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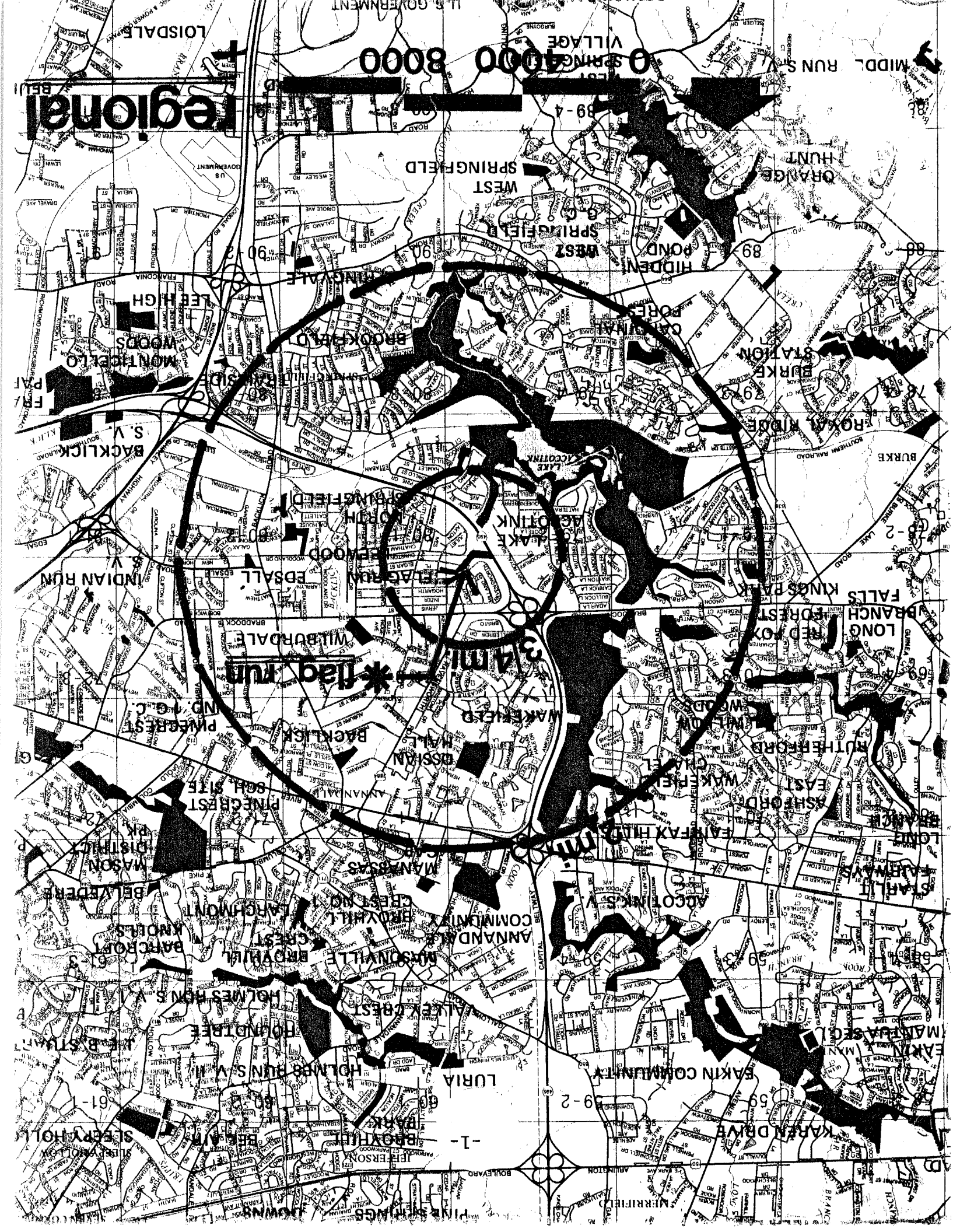
PRELIMINARY
MASTER PLAN REPORT
FAIRFAX COUNTY PARK AUTHORITY
JANUARY 1977

FLAG RUN PARK

FLAG RUN PARK

Table of Contents

Regional Map	1
Location	2
Comprehensive Plan	2
Schools	2
Parks	2
Location Map	3
Community Planning Sector	4
Park Facility Inventory	5
Utilities	6
Naturalist's Report	7
Site Analysis	8
Development Preference Survey	8
Site Analysis Map	9
Questionnaire	10
Questionnaire	11
Funding	12
Conclusions	12
Plan Description	12
Recommended Additions	12
Preliminary Master Plan Map	14
Attachment	15
Attachment	16
Cost Estimate	17
Maintenance Costs	17



