

PLAN AS
PRESENTED
AT PUBLIC
HEARING

— USED
for
Revision —
app 12/12/95
add lights
to
2 LL fields

Returned
Fred Calhoun
2006

FAIRFAX COUNTY PARK AUTHORITY
FOX MILL DISTRICT PARK
PRELIMINARY MASTER PLAN NARRATIVE

GENERAL

Fox Mill District Park is a 208 acre parcel located in the Centreville Magisterial District at 2301 Fox Mill Road, Chantilly, Virginia.

The site is bounded on the north by the Fox Mill Woods Subdivision, on the east and south by single family homes and on the west by Fox Mill Road.

SITE DESCRIPTION

The site is mostly wooded with middle aged mixed evergreen and deciduous trees. Little Difficult Run flows through the southeast corner of the site and has several smaller tributaries bisecting the site. Between these tributaries are ridges with flat enough tops to be buildable. The soils on the ridges are good for building, but the soils are not good on the steep slopes or stream valleys.

A school site of 14.5 acres is located in the park in the northwest section.

DEVELOPMENT

The preliminary plan shows a vehicular access from Fox Mill Road north of Thoroughbred Road. This road leads to a parking area for 250 cars serving a recreation building with an indoor pool, gymnasium, meeting rooms and court games, eight lighted tennis courts with practice walls, two lighted paddle tennis, two lighted multi-use/basketball courts, six lighted horseshoe and shuffleboard courts, hike, bike, equestrian and exercise and nature trails, a tot and apparatus area and a picnic area. Another parking area for approximately 60 cars serves three lighted softball fields, one lighted soccer field, two lighted multi-use/basketball courts, a shelter, restroom building and picnic area. A neighborhood area exists with an open play area, a multi-use court, tot and apparatus area and a picnic area. A meadow is shown which contains the drainage field for the recreation building and has a horse schooling ring adjacent to it.

COST ESTIMATE (Jan. 1979)

Roads and Parking: Entrance road, primary parking lot, spur road and parking, maintenance bldg. road and yard and landscaping	\$ 550,900
Trails: Equestrian, 8' asphalt path, 6' asphalt path, 4' wood chip path, 4 bridges, 2 footbridges, folkstone area path with 3 bridges	\$ 594,600
Neighborhood area: Site preparation, seeding, landscaping, picnic area, multi-use/basketball court and apparatus/tot play area	\$ 77,300
Central meadow: Site preparation, seeding, special landscaping, horse schooling ring	\$ 93,900
Fields complex/school site: Site preparation, seeding, landscaping, lighted soccer field, 3 lighted softball fields, 2 lighted multi-use/basketball courts, picnic area/shelter, apparatus area, outdoor classroom and misc. fencing/furniture	\$ 332,510

Park center: Site preparation, seeding, landscaping, 8 lighted tennis courts, 4 lighted practice walls, 2 lighted paddle tennis courts, 6 lighted shuffleboard, 6 horseshoe pits, 2 lighted multi-use/basketball courts, tot and apparatus area, exercise court, interpretive shelter/overlook, and misc. fencing/furniture/retaining walls	\$ 09,500
Recreation/pool buildings: Building, septic field and pump station	\$3,50,000
Site signage	\$ 35,000
General site drainage/erosion control	\$ 50,000
Maintenance building	\$ 30,000
Total Construction Estimate	\$6,63,710

Presently, there is \$404,000 allotted for development through 1980.

PHASING

Phase I:	\$1,13,760
Entrance road, partial parking, spur road, fields complex, neighborhood area, central meadow, equestrian trails, pathways, bridges, partial drainage and general drainage, erosion control	

Phase II:	\$728,650
Tennis courts, paddle tennis, practice walls, maintenance building/yard, pathways, folkstone pathways, bridges, partial signage and general drainage/erosion control	

Phase III:	\$4,11,300
Recreation building/septic system, remainder of parking, remainder of park center facilities, landscaping, signage and general drainage/erosion control	

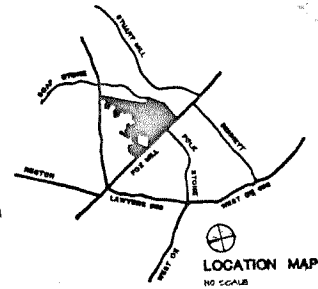
ANNUAL MAINTENANCE COSTS (1977 costs)

Park roads	\$ 2,625
Parking areas	\$ 2,066
Pathways	\$12,228
Bridges	\$ 600
Neighborhood area	\$ 4,406
Fields complex	\$28,545
Park center (excluding rec. bldg.)	\$29,200
Misc. maintenance	\$ 7,872
Total	\$87,542

CONNECT WITH RHOA
PATHWAY SYSTEM

CONNECT WITH RHOA
PATHWAY SYSTEM

CONNECT WITH
COUNTY TRAIL SYSTEM



NEIGHBORHOOD AREA

- (A) APPARATUS AND TOTS PLAY AREA
- (M) MULTI-PURPOSE COURT
- PICNIC AREA
- OPEN PLAY AREA

CENTRAL MEADOW

- (H) MANAGED CONSERVATION AREA
- EQUESTRIAN PRACTICE AREA
- PROPOSED SEPTIC DRAINAGE FIELD

F.C.S.B.

