

Please help us distribute this information to friends and groups interested in this topic.

This preliminary plan is not final at this point in the process.

We urge you to comment. All area residents are invited to attend the public hearing for this park on _____ at 8:00 p.m. at the _____ school.

**PRELIMINARY
MASTER
PLAN
REPORT**

**FAIRFAX COUNTY
PARK AUTHORITY**

FEBRUARY 1984

FITZHUGH PARK

PRELIMINARY
MASTER PLAN REPORT

OF

FITZHUGH PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR
LOUIS A. CABLE, ASSISTANT DIRECTOR
JAMES A. HEBERLEIN, ASSISTANT DIRECTOR
DONALD F. LEDERER, SUPERINTENDENT OF DESIGN
DAVID S. JILLSON, LANDSCAPE ARCHITECT COORDINATOR

AUTHORITY MEMBERS:

JAMES F. WILD, CHAIRMAN
FREDERICK M. CRABTREE, VICE CHAIRMAN
BARBARA B. CLARK, SECRETARY-TREASURER
KAYE SLOAN BURKE
JAMES LEWIS, III
JOHN MASTENBROOK
ALAN E. MAYER
ROBERT D. MOSS
DOROTHY S. NORPEL
RAYMOND W. PHILIPPS

PREPARED BY:

KILDUFF ASSOCIATES, P.A.

FEBRUARY 1984

FITZHUGH PARK

Table of Contents

<u>Section</u>	<u>Page No.</u>
I. Introduction	1
A. Objective	1
B. Master Plan Definition	1
C. Park Categories	1
D. Community Park Definition	2
E. Planning Process	2
F. Location and Description	2
G. Acquisition	4
H. History	4
Location Map (Figure 1)	3
II. Site Analysis	4
A. Off Site Factors	4
1. Fairfax County Comprehensive Plan	4
2. Primary Service Area	5
3. Existing Land Use	5
Land Use Plan (Figure 2)	6
4. Zoning and Proposed Land Use	7
5. Population	7
Zoning Map (Figure 3)	8
6. Nearby Schools	9
7. Nearby Parks	9
8. Other Recreational Facilities	10
9. Access to the Park	10
Nearby Parks and Schools (Figure 4)	11
Public Recreational Facilities: Primary and Secondary Service Areas (Figure 5)	12
Recreational Facilities Deficiency Table (Figure 7)	13
10. Utilities	14
11. Hydrology	14
B. Site Factors	14
1. Slopes	14
2. Soils	16
Slopes (Figure 8)	15
Soils (Figure 9)	17
3. Existing Conditions/Visual Character	16
Existing Conditions (Figure 10)	18
4. Drainage	19
5. Vegetation and Wildlife	19
Vegetation (Figure 11)	20
6. Utilities	21

<u>Section</u>	<u>Page No.</u>
C. Summary Analysis	21
Summary Analysis (Figure 12)	22
D. Conclusions	23
1. Development Constraints	23
2. Development Potentials	24
 III Program Development	 25
A. Development Preference Survey	25
1. Response	25
B. County Comments	26
1. County Archaeologist	26
C. Special Interests	27
1. Citizens Groups	27
 IV Preliminary Master Plan	 27
A. Concept	27
B. Alternative Development Schemes	28 & 29
Plans (Figures 13 through 17)	30 - 34
C. Plan Description	35
Preliminary Master Plan (Figure 18)	37
D. User Levels	38
E. Preliminary Cost Estimate	39 - 42
F. Cost vs. Benefit	42
G. Preliminary Annual Maintenance and Operating Costs	43
Maintenance Plan (Figure 19)	44
H. Recommended Phasing	45
 Appendix Items to follow	
1. Comprehensive Plan	
2. Soils Report	
3. Naturalist's Report	
4. Forum Announcement/Summary	
5. County archaeologist's comments	
6. Shoemaker letter	
7. Prinbanic letter	
8. Tucker letter	
9. Brinson letter	

FITZHUGH PARK

I. INTRODUCTION

A. OBJECTIVE

The objectives of this report are to plan the most appropriate use of the park and to supplement the plan prepared for Fitzhugh Park by outlining the methodology and information base which was used.

B. MASTER PLAN DEFINITION

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 prepared 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 and funds available for development.

C. PARK CATEGORIES

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 following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. 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 above. All of these park categories 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.

D. COMMUNITY PARK DEFINITION

A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work, or weekend activities with parking. The criteria for the selection of this type of park are flexible so as to allow for maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are smaller ones serving the county's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking trails, and lighting where necessary, or they can be wooded, suitable for passive uses.

E. PLANNING PROCESS

This park was planned by a process which included the following major phases:

1. Systematic analysis of on-site and off-site factors.
2. Solicitation and evaluation of citizen and County recommendations for development.
3. Production of a master plan.

F. LOCATION AND DESCRIPTION (Figure 1)

Fitzhugh Park is located in the Annandale Supervisory District (map section 70-4), at 4966 Americana Drive, Annandale, approximately 1½ miles southwest of the intersection of Little River Turnpike (Rt. 236) and Heritage Drive. The parcel's size of 10.863 acres is within the range typical for community parks. Bordering the park are the Ravensworth Park Subdivision to the east, Americana Drive to the north, and the Capital Beltway, Rt. 495, to the west.

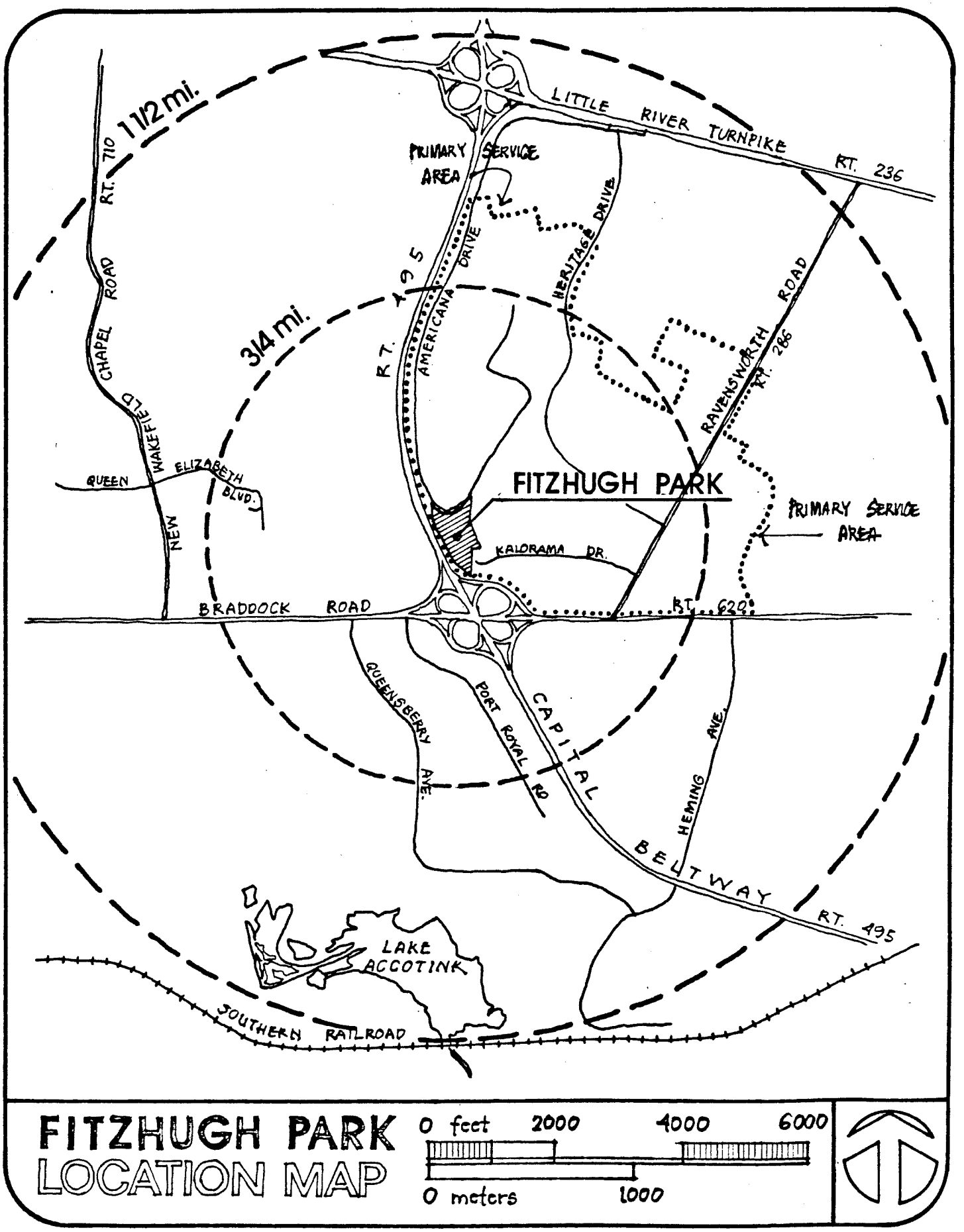


FIGURE 1.

G. ACQUISITION

The Fairfax County Planning Commission approved transfer of ten surplus school site (including Fitzhugh) to the Fairfax County Park Authority for park use in February, 1978. The project was selected by the Park Authority based on the Park Advisory Committee activities, Park Authority and County staff recommendations, and citizen involvement.

H. HISTORY

In 1685, Colonel William H. Fitzhugh purchased 24,112 acres from John Matthews including all of the area which is presently Annandale. This constituted the largest single parcel of land granted in Northern Virginia. Col. Fitzhugh renamed the land "Ravensworth" after the barons of Ravensworth in England. Upon his death in 1701, the land was divided equally between his sons - William Jr. inherited the southern portion and Henry inherited the northern portion. Col. Fitzhugh's sons and grandsons built the three legendary mansions of: Ravensworth, Ossian Hall, and Oak Hill. Of the three, only Oak Hill still stands. The 10.8 acres which is now Fitzhugh Park appears to have been a residue parcel which was either donated to or sold to the Planning Commission when the Bristow and Ravensworth Park Subdivisions were built. In February 1978, the Planning Commission transferred the parcel from its designation as a surplus school site to the Fairfax County Park Authority for park use.

II. SITE ANALYSIS

A. OFF SITE FACTORS

1. Fairfax County Comprehensive Plan (Appendix 1)

The County's Comprehensive Plan for the Annandale Planning District states that the major objective of the Area I plan is to protect and enhance the existing stable neighborhoods. With regard to Public Facilities, it recommends that there is a substantial need for "local neighborhood parks." They were defined as parks within close access of local neighborhood residents which would encourage pedestrian access as opposed to vehicular trips. The Ossian Hall Community Planning Sector A-10, further reinforces this desire to develop neighborhood parks by specifically recommending the development of Fitzhugh Park.

2. Primary Service Area (Figure 1)

The primary service area is the general area where most of the park's frequent users live. For a community park, the radial distance is about 3/4 mile from the center of the park. This distance is considered a maximum for convenient pedestrian or bicycle access. It is further defined by physical constraints or barriers preventing a person from conveniently reaching the park, such as highways or impassable streams.

The primary service area for Fitzhugh Park extends beyond the 3/4 mile radius in order to include neighborhood boundaries, roads and barriers. The service area has been established for planning purposes as the area defined by Route 495 to the west, Patriot Drive/Annandale High School to the north, Bradford Drive to the east, and Braddock Road to the south. Estimated population within the primary service area is 7,356 (based on dwelling counts). The population of the 3/4 mile radius is 10,150 (based on dwelling counts).

The secondary service area has been established as the area roughly defined by: Rt. 236, Little River Turnpike, to the north, the Southern Railroad tracks to the south, Wakefield Chapel Road to the west, and Backlick Run to the east. The estimated population within the secondary service area is 25,315 (based on dwelling counts). The population of the 1½ mile radius is 20,942 (based on dwelling counts).

The secondary service area of 1½ mile radius from the park's center is considered to further define recreational deficiencies. If a facility is adequately available in the primary service area but is deficient in the secondary service area, then it may be necessary to include it at the park.

3. Existing Land Use (Figure 2)

The land surrounding the park area is primarily residential with the Ravensworth-Park subdivision single-family homes to the east, and the Bristow Village townhouses to the north. The Beltway, Route 495, runs along the western and southern boundaries.

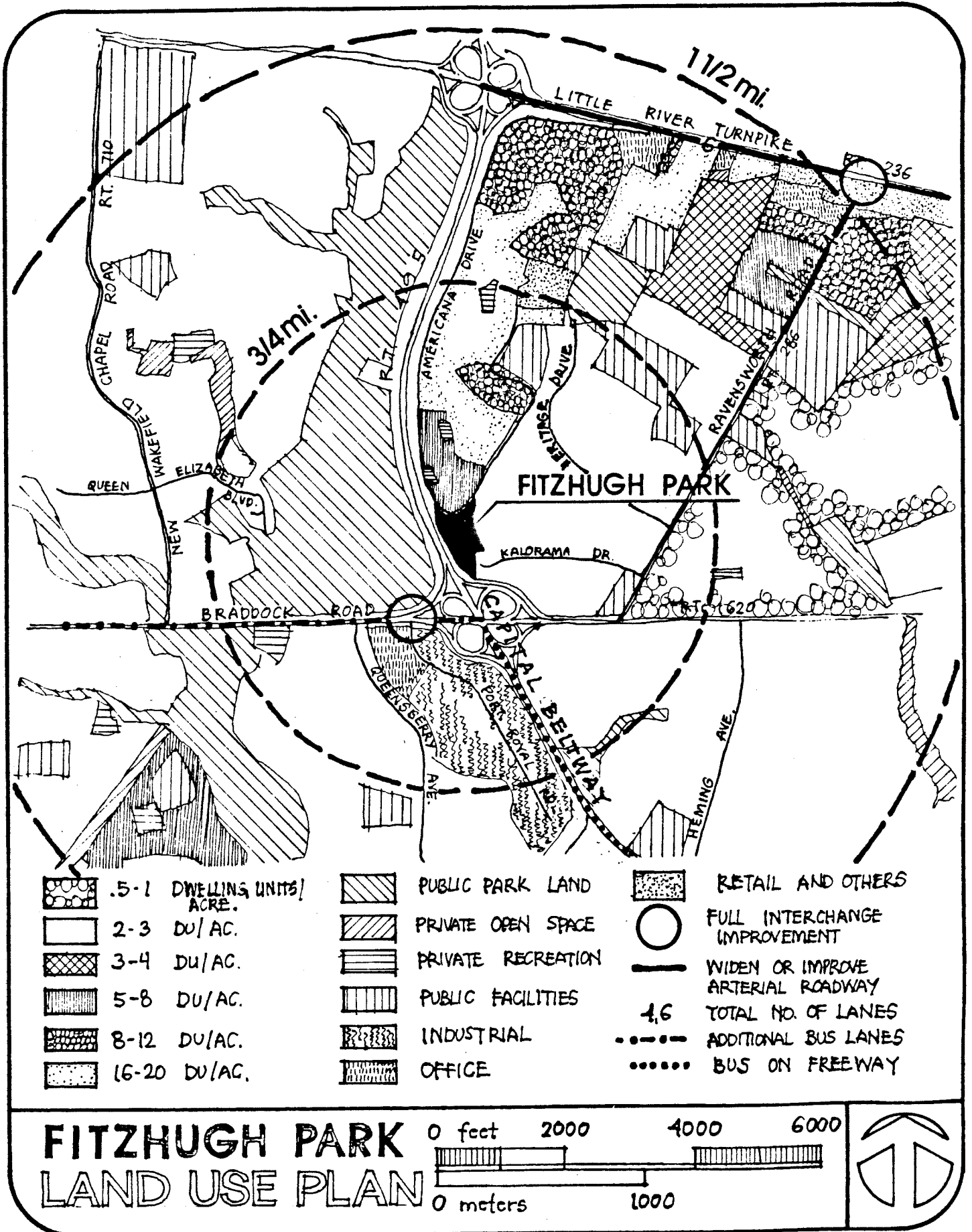


FIGURE 2.