LOCATION:

The subject site is located in the Annandale Magisterial District (tax map no. 70-4). The site is divided in two by Elgar St. (see location map). The Park is bounded on the west by the Capital Beltway, Route 495, on the south by a parcel of land owned by the Commonwealth of Virginia. Single family homes of Gresham St. and Ravensworth Rd. form the northern boundary of the park. To the east lie single family homes on Juliet St., Elgar St. and Dunston St. The park is located entirely within the North Springfield Subdivision.

COMPREHENSIVE PLAN:

The park site lies within Area I, Sector A-5, known as the North Springfield Community Planning Sector. The plan reviewed the parks, recreation and open space in the sector and states: "There are three neighborhood parks in the sector: Flag Run (8.6 acres), Leewood (7.3 acres) and North Springfield (5 acres). In addition, the private North Springfield Swim Club provides a focal point for summer activities".

"The Backlick Run Stream Valley and related open spaces divides the sector into two equal parts." (See Community Planning Sector Map).

Development of Flag Run Park agrees with the Comprehensive Plan action for that sector.

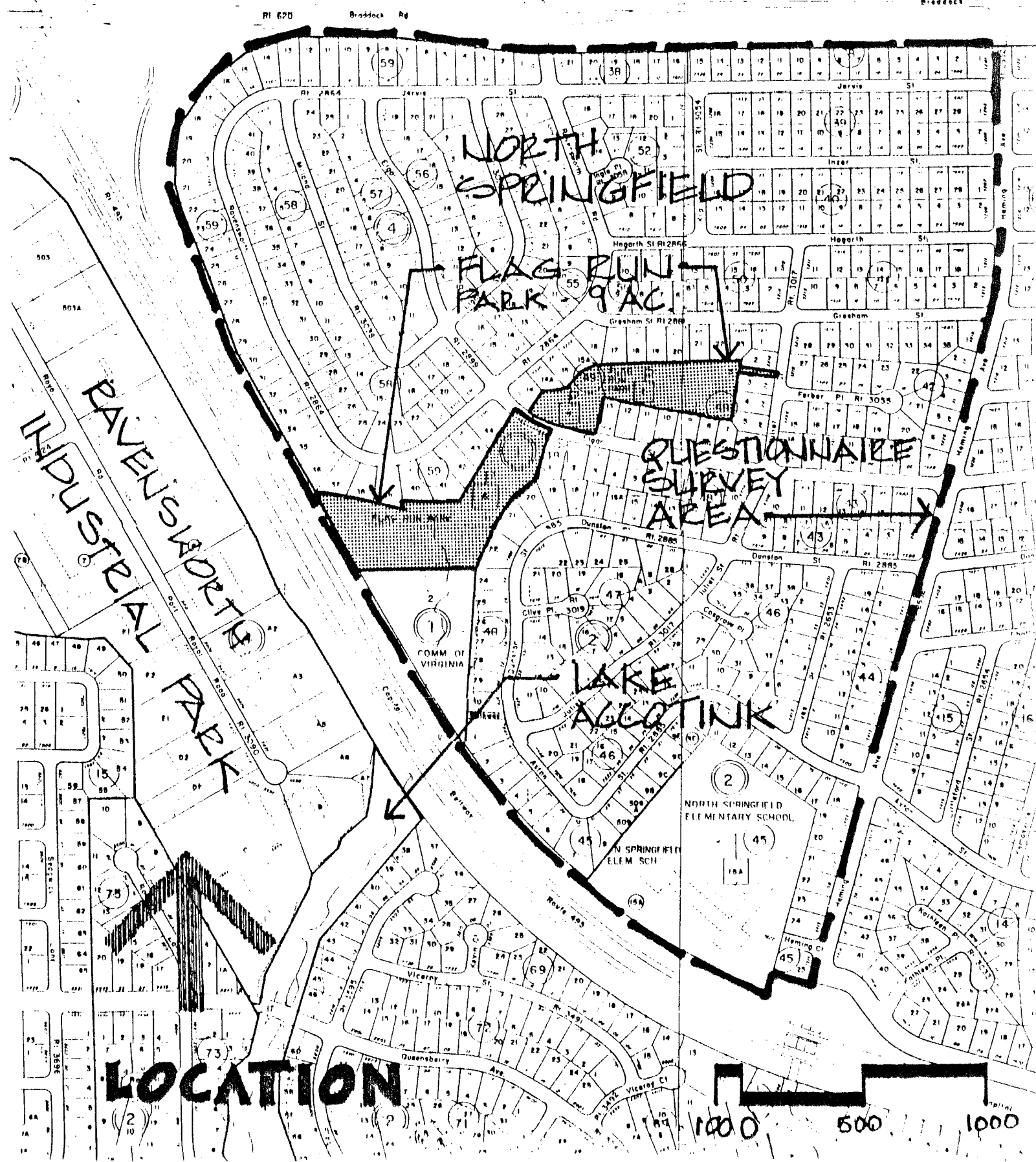
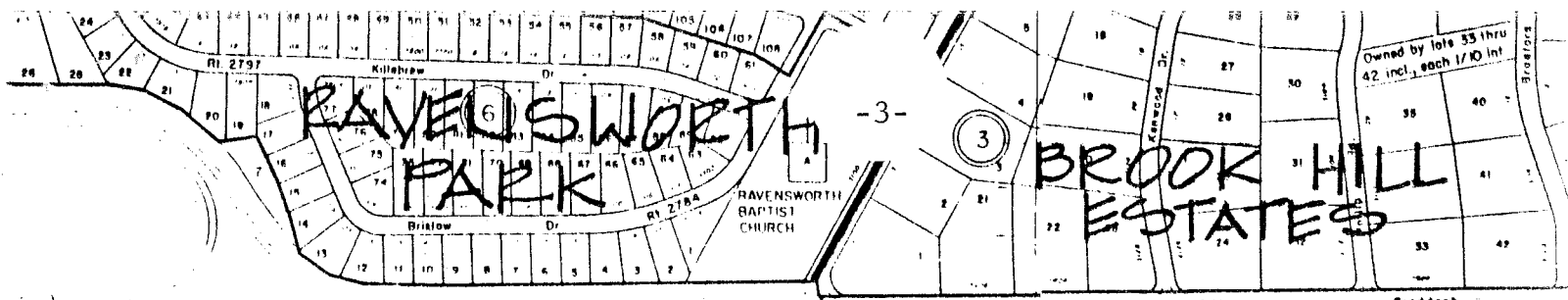
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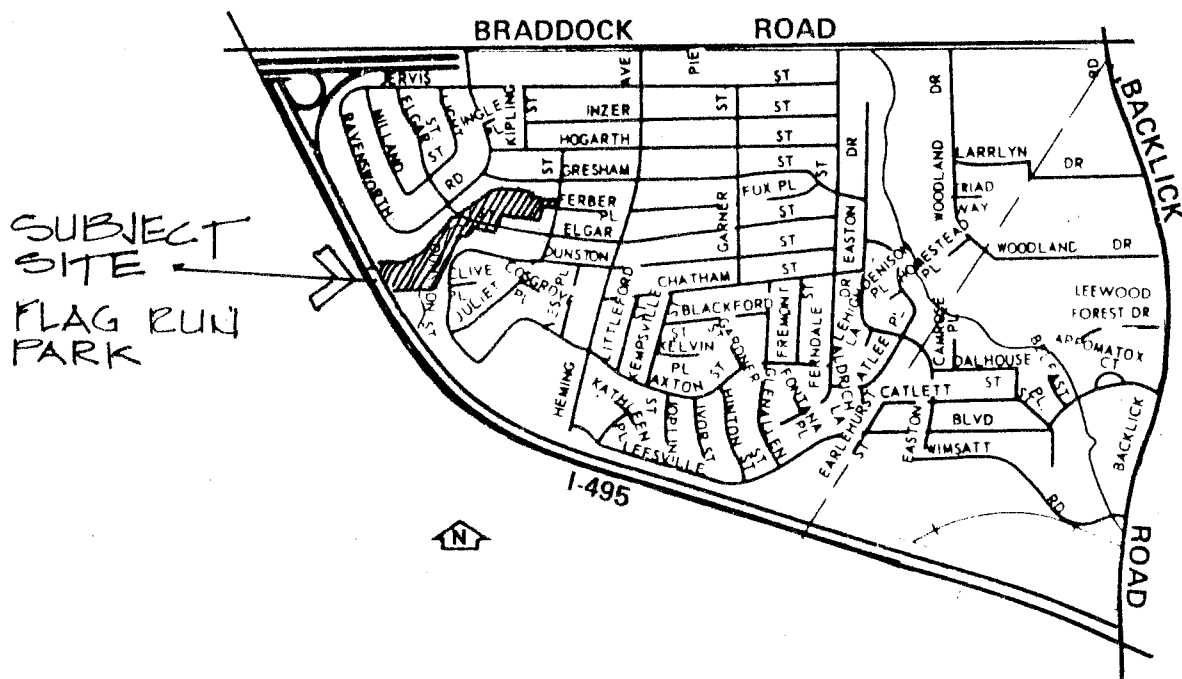
The site is located within School Administrative Area II. The sector is served adequately by the North Springfield, Lynbrook and Braddock Elementary Schools, Holmes and Key Intermediate Schools and Jefferson and Lee High Schools.

