most suitable for development is located below Fosbak Drive and Piney Branch Stream in a large open field area. This area has potential to provide limited active and passive recreation in an area that is somewhat secluded from all other sections of the park.

The third and last area with potential for development is located across the W & OD Trail in an open, sloping field just below Hillington Court. This area is currently used for equestrian activity in accordance with a 1978 interim-use agreement with the Park Horsemen Alliance (see Attachment VI).

Other areas of the park will remain in their undeveloped, natural state and will be utilized on an informal basis as conservation areas.

It is recognized that in development of floodplain areas, the increased runoff from improvements within the floodplain will be accommodated without unacceptably elevating the floodplain or stream level. All facilities will be designed to withstand inundation of the 100 year storm.

B. DEVELOPMENT PREFERENCE SURVEY

As a part of its long range plans for improvement of Clarks Crossing Park, the FCPA has made questionnaires available to families and individuals who want to assist in the master planning process. Through volunteer assistance from civic associations and other active citizens, 4,000 questionnaires were distributed during the winter of 1979/1980 to a two mile service radius and planning area for the park. Three hundred seventy-eight (378) or 9.4% of the questionnaires have been returned. The responses shown on the questionnaire act as an indicator or guide for planning and are not the final word in the planning process. (See Attachment VII).

In March/April 1980, FCPA requested a civic association response to the questionnaire in addition to the family questionnaire. Of the total requests sent, a reply was received from the following: Spring Lane CA, Hunter Valley CA, Carriage Hill CA and Clarks Crossing Home Assoc. (See Attachment VIII).

1. User Profile

Ages of Respondents	Number of Respondents	Percent of Respondents
0-5	51	4%
6-12	159	14%
13-20	269	24%
21-45	485	43%
46-60	139	12%
60+	29	3%
	<u>1,132</u>	<u>100%</u>

2. User Preference - The questionnaire asked which of the following three types of park development the community needed or desired at Clarks Crossing Park.

Types	No. of Responses	Percent of Responses
No development	13	3%
Minimal development	10	3%
New development	355	94%

Of the respondents requesting development, the following listed facilities were indicated as being needed:

Facility	No. of Responses	Percent of Responses
Horse trails	262	69%
Horse schooling ring	174	46%
Hike/bike trails	166	44%
Nature trails	131	35%
Picnic area	116	31%
Tennis courts	98	26%
Nature center	74	19%
Soccer fields	70	19%
Open play	69	18%
Sledding area	66	18%
Multi-use courts	57	15%
Parking lot	49	13%
Shelter	45	12%
Play apparatus	33	9%
Softball field	33	9%
Recreation building	29	8%
Football field	28	7%
Horseshoe area	25	7%
Baseball field	24	6%
Shuffleboard	13	4%

C. AGENCY COMMENT SUMMARY

Selected planning agencies, both within the County and FCPA, were requested to comment on their individual perspective of Clarks Crossing Park. A brief summary of their comments are listed. (Also see Attachment at the end of this report.)

1. Conservation Division, FCPA, states that the park represents an excellent area for wildlife and interpretation.
2. Archaeologist Survey, Office of Comprehensive Planning, states there does not appear to be any significant archaeological sites within the areas selected for development.
3. Park Police, Fairfax County, state the importance of clear sight lines to activity areas for effective police patrol and security of park facilities.
4. Northern Virginia Regional Park Authority explains the theory behind the W & OD Railroad Regional Park. Basically, the trail system will open unlimited connector opportunities for the trail user on a large regional scale. Clarks Crossing Park will be a part of that system.

VI. PRELIMINARY MASTER PLAN DESCRIPTION

A. PARKING (not lighted)

The parking lot is to be asphalt surface for 100 cars and five horsetrailers. Access will be from Clarks Crossing Road and will require traversing the W & OD Trail. Extensive safety precautions will be taken to insure the welfare of the trail user. A gate will be constructed at the parking lot to eliminate vehicular entry after park hours. The existing six car gravel parking lot situated to the left of the entrance road will remain, at the request of NVRPA.

B. SOCCER/FOOTBALL FIELDS (2) (not lighted)

Two soccer/football fields occur near the parking lot. The first is a full-size field measuring 225' x 360'. The second field is short because of space restrictions caused by adjacent trees and the Piney Branch Stream and measures 195' x 300'.

C. LITTLE LEAGUE/SOFTBALL FIELD (1) (not lighted)

Situated across Piney Branch stream from the parking lot, this 200' foul line ballfield will be accessible by a pedestrian bridge in addition to a fair-weather crossing provided for maintenance and emergency vehicles. Bleacher pad, backstop, outfield fencing and dugouts will also be

provided. A picnic area with shelter will also be located in the area.

D. HAWTHORNE ROSE GARDEN

This site amenity was requested by the Hawthorne Estate as a condition to acquisition of land on the Hawthorne tract. The rose garden will feature displays of native roses that will express a combination of elegance and charm, and bloom in a variety of colors, fragrances, sizes and shapes. Maintenance of the garden area could be provided by a local garden club.