- FUTURE ELEMENTARY SCHOOL SITE (14.8 AC)
- PARKING LOT FOR 80+ CARS
- SEPARATE BUS TURNAROUND
- APPARATUS AND HARD SURFACE PLAY
- BALLFIELDS (LIGHTED), OPEN PLAYFIELD
- OUTDOOR CLASSROOM

FIELDS COMPLEX

- (1) LIGHTED SOCCER FIELD
- (2) LIGHTED SOFTBALL
- (3) LIGHTED MULTI-PURPOSE COURTS
- PICNIC AREA / SHELTER
- PARKING 40-60 CARS, 6-8 HORSE TRAILERS

Maint. Bldg. & Yard

PARK CENTER

- 1 INDOOR POOL BLDG. / SUN DECK & TOTS POOL, COURT GAMES, LOCKER FACILITIES, MAINT. AND OFFICES
- 2 GYMNASIUM, DANCE, MEETING ROOMS, CONCESSIONS AND SHOE ROOMS
- 100,000 SQUARE FEET (APPROX)
- PARKING FOR 250 CARS
- (5) LIGHTED TENNIS, (4) PRACTICE COURTS
- (M) (2) MULTI-PURPOSE COURTS
- (2) PADDLE TENNIS
- (6) HORSESHOE PITS / (6) SHUTTLE BOARD
- (N) SELF-GUIDED INTERPRETIVE TRAILS (PAVILION)
- ONE MILE JOGGING / EXERCISE TRAIL
- (T) TOTS PLAY
- (A) APPARATUS PLAY

TRAILS

- EQUESTRIAN TRAILS
- PRIMARY PATHWAY 6' ASPHALT
- ASPHALT PATHWAY 6'
- UNPAVED 4-6' TRAILS

PRELIMINARY
MASTER PLAN FOR:

FOX MILL DISTRICT PARK

FAIRFAX COUNTY PARK AUTHORITY

PARK AUTHORITY PROJECT NO. 41458-1078-0588

TAX MAP NOS. 28-28.4 AND 28-18.2

VIRGINIA
204.92 ACRES



PREPARED BY LAND DESIGN/RESEARCH INC., COLUMBIA, MARYLAND

BASE INFORMATION TAKEN FROM 1"=400' SCALE MAP © 1978 CONTOUR INTERVAL
PREPARED BY FAIRFAX COUNTY PARK AUTHORITY, 1978 14, 1977



JAN 79

FROM REPORT :

1. SLOPES - " RIDGES OF MOST DESIRABLE
PAGE 6 DEVELOPMENT AREAS - " FLAT "
" LITTLE LANDFORM MANIPULATION "
2. SOILS - 3 OF THE 4 PRIMARY SOIL TYPES
PAGE 7 IN PARK ARE SUITED TO REC. DEVEL.
 - CLENELO
 - MANOR
 - MEADOWVIEW.
3. CEMETERY - WILL BE ADJACENT TO SCHOOL
PAGE 10 REGARDLESS OF PARK FACILITIES.
 - WILL BE PROTECTED WITH NEW FENCING AND PLANTINGS AROUND PERIMETER.
4. SCHOOL SITE - CONCENTRATION OF PARK
PAGE 10 FACILITIES W/ SCHOOL - SHARING ENTRY ROADS, SOME PARKING, ETC. TO LIMIT IMPACT ON SITE.
5. DISTRICT PARK DEFINITION: PAGE 15 - " DESIGNED TO PROVIDE AREA-WIDE SERVICES TO SEVERAL SECTIONS OF COUNTY " - NOT JUST FOR IMMEDIATE COMMUNITY.

6. RECOMMENDATIONS FROM DEPT OF RECREATION AND COMMUNITY SERVICES. PAGE 15.

7. RECOMMENDATIONS OF COUNTY COMP. PLAN.
PAGE 242.

" ACTIVE REC. FOR FOX MILL D.P. "

8. PROGRAM HIGH INTENSITY USE — CLUSTERING
PAGE 17 OF FACILITIES TO MINIMIZE SITE
IMPACT.

9. UPLAND MEADOWS.

PAGE 18.

SLIGHT TOPOGRAPHIC
MODIFICATION — ENHANCEMENT OF
HABITAT.

10. PATHWAYS / TRAILS.

PAGE 19.

SECOND PARAGRAPH.
CONSTRUCTION TECHNIQUES.
READ IT. !!!

Currently, a police/ in leased quarters ial area.

of the natural relopment. Major rea include Lake ke Fairfax Park. rovided along the ers.

INS

ter Plan,* adopted on September 3, 1971, February 21, nce in the Area III On the periphery ed by zoning, land no greater than 1 o that it decreases y (within Reston). should develop as ecommended that program a major ate 7. the Town 50. Without this the Town