PARKS:

Within the 3/4 mile radius of the subject nine acre site, is a finger of land of Lake Accotink Park (see location park). This park is separated from the subject park by the Capital Beltway.

Other parks within a two mile radius are: (see park facility inventory).





A5 NORTH SPRINGFIELD
COMMUNITY PLANNING SECTOR

A d d r e s s

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park facility inventory

UTILITIES:

- Sanitary Sewer

The site is within the Accotink Sewershed which is served by the Lower Potomac Treatment Plant. Sewer capacity is available within the treatment plant area and new connections are allowed at this time.

There is an existing 12" sanitary sewer line running along Flag Run Stream through the southern portion of the park.

- Storm Drainage

The site has steep side slopes in the northern portion. These side slopes created the drainage channel that runs through the park.

- Electric

There are existing power lines along all streets bordering the park.

- Gas

There are existing gas lines located within Heming Avenue and Jervis Street.

- Water

Water service is available from a 12" existing water main located within Light Street and Juliet Street.

- Roads

Access to the site is provided by Elgar Street and Juliet Street. Also the site will be useful in allowing access to a similar type of land adjacent to the southern property line. (See Recommended Additions)

- Easements

The existing sewer line passing through the park is constructed in a 20' wide easement (see site analysis).

NATURALIST'S REPORT

The nine acres of parkland along Flag Run in tax map 70-4 are primarily flood plain. The vegetation is typical for this type of habitat. The dominant overstory is tulip poplar, shrub layer is comprised of viburnum, spicebush, ironweed, etc. and the ground cover is dominated by honeysuckle. There is one open area adjacent to Elgar Street. The area is too small and isolated by development to sustain a varied vertebrate population. Trash fish (sunfish, minnows, chubs, etc.) bats, rodents, songbirds, squirrels and an occasional raccoon or opossum are the only noteworthy animals. No unusual, rare or endangered species exist within the park.

The most ecologically significant factor about the park is that it is a tributary to Lake Accotink and the Upper Accotink Watershed. The stream shows signs of storm water run off damage; erosion is prevalent and debris present. The western boundary provides a buffer to the Capital Beltway. In the western sector there is some upland hardwood area dominated by oaks and hickories. There exists within the park boundaries several large mature trees (oaks, tulip poplar, beech) worthy of protection.

Although the park has little interpretive potential it shows signs of extensive neighborhood use (trails, compacted soils, tree house, swing, etc.). Any potential development of the area should consider these factors as well as the lack of adequate public access. Minimal disturbance of the flood plain and avoidance of impervious surfaces should also be taken into consideration (PBQ & D. Task Order 10.3 ranks Flag Run Soil Erosion Potential "severe" and impervious surfaces estimated at 50-60%).

Any decision concerning stream bank alteration should be deterred until periodic monitoring of the situation has been established to determine the extent of the problem. If the situation degenerates to the point of endangering park property and visitors, or becomes a serious sedimentation threat downstream, consideration should be given to both physical (rip-rap, gabion) and vegetative stabilization.

Although physical techniques have been the most common, vegetative stabilization has much potential. The Soil Conservation Service has voiced an interest in the technique in the past and may be able to provide appropriate plantings.

If deemed appropriate a monitoring program could be established by Conservation Division District I personnel.