E. ACTIVE AREA (not lighted)

The primary active area : located below Fosbak Drive along Piney Branch stream. Activities include a double tennis court with a practice tennis area, a multi-use court and a playground apparatus area. A small plaza area is located between the multi-use court and tennis courts. This area is thought to be a passive sitting area with gaming tables, benches, etc., complete with shade trees. Three separate picnic areas will also be provided, one of which will include a prefabricated shelter building.

F. EQUESTRIAN AREA AND TRAIL

Cross-country style jumps are planned in an area encompassing 28+ acres and will be sighted at the side of the natural surface equestrian trails. These jumps will be constructed of stone or wood at a height not-to-exceed two feet, nine inches.

The schooling ring will be made up of a 2" sand surface with a gravel base and measure 80' x 180'. The ring will be bordered with a natural wood split rail fence. The layout of the facility will occur on a level, flood free area clear of any regenerating vegetation.

The schooling ring and cross-country style jumps are not for organized events but rather for informal practice use by area equestrians. Limited parking for five horse-trailers w/vehicles is provided at the far end of the parking lot of Clarks Crossing Road.

The network of equestrian trails will cover a distance of 4.5+ miles. Gravel will be used on this natural surface trail to traverse known wet areas in the park.

G. INTERPRETIVE NATURE TRAIL (Boardwalk)

A 1300 LF interpretive nature trail, constructed on wood, is planned for a northwest area of the park. The trail will be accessible from the W & OD and adjacent areas and provide the user with a first-hand look at nature.

H. HIKE/BIKE TRAILS

Hike/bike trails measuring 6 ft. wide and constructed of gravel are planned for the park. The system is estimated to be 15,000 ft. in length.

I. OPEN PLAY AREA

Three open play areas are planned for the park for unorganized recreation. The open play areas encompass 12.8 ± acres of open parkland.

J. W&OD PICNIC/REST AREAS

Two picnic/rest areas are shown on the south side of the W&OD trail. Each rest area is designed to provide the hike/bike/equestrian trail user with the opportunity to rest and/or picnic for a short period of time. These areas will be easily accessible from the W&OD and will include tables, benches, litter receptacles, bike racks, hitching posts and shade trees. The Northern Virginia Regional Park Authority is responsible for the construction and maintenance of these areas.

Note: The general areas described in C and E above were both considered as optional open play areas during preliminary planning stages. Staff, however, recommends the design shown.

The open play area designated ④ below Limb Tree Lane on the master plan has been cited, as an additional use, to be considered to include appropriate parking and two athletic fields if suitable access can be arranged at a later date from a westerly direction. The area has also been cited to include, shown on a graphic overlay, a facility for overnight horse stabling on no more than 2 acres.

VII. USER LEVELS: ESTIMATE

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 Sunday at 2 p.m.) is purely an assumption. The total estimated number of users of Clarks Crossing is 121,786/year.

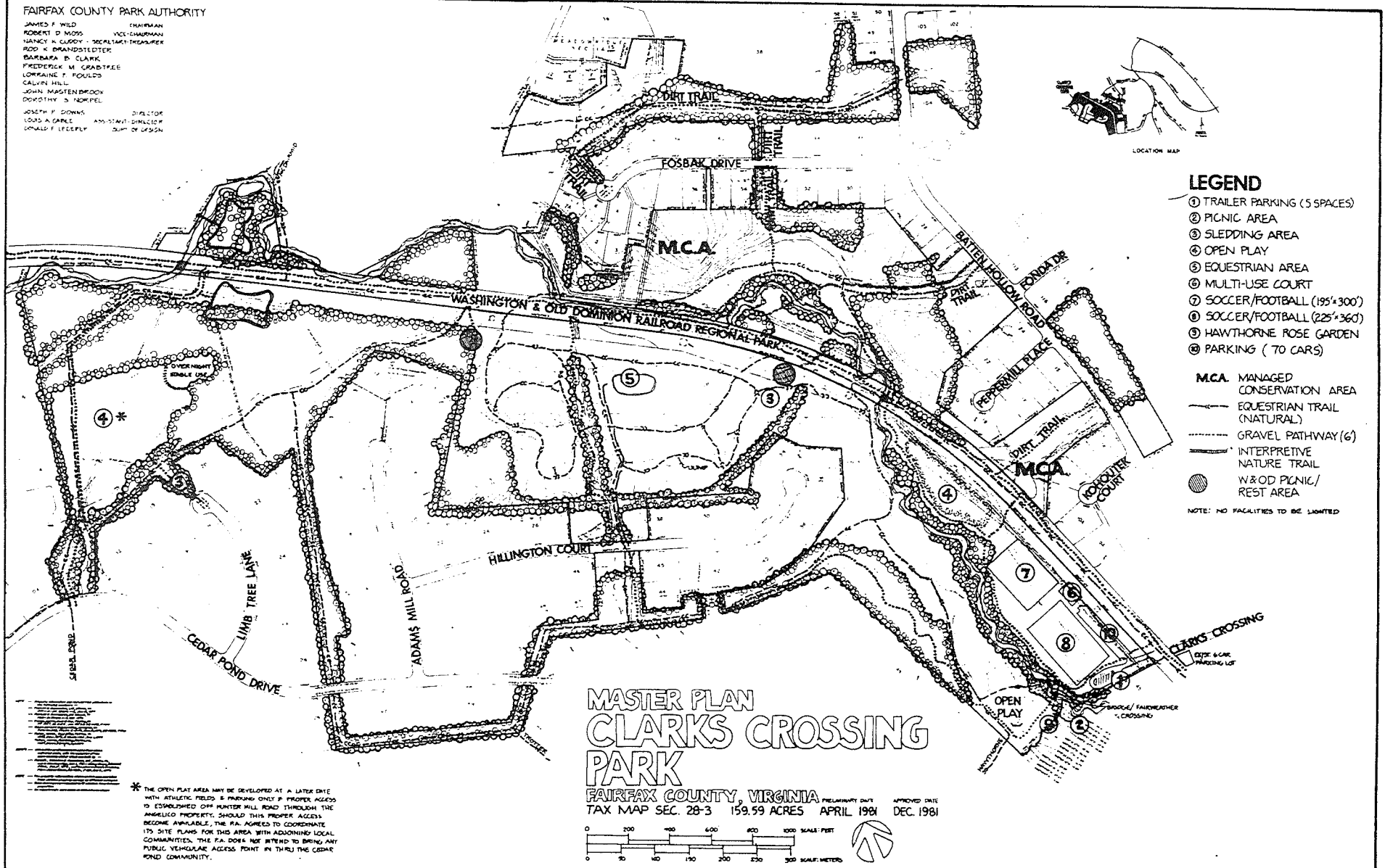
Activity	Estimated Number of Users/Year	Estimated Number of Vehicles/Year
A. Soccer/football field (2)	31,200	14,857
B. Softball/little league field	12,600	6,000
C. Tennis courts (2)/ practice tennis	6,500	3,095
D. Multi-use courts (2)	5,400	2,571 1235
E. Apparatus	1,000	476
F. Picnic areas	51,840	24,685
G. Equestrian use	4,896	2,331
H. Hike/bike/interpretive trails	3,640	1,733
I. Open play areas	2,190	1,042
J. W & OD User	2,520	1,200
	<u>121,786</u>	<u>57,990</u>