4. Zoning and Proposed Land Use (Figure 3)

North of Fitzhugh Park, the Bristow Village townhouse property is zoned R-20. The Ravensworth Park subdivision to the east and south is zoned R-3 (1/3 acre residential).

According to the Comprehensive Plan, very little acreage remains undeveloped in the Ossian Hall Community Planning Sector. Future land use is based on the principal of compatible infill in an effort to preserve the stable residential neighborhoods.

The residential areas immediately adjacent to Fitzhugh Park are presently identified as stable residential neighborhoods and future land uses, such as the development of the park, are recommended means of maintaining that stable character.

5. Population

Area I, within which lies the Annandale Planning District, is the most highly developed and populated area of Fairfax County. Area I contains nearly 30% of the county's population, yet it is one of the slowest growth areas. This is because only approximately 22% of the land is vacant, most of which occurs in small scattered parcels. Projected area growth rates call for slightly more than 1% annually. The population projections of the Annandale Planning District and the Ossian Hall Community Planning Sector A-10, within which Fitzhugh Park is located, reflect this low annual growth rate. The median income of the Annandale Planning District is significantly above the county's median, and the racial composition for Area I has remained roughly the same since 1960. Generally, the area's population reflects the stable character associated with its neighborhood.

The Annandale Planning District's population in 1974 was 68,905 and the projected 1990 population is 80,369. The Ossian Hall Community Planning Sector A-10 had a population of 12,969 in 1974, a projected increase of 5,066 by 1990 would bring the total to 18,035. Within Fitzhugh Park's primary service areas, the current 1980 sub-census tract figures put the population at 7,356 and the projected year 2000 population at 7,478. The current secondary service area population is 25,315 on the 1980 sub-census tract figures and the projected year 2000 population is 22,787.

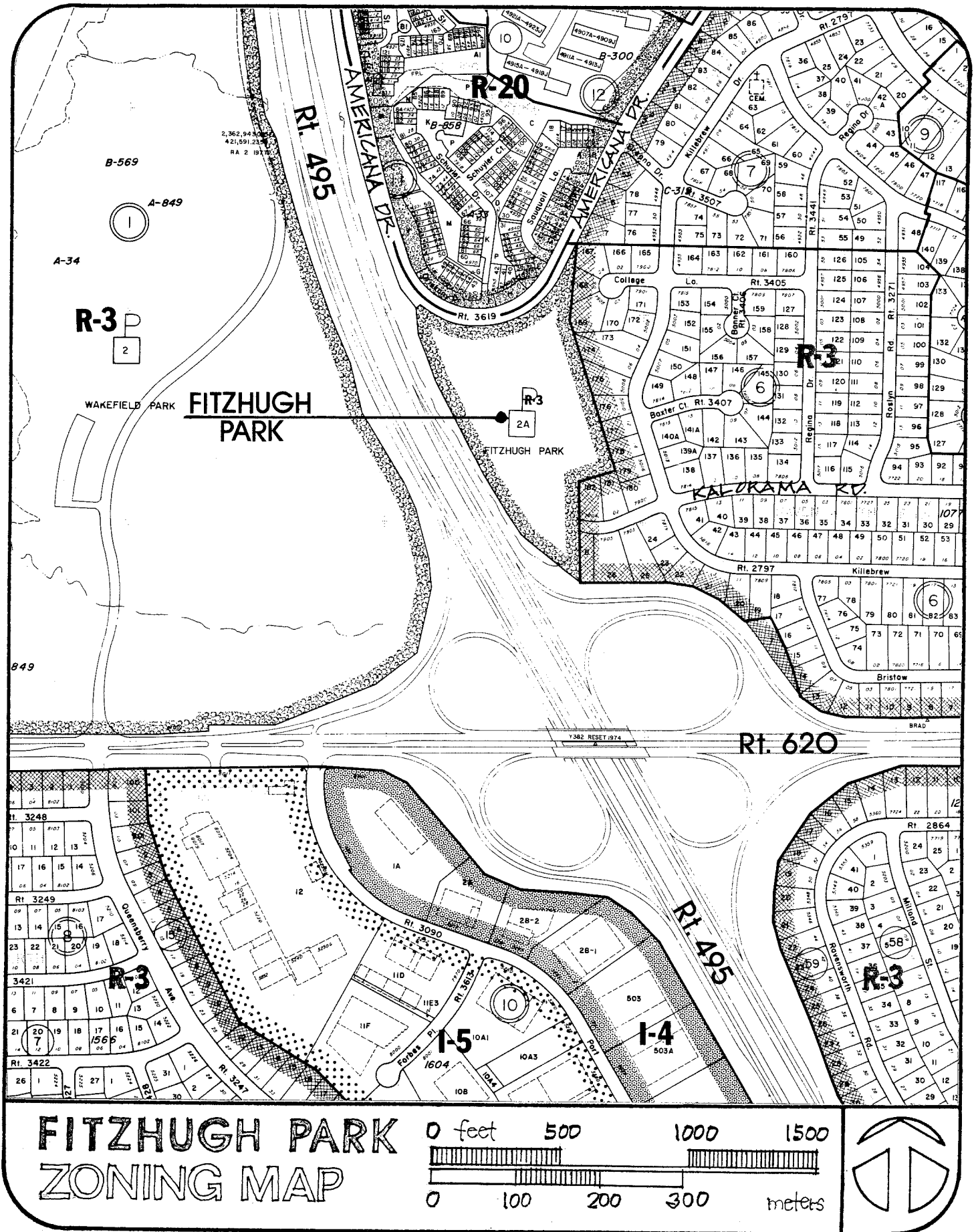


FIGURE 3.

6. Nearby Schools

(within primary service area -Figure 4)

- Braddock Elementary School - 2 play apparatus areas, 2 softball/baseball fields, 2 basketball courts, 1 soccer field
- Annandale High School - 2 baseball fields, 2 soccer/football fields, 5 tennis courts, running track

(within secondary service area - Figure 4)

- Kings Park Elementary School - 2 softball fields, 2 basketball courts, 2 apparatus areas
- Kings Glen Elementary School - 1 softball field, 2 basketball courts, 1 soccer field, 1 apparatus area
- Ravensworth Elementary School - 2 softball fields, 2 soccer fields, 2 basketball courts, 2 tennis courts, 2 apparatus areas
- North Springfield Elementary School - 2 softball fields, 2 soccer fields, 1 apparatus area
- Chapel Square Elementary School - 2 softball fields, 1 soccer field, 2 basketball courts, 2 apparatus areas
- Annandale Terrace Elementary School - 2 softball fields, 1 soccer field, 2 basketball courts, 2 tennis courts, 2 apparatus areas

7. Nearby Parks

(within primary service area)

- Oak Hill Park (undeveloped)
- Wakefield Park - 3 baseball fields, 3 little league fields, 2 soccer fields, 3 basketball courts, 10 horseshoe courts, 11 tennis courts, 1 practice tennis, 2 platform tennis, 16 shuffelboard courts, 1 tot lot, 1 hiking/biking/jogging trail, 1 nature trail, 1 picnic area, 1 shelter/restroom, parking, open play area

(within secondary service area)

- Backlick Park - 1 basketball court, 1 horseshoe court, 2 tennis courts, 2 practice tennis, 1 tot lot, 1 hiking/biking/jogging trail, 1 nature trail, 1 picnic area, 1 shelter/restroom, parking, nature area, open play.
- Howery Field - 4 little league fields, 1 soccer field.

- Lake Accotink Park - 1 baseball field, 1 basketball court, 1 tot lot, hiking, biking, jogging trail, 1 nature area, picnic area, shelter/restroom, parking, nature trail, open play
- Longbranch Stream Valley Park - hiking/biking/jogging trail, natural area, nature trail
- Ossian Hall Park - 2 softball fields, 2 baseball fields, 1 soccer field, 1 basketball court, 2 tennis courts, 1 practice court, 1 tot lot, 1 hiking/biking/jogging trail, 1 natural area, parking, open play
- Wakefield Chapel Park - 1 picnic area, open play
- Wilburdale Park - 1 baseball field, 1 basketball court, 1 tot lot, hiking/biking/jogging trail, picnic area

8. Other Recreational Facilities (within primary service area)

- Bristow Village HOA - 1 outdoor swimming pool
- South Fairfax Heritage Recreation Association - 1 outdoor swimming pool
- Heritage Court - 1 outdoor swimming pool
- Patriot Village Apartments - 1 outdoor swimming pool
- a. The following table (Figure 5) quantifies the facilities available at nearby parks and schools within the primary and secondary service areas as illustrated in Figure 4.
- b. According to Fairfax County Park Authority facility standards based on present and future population, the following surplusses or deficiencies within the primary service area become evident (Figure 7).

9. Access to the Park

- a. Vehicular access to Fitzhugh Park exists from the cul-de-sac at Kalorama Road and along the northern border of the site from Americana Drive.
- b. Pedestrian access exists from the same points. From Americana Drive, two established trails traverse the parcel. Approximately midway, the two trails converge and form a single trail outletting onto Kalorama Road. See Map 10 "Existing Conditions."

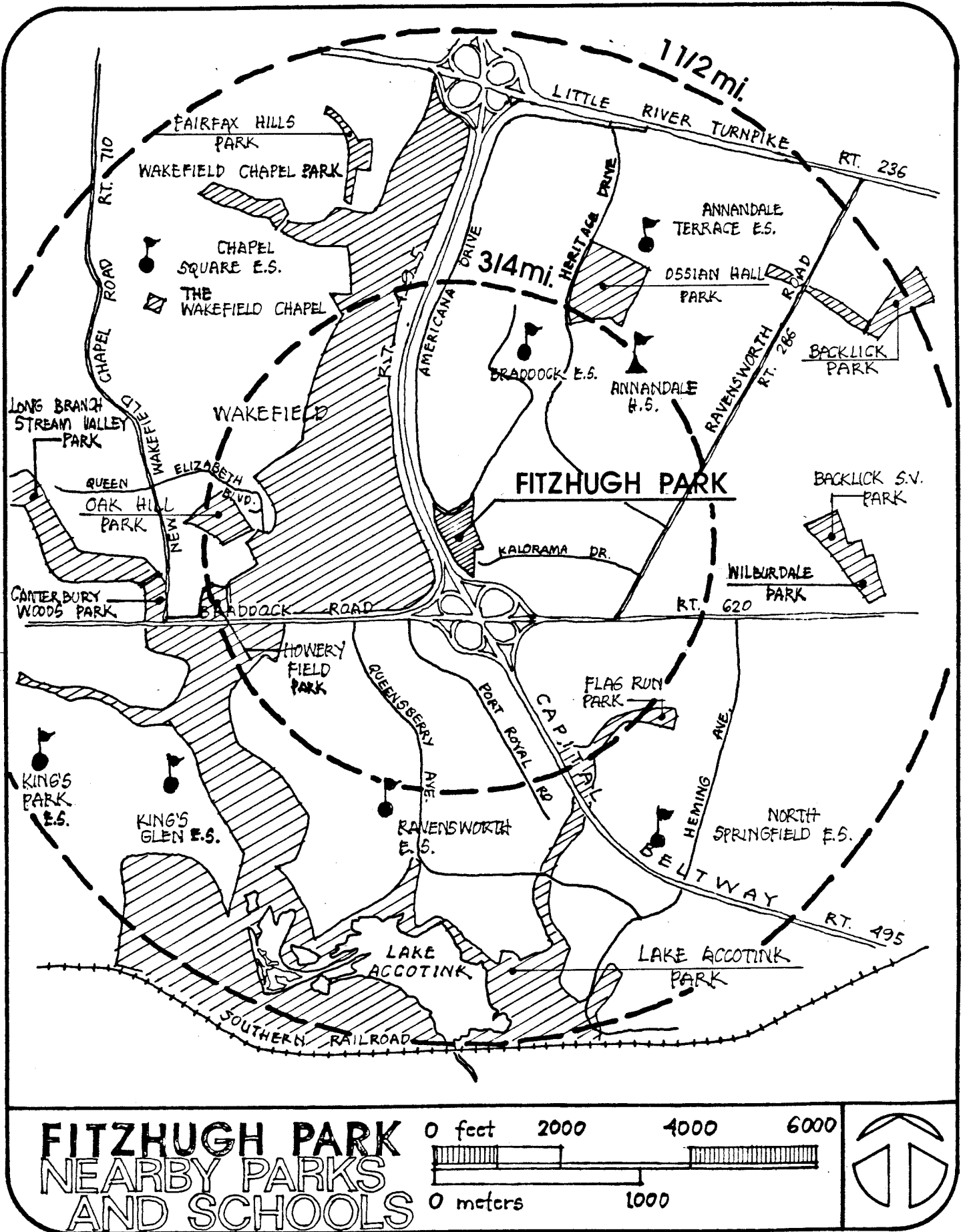


FIGURE 4.

FACILITY	Baseball/Softball	Little League	Soccer/Football	Basketball Court	Horseshoe Court	Tennis	Practice Tennis	Platform Tennis	Shuffleboard Court	Recreation Center	Tot Lot/Playground	Hiking/Biking/Jogging	Natural Area	Picnic Area	Shelter/Restroom	Parking	Nature Trail	Amphitheater	Open Play	Track
PRIMARY SERVICE AREA																				
PARKS																				
- Oak Hill Park (undev.)	3	2	2	3	10	11	1	2	16	1	1	1	1	1	1	1		1		
- Wakefield Park																				
SCHOOLS																				
- Braddock E.S.	2		1	2							2									
- Annandale H.S.	2		2			5														1
Subtotal	7	2	5	5	10	16	1	2	16	1	3	1	1	1	1	1		1		1
SECONDARY SERVICE AREA																				
PARKS																				
- Backlick Park				1	1	2	2				1	1	1	1	1	1	1	1		
- Backlick Stream Valley																				
- Park																				
- Canterbury Woods Park																				
- Fairfax Hills Park																				
- Flag Run Park																				
- Hovery Field		4	1																	
- Lake Accotink Park	1			1							1	1	1	1	1	1	1		1	
- Longbranch Stream Valley												1	1				1			
- Ossian Hall Park	2		1	1		2	1				1	1		1		1			1	
- Wakefield Chapel Park														1					1	
- Wilburdale Park	1			1							1	1		1						
SCHOOLS																				
- King's Park E.S.	2			2							2									
- King's Glen E.S.	1		1	2							1									
- Ravensworth E.S.	2		2	2		2					2									
- N. Springfield E.S.	2			2							1									
- Chapel Square E.S.	2		1	2							2									
- Annandale Terrace E.S.	2		1	2		2					2									
Subtotal	15	4	7	16	1	8	3				14	5	3	5	2	3	3		4	

FIGURE 5.

FACILITY STANDARDS IN PRIMARY SERVICE AREA

FACILITY	FCPA STANDARD	FACILITIES NEEDED		EXISTING FACILITIES			SURPLUS OR DEFICIENCY (-)	
		1983	2000	PARKS	SCHOOLS	TOTAL		
Tot Lot	1-500	15	15	1	2	3	-12	-12
Baseball	1-6,000	1	1	2	2	4	+3	+3
Softball	1-3,000	2	3	3	2	5	+3	+2
Tennis	1-1,200	6	6	11	5	16	+10	+10
Basketball/ Multi-Use	1-500	15	15	3	2	5	-10	-10
Swim Pool	1-15,000	0	0	1	0	1	+1	+1
Golf Course	1-25,000	0	0	0	0	0	0	0
Soccer	1-1,500	5	5	2	3	5	0	0

FACILITY STANDARDS IN SECONDARY SERVICE AREA

FACILITY	FCPA STANDARD	FACILITIES NEEDED		EXISTING FACILITIES			SURPLUS OR DEFICIENCY (-)	
		1983	2000	PARKS	SCHOOLS	TOTAL		
Tot Lot	1-500	57	50	4	10	14	-43	-36
Baseball	1-6,000	5	4	4	0	4	-1	0
Softball	1-3,000	9	8	4	11	15	+6	+7
Tennis	1-1,200	24	21	4	4	8	-16	-13
Basketball/ Multi-Use	1-500	57	50	4	12	16	-41	-34
Swim Pool	1-15,000	2	7	1	0	1	-1	-6
Golf Course	1-25,000	1	1	0	0	0	-1	-1
Soccer	1-1,500	19	17	2	5	7	-12	-10

FIGURE 7.