From :Paul Engman, ..District Naturalist

SITE ANALYSIS: (See Site Analysis Drawing)

The nine acre parcel has slopes ranging from 0-20% on the southern portion (south of Elgar St.) and slopes in excess of 20% ranging to 50% on the northern portion (north of Elgar St.).

There is no soils information available at this time for the site. However development will be directed towards a very passive master plan and not having soils information shall not be detrimental to design.

Ninety percent of the site is wooded with mature hardwoods dominated by Tulip Poplar. The shrub layer is comprised of Viburnum, Spicebush, Ironweed, and the ground is dominated by Honeysuckle. There is an open grassed area adjacent to the north side of Elgar Street (See naturalist's report).

Flag Run Stream, a tributary of Lake Accotink, enters the park at the northeastern corner, flows through the center of the park and exits at the midsection of the southern property line.

DEVELOPMENT PREFERENCE SURVEY: (see attached questionnaire)

Number Distributed: 315

Number Returned: 84 (27%)

Returned from families with children: 44 (52%)

Ages of children:

0-5 years: 8

5-12 years: 37

13-18 years: 39

18-21 years: 26

Development Priority:

Priority	Activity	Percentage Votes
1	No Development	45
2	Nature Area	38
3	Bicycle Trail	36
4	Picnic Area	34
5	Apparatus Area	30
6	Tennis Court	28
7	Open Play Field	26
8	Multi-Use Court	17
8	Tot Lot	17
9	Horseshoe Court & Shuffleboard Court	14

Write-in priorities with one vote each: Paddle tennis, swimming pool.

FAIRFAX COUNTY PARK AUTHORITY
FLAG RUN PARK QUESTIONNAIRE

The Fairfax County Park Authority is about to begin planning for the future development of the Flag Run Park, a nine (9) acre site. The site is bounded by Route 495 and North Springfield Subdivision. It is a stream valley with a small portion of open field. To the south of Elger Street is the largest portion of stream valley. To the north side of Elger Street is the open field.

As a potential user of this park, we are interested in your ideas on how it can be developed to provide the type of recreational experience you and your community desire.

If you are interested in assisting us in the planning process, please respond to the questions below and return this questionnaire to the Park Authority by November 12, 1976.

All suggestions will be considered in planning the park and a public hearing will be held before the final adoption of the master plan by the Park Authority.

1. Your name and address _____

2. Number of persons in family and their ages
_____/_____/_____/_____/_____/_____/_____/_____

3. Which of the following facilities would be desirable in this park and be most used by you and your family?

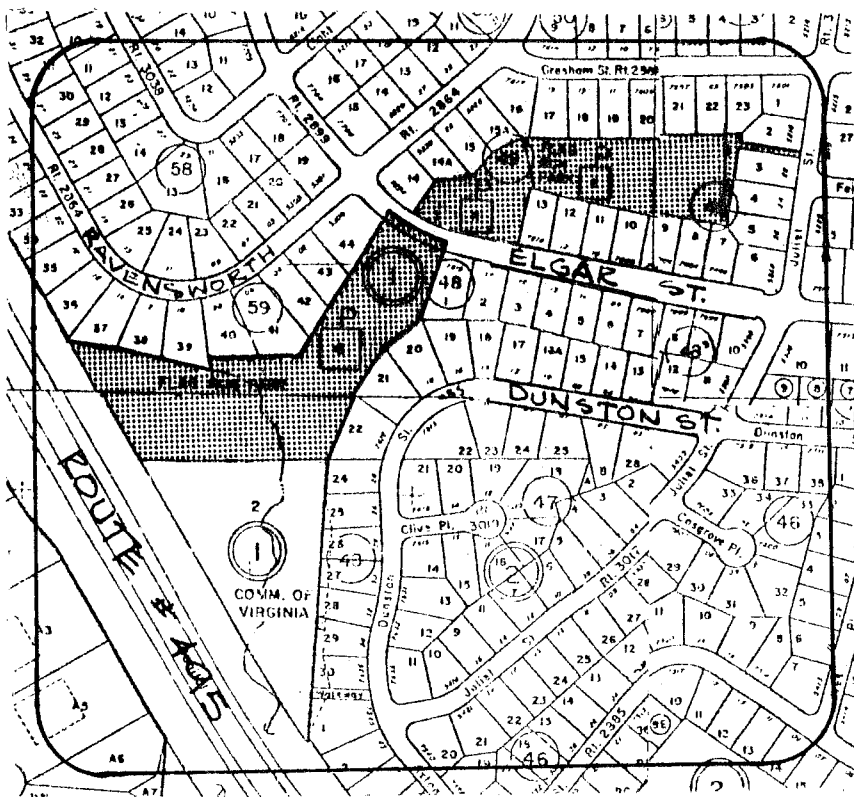
	<u>Yes</u>	<u>No</u>
Tennis Courts	_____	_____
No Development	_____	_____
Apparatus Area (children 6-12)	_____	_____
Tot Lot (pre-school)	_____	_____
Bicycle Trail	_____	_____
Picnic Area	_____	_____
Nature Area	_____	_____
Open Play Field	_____	_____
Horseshoe and Shuffleboard Courts	_____	_____
Multi-use Court	_____	_____