Note: One vehicle estimated per 2.1 persons

21,163

FAIRFAX COUNTY PARK AUTHORITY

JAMES F. WILD CHAIRMAN
 ROBERT D. MOSS VICE-CHAIRMAN
 WANDA H. GORDY SECRETARY-TREASURER
 ROSS K. DRANDOLDE
 BARBARA B. CLARK
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 DOROTHY S. NORDEL
 JOSEPH P. DOWNS DIRECTOR
 LOUIS A. GABLE AND STAFF DIRECTOR
 DONALD F. LEESELY DEPUTY DIRECTOR



LEGEND

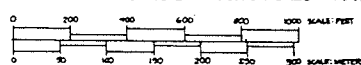
- ① TRAILER PARKING (5 SPACES)
- ② PICNIC AREA
- ③ SLEDDING AREA
- ④ OPEN PLAY
- ⑤ EQUESTRIAN AREA
- ⑥ MULTI-USE COURT
- ⑦ SOCCER/FOOTBALL (195'x300')
- ⑧ SOCCER/FOOTBALL (225'x360')
- ⑨ HAWTHORNE ROSE GARDEN
- ⑩ PARKING (70 CARS)

MCA. MANAGED CONSERVATION AREA
 — EQUESTRIAN TRAIL (NATURAL)
 - - - GRAVEL PATHWAY (6')
 - - - INTERPRETIVE NATURE TRAIL
 ● W&OD PICNIC/REST AREA

NOTE: NO FACILITIES TO BE LIGHTED

MASTER PLAN CLARKS CROSSING PARK

FAIRFAX COUNTY, VIRGINIA
 TAX MAP SEC. 28-3 159.59 ACRES APRIL 1981 APPROVED DATE DEC. 1981



A. SOCCER/FOOTBALL FIELDS

The anticipated primary use of the fields are for organized play. This assumes a six month season, with a field being used 12 times each week for games or practice sessions and 50 persons per game (spectators not included):
 $50 \text{ persons} \times 12 \text{ games/week} \times 26 \text{ weeks} \times 2 \text{ fields} = 31,200 \text{ users/year.}$

B. SOFTBALL/LITTLE LEAGUE FIELD

Primary use of this field will probably be from organized recreation leagues. This assumes a six month season with the field being used two times per day, 7 days per week, 35 persons per game (spectators not included):
 $35 \text{ persons} \times 2 \text{ games} \times 180 \text{ days} = 12,600 \text{ users/year.}$

C. TENNIS COURTS/PRACTICE TENNIS

Based on 15 players per court for a 200 day season. Practice tennis is estimated to attract 500 users per season:
 $15 \text{ players} \times 2 \text{ courts} \times 200 \text{ days} + 500 \text{ practice users} = 6,500 \text{ users/year.}$

D. MULTI-USE COURT

The multi-use court is planned to be a basketball court for unorganized play. A nine month season and 10 persons for each court per day are anticipated:
 $20 \text{ persons} \times 270 \text{ days} = 5,400 \text{ users/year.}$

E. PICNIC AREA

Picnicking is estimated at four persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Six tables are assumed for each area:
 $6 \text{ tables} \times 4 \text{ persons/table} \times 2 \text{ turnovers} \times 180 \text{ days} \times 4 \text{ areas} = 34,560.$

F. HIKE/BIKE TRAILS

Assume 10 persons/day, 7 days/week, year round:
 $10 \times 7 \times 52 = 3,640 \text{ users/year.}$

G. OPEN PLAY AREAS

Assume two persons/day/area/year:
 $2 \times 3 \times 365 = 2190 \text{ users/year.}$

H. EQUESTRIAN USE

Trails/jumps/ring: Assume 20 local horses/day, 6 days/week riding March through November (36 weeks) plus an

estimated 8 trailers/week with 2 horses riding March through November = $20 \times 6 \times 36 + 8 \times 2 \times 36 = 4,896$ users/yr.