- c. Wakefield, Oak Hill, and Howery Field Parks are also accessible to residents east of I-495 via a pedestrian bridge over the Beltway, $\frac{1}{4}$ mile north of Fitzhugh Park.
- d. Metrobus service is available along Americana Drive.

10. Utilities

- a. Sewer service is available on-site from a 10" trunk line which runs diagonally NW-SE below Kalorama Road.
- b. Water service is available from a 12" water line that ends off-site at Fitzhugh Park's southern border, along the north side of Kalorama Road.
- c. Electric service is available from either the Ravensworth Park subdivision or from Americana Drive.
- d. Gas service is available from either Kalorama Road or Americana Drive.
- e. Telephone service is available from existing service at Ravensworth Park and Bristow Village.

11. Hydrology

The park is located in the Accotink Creek water shed which drains into Lake Accotink. The creek flows south parallel to Route 495 through Wakefield Park south-south-west to the lake.

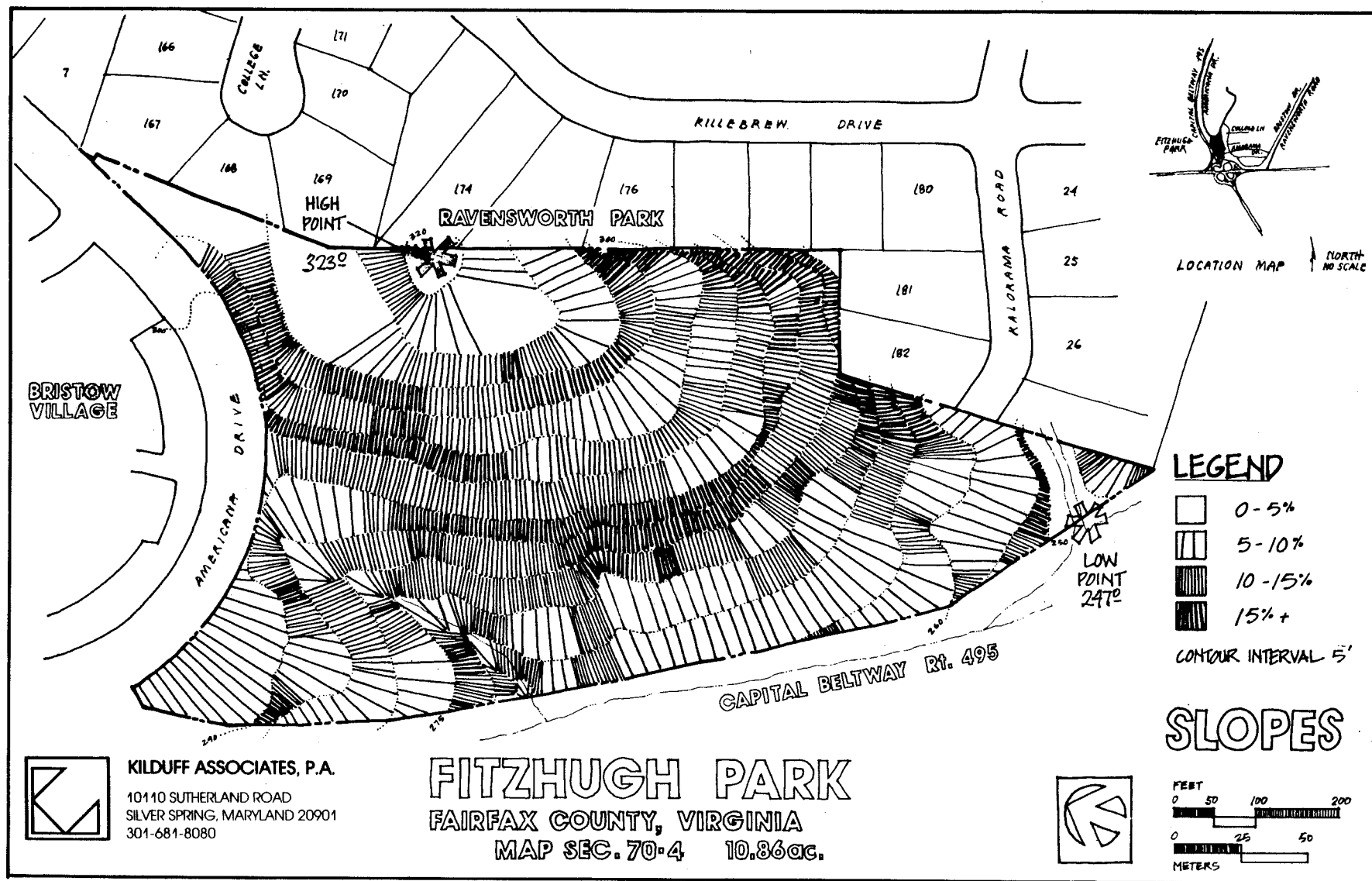
B. SITE FACTORS

1. Slopes (Figure 8)

Fitzhugh Park is a sloping site. The slopes range from moderate 6-10% along the Beltway and at the northwest corner to more limiting slopes 10-15% and 15%+ which dominate the central portion of the site.

The highpoint 323[±] is in the northwest corner. The low-point 247[±] is at the southern tip of the property.

FIGURE 8.



2. Soils (Figure 9)

The soil types on the site are deep soils formed in the weathered products of sericite schist. The area consists of well-drained soils good for recharge of ground water and areas with a high seasonal water table which has poor recharge of ground water.

- Elioak Silt Loam 24B2 - Well drained, good for building support and recharge of ground water; covers 1.5 acres (14% of site).
- Glenelg Silt Loam 55B1 and 55C2 - well drained, good for building support and recharge of ground water; covers 6.2 acres (57% of site).
- Meadowville Silt Loam 20B1 - Located in a large natural drainageway; it has a high seasonal water table during wet seasons and after heavy rainfalls, marginal for building support, poor for recharge of ground water; covers 1.9 acres (18% of site).
- Mixed Alluvial 1A+, and Fill - The flood plain and 2-10 feet of uncontrolled fill are each poor for building support and recharge of ground water; covers 1.2 acres (11% of site).

(Note: Complete soil information can be found in Appendix 2.)

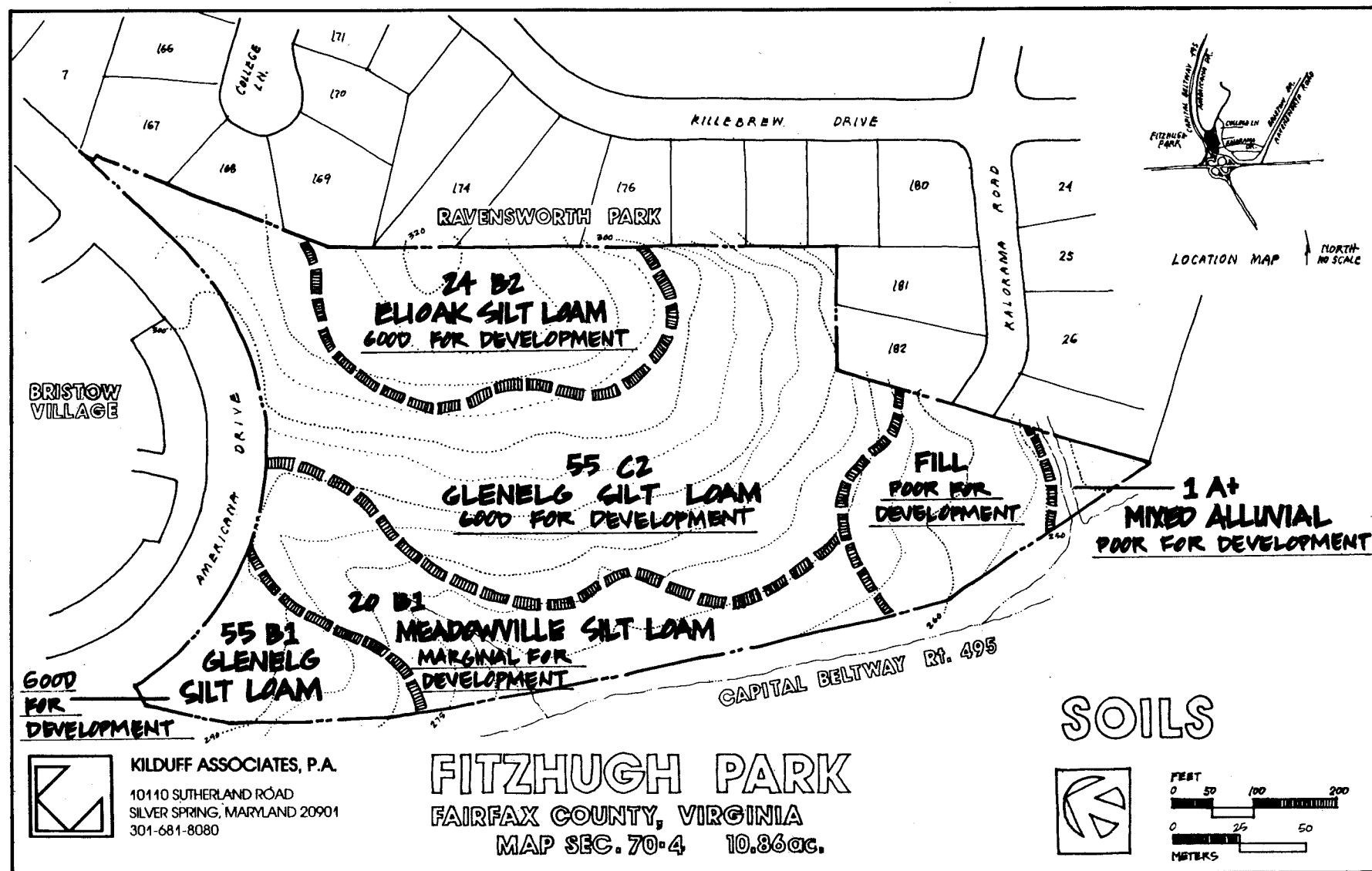
3. Existing Conditions/Visual Character (Figure 10)

Most of the site is a mixed hardwood forest with an understory of the same species. There is some evidence of human impact at the site. Well worn footpaths cross the park between Kalorama Road and Americana Drive. There are also remains of an abandoned treehouse and a campfire ring of stones. Also, at several locations along Americana Drive and behind the houses on Killebrew Drive, there are piles of grass cuttings and leaves, presumably dumped by the park's neighbors.

Due to the proximity of the Capital Beltway, the traffic noise is a constant drone, and dominates all other sounds. The mature trees on the park site, as well as the change in grade, act to buffer the adjacent residences both visually and audibly from the Beltway.

(Note: See Appendix 3. Park Naturalist's Report for complete site investigation)

FIGURE 9.



The park is open with fairly unobstructed views from across Americana Drive. The remaining two edges are moderately well buffered by the existing aforementioned trees, from the Capital Beltway and the homes in the Ravensworth Park subdivision.

4. Drainage

The topography of the land slopes moderately from a high elevation on the north section of the park towards the Beltway (Route 495). Although there is evidence of past erosion problems on the site, presently most of the area is stabilized. The lowest elevations along the Beltway remain seasonally wet and the lowest elevation at the southern tip of the site is poor drained, remaining swampy year round.

Storm water from Americana Drive drains across the southwest corner of the park and also flows east to west between the park border and the Beltway. All of this storm water exits the site through a storm water culvert which crosses under the Beltway.

5. Vegetation and Wildlife (Figure 11)

Most of the site is a mixed hardwood forest. The trees are large with a diameter of 10-18". Species include American Beech, Tulip Poplar, Red Oak, and White Oak. Virginia Pine is also present and is common at the highest elevations of the park. The understory is fairly open and consists of trees of the same species mentioned above in addition to Flowering Dogwood, American Holly, and American Hornbeam. Groundcover is sparse and consists of Poison Ivy, Japanese Honeysuckle, Christmas Fern, and English Ivy.

Because of the near vicinity of Route 495, traffic noise overpowers most of the other sounds on site. Fitzhugh Park is relatively small in size and is surrounded by suburban Annandale. As a result of the noise and nearby residents, the park does not attract wildlife. It does, however, provide some shelter for a variety of songbirds and small mammals which have been accustomed to suburban living.

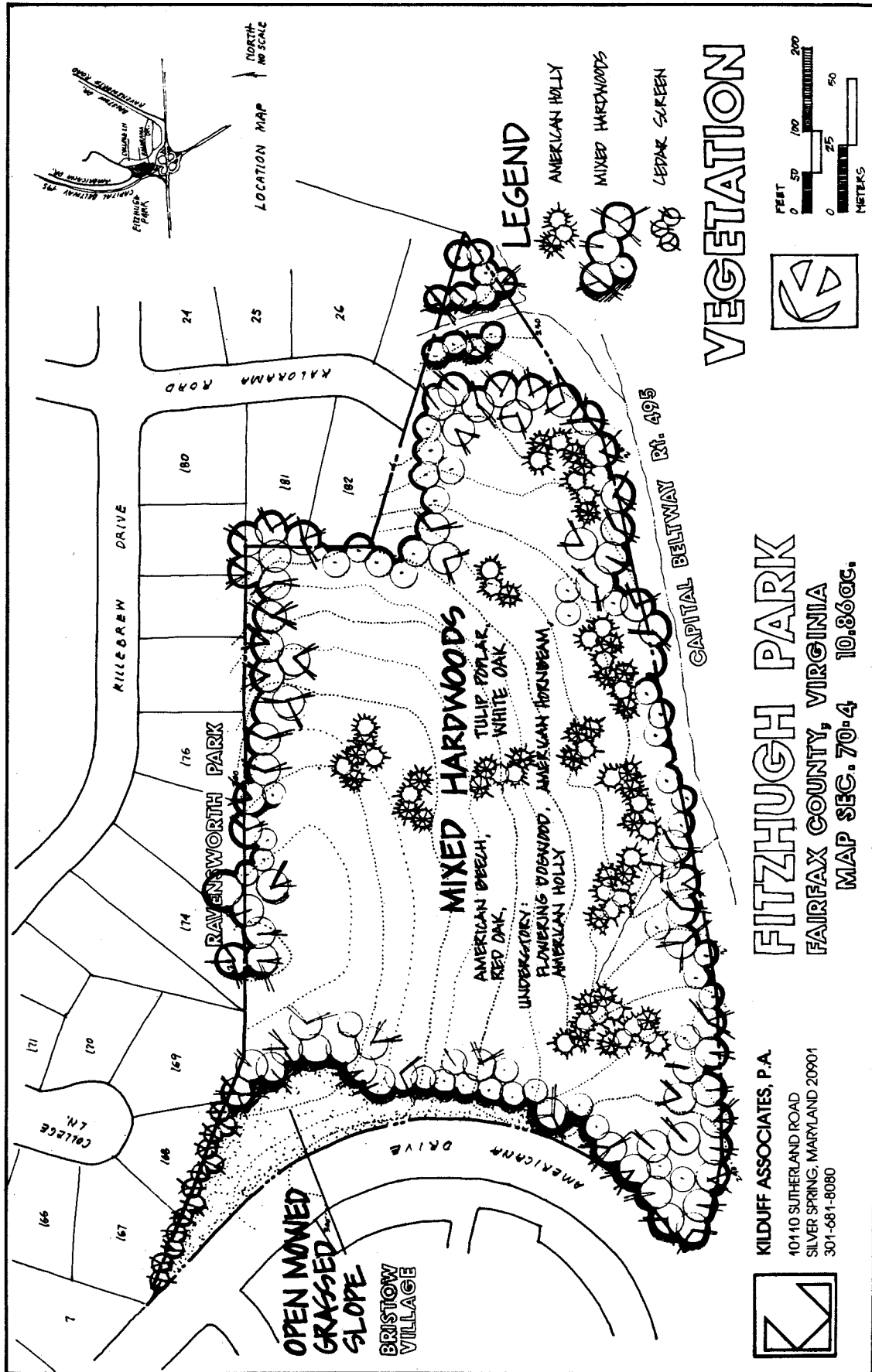


FIGURE 11.