4. Which facilities would you like to see developed first? Include any that were not mentioned in the above list.

5. Should development be toward a passive area with walkways, benches, grass areas, trees and shrubs? Yes _____ No _____
6. Do you have any other ideas or suggestions that we should consider in planning this park?
- _____
- _____
- _____

LOCATION MAP

Legend:  Park site



To: Fairfax County Park Authority
P.O. Box 236
4030 Hummer Road
Annandale, Virginia 22003

Return Address

*Items 2 through 9 reflect the development preferred by 55% of the people surveyed for this park.

FUNDING:

There is approximately \$30,000 available in the FY 1977 budget for the development of this park.

CONCLUSIONS:

Analyzing the site and the needs of the planning sector, it is evident that development should be as minimal as possible. This would be along the lines of an asphalt and some benches to provide seating.

PLAN DESCRIPTION: (See attached Preliminary Master Plan)

The development of the nine acre subject site will be as a neighborhood serving park designed to allow the residents of the sector an opportunity to get out into nature.

Working with the site, location of a trail and seating areas becomes evident. The trail shall enter the park from Juliet Street. There are existing steps at that location which were built by the Park Authority. The trail shall follow the stream banks and proceed to Elgar St. A sidewalk should be constructed on both sides of Elgar Street to match the existing subdivision sidewalk. The trail shall then continue on the southern side of Elgar Street, following the existing dirt footpath as closely as possible.

The trail through the park may be ^{gravel}~~wood chip~~ or asphalt. It is not recommended to develop a ~~wood chip~~ trail because of the maintenance problem involved with a trail of that nature through a steep sloped site. _{gravel}

RECOMMENDED ADDITIONS:

Staff recommends the acquisition of a tract of land (four acres) adjacent to the southern property line of the park. This parcel is presently owned by the Commonwealth of Virginia. (See location map and approved letter from Park Authority agenda, 2-15-77).

Site analysis of the Commonwealth owned parcel shows an existing walkway to the parcel. If we acquire this land the proposed trail for Flag Run could tie into the existing walkway and we will have developed a trail system from Juliet Street through the park to Dunston Street.

Anticipating the long range planning of this park, if the Park Authority acquires the additional four acres of land, an overpass to the finger of land of Lake Accotink Park would tie the entire North Springfield Subdivision to the opposite side of the Beltway for pedestrian traffic. This link would open up circulation to Lake Accotink Park and ultimately to Wakefield Park.

~~ATTACHMENT~~

Fairfax County Park Authority

M E M O R A N D U M

To: Chairman and Members.....
Fairfax County Park Authority

Date: February 9, 1977

From: Richard W. Jones, Superintendent *RWJ*
Division of Land Acquisition

Subject: Acquisition of Land Adjoining Flag Run Park
79-2((1))-2

The Design staff is in the preliminary stages of master planning Flag Run Park.

As a result of planning this area, they have discovered a 4.0080 acre tract of land owned by the Commonwealth of Virginia bordering the southern boundary of the park. The 4⁺ acre unimproved site represents the remainder of land used during the construction of the 495 Capital Beltway. The property is zoned R-17 and no apparent use occupies the property at the present time.

The staff believes this parcel would make a logical addition to Flag Run Park and should be dedicated to the Park Authority for park use.

Therefore the staff recommends that:

The Fairfax County Park Authority approve the attached letter to be sent to the Virginia Department of Highways requesting dedication to the Park Authority of Parcel 79-2((1))-2 as an addition to the Flag Run Park.

Attachments

RWJ/DMR/rk