I. W & OD TRAIL USER

Assume 30 persons/hour, six hours/day, on weekends from April through October. Of this total, it is assumed that 25% of the people will use Clarks Crossing Park facilities: $30 \times 6 \times 2 \times 28 \times 25\% = 2,520$ users/year.

VIII. DEVELOPMENT COST ESTIMATE

A. VEHICULAR ACCESS

1.	Entrance road (gravel, 22 ' wide, 100 LF @ \$34/LF) bituminous surfacing - (add \$2,720)		\$ 3,400
2.	Parking lot (gravel, 100 cars) \$408/space	\$40,800	
	Trailer spaces (gravel, 5) LS	\$ 4,000	
	Wheelstops/bollards LS	\$ 2,000	
	Bituminous surface (add \$99,200)		<u>\$ 47,800</u>
Total A			\$ 51,200

B. BALLFIELDS

1.	Soccer/football fields (2)		
	Grading, 2,150 CY @ \$5/CY	\$14,750	
	Seeding, 19,300 SY @ \$.40/SY	\$ 7,720	
	Goals, \$1,700 pr. x 2	<u>\$ 3,400</u>	
			\$ 25,870
2.	Little League/Softball (1)		
	Clear and grub, 1 acre	\$ 1,500	
	Grading, 3,580 CY @ \$5/CY	\$17,900	
	Seeding, 4,400 SY @40¢/SY	\$ 1,760	
	Bleacher pad/fencing LS	\$27,600	
	Infield, LS	<u>\$ 4,400</u>	
			<u>\$ 53,160</u>
Total B			\$ 79,030

C ACTIVITIES

1.	Tennis courts (2) w/practice tennis, LS	\$ 62,350
2.	Multi-use courts (2), LS	\$ 14,300
3.	Plaza, LS	\$ 20,000
4.	Play apparatus, LS	\$ 30,100
5.	Picnic areas (6), LS	\$ 25,000
6.	Picnic shelters (2), LS	\$ 41,000
7.	Equestrian area, LS	\$ 10,000
8.	Open play area (3), 62,000 SY @ \$.40/SY	\$ 24,800
9.	Managed conservation area, LS	<u>\$ 5,000</u>
Total C		\$232,550

D. TRAILS

1.	Gravel, 6' wide, 15,000 LF @ \$8/LF	\$120,000
2.	Equestrian, natural, 24,000 LF @ \$1/LF	\$ 24,000
3.	Pedestrian bridge (2) LS	\$ 36,000
4.	Interpretive nature trail 4' wide, 1300 LF @ \$40/LF	\$ 52,000
5.	Trail/service access (off parking lot)	
	Clearing/grubbing	\$ 500
	Gravel, 10 wide, 450 LF	\$ 5,900
	Fair weather crossing	<u>\$18,000</u>
		\$ 24,400
6.	Trail/service access (off Hellington Ct.)	
	Clearing/grubbing	\$ 500
	Gravel, 10' wide, 900 LF	<u>\$11,925</u>
		\$ 12,425

7. Trail/service access (off
Batten Hollow Rd.)

Clearing/grubbing	\$ 500	
Gravel, 10' wide, 1400 LF	<u>\$18,550</u>	\$ 19,050

Total D \$287,875

E. PLANTING

1. Parking lot	\$ 7,000
2. Tennis area	\$ 25,000
3. W & OD rest areas	<u>\$ 5,000</u>

Total E \$ 37,000

SUBTOTAL A - E	\$687,655
20% Contingency	<u>\$137,531</u>
SUBTOTAL	<u>\$825,186</u>
Engineering	<u>\$ 82,518</u>

TOTAL \$907,704

The FY 81 budget for improvement of Clarks Crossing Park is \$192,249. The funds were made available by the 1977 Park Bond Referendum.

IX. COST VS. BENEFIT

The total estimated implementation cost for the park is \$907,704. With an estimated 20,130 people living within a two mile radius of the park, the total development cost breaks down to \$45 per person.

During the first twenty years of the parks operation, an estimated 2,435,720 persons will use the facilities, (121,786 users/year x 20 years). This translates into a cost of 37¢ per park user per visit.

X. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE

CLASS **	FACILITY	UNIT QTY.	UNIT COST	COST
-	Parking lot		LS	\$ 788
-	Entrance road	100	.86 LF	\$ 86
A	Soccer/football (2)	2	\$1,227/FLD.	\$ 2,454
A	Softball/L.L.	1	\$9,217/FLD.	\$ 9,217
A	Tennis court area	2	\$1,175/CT.	\$ 2,350
A	Multi-use court area	2	587/CT.	\$ 1,174
A	Picnic area (6)	6	1197/AC	\$ 7,182
B	Picnic shelter (2)	2	LS	\$ 2,050
B	Play apparatus area	1	LS	\$ 1,161
C	Equestrian trail	24,000	.43/LF	\$10,320
C	Hike/bike trail	15,000	.31/LF	\$ 4,650
B	Open play area	8.7	627/AC	\$ 5,454
C	Equestrian area	.275	627/AC	\$ 172
C	Interpretive trail	1300	2 LF	\$ 2,600
TOTAL				\$49,658

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

XI. PHASING

There is approximately \$192,349 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 \$907,704, construction of facilities will occur in several phases.

Recommended Phase I - FY 81

Entrance road (gravel)	\$ 3,400
Parking lot (gravel)	\$ 42,800
Trailer lot (gravel)	\$ 5,000
Soccer fields (2)	\$ 25,870
Picnic areas (2)	\$ 4,000
Equestrian area (all)	\$ 10,000
Equestrian trails (24,000 LF)	\$ 24,000
Service road (900 LF)	\$ 12,425
Hike/bike trail (2000 LF)	\$ 16,000
Subtotal	\$143,495
10% design fee	\$ 14,349
Subtotal	\$157,844
20% contingency	\$ 31,568
Total Phase I	\$189,413

Recommended Phase II - FY 85

Interpretive trail (1300 LF)	\$ 52,000
Play apparatus (partial)	\$ 15,100
Picnic area (2)	\$ 8,000
Subtotal	\$ 75,000
10% design fee	\$ 7,500
Subtotal	\$ 82,500
20% contingency	\$ 16,500
Total Phase II	\$ 99,000

Recommended Phase III

Remainder of activities and trails	\$606,691
10% design fee	\$ 60,669
Subtotal	\$667,360
20% contingency	\$ 13,347
Total Phase III	\$800,832

Note: Money for Phase Two and other future capital improvements will be from Park Bond CIP's as approved through the referendum process.



Fairfax

County

Park

ATTACHMENT I
Authority

M E M O R A N D U M

To: Chris Hoppe

Date: 5/8/79

From: Gene Biglin

Subject: Clarke Crossing

Clarke Crossing is a 97.98 acre park located in Centerville Magisterial District. At present, limited access is obtained at 9850 Clarke Crossing Road, Vienna. The abandoned W.&O.D. trail, now owned by the Northern Virginia Regional Park Authority, cuts through the park in a general Northeast, Southwest direction.

The topography generally varies from hilly to steep with the exception of two flat, open fields.

Mixed forest areas make up approx. 20% of the site and are located on fairly steep slopes. Tree species include: Tulip Poplars, White oak, American Holly, Virginia Pine, Hickory and others.

The two large open areas make up about 38% of the park but are either in the flood plain or have a high water table, resulting in wet areas that probably exist most of the year.

Reverting fields make up about 30% of the park. The plant species present include: Red Maple, Staghorn Sumac, brambles, Red Cedar plus a variety of grasses, mustards and other flowering plants. These fields have significant wildlife value. A fairly large variety of song birds and birds of prey are present in the park.

The soils present include the Chewacla, Glenville and Glenelg series. All are susceptible to erosion and wet areas.

Piney Branch, a fairly large stream, meanders through the park. The water quality is not known at this time. The stream is bordered by a variety of very large trees consisting of Tulip Poplar, Birch and others.

As mentioned earlier, the highlight of the park is the significant wildlife value of the reverting fields. These fields should be designated a Managed Conservation Area and a Natural Resource Management Plan should be established.

The forested areas are on slopes that are probably too steep to allow much development, and should be included in the Managed Conservation. The large open areas appear to be the likely location for any active recreational development, but they also have limitations. The soils are subject to erosion, and they are either in the flood plain of Piney Branch or have a very high water table.

If closer study reveals that these open areas are "workable" for recreational development, buffer zones should be established to protect the remainder of the park's natural areas and an interpretive trail system should be established through the forested areas and the reverting fields.

cc

Beckner
Dist IV Files

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 Chewacla silt loam; 2 Glenville silt loam; 3 Glenelg silt loam-eroded hilly
4 Manor silt loam-hilly; 5 Manor silt loam-Steep; 6 _____

Description: Glenelg, because of steep slopes is highly susceptible to erosion, run off develops and is difficult to compact.
Chewacla-nearly level, poorly drained soil with high water table, usually subject to flooding.
Glenville- erodable, poor, percolation and a high water table.
Manor- susceptible to erosion-good percolation

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

Hilly to steep with various drainages and a major stream valley.
Two large open "flat areas which are either in the flood plain or have a high water table.

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.

The "human" impact felt on the area is directly related to the use of "off Road" vehicles and horses.

The area is apparently used often for both 4-wheel driving and horse backriding.