6. Utilities

Several utilities and easements are present

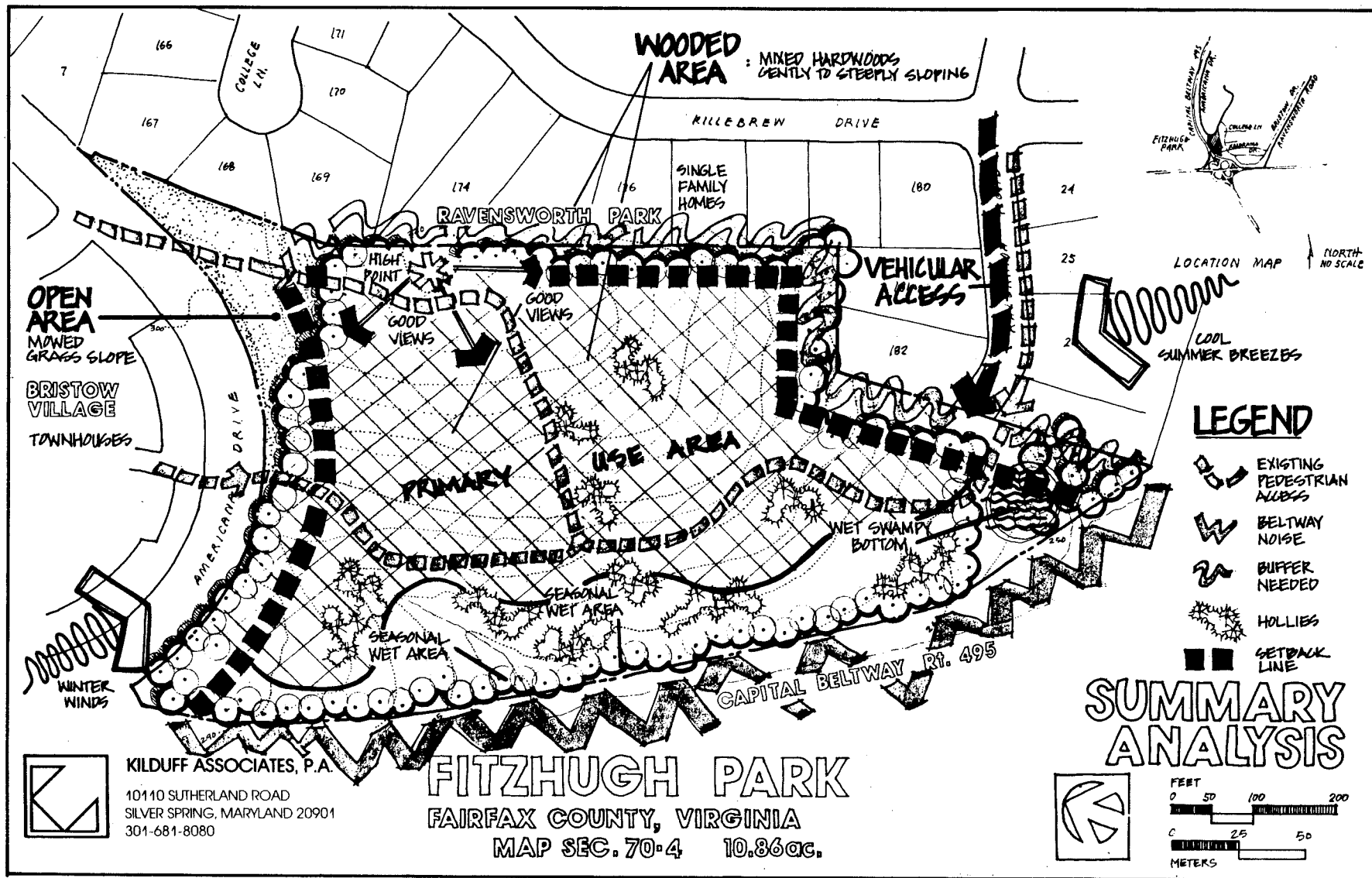
- a. A sanitary sewer 10" trunk line and 10' wide easement runs diagonally NW-SE through the southern tip of the property.
- b. Drainage - a 10" storm sewer easement empties storm water off-site from Americana Drive at the northern edge of the parcel.

C. SUMMARY ANALYSIS (Figure 12)

In summarizing, the following existing facts should be considered:

1. The park's primary service area is defined as the area east of Americana Drive and north of Braddock Road (Route 620), west of Bradford Drive and south of Patriot Drive.
2. Existing land use around the park is mainly residential with a small section of industry and office space to the south across Braddock Road (Route 620).
3. The estimated population of the primary service area was 7,356 and the estimated secondary service area population was 25,315 as of the 1980 census. The year 2000 projections are 7,478 for the primary area and 22,787 for the secondary area.
4. Within the primary service area, there are only three community serving facilities - 1 park, 2 schools. The secondary service area contains an additional 6 schools and 6 parks. For the present and future populations around the park, there is a deficiency in the numbers of most facility types commonly found at community parks.
5. Vehicular access exists at Kalorama Road and along Americana Drive. Pedestrian access exists at Kalorama Road and off of Americana Drive.
6. All major utilities and services are available either on-site or close by.

FIGURE 12.



7. The topography of the land slopes from a high elevation on the north western part of the park towards the Beltway.
8. The majority of the site consists of well-drained soils suitable for both building support and ground water recharge.

The soils which occur in the natural drainage areas are less desirable for support and ground water recharge. Finally, the floodplain soils which occur in the wet bottom at the southern tip of the site rate poorly for support or recharge.

9. The majority of the park site is wooded. The tree cover provides a visual and sound buffer between the residences and the Capital Beltway. An open grassed area which is presently maintained by Fairfax County Park Authority exists in the upper northeast corner of the site.

D. CONCLUSIONS

1. Development Constraints

a. Off-Site Factors

- (1) The park facilities should be limited to those which will be compatible with the surrounding residences.
- (2) The Capital Beltway and the storm culvert which runs under it are potentially hazardous to the park's users, especially adventurous youngsters, and precautions should be made accordingly.
- (3) Poor site distances along Americana Drive could be hazardous to pedestrians crossing into and out of the park. Signage and some crosswalk graphics should be considered to minimize this problem. However, due to the limited site distances and grades along Americana Drive, vehicular access from this road should not be encouraged.
- (4) The noise from the Capital Beltway is a nuisance.

b. Site Factors

- (1) The sloping nature of the site makes the development of large paved horizontal facilities (like multi-purpose courts and tennis courts) more difficult and costly.
- (2) The fact that the park serves as a buffer between the Beltway and the existing residences makes it an environmentally sensitive site. An effort should be made to retain as much of the existing tree cover as possible.
- (3) Additional piping of storm water which enters from off-site may have to be constructed to accommodate park facilities.
- (4) Regrading or filling the swampy bottom at the southern tip of the site may be necessary to eliminate this potentially hazardous area.

2. Development Potentials

a. Off-Site Factors

- (1) The park's close proximity to the adjacent residential areas makes it convenient to the community it is designed to serve.
- (2) Fitzhugh Park fills a need in an area with a demonstrable lack of public recreational facilities.
- (3) There is potential vehicular access from Kalorama Road. Drop-off of park's users can be easily accommodated at the cul-de-sac that terminates Kalorama Road.
- (4) Pedestrian access currently exists from both ends of the site.
- (5) All utility services are available in the area.

b. Site Factors

- (1) Existing trails indicate actual traffic patterns and should be reinforced by the development.
- (2) Many of the passive uses suggested for the site could be accommodated on the site with minimal clearing and grading.
- (3) Sewer is available on site.

III. PROGRAM DEVELOPMENT

A. DEVELOPMENT PREFERENCE SURVEY (Forum) (Appendix 4)

1. Response

In April, 1983, flyers were sent to residents within the park's primary service area, announcing the park planning forum to be held May 19, 1983 at the Braddock Elementary School. Present at the forum were representatives from the Fairfax County Board of Supervisors, the Fairfax County Park Authority Board, Fairfax County Park Authority design staff, and Kilduff Associates (consultants). Approximately 45 citizens representing themselves and several groups, such as Braddock Road Youth Club, the Kings Park West Civic Association, Fairfax Babe Ruth League, Greenfield Association, and Waywood Terrace, showed up to voice their preferences and opposition to the park's development. The residents were broken down into 4 subgroups to verbalize their likes and dislikes and to express any special concerns they might have. The results of the group discussions are as follows, ranked in order of preference:

Likes:

1. Leave the site in a natural state - with some park clean-up.
2. Nature trails/fitness trails.
3. Paved bike trails.
4. Picnic areas
5. Tennis courts
6. Multi-purpose courts
7. Tot lot

Dislikes:

1. No vehicular access or parking
2. No lighted facilities
3. No development
4. No picnic facilities

The special concerns of the four groups were:

1. Safety - The proximity to the Beltway and the storm water culvert which runs under it;

Increased crime and the attraction of undesirable people to the park area;

As well as, an increase in on-street parking in the neighborhoods adjacent were concerns

2. Privacy - The residents who are immediately adjacent to the park, expressed a need for some type of fence to prevent park user's from taking shortcuts through their properties.
3. Preservation of the Trees - The removal of this visual and sound buffer was a major concern of the residents.
4. Area Bike Path - The connection of a paved bike trail from the Fitzhugh Park site to the overpass into Wakefield Park was discussed.

B. COUNTY COMMENTS

The Department of Recreation and Community Services, Police Department, and Office of Comprehensive Planning were requested to review the Design Development Plans. Summaries of written responses follow:

1. County Archaeologist (Appendix 5)

30 small test pits or exposed areas were examined and no positive archaeological remains were observed. The archaeologists surmised that there is slight potential for remains and no further work by the office is warranted at this time.

C. SPECIAL INTERESTS

1. Citizens groups

Several citizens groups offered recommendations for the park.

- a. Bristow Village residents conducted their own survey and sent the following results:

Yes - Nature trails, bird sanctuary, limit hours to daylight, a few benches, clean-up, plant azaleas and dogwoods, bike trail, tennis court.

No - No destruction of trees, tennis courts, picnic area, lighted area, nothing that would require parking.

Concerns - Bike trails leading onto Americana Drive, limit access, increased noise in the evening, crime juvenile delinquency, loss of sound barrier, parking.

- b. In addition to the responses from the public forum, there was a petition circulated which was signed by 75 area residents which expressed a desire to see tennis courts developed in the park. (Appendix 6)
- c. Several individual home owners in the immediate vicinity of Fitzhugh Park expressed their recommendations for development (Appendices 7, 8 & 9)

IV. PRELIMINARY MASTER PLAN

A. CONCEPT

The concept for facility design at Fitzhugh Park is based on the off-site and site evaluation and upon program recommendations from citizens and county agencies.

- 1. The northern portion of the site bordering Americana Drive is best suited for the active program elements. The area allows views on-site for police and citizen surveillance and easy emergency access. This location also concentrates the noise generating activities away from existing family residences.

2. The central and southern portion of the site is suited for the quieter, passive program elements.
3. Vehicular parking is not appropriate for a community park this size with community-oriented facilities.
4. Pedestrian circulation reinforces the existing foot traffic patterns and includes an exercise trail.
5. The park will retain its wooded, secluded character. Areas not needed for recreational facility development shall remain in a "natural" condition (though some understory clearing may be required).

B. ALTERNATIVE DEVELOPMENT SCHEMES

The Alternative Development Schemes A-E were presented to the Fairfax County Park Authority staff and their recommendations and comments follow:

Scheme A (Figure 13)

Tennis Courts:

- good visibility at this elevation
- lots of earthwork needed if placed in this location
- locate waiting area on north side of courts

Multi-use Court:

- poor visibility from Kalorama Road or Americana Drive

Picnic Area and Tot Lot:

- could be difficult to see from Kalorama Road

Bike Trail:

- move further away from Ravensworth Park's backyards
- trail extensions needed to connect trail with use area

Scheme B (Figure 14)

Tennis Courts:

- waiting area should be closer to court entrance
- poor visibility from roads

Multi-use Court:

- good visibility from Americana Drive to court

Picnic Area:

- located too close to Ravensworth Park tot lot
- needs to be more visible for security reasons

Hiker/Biker/Jogger Trail:

- located too close to homes - Ravensworth
- trail extensions needed to connect trail with use area

Sign:

- locate on Americana Drive where it would be more visible

Rest Area:

- views are restricted by foliage

Scheme C (Figure 15)

Tennis Courts:

- much earthwork needed
- better visibility but still hidden

Multi-use Court:

- poor visibility

Picnic Area:

- good visibility

Tot Lot:

- good visibility

Rest Area:

- poor location-restricted view

Scheme D (Figure 16)

Switch use areas to other positions

Tennis court - place where multi-use court is located

Picnic Area - move multi-use court to this spot

Move picnic area where tennis courts are located on plan

Scheme E (Figure 17)

Sitting areas in woods are too remote - place along trails offering more security and a more convenient rest spot

This plan of minimal development responds to a minority of citizen needs as expressed at the forum

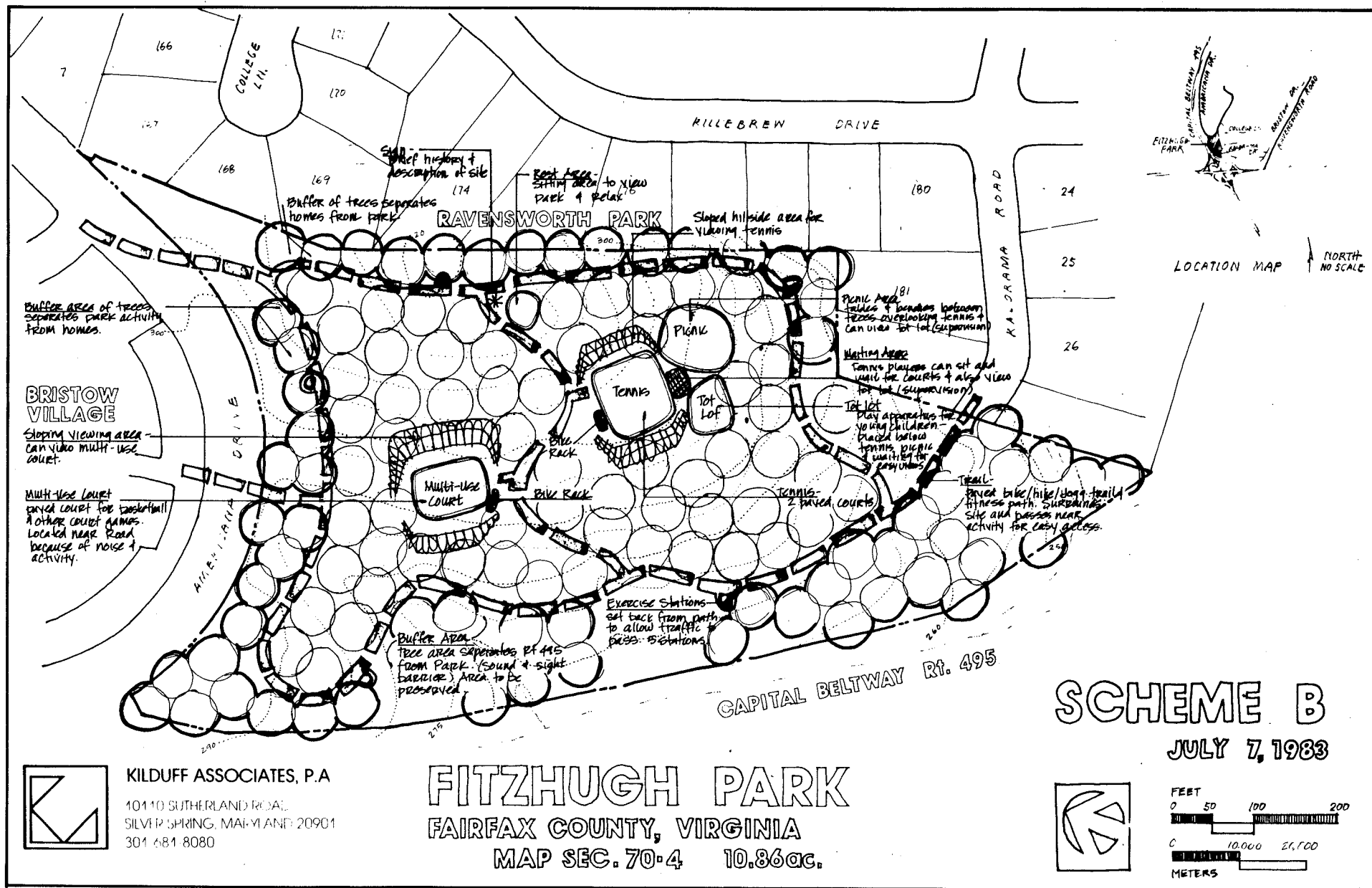


FIGURE 14.

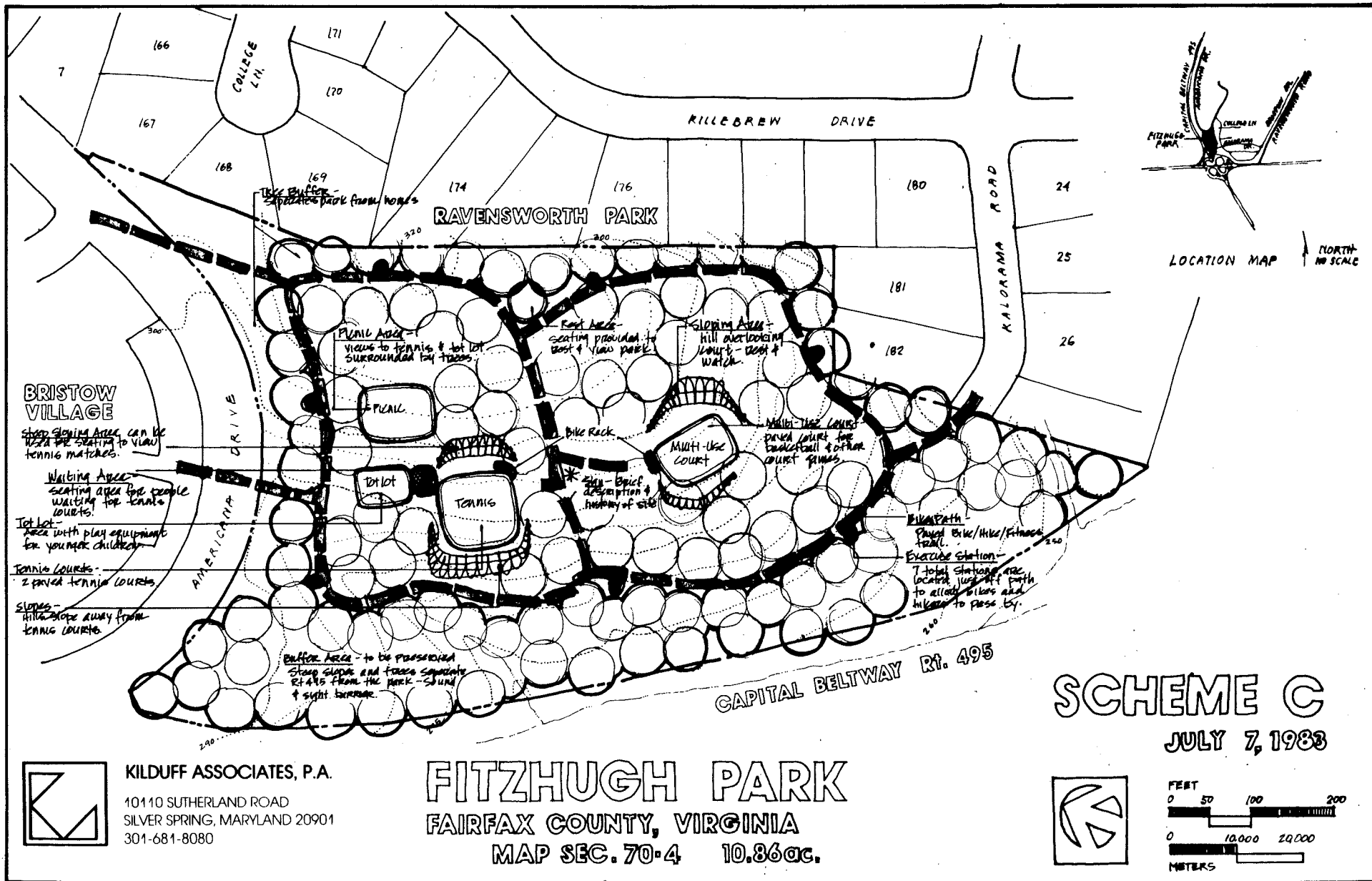
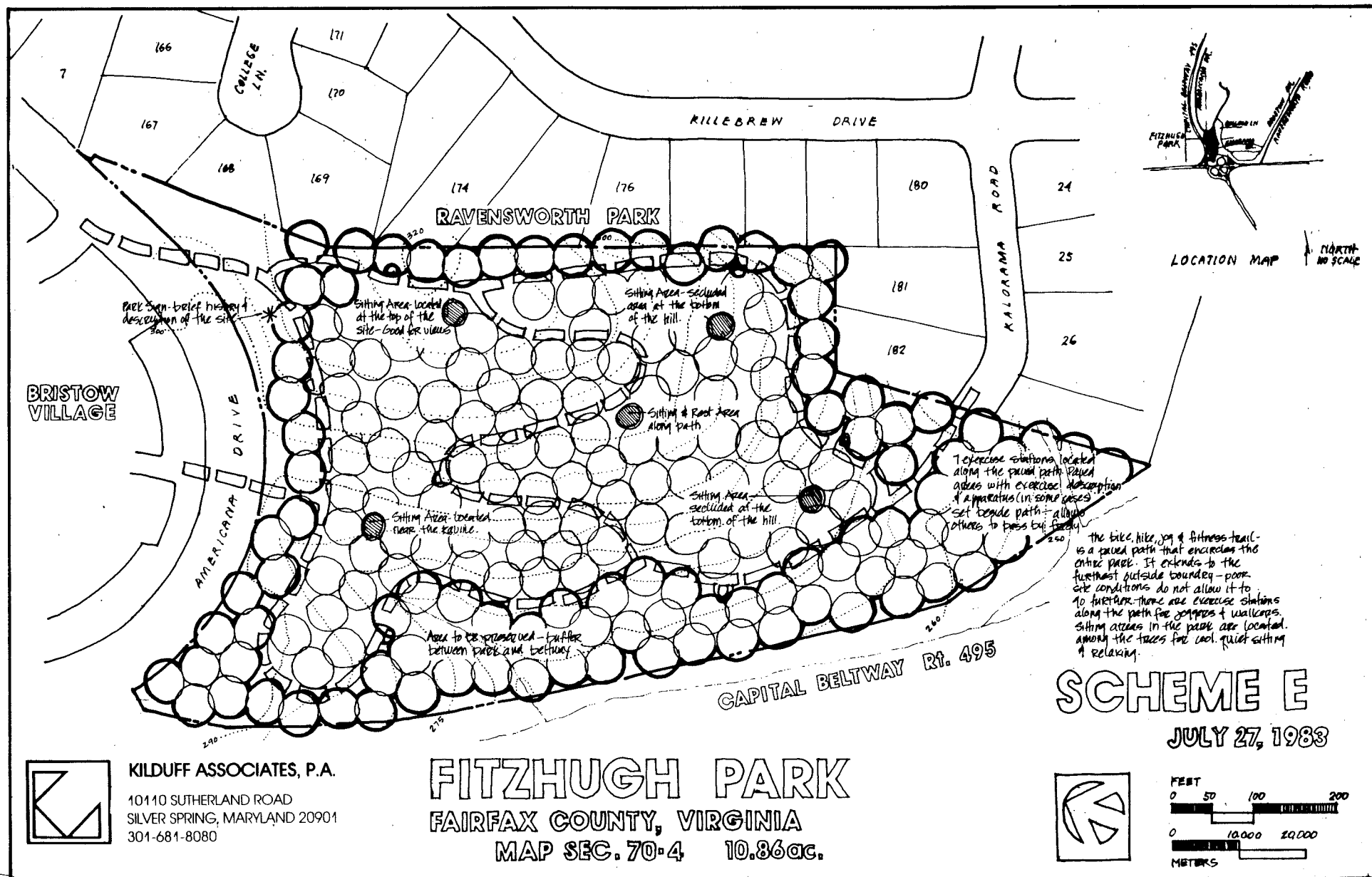


FIGURE 15.



C. PLAN DESCRIPTION (No facilities are lighted)

1. Entrances

Pedestrian access from the north into the park, occurs at two locations along Americana Drive, from the south a single entrance to the pedestrian trail systems is located at the end of Kalorama Drive. Once on site, the pedestrian trail system from any entrance connects all of the park's major use areas. No motorized vehicles, except emergency and maintenance, are allowed in the park. Vehicle barriers may be used at the park entrances to prohibit access.

2. History Kiosk

A free standing kiosk will relate some of the historical background of the Annandale and Fitzhugh Park area. The kiosk will be located along the pedestrian trail at the northeast entrance to the park. In addition to the historic information, a map showing other local points of interest will be displayed. An area for the display of community information will also be provided on the kiosk.

3. Tot Lot

A tot lot is located just inside the park beyond the history kiosk. The fenced area will feature play equipment designed for pre-schoolers and grade school children. The area will be shaded by existing trees. The understory between the Tot Lot and Americana Drive shall be selectively cleared to increase visibility.

4. Picnic Area

Directly south of the tot lot and across the pedestrian trail is the picnic area. Four 12' x 12' concrete picnic pads each featuring a picnic table and grill will be located in this area. The understory in this area will be selectively removed to provide visual access for supervision and safety.

5. Tennis Courts

A pair of tennis courts are located due west of the picnic area central to the site along Americana Drive. The sloping topography of this location requires a fair amount of grading, and retaining walls are necessary to preserve as many of the existing trees as possible. The upper cut slope will be terraced to provide a seating area from which to view the courts. Evergreens will be planted along the northern and southern ends of the courts to provide a visual backdrop. Benches and a bicycle rack will be located on the north side of the courts just off the pedestrian trail.

6. Multi-Use Court

The multi-use court is located northwest of the tennis courts in the upper northwest corner of the site along Americana Drive. The topography of this location also requires some cut and fill. A bicycle rack and bench are provided.

7. Circulation

A 8' wide paved asphalt trail connects all the facilities together. In the central portion of the site, 10 physical fitness stations are located along the large loop trail forming an exercise course. The hiker/biker/exercise trail also provides access for emergency and maintenance vehicles.

8. Seating Areas

Benches are provided in several locations at the entrances and in the woods along the pedestrian trail.

9. Site Security

The existing understory along Americana Drive will be cleared to allow better views to the activity areas: the tot lot, the tennis courts, and the multi-purpose court.

D. USER LEVELS

The number of users based on an examination of similar facilities in the region and from past experience in planning recreational facilities. A user day is one person taking part in one activity on a given day; peak time is considered to be 2:00 p.m. on a Summer Sunday.

<u>Activity</u>	<u>No. of Days/Year</u>
Tennis	5,250
Tot Lot	1,500
Picnic Area	4,320
Multi-Use Court	2,750
Exercise Stations	<u>1,375</u>
Total Potential User Days/Year	15,195
Total Estimated Persons/ Year (1 person = 1.5 user days)	10,130

1. Tennis

Based on 15 players per court per day for 175 day season (3 persons/court x 5 hours/day): 15 persons x 2 courts x 175 days = 5,250.

2. Tot Lot

Due to randomness of use, accurate figures are difficult to determine: assume 1,500 children/year.

3. Picnic Area

Picnicking is estimated at three persons per table with heaviest use on weekends between April and October. The turnover is estimated at two per day per table. Four tables are assumed: 4 tables x 3 persons/table x 2 turnovers x 180 days = 4,320.

4. Multi-Use Court

Primary use is for non-organized play and is based on a nine month period with ten persons per day: 10 persons x 275 days = 2,750.

5. Exercise Stations

Due to randomness of use, accurate figures are difficult to determine: assume 5 persons/day x 275 days = 1,375

E. PRELIMINARY COST ESTIMATE

1. Facility Costs

a. Tennis Courts (2; 112'x124')

(1) Strip topsoil (1900 SY @ \$2.37)	\$ 4,503
(2) Grading (1500 CY @ \$2.06)	3,090
(3) Playing court (1543 SY @ \$13.76)	21,232
(4) 2 nets; 10' fencing (LS)	13,608
(5) Spread topsoil (1250SY @ \$2.37)	2,963
(6) Crownvetch (181bs/1000 SF @ \$5.60)	1,131
(7) 2-6' benches (LS)	520
(8) 2-retaining walls (268 LF @ \$65)	<u>17,420</u>
Subtotal	\$64,467
20% Contingency	<u>12,893</u>
Total Tennis Courts	\$77,360

b. Tot Lot (50'x70')

(1) Select clearing ($\frac{1}{4}$ AC @ \$2,400)	\$ 600
(2) Grading (50 CY @ \$2.06)	103
(3) Base: woodchip surface (333 SY @ \$5.83)	1,941
(4) Tot swings (LS)	2,000
(5) Tot climbers (LS)	2,500
(6) Tot slide (LS)	2,000
(7) Spring animals (3 @ \$400)	1,200
(8) 2-6' benches; 3' black vinyl clad chain link fence (LS)	1,532
(9) Crownvetch (18 lbs/1000 SF @ \$5.60)	<u>352</u>
Subtotal	\$12,228
20% Contingency	<u>2,446</u>
Total Tot Lot	\$14,674

c. Picnic Area

(1) Select clearing (1/8 AC @ \$2,400)	\$ 300
(2) 6' picnic tables (4 @ \$250)	1,000
(3) Cook grill (2 @ \$200)	400
(4) Trash receptacles (2 @ \$100)	200
(5) 4 concrete slabs (12'x12' @ \$10/SF)	<u>1,440</u>

Subtotal	\$ 3,340
20% Contingency	<u>668</u>
Total Picnic Area	\$ 4,008

d. Multi-Use Court (50' x 85')

(1) Select clearings 1/3 AC @ \$2,400)	\$ 800
(2) Strip topsoil (1600 SY @ \$2.37)	3,792
(3) Grading (27.8 CY @ \$2.06)	57
(4) Playing court (472 SY @ \$13.88)	6,551
(5) 2 goals; 2 volleyball posts (LS)	2,230
(6) 1 bike rack (LS)	345
(7) Spread topsoil (1128 SY @ \$2.37)	2,673
(8) Seeding (486 SY @ \$.77)	374
(9) Crownvetch (18 lbs/1000 SF @ \$5.60)	403
(10) 6' bench (LS)	<u>260</u>

Subtotal	\$17,485
20% Contingency	<u>3,497</u>
Total Multi-Use Court	\$20,982

e. History Kiosk (7' ht.)