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> (not surveyed)	
Roads <input checked="" type="checkbox"/>	Open space <input checked="" type="checkbox"/>	Tennis <input type="checkbox"/>	Trails <input type="checkbox"/>
Trails <input checked="" type="checkbox"/>	Sing. Fam. Homes <input checked="" type="checkbox"/>	Ballfields <input type="checkbox"/>	Walkways <input type="checkbox"/>
Public Easement <input checked="" type="checkbox"/>	Townhouses <input type="checkbox"/>	Playground <input type="checkbox"/>	Swimming <input type="checkbox"/>
Houses <input type="checkbox"/>	Apartments <input type="checkbox"/>	Tot Lot <input type="checkbox"/>	Nature Trails <input type="checkbox"/>
Other Buildings <input type="checkbox"/>	Business <input type="checkbox"/>	Picnic <input type="checkbox"/>	Cons. Area <input type="checkbox"/>
Private Dump <input type="checkbox"/>	School <input type="checkbox"/>	Multi-Use Ct. <input type="checkbox"/>	Other <input type="checkbox"/>
		Shelter <input type="checkbox"/>	
		Restrooms <input type="checkbox"/>	
		Parking Lot <input type="checkbox"/>	
		Fishing <input type="checkbox"/>	
		Boating <input type="checkbox"/>	

Briefly describe initial impressions of the site:

Undeveloped site with limited access. Reverting fields are tremendous for wildlife, especially songbirds. The managed or open fields appear to be in the flood plain and probably have "wet spots" most of the year.

Briefly describe any special features of the site:

Recommended public use (recreational/interpretive):

Due to topographic and Hydrologic conditions active recreation should be limited to specific ~~sites~~ ^{sites}. (carefully selected).. These intensively used sites should be buffered from the more sensitive areas.

Recommended further actions (Conservation Division):

None ☐
Baseline Survey ☐
Interpretive Plan ☐
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 5-8-79 Gene Beglin
DATE BY

ATTACHMENT I

Following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name Clarke Crossing Tax Map # 28-3 Acres 97.98 Mag. District Centerville
Street Location/Access 9850 Clarke Crossing Road
Naturalist District IV Planner Assigned Chris Hoppe

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	.5	1.0	1.0	1.0	0
Hardwood Forest	14.0	2.0	2.0	2.0	.5
Mixed Forest	6.0	3.0	3.0	2.0	.5
Open Field					
Managed Field	38.0	1.0	1.0	1.0	2.0
Reverting Field	31.5	2.0	4.0	3.0	1.0
Stream Valley	10.0	2.5	3.0	1.5	.5
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

The Managed Fields are either in the flood plain or have a high watertable, resulting in "wet-spots" that probably exist most of the year.

The forested areas are all on fairly steep slopes

The area of the park adjoining the private properties along Fosdack Dr. consist of very steep slopes

The reverting field areas have significant wildlife value.

SOILS DESCRIPTION
Attachment II

A. Mixed Alluvial Land (0-2% slope) - Floodplain

This soil is derived from recent soil materials which have washed from the uplands and deposited along the stream bottom. It consists mainly of poorly drained soils including very sandy areas and is subject to frequent flooding. The soil is acid in reaction.

B. Chewacla Silt Loam (0-2% slope)

This silt loam is a somewhat poorly to moderately drained fertile soil derived from fine soil materials that have washed from upland soils. It occurs on level stream bottoms, is moderately acid (pH 5.5-6) and is subject to flooding.

C. Glenville Silt Loam

This silt loam is a deep, moderately well to somewhat poorly drained soil in the upper courses of drainageways, in swales uplands, in saddles between major drainage sheds and on lower footslopes influenced by seepage. Runoff is moderately slow. Internal drainage is slow with the water table rising within 16 to 24 inches of the surface or into the upper subsoil during prolonged rainy seasons. Reaction is strongly acid (pH 5.0-5.5). Natural fertility is moderately low. The available water holding capacity is moderate to high. Erosion is not a hazard because the soil is in depressions and on gently sloping footslopes.

D. Meadowville Silt Loam

This silt loam is a deep, brown, well-drained, friable, fertile soils and occurs in depressions along drainage ways. Wet spots occur in places, natural fertility and water-holding capacity is moderate to high. Soil pH is acid (pH 5.0-6.0).

E. Manor Silt Loam, Hilly Phase

This silt loam is a strongly sloping, excessively drained and weakly developed soil. Because of the steep slopes and porous subsoil, the soil has a low water-holding capacity, low fertility and is strongly acid (pH 4.5-5.0).

F. Manor Silt Loam, Steep Phase (25% + slope)

This soil differs from Manor Silt Loam, Hilly Phase above in having steeper slopes. Runoff and internal drainage is rapid, erosion susceptibility is high.

G. Elioak Silt Loam, Rolling Phase

This is a well drained, rolling soil that occurs on ridge tops with medium to low natural fertility, with moderate water-holding capacity and is strongly acid.

Attachment II

H. Glenelg Silt Loam, Undulating Phase

This well-drained, friable soil is low to fair in organic matter and natural fertility and is one of the most productive soils in the county. It has good water-holding capacity and is strongly acid (pH 5.0-5.5).

I. Glenelg Silt Loam, Eroded Hilly Phase (14 - 25% slope)

This soil is similar to Glenelg Silt Loam, undulating phase above except that it has steeper slopes and is more shallow to bedrock. Runoff is rapid, internal drainage is medium and the soil is naturally excessively drained.

J. Wehadkee Silt Loam - Floodplain

This silt loam is a wet, poorly drained, highly mottled soil found on flat stream bottoms. It is derived from fine soil materials which have washed from upland soils and is subject to frequent flooding. The soil has water on or near the surface during wet seasons and is strongly acid (pH 4.0-4.6).