(1) Kiosk display	\$ 2,500
(2) Sand; brick pavers (300 SF @ \$6.16)	1,848
(3) Grading (69 CY @ \$2.06)	142
(4) 6' bench (LS)	<u>260</u>

Subtotal	\$ 4,750
20% Contingency	<u>950</u>
Total History Kiosk	\$ 5,700

	<u>Asphalt</u>	<u>Gravel</u>
4. <u>Contract Administration</u>		
a. Plan review (@ 1% facility cost)	\$ 1,847.1	\$ 1,753.5
b. Inspection (@ 8% facility cost)	14,777.2	14,028.4
c. Site plan review	5,000	5,000
d. Contract administration (@ 2% facility cost)	3,694.3	3,507.1
e. As-built survey	<u>1,000.0</u>	<u>1,000.0</u>
Total Contract Administration	\$44,790.1	\$42,824.5
 TOTAL COST ESTIMATE	 \$229,505.1	 \$218,179.50

Cost Estimate Legend

SY = square yards
CY = cubic yards
LF = linear feet
SF = square feet
LS = lump sum
AC = acre

F. COST VS. BENEFIT

There are an estimated 7,356 people living within the primary service radius, and with the estimated development costs of \$229,505.1 (asphalt) \$218,179.50 (gravel) the totals amount to \$31.20 (asphalt) \$29.66 (gravel) per person.

Taking into account the estimated 25,315 people in the secondary service area and the estimated development costs, the totals are \$9.09 (asphalt) and \$8.62 (gravel) per person

With an estimated 10,130 persons using the park per year, there would be an estimated potential of 202,600 persons using the park during the first twenty years after its completion. This translates into a cost of \$1.13 (asphalt) and \$1.08 (gravel) per person per visit.

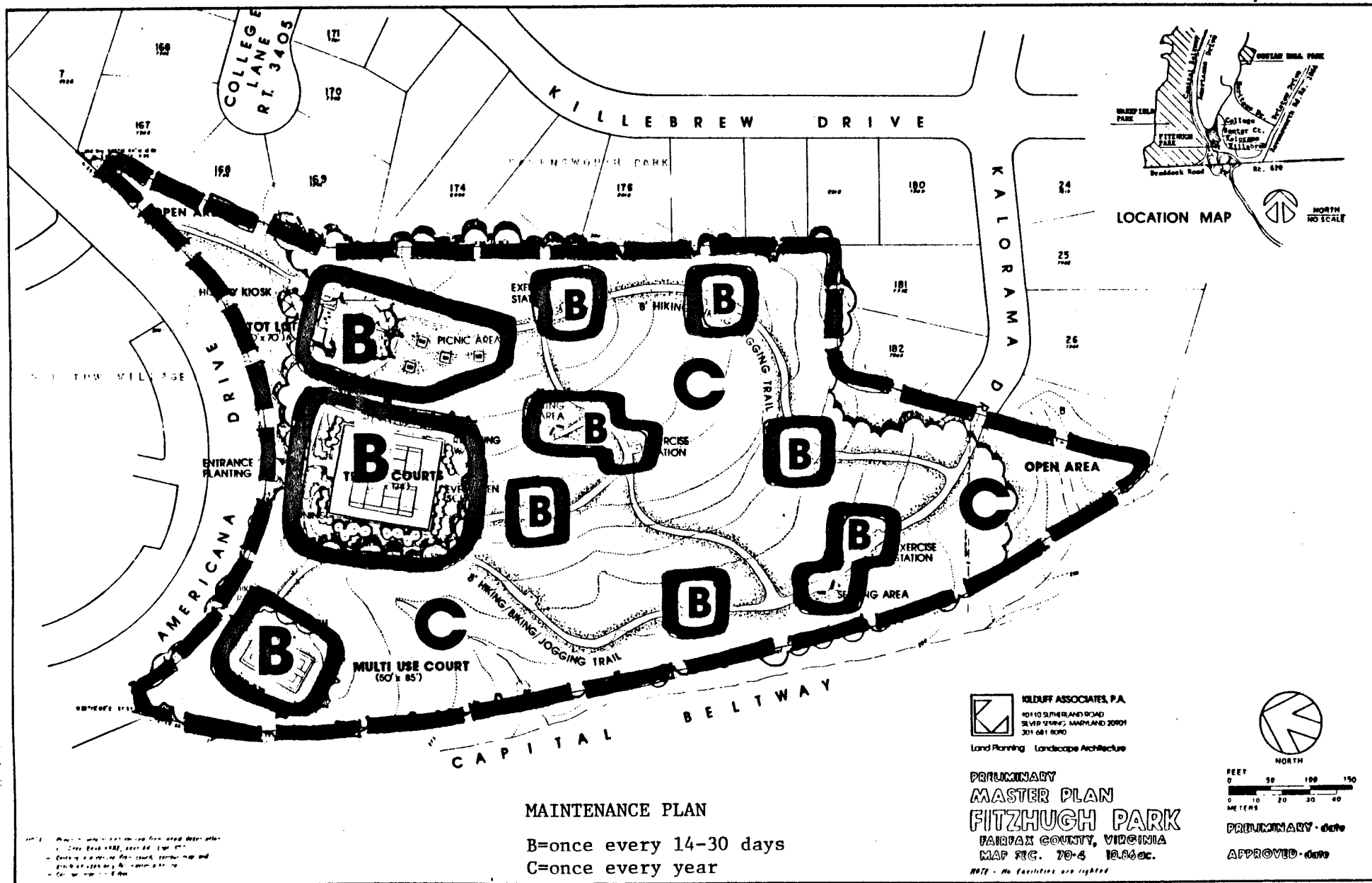
G. PRELIMINARY ANNUAL MAINTENANCE AND OPERATING COSTS

Facility	Size	*Class	Quantity	Unit	Unit Cost	Cost
Trash Receptacle		A	5	Recep- tacle	\$ 35.00	\$ 175.00
Tennis Courts	1488 SF	B	2	Court	\$1556.50	\$1556.50
Tot Lot	3500 SF	B	Childs Play Equipment	Each	\$ 973.00	\$ 973.00
Picnic Area	450 SF	B	1	SF		\$ 25.00
Multi-Use Court	4250 SF	B	1	Court	\$ 559.34	\$ 559.34
History Kiosk	300 SF	C	1	Each		\$ 181.00
Trail- Asphalt	3000 LF	C	3000	1000 LF	\$ 358.00	\$1074.00
Trail - Asphalt Alternate	3000 LF	C	3000	1000 LF	\$ 594.00	\$1782.00
Landscaping	0.14 AC	C	0.14 AC	Acre		\$ 200.00
Natural Areas	8.2 AC	C	8.2 AC	Acre	\$ 310.07	\$2542.57
Open Areas	1.2 AC		1.2 AC	Acre	\$ 479.02	\$ 575.00
Exercise Stations		B	10		\$ 50.00	\$ 500.00
Total Cost (Asphalt Paths)						\$8361.41
Total Cost (Gravel Paths)						\$9,069.41

Source: Prepared from Productivity Report #11-1975 (10/75, Rev. 6/77),
by the Office of Research & Statistics and Fairfax County
Park Authority. Figures updated to 6/82.

*Maintenance Schedule: A = once each 7-14 days
B = once each 14-30 days
C = once a year

(See Figure 19)



H. RECOMMENDED PHASING

There is now 5,920 immediately available for improvements at Fitzhugh Park. An additional \$75,000.00 will be available in fiscal year 1985 from the 1982 Park Bond Referendum. The first phase budget is therefore \$80,920.00.

The Total Cost Estimate for the development shown on the Preliminary Master Plan was \$229,505.1 (Asphalt) and \$218,179.5 (Gravel). Improvements will therefore have to be phased. The recommended development priorities (in order) are as follows:

<u>Phase I</u>	<u>Asphalt</u>	<u>Gravel</u>
Hiker/biker/jogger trail & exercise stations	\$50,100.0	\$40,750.0
Tot Lot (asphalt less swings)	12,273.60	14,674.00
Picnic Area	-0-	4,008.00
Landscape Planting/Sitework	2,400.00	5,300.00
Total Facilities	64,783.60	16,188.00
Design/Contract Administration	<u>16,136.40</u>	<u>16,188.00</u>
Total Phase I	\$80,920.00	\$80,920.00
 <u>Phase II</u>		
Picnic Area	\$ 4,008.00	\$ -0-
Tot Lot (swings)	2,400.40	-0-
Tennis Courts	77,360.00	77,360.00
Multi-Use Courts	20,982.00	20,982.00
History Kiosk	5,700.00	5,700.00
Landscape Planting/Sitework	9,481.00	6,581.00
Total Facilities	119,931.40	110,623.00
Design Contract Administration	<u>28,653.70</u>	<u>26,636.50</u>
Total Phase II	\$148,585.1	\$137,259.50
 GRAND TOTAL	 \$229,505.1	 \$218,179.50

APPENDICES 1-9

The shaded area, part of the Annandale Central Business District, is discussed on page 137.

Land Use

The area is a mix of single-family residential units located principally in the southern and eastern segments of the sector, with medium and high density residential, commercial and institutional uses along the western and northern boundaries. Very little acreage remains to be developed.

A site plan has been approved for high-density residential development (30 dwelling units/acre) on the vacant tract in the northeast quadrant of Ravensworth Road and Jayhawk Road. However, recently the owner of this tract has requested a rezoning in order to construct townhouses (at approximately 10 dwelling units/acre) on this site.

Severe problems of land use incompatibility exist in this sector, particularly within the northern section. In order to stabilize the commercial activity area, transitional uses and natural barriers should be developed as buffers to existing stable residential communities.

Transportation

Transportation problems are severe, with very high levels of through traffic, on Route 236, Backlick Road, Braddock Road, and I-495. This has resulted in traffic congestion and air pollution particularly severe along the entire length of the Route 236 corridor through Annandale's central area.

The situation is aggravated by the countless curb cuts and access points along the corridor. In addition, the use of local streets by non-local traffic seeking less congested routes is characteristic along all transportation corridors in Sector A10.

Public Facilities

Schools

Sector A10 is adequately served by Annandale Terrace, and Braddock Elementary Schools, Poe Intermediate School, and Annandale High School.

Parks, Recreation and Open Space

The sector is served by the 8.9 acre Wilburdale Park, the 22.7 acre Ossian Hall Park, the 8.9 acre Backlick Park, and the 10.8 acre Fitzhugh Park.

Shopping

The residents of this sector are adequately served by commercial facilities along the Route 236 corridor, in the Annandale central area, at the intersection of Hummer Road and Route 236, at Heritage Mall, and at the Braddock Shopping Center in Sector A3.

Housing

Currently, 70 units of the Heritage Woods apartment complex are designated as below market housing units under the public housing and moderate income direct sales programs. Forty-five units in the Annandale Terrace apartment complex have been acquired for use as below market housing.

Environment

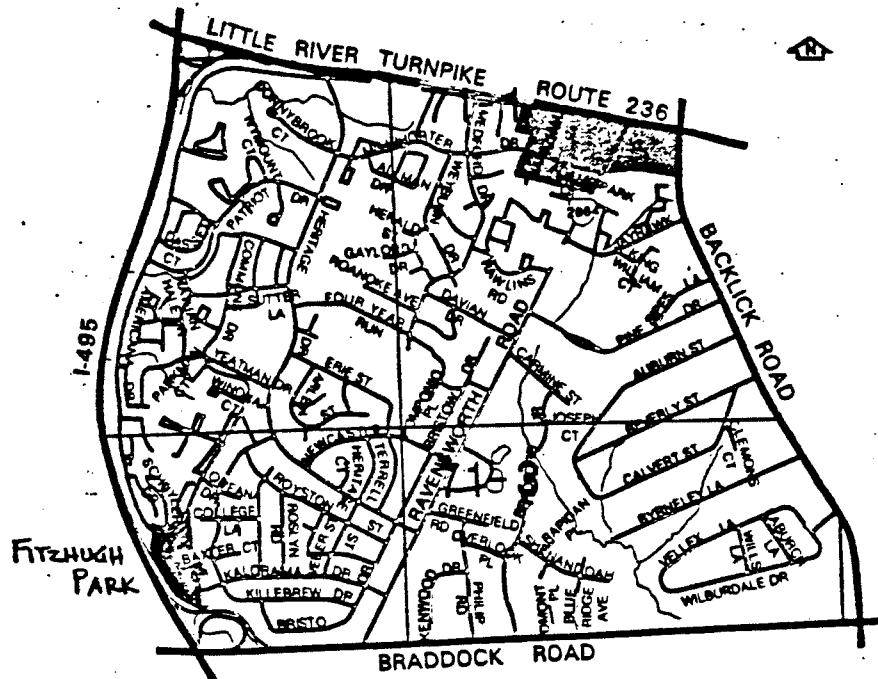
A branch of Backlick Run, which has been designated as an environmental quality corridor, transects the south-central portion of this sector.

RECOMMENDATIONS

The Route 236 Corridor

As transitional uses between the central business district and the stable residential further south, and in keeping with the policy guidelines of locating higher-density residential uses along the periphery of the Annandale central area:

A. The acreage along both sides of McWhorter Place is recommended for coordinated commercial office development (limited office - office), well-buffered from existing residences to the west and the proposed park site to the south.



B. The vacant tract west of Ravensworth Road and north of the Calvacade townhouses is planned for residential development at a density of 8 to 12 dwelling units per acre.

C. The tracts fronting along the south side of Route 236 east of the existing commercial activity at the intersection of Route 236 and Heritage Drive are recommended for commercial office development (transitional low-rise office - limited office), well-buffered from existing residential units to the south.

D. Complete development of Ossian Hall Community Park.

E. Develop Backlick Community Park.

F. Develop the Fitzhugh Community Park.

B. Any acreage in the northwest quadrant of the Backlick Road/Braddock Road intersection not required for highway right of way or buffering is recommended for residential development (4-5 dwelling units/acre).

The Braddock Road and Ravensworth Road Corridors

A. Any remaining vacant tracts between Heritage Drive and Americana Drive should develop as presently committed or as residential development (16-20 dwelling units/acre) with preservation of substantial open space buffers along the periphery of the tract.

B. In order to preserve the Backlick Run environmental quality corridor, acquire vacant portions as they become available.

C. Any remaining vacant tracts within the Annandale Central Business District should develop as presently committed, or as transitional low-rise office - limited office.

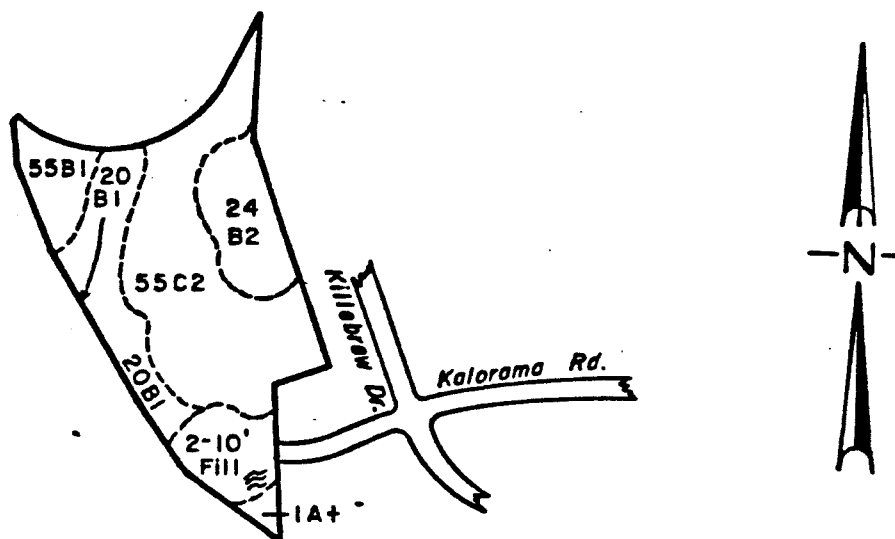
D. The remainder of vacant tracts in Sector A10 should develop as single-family residential development at densities comparable to those of adjacent existing single-family residential neighborhoods.

The Intersection of Backlick Road and Braddock Road

A. Improvements are needed to the intersection of Backlick Road and Braddock Road. The possibility of an interchange at this intersection will be considered within the context of the Countywide Transportation Plan. (The County should review closely the buffering and highway right of way provided in development plans proposed for any of the quadrants of the intersection.)

	EXISTING				ESTIMATED ADDITIONAL 1975 - 1990					
	AC.	D.U'S	POP.	DU/AC.	AC.	COMM. D.U'S	ANTI. D.U'S	ADD'L. D.U'S	POP.	DU/AC.
Residential										
S.F.	606	1,445	5,367	2.4	25	8	16	20	145	1.5
T.H.	82	581	1,496	9.5	38	448			1,259	8.7
Apt.	170	2,462	6,106	14.5	65	502	1,378		3,661	28.9
Commercial	31				9					
Industrial	2				23					
Parks & Rec.	35				7					
Other	130				15					
Vacant	190									
TOTAL	1,226	4,498	12,969	3.7	190	955	1,394	20	5,066	

SPECIAL STUDY SOIL TYPE MAP OF FITZHUGH PARK, LOCATED ADJACENT TO AND EAST OF THE CAPITAL BELTWAY, ADJACENT TO AND NORTHEAST OF THE CAPITAL BELTWAY BRADDOCK ROAD INTERCHANGE. SOILS INFORMATION REQUESTED BY: FAIRFAX COUNTY PARK AUTHORITY.



LEGEND

Soil Symbol

Soil Name

1A+

Mixed alluvial land, FLOOD PLAIN, 0-2% slopes

20B1

Meadowville silt loam, 2-7% slopes

24B2

Elioak silt loam, 2-7% slopes

55B1

Glenelg silt loam, 2-7% slopes

55C2

Glenelg silt loam, 7-14% slopes

⌘

2-10 feet uncontrolled fill over (1A+) and (20) soils

Soil Boundary

Scale:

1" = 500 feet

Mapped by:

James E. Belshan, Soil Scientist
Fairfax County Soil Survey Office

Date:

March 1, 1983

LOCATION: Tax Map Section: 70-4-001-2A.

NOTE: The soils on the property are deep soils formed in the weathered products of sericite schist.

The majority of the site consists of Glenelg (55) and Elioak (24) soils. These well drained soils rate good for both building support and recharge of groundwater.

A large natural drainageway dissects the northwestern quadrant of the property, and forms the western property boundary along the Capital Beltway. Meadowville (20) soil occurs within this drainageway. This soil has a high seasonal water table during wet seasons and following heavy rainfalls. This soil rates marginal for building support. It rates poor for recharge of groundwater.

The southern-most portion of the property consists of Flood Plain (1A+) and 2-10 feet of uncontrolled fill over Flood Plain (1A+) and Meadowville (20) soils. Both of these land types rate poor for both building support and recharge of groundwater.

Due to the sloping landscapes on this site, precautions should be taken to control erosion, and prevent accelerated erosion, especially if park facilities are proposed requiring intensive pedestrian use and management.



Fairfax County Park Authority

M E M O R A N D U M

To: Dave Jillson

Date: 2/24/83

From: Gene Biglin *GB*

Subject: Site Survey - Fitzhugh Park

Fitzhugh Park is a 10.8 acre parcel located in the Annandale Magisterial District at 4966 Americana Drive, Annandale. The park is bounded on the north by single family homes, Americana Drive to the west and the Beltway, Route 495 is to the south.

The topography of the land slopes moderately from a high elevation on the north western section of the park towards the Beltway. Although there is evidence of past erosion problems on the site, most of the area is stabilized at the present time.

Storm water from Americana Drive drains across the southwest corner of the park and also flows from east to west between the park border and the Beltway. All of this storm water exits the site through a storm water culvert which crosses under the Beltway.

Most of the site is a mixed hardwood forest. The trees, which are present are fairly large with a d.b.h. of 10 - 18 inches. Species include American beech, tulip poplar, red oak and white oak. Virginia pine is also present and is most common at the highest elevations of the park. The understory is fairly open and consists of trees of the same species mentioned above plus flowering dogwood, American holly and American hornbeam. Ground cover is sparse and consists of poison ivy, Japanese honeysuckle, Christmas fern and English ivy.

There is some evidence of human impact at the site. A well worn footpath crosses the park between Kalorama Road and Americana Drive. There is also the remains of an abandoned tree house and a campfire ring of stones. At several locations along Americana Drive and behind the houses on Killebrew Drive there are piles of grass cuttings and leaves which have apparently been donated by the park's neighbors.

Because of the closeness of the Beltway, traffic noise is ever present and dominates most other sounds. Fitzhugh Park is relatively small in size and is surrounded by suburban Annandale. As a result the park does not constitute a major attraction for

wildlife. It probably does provide, however, some shelter for a variety of song birds and small mammals which have adapted to suburban living. The Beltway noise and the storm water drainage facilities adversely affect the aesthetic value of the site and minimize any interpretive potential.

The fact that the site is heavily wooded should be of some value to the surrounding residences in that it appears to effectively screen much of the traffic noise from the Beltway.

cc Aldridge
Beckner
Dist. I files

The 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 Fitzhugh Park Tax Map # 70-4 Acres 10.8 Mag. District Annandale
 Street Location/Access 4966 Americana Drive, Annandale
 Naturalist District I Planner Assigned Jillson

II. NATURAL FEATURES

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

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	90%	1	2	2	2
Mixed Forest	10%				
Open Field					
Managed Field					
Reverting Field					
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

Proximity to the beltway and its associated traffic noise severely affects the aesthetics of the park. The small size of the park, coupled with the fact that it is surrounded by housing, limits the wildlife and interpretive potential of the site.

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 see soils report, 2 , 3
4 , 5 , 6

Description:

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

Most of park slopes gradually from a high point in the northwest section towards the Beltway. (Route 495).

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	1		
Water Quality		3	
Impact (Human)	2		
Litter	2		
Vandalism			
Illegal Use			
Other			

. Note any particular information deemed important regarding III.

- Water which moves through the park is mostly urban street run-off.
- One heavily used foot path crosses the park between Kalorama and Americana Dr.
- Leaves and garden cuttings have been deposited in the park along most of its boundary.
- There are signs of severe erosion problems which occurred many years past.
All appear stable at the present.

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

On-site features

Roads _____
 Trails X
 Public Easement X
 Houses _____
 Other Buildings _____
 Private Dump _____

Adjacent lands

Open space _____
 Sing. Fam. Homes X
 Townhouses _____
 Apartments _____
 Business _____
 School _____

Nearby Parkland Facilities (1 mile)

Tennis	<u>X</u>	Trails	<u>X</u>
Ballfields	<u>X</u>	Walkways	<u>X</u>
Playground	<u>X</u>	Swimming	<u>X</u>
Tot Lot	<u>X</u>	Nature Trails	_____
Picnic	<u>X</u>	Cons. Area	_____
Multi-Use Ct.	<u>X</u>	Other	_____
Shelter	_____	See Wakefield	_____
Restrooms	<u>X</u>	masterplan	_____
Parking Lot	<u>X</u>	_____	_____
Fishing	_____	_____	_____
Boating	_____	_____	_____

leaves and grass cuttings Route 495.

Briefly describe initial impressions of the site:

Basically a mixed hardwood forest. Noise from the Beltway is ever present.

Briefly describe any special features of the site:

Forest seems effective as a sound barrier, protecting nearby homes from Beltway noise.

Recommended public use (recreational/interpretive):

Small scale development. Mildly active eg. tot lot

Recommended further actions (Conservation Division):

None X
 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

3/25/88
 DATE

BY



Discover your parks...

PA - 199
4-13-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON FITZHUGH PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Fitzhugh Park on Thursday, May 19, 1983 at 8:00 p.m. in the cafeteria of Braddock Elementary School, 7825 Heritage Drive, Annandale, Virginia. To reach the school, travel on Heritage Drive (north from Ravensworth Road or south from Route 236) and turn onto Yeatman Drive. Parking is available at the end of the road on the right.

This park forum is being scheduled in place of questionnaires that are normally distributed to households, as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. All individuals and/or groups, young and old, are encouraged to attend and express their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help make this park reflect your community's needs and interests.

Fitzhugh Park, 4966 Americana Drive, Annandale, is a 10.8 acre community park in Annandale Supervisory District. It is surrounded by townhouses and single-family homes to the north and east, and by I-495 to the west and south. There are no existing recreational facilities on the site. Except for several relatively level acres at the high and low points, the park is essentially on a hillside of moderate slope. It is almost entirely wooded with hardwoods and scattered evergreens. Primary access is possible from Americana Drive and Kalorama Road.

Capital Improvement Funds are available now for improvements in the amount of \$14,000+ (from the 1977 Bond Referendum), and in Fiscal Year 1986 for \$75,000 (from the 1982 Bond Referendum). Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this community meeting/forum. All responses will be considered in the preparation of the master plan for Fitzhugh Park.

A preliminary master plan will be presented at a public hearing in the Annandale area, to be scheduled in late 1983, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is David Jillson, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 284.

Louis A. Cable, Assistant Director
Donald F. Lederer, Superintendent of Design

APPENDIX 4



Discover your parks ... 6-7-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA, 22003

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR FITZHUGH PARK

FROM: DAVID JILLSON, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE FITZHUGH PARK COMMUNITY FORUM

The following pages reflect what information has been gathered from the community to date. If any of our notes appear out of order, please call or write us to correct the record.

We have much to do before a preliminary master plan will be aired later this year for further review and comment by the community.

Thanks for your interest and ideas; we'll keep you informed.

FITZHUGH PARK COMMUNITY FORUM - SUMMARY

HELD: May 19, 1983 at 8:00 p.m. in the Braddock Elementary School cafeteria.

ATTENDEES: Supervisor Audrey Moore (Board of Supervisors, Annandale District); Barbara Clark (Annandale District) and Alan Mayer (Mason District) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), David Jillson (Landscape Architect), Daryl DePrenger, Kirk Holley, Joanne Kruge, Joe Sicenavage, and Lauren Bisbee (Design Division staff); Gene Biglin, Lee Stevens, Susan Allen, and Gary Roisum (Conservation Division staff); Ralph Phillips (Park Operations staff); Mike Nagy, Kilduff and Associates (consultants); Len Gunsior (Recreation and Community Development staff); and approximately 45 citizens representing themselves and several groups such as the Braddock Road Youth Club, the Kings Park West Civic Association, Fairfax Babe Ruth League, Greenfield Association, and Waywood Terrace.

Mr. Cable explained that the public forum is an opportunity for open discussion by area citizens on the use of Fitzhugh Park for future park and recreation purposes. In the past, input was obtained by means of a written questionnaire which was filled out by area citizens, mailed back to the Park Authority and tabulated. Unfortunately, the response was small and not representative of the majority of the people in the area. As a result, we are trying the community forum as a means of increasing public input in the planning process.

Mr. Cable briefly reviewed the park's acquisition history. David Jillson, project coordinator, reviewed the park design process. He explained the types of parks (Fitzhugh is a community park), types of resources available at different kinds of parks, and the community park classification. He asked the citizens to start thinking of types of active and passive activities they might like at the park. Using overhead graphics, David showed the location of the park, size, service area, other parks in the area and facilities at those parks, communities that surround the park and major features of the site including: slopes, soils, vegetation, foot trails, access. Slides of the site showed the view from Americana Drive, trail into wooded area, interior of park, vegetation, Beltway, access and stream.

At this point, four groups were organized for discussion, with the leader in each group being a FCPA staff member. One citizen in each group was asked to record the notes, including as much detail as possible. The following agenda was suggested to each group:

1. Brainstorming

- a. Silent generation
- b. Round robin listing

2. Discussion/Special Concern Listing

3. Ranking

- a. Individual
- b. Group

The following information summarizes the results of the discussions within each group:

GREEN TEAM

LIKES - TOP THREE PRIORITIES

- Priority 1 - Clean out the park (trash)
- Priority 2 - Bike path - hard surface
- Priority 3 - Tie between tennis court and fitness trail

LIKES - COMPLETE LISTING AND VOTING COUNT

- Nature trails, walk paths, birds (animal feeding areas) - 29 points
- Nature center - 1 point
- Bike path - hard surface - 25 points
- Tennis court - 20 points
- Solid fence (8 ft.) on border off of Kilebrew/Kalorama as 1st phase of development - 16 points
- Fitness trail - 20 points
- Clean out the park (trash) - 30 points
- Bike rack (for lock-up) - 5 points
- Drinking water - 4 points

DISLIKES - TOP FOUR PRIORITIES

- Priority 1 - Picnic area (tables)
- Priority 2 - Lights
- Priority 3 - Major development
- Priority 4 - Parking lots

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- No major development - 35 points
- No parking lots - 27 points
- No picnic area (tables) - 38 points
- No lights - 36 points

GREEN TEAM, continued

SPECIAL CONCERNS

- Crime and access to the park
- Increase in parking on Americana Drive, College Lane and Kalorama Road
- Noise created (reduction of trees)
- Bike path from footbridge to park to Kalorama Road
- Tax/property values - do they go up?

BLUE TEAM

LIKES - TOP FOUR PRIORITIES

- Priority 1 - Natural
- Priority 2 - Multi-use court (NE corner)
- Priority 3 - Foot trails
- Priority 4 - Bike/paved trails (from Kalorama to Americana)

LIKES - COMPLETE LISTING AND VOTING COUNT

- Foot trails - 17 points
- Natural - 42 points
- Bike/paved trails - 16 points
- Multi-use court (NE corner) - 26 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Development
- Priority 2 - Picnic areas (which would encourage use of park after hours)
- Priority 3 - Lighted facilities
- Priority 4 - New parking
- Priority 5 - Auto entrance on Kalorama Road

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Development - 40 points
- Picnic areas - 24 points
- Auto entrance on Kalorama Road - 12 points
- New parking - 16 points
- Lighted facilities - 19 points

SPECIAL CONCERNS

- Conserve trees
- Trees shade Americana Drive; this creates an icy area in winter
- Troublesome activities in cul-de-sac (Kalorama)
- Regular clean-up
- Do something to avoid short cuts through private yards

ADDITIONAL NOTES

- Development will bring unpleasant element into park.
- Bike/paved trail from Americana to Kalorama
- Picnic area could become a hangout.
- Kids party at Kalorama and leave beer cans and bottles all over.