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Donald F. Lederer, Superintendent
Design Division DATE March 4, 1981

FROM: Suzanne G. Lambert, Assistant Supervisor *SL*
Park Police

FILE NO:

SUBJECT: Clarks Crossing Park Preliminary Master Plan Stake-Out

REFERENCE:

Clarks Crossing is a linear shaped 98 acre park located at the dead end of Clarks Crossing Road. It is bounded on the north by one family residential houses. The WO&D trail, owned by Northern Virginia Regional Park Authority, divides the park north and south.

Present planning proposed includes traffic stop signs and speed bumps for areas with vehicular access. Additionally, two soccer/football fields are proposed with a 100 car parking lot located in the southeast corner of the land parcel. These are all visible from the presently existing parking lot for easy patrol. Beyond the soccer fields another ball field is being proposed. This particular one, as sited, is difficult or impossible to adequately patrol. Although a fair weather crossing and footbridge will be provided for emergency vehicles and pedestrians, it should be noted that the area will prove troublesome as there is a great deal of shrubbery and foliage in the area making it particularly conducive to juvenile gatherings and vandalism. Any vegetation that could be cut so as to make the ball field visible from the parking lot proposed would help to ensure the safety and security of the land and its visitors.

Currently, there exists an equestrian trail situated behind and around the ball field. There was some discussion in re-routing this for the safety of the riders.

An open play area has been designated and is located in close proximity to the trail which ensures not only easy access but facilitates its patrol.

There are four picnic/hitching post areas in the preliminary plan. Three of these areas are located in open country along hilltops. The one remaining is located in a wooded section of Tamarack Subdivision. Although this retreat offers privacy to its legitimate users, it may also encourage illicit juvenile gatherings. Since this park will not be provided with lighting, an area surrounded by dense vegetation encourages unlawful activities. Because of this, I would recommend the area be deleted from the plans.

Donald F. Lederer, Superintendent
March 4, 1981
Page Two

The land behind Fosback Drive that is designed for a playground and picnic area is again a questionably secure location. Crime detection and patrol will be difficult unless foliage and vegetation are greatly reduced. In this way it would be possible for those persons who reside in houses nearby to provide additional supervision for children, and detection of would-be vandals.

Finally, the soccer/football fields located behind Limb Tree Lane are again surrounded by housing which can ensure greater park security. The proposed 50 foot easement provides easy access for patrol and emergency vehicles. A recommendation was made to move the proposed picnic area closer to the parking lot where it could be more closely supervised.

In closing, I would add that it is hoped these comments assist you in your planning for safety in Clarks Crossing Park. If any further assistance or clarification is needed, please feel free to contact me.

SGL/lw

1511-1111
1511-1111
1511-1111

Northern Virginia Regional Park Authority

Created under the Virginia Park Authorities Act

11001 Popes Head Road, Fairfax, Virginia 22030

DARRELL G. WINSLOW
Executive Director
DAVID V. BROWN
Operations Director
DAVID C. HOBSON
Capital Programs Director

Area Code 703
278-8880

February 14, 1980

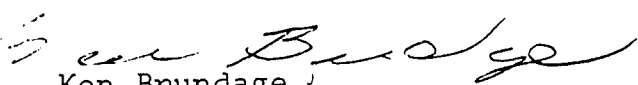
Mr. Chris Hoppe
Landscape Architect
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Hoppe:

Enclosed is a resource inventory of the Washington & Old Dominion Railroad Regional Park. It describes the character of the right-of-way near Clarks Crossing and the status of our ongoing trails construction.

Should additional information be of help in completing your assessment of Clarks Crossing Park, please let me know.

Sincerely yours,


Ken Brundage
Project Coordinator

DKB:kws
Enclosure

MEMBERS — PARTICIPATING JURISDICTIONS

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RESOURCE INVENTORY

ATTACHMENT V

W&OD Railroad Regional Park

The following description and commentary is submitted to the Fairfax County Park Authority for their use in master planning Clarks Crossing Park. FCPA's planning process includes the identification and evaluation of cultural, physical and aesthetic characteristics of park sites and of the immediate neighborhood.

The W&OD RR Regional Park is a 100-foot wide right-of-way which bisects Clarks Crossing Park. The right-of-way is newly acquired. Clean up of the site and initial trails construction is now in progress. A major trails construction project will begin during the spring of 1980. The W&OD RR Regional Park, like Clarks Crossing Park, is now in the planning stages although the elements of its implementation are somewhat farther along.

The scope of this inventory is limited to the physical and cultural resources of the regional trail.

The physical inventory describes the present character of the railroad right-of-way and the type of trail development which will occur in the near future. The right-of-way is culturally important chiefly because of the recreation pursuits which occur along it. As is pointed out, the right-of-way is also a part of local heritage due to the historic nature of the railroad.

Physical Resources

The railroad right-of-way from Clarks Crossing Road to Hunter Mill Road will be discussed in some detail.

The right-of-way is 100 feet in width. The property line is 44 feet to the south of the center of the original track alignment and 56 feet to the north. Existing farm fences generally reflect the location of the boundary. There is an existing gravel path on the railroad bed which generally follows the track alignment. Sheets 3, 4 and 5 of the February 1, 1979 boundary survey by Bengston, DeBell and Elkin, Inc. show the Clarks Crossing area.