RED TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Maintain trees
- Priority 2 - Natural state
- Priority 3 - Nature trail
- Priority 4 - Fitness trail
- Priority 5 - Tennis (no lights) and tot lot

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis (2) w/o lights - 9 points
- Basketball - 3 points
- Fitness trail - 14 points
- Tot lot - 9 points
- Landscaping - 5 points
- Maintain trees - 41 points
- Picnicking - 16 points
- Natural state - 26 points
- Nature trail - 14 points
- Play apparatus - 4 points
- Tether ball - 3 points
- Walking trail - 3 points
- Nature center - 0 points
- Band shell - 0 points
- Meeting center - 0 points
- Shelter - 0 points
- Park name explanation - 3 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Tree removal
- Priority 2 - Parking
- Priority 3 - Swimming pool
- Priority 4 - Vehicular access
- Priority 5 - Lights

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Swimming pool - 28 points
- Tree removal - 29 points
- Lighted tennis courts - 11 points
- Lights - 12 points
- Structures - 10 points
- Large parking areas - 29 points
- Vehicular access - 24 points
- Dog walking areas - 6 points
- Vending machines - 1 point

RED TEAM, continued

SPECIAL CONCERNS

- Pool this money for betterment of existing parks in our own area.
- Safety concerns regarding the Beltway
- Privacy and protection of residential property
- Retain trees
- Safe pedestrian access
- Storm culvert access

YELLOW TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Nature trails
- Priority 2 - Natural state
- Priority 3 - Add naturalized planting
- Priority 4 - Picnic area
- Priority 5 - Tennis courts

LIKES - COMPLETE LISTING AND VOTING COUNT

- Nature trails - 38 points
- Natural state - 31 points
- Tennis courts - 11 points
- Picnic area - 16 points
- If developed, provide parking - 3 points
- Naturalized planting - 17 points
- Protection for animals - 7 points
- Handicap access - 4 points
- Parcourse - 8 points
- Fill in sink holes - 8 points
- Playground development - 3 points
- Interpretive exhibit - 9 points

DISLIKES - TOP TWO PRIORITIES

- Priority 1 - Lighting
- Priority 2 - Parking

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Parking - 29 points
- Lights - 42 points

SPECIAL CONCERNS

- Noise level
- Increased traffic
- Unauthorized motor vehicles
- Increase in crime
- Protection of yards

At the close of the meeting, Mr. Cable asked the citizens to write the FCPA with any additional thoughts that they might have. He told them that the FCPA would be coming back to them, probably in early 1984, with some alternate plans and he hoped that they would attend the next session.

SUMMARY OF LETTERS RECEIVED SINCE THE FORUM:

One petition has been received since the forum with 75 signatures. These citizens would like to see tennis courts in the park. Some of them expressed the concern that a minimum number of trees be taken out so that the natural sound barrier would remain.

The citizens of Bristow Village conducted their own survey and sent in the following results:

Yes - Nature trails, bird sanctuary, limit hours to daylight, a few benches, clean up, plant azaleas and dogwoods, bike trail, tennis court.

No - No destruction of trees, tennis courts, picnic area, lighted area, nothing that would require parking.

Concerns - Bike trails leading onto Americana Drive, limit access, increased noise in the evening, crime, juvenile delinquency, loss of sound barrier, parking.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Donald Lederer, Superintendent
Design Division, Fairfax County Park Authority
DATE November 2, 1983

FROM: Mike Johnson, Archaeologist
Office of Comprehensive Planning *my*

FILE NO:

SUBJECT: Fitzhugh Park - Master Plan Stake-out

REFERENCE:

Subject park was surveyed by me and the attached report is forwarded for your information. No further archaeological work appears warranted.

MFJ:sg
Encl.

November 1, 1983

Fairfax County Archaeological Survey (FCAS)

Subject: Master Plan Stake-out - Fitzhugh Park

Investigator: Mike Johnson, Archaeologist

Date Surveyed: October 26, 1983

Previous Investigations: None on file for the park. The FCAS has been conducting intensive test excavations on two sites in Wakefield West Park approximately one mile west of the stake-out. The sites date to between 3,500 B.C. and 1,600 A.D. and are pre-historic.

Sites Impacted: None on file.

Remarks: A preliminary pedestrian reconnaissance of the park was conducted. Thirty small test pits or exposed areas were examined and no positive archaeological remains were observed. Disturbed areas on the lower slopes in the south and southwest portions of the project area could represent historic activity of a pre-1900 age, but it is more likely that the disturbances are 20th century. It is in those low areas where there is a slight potential for buried archaeological remains. The Master Plan map indicates that the low areas are not to be impacted.

No further archaeological work appears warranted.

4939 Sauquoit Lane
Annandale, Virginia
June 14, 1983

David Jillson
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Sir:

I attended the public planning session for Fitzhugh Park that was held on May 19. I was surprised that so many who attended were willing to leave the area undeveloped. I have, since then, spent some time getting signatures from many people who live in the proximity of the park who would like to see tennis courts there. These people were not at the meeting, but would like to go on record supporting this kind of facility.

Some citizens expressed concern that a minimum number of trees be taken out so that we would continue to have the natural sound barrier the trees now provide.

Thank you for considering our suggestions in your planning of this community park.

Yours sincerely,

Wanda Shoemaker

Wanda D. Shoemaker

Enclosure

Spring, 1983

MEMO TO: Fairfax County Park Authority

Re: Tennis court/courts for Fitzhugh Park

Below are listed the names of persons living in the area of Fitzhugh Park who are in favor of Tennis courts being included in the plan for the Park:

NAME	ADDRESS
PHILIP C. BARRY	4921 SAUQUOIT LANE, ANNANDALE, VA 22003
Cezanne Glassman	4923 Herkimer St. " "
Day A. Giff	4911 Herkimer St. " " 111
Lisa S. Giff	4911 Herkimer St. Annandale, Va 22003
Mike Expert	4911 " " " " " "
Sally Byington	4900 Herkimer St. Ann VA 22003
Veronica Lindley	4904 Herkimer Ann VA 22003
Paul Magnusson	" " " " "
Elyse Sgarlati	4940 Herkimer St Annandale 22003
John Azhar	4946 Herkimer St. Ann. 22003
Patricia Burslem	4938 " " " "
Denise S. Kaufman	4936 " " " "
Nancy Nordstrom	4929 Sauquoit Ln. Ann VA
Donald Healy	4910 Sauquoit Ln.
Arlio J. Simmons	4914 Sauquoit Ln, Annandale VA
Wanda Backen	4926 Sauquoit Lane, Annandale
Angela W. W.	4930 Sauquoit Ln. Annandale
Joyce Magnusson	4932 Sauquoit Ln. - Annandale
Frank Goodman	4934 Sauquoit Ln. Annandale
Joan Braxton	4938 Sauquoit Lane Annandale
Annette Grandy	4942 Sauquoit Ln.
Nancy Grandy	4952 Sauquoit Ln
Robert J. Seay	4954 Sauquoit Ln. Ann VA

Spring, 1983

MEMO TO: Fairfax County Park Authority

Re: Tennis court/courts for Fitzhugh Park

Below are listed the names of persons living in the area of Fitzhugh Park who are in favor of Tennis courts being included in the plan for the Park:

NAME

ADDRESS

Jay Morgan	4925 Herkimer St Pennandale
M. A. Sandi	
Margaret Worthington	4921 Herkimer St "
Esther Cady	4914 Herkimer St "
R. S. O'Neil	4934 Herkimer St "
Mercedes Rouse	4909 Casimir St "
Julie McIntosh	4913 Casimir St "
Patti Harris	4915 Casimir St "
Cynthia J. Lutz	4914 Casimir St "
Debbie Barnes	4910 Casimir St "
Robert P. Pribit	4910 Herkimer St.
Frank W. Thomas	4900 Saugus Lane
Robert R. Langley	4922 Saugus Lane
Steve Handman	4908 Saugus Lane
Mike Bone	4948 Saugus Lane
John P. Riley	4904 Saugus Lane
Push	4908 Saugus Lane
Allen Carlson	4912 Saugus Lane
James S. Saller	4916 Saugus Lane
James S. Saller	4939 Saugus Lane
James S. Saller	4937 Saugus Lane
James S. Saller	4936 Saugus Lane

Spring, 1983

MEMO TO: Fairfax County Park Authority

Re: Tennis court/courts for Fitzhugh Park

Below are listed the names of persons living in the area of
Fitzhugh Park who are in favor of Tennis courts being in-
cluded in the plan for the Park:

NAME

ADDRESS

W. J. Waldman	4960 Schuyler Drive
Alfred B. Prados	4956 Schuyler Drive
Kay Schenker	4954 Schuyler Drive
Jo Anne Stout	4950 Schuyler Drive
Raymond Boland	4946 Schuyler Drive
A. D. Warner	4934 SCHUYLER DR.
W. J. Silber	4928 " "
Sara Jane Bengtson	4922 Schuyler Dr.
Cheryl J. Johnson	4914 Schuyler Drive
Paul W. Zimmitt	4912 Schuyler Drive
Joe Stroobers	4906 Schuyler Drive
Carol McBride	4904 Schuyler Dr.
Peggy Avery	4902 Schuyler Dr.
LeRoy W. Hilde	4930 Schuyler Dr.
Charles Hall	7912 Schuyler Ct.

APPENDIX 6

Spring, 1983

MEMORANDUM: Fairfax County Park Authority

Re: Tennis court/courts for Fitzhugh Park

Below are listed the names of persons living in the area of
Fitzhugh Park who are in favor of Tennis courts being in-
cluded in the plan for the Park:

NAME	ADDRESS
Wigles (Rt) - Mrs R. L. Hunt	4957 ORISKANY DR ANNANDALE VA
Wita + Mike Brinson	4953 Oriskany Dr. Annandale, VA
Wm + Josephine Gentry	4961 Oriskany Dr. Annandale, VA
John and Peggy S. Brinson	4969 Oriskany Dr. Annandale, VA
Charles + Marjorie Curig	7915 Schuyler Ct Annandale
M. Nejat	4947 ORISKANY ANNANDALE
Lucille Annigian	4949 ORISKANY " "

1
Spring, 1983

MEMO TO: Fairfax County Park Authority

Re: Tennis court/courts for Fitzhugh Park

Below are listed the names of persons living in the area of
Fitzhugh Park who are in favor of Tennis courts being in-
cluded in the plan for the Park:

NAME

ADDRESS

Nancy J Barron	7917 Schuyler Ct
Karin B Yoder	7913 Schuyler Ct
Suzanne Kirby	7907 Schuyler Ct
Ken Wagoner	7916 Schuyler Ct
J. H. H. H.	7918 Schuyler Ct
J. E. H. H.	4939 Oniskay Dr
K. H. H. H.	4945 Oniskay Dr

7722 Heritage Drive
Annandale, Virginia 22003
May 30, 1983

David Jillson
Landscape Architect- FCPA
4030 Hummer Road
Annandale, Virginia 22003

Dear David Jillson,

Last week I spoke with you concerning the preliminary master plan for Fitzhugh Park on Americana Drive in Annandale. In taking the time to walk through the park, I've found that its wooded nature is a definite asset as a noise and pollution barrier from the ever increasing traffic on I 495. By leaving the park in its present state this can be an important plus to preserving the peaceful nature of the surrounding single family and town-house neighborhood.

I noted numerous patches of May Apple, a variety of tulip poplar, pine, possibly hickory or pignut hickory, and other tree and wildflower varieties of plants, plus rabbits, birds, etc. By preserving its current natural state, this site can be a reservoir for our local wildlife like rabbits, squirrels, possibly opossum, raccoons, skunks, field mice, birds, etc.

It can be a place for children and adults alike to walk through or play in (for the children to play out their fantasies), a place for contemplation, of escape from the rigors of a man dominated environment for a short period of time. Outside this small park roads and buildings heavily predominate. It is close enough for an evening walk or a place for children to play fairly close to their homes.

Any need for sports facilities like baseball, football or soccer, can be met by nearby Wakefield Park, Braddock Elementary with its extensive open acreage, Ossian Hall Park or Annandale High School- all of which are within a half-a-mile of Fitzhugh Park. Tennis courts are also available at Ossian Hall Park, Annandale Community Park, Annandale High School, plus Wakefield Park has something like 20 courts. The apartments down on Americana Drive have tennis courts (2) also. All these areas are within walking distance for most people in the area or a very short drive for those not inclined to walk. For individuals interested in basketball, the above named facilities provide for it. At most, one basketball court along the edge of the park near Americana Drive might be considered if there are enough children and adults interested in it living nearby. Again, Braddock Elementary and Wakefield Park are nearby- within a quarter of a mile!

Extensive sloping terrain throughout much of the park pre-empts any large scale development of sports fields or parking areas due to the lack of level terrain. Any parking problems due to the park's development,

would certainly not be appreciated by those living next to it. Since an amount of \$14,000.00 is allocated to the park, my suggestion, if this sum must be used, is to woodchip or put small size gravel on the major foot-paths to prevent erosion and contain the mud on walking surfaces after rain. The paths most in question would be the one from the court on Kalorama Road that divides into two parts with these two parts coming out on Americana Drive. Any further funding needs could be met out of the fiscal year 1986 budget (redoing the woodchip or gravel trails possibly). Because X amount of dollars are allocated to this park should not be a big reason to spend it there if it is not needed.

One other item for possible consideration could be a small playground on the park's edge on Americana Drive. One already does exist in the nearby townhouse complex. Plus it is questionable how many young children live this park to justify another playground. Any left over funds for Fitzhugh Park could be reinvested in other parks more badly in need of further funds or in a contingency fund for emergency needs, or in additional land purchase requirements for this rapidly urbanizing county.

I'd like to compliment the Park Authority for allowing local people to have some input into the park developments. It only makes sense to ask those that you are developing the park for, for their thoughts on the matter while keeping in mind that their needs and desires for the use of parks will change with time and types of people moving into the area at a latter date. Also I'd like to compliment your organization on the plantings on the Heritage Drive side of Ossian Hall Park on the erosion prone slopes- they were badly needed. Perhaps not mowing the top ten or fifteen feet of that slope would also curb erosion- or mowing it less frequently.

The woodlot of Fitzhugh Park is but a small remnant of the extensive woods that once covered Ossian Hall Park, Heritage Mall, Patriot Village, and Americana Drive areas. When we first moved here in 1963, Heritage Drive did not connect with Little River Turnpike, the Mall and Patriot Village areas were all thick woods. Each time I've returned here after my military service, working out west, and from college, more and more change has come about- many, more cars and people making this a highly congested area. My appeal is to leave a little bit of the wild this area knew for the future inhabitants of this area- and for today's too! Thank you for your time and effort on behalf of this county's citizens.

Cordially,

Carl M. Pribanic
Carl M. Pribanic

June 18, 1983

Mr. Louis Cable
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Cable,

As a follow-up to the Fitzhugh Park Development Forum on May 19, a Questionnaire was distributed to the residents of Bristow Village requesting their input. The Questionnaire format was the same as that used at the forum.

The following is the input received from the residents and is being submitted for your consideration.

YES -- Nature trails, bird sanctuary, limit hours to daylight, a few benches, clean-up, plant azaleas and dogwoods, bike trail, tennis court.

NO --- No destruction of trees, tennis courts, picnic area, lighted area, nothing that would require parking.

CONCERNS --- Bike trails leading onto Americana Drive, limit access, increased noise in the evening, crime, juvenile delinquency, loss of sound barrier, parking.

It should be noted that the items shown above are almost identical to those developed at the Forum.

Sincerely,

Jimmy R. Tucker

Jimmy R. Tucker
4931 Casimir St.
Annandale, Va. 22003

716
A-9

J. RON BRINSON
4969 ORISKANY DRIVE
ANNANDALE, VIRGINIA 22003

November 14, 1983

Mr. Joseph Downs, Director
Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Downs:

Our home is located directly across Americana Drive from the planned development by your department of Fitzhugh Park. As a point of reference for the purposes of this letter, the planned park facility is directly between our home and the Capital Beltway.

Certainly we welcome the intentions of your agency to develop a park/recreational facility on this property. We have complete faith in your department to create a facility that is appropriate in terms of its use and its environmental and aesthetic qualities.

We ask special consideration of our single concern: noise from the Beltway traffic. Presently, the noise levels are noticeable, at times disturbing, but at most times bearable. The trees and the elevation of the proposed park property seem to provide a natural buffer.

Understandably, we do not want any development of this property to result in increased levels of Beltway traffic noises at our home or within our Bristow Village neighborhood.

Our impression is that as planning for Fitzhugh Park advances, there is ample opportunity to develop soil berms and other devices that would serve to control and perhaps even decrease present Beltway noise levels as they are monitorable in our neighborhood.

We ask that you and your staff recognize the potential problems of noise and the apparent opportunities for solutions as planning for Fitzhugh Park advances.

Respectfully,



J. Ron Brinson