The railroad bed is elevated as it crosses Clarks Crossing Park. It acts as a levee against Piney Branch in several places. The width of the top of the embankment is approximately 20 feet.

The Park Authority plans to lay an 8-foot wide bituminous asphalt surface on the railroad bed generally following the existing gravel path. A paralleling route for horseback riding and backpack hiking is also to be provided. The bridle trail will begin at Clarks Crossing Road and proceed westward through Herndon.

From Clarks Crossing Road to Piney Branch an existing dirt road on the south side of the railroad embankment will be utilized for this second trail. A ford has been constructed at Piney Branch. The bridle trail remains on the south side of the right-of-way for approximately 20,000 feet. At the crest in the land near VEPCO pylon 121-59 the bridle trail will join the railroad bed. A gravel shoulder beside the paved trail will carry horse traffic across Difficult Run bridge and on to Hunter Mill Road.

There is a horse ford across Difficult Run on the north side of the railroad bed. Due to storm damage this ford has been abandoned. Initial grading for the bridle trail was done during the fall of 1979. Additional improvements will include laying a gravel tread where necessary to stabilize the trail surface.

All trails construction work is confined to the regional park right-of-way. The Park Authority will entertain proposals to make connections to other public trails, but at this time is limiting its mission to the establishment of the regional trail. Two wooden bridges have been constructed which cross Piney Branch and Difficult Run.

The present character of the right-of-way will be little changed by trails construction. As a part of the project, barren areas may be seeded and the Park Authority will assume the maintenance of the right-of-way. No other major elements of park construction are envisioned at this time.

It should be pointed out that the Virginia Electric and Power Company which previously owned the property retains some rights, especially with regard to the transmission of electric power within the right-of-way.

Cultural Resources

Present Recreation Uses

The W&OD RR right-of-way is the newest linear park in Northern Virginia. The right-of-way starts at North Washington Street (Rt. 28 211) in Arlington County. It terminates in Purcellville, Virginia, 37 miles to the west. An additional land acquisition will be made in Arlington County. Ultimately, the park will have its eastern terminus near Shirlington.

Since acquisition in 1978, trails construction has been ongoing especially east of Clarks Crossing.

Clarks Crossing is approximately 7½ miles from Washington Street. Today it tends to be the western limit of heavy trail traffic. There is a paved path from Washington Street to Vienna and a gravel trail over the 1½ mile distance from Vienna to Clarks Crossing. At present, most traffic is from the east. Although the trail is pass on foot or horseback westward for 20 miles to Goose Creek, a washou in Reston and other constraints discourage through bicycle traffic.

In October of 1979 the W&OD Regional Trail was open between Fairfax Church and Vienna. Although there has been no formal survey of trail use, some observations have been made. During the fall on fair weekends, total trail use approximated 30 persons per hour near Clarks Crossing. This level of use tended to have two peaks--one at mid-morning and one in the early afternoon. There seemed to be an equal number of walkers and cyclists. Individual horseback riders numbered several per hour. Larger groups of trail riders came through occasionally.

There are now several organized bicycle rides each month from Arlington to Vienna. These trips are organized by local touring clubs. The Boy Scouts have organized one hike from Herndon to Purcellville in which several hundred boys took part. This may become an annual event. The Virginia Society of Ornithology conducts frequent bird trips on the trail.

There is very little hard data on levels of use of public trails.

or on constraining factors that affect their use. But there does seem to be a significant potential for increasing use of the W&OD trail for all through a trails improvement program.

Future Recreational Uses

A major trails construction project will begin this fall in the vicinity of Clarks Crossing. The asphalt trail, which now terminates in Vienna, will be extended through Herndon. A parallel hiking and riding trail will be provided adjacent to the paved path. West of Herndon a multi-use gravel trail will be established to Leesburg. This phase of construction also includes the erection of three bridges near Leesburg, one of them being at Goose Creek. The regional trail will then be open to the Leesburg Bypass. Trail continuity to Purcellville awaits the resolution of difficulties in crossing the Leesburg Bypass. Design of these crossings is under study by the Park Authority.

It is difficult to predict the amount of additional traffic which these trails improvements will generate. In all likelihood most traffic will be generated locally by people who live within several miles of the trail.

A regional overview is appropriate however. When the next phase of trail development is complete, a paved bicycle path will make connection with other public trails. Washington, Alexandria and Mount Vernon will be within an easy one day bicycle ride. The regional trail at Leesburg will be within six miles of the C&O Canal via Whites Ferry. Purcellville is within nine miles of the Appalachian Trail.

Historic Resources

The railroad was begun in 1847 and by the Civil War had reached Leesburg. Service ended in 1968. Hunter Station was a stop on the line although nothing remains of the station which was located near Hunter Mill Road. The abutments and piers of the wooden bridges which cross Piney Branch and Difficult Run date from the railroad. For historical information on the W&OD Railroad, see Rails to the Blue Ridge by H. H. Harwood, Jr., or Washington & Old Dominion Railroad by Ames W. Williams. Both are available at local libraries.

DH Brundage
Project Coordinator
2-11-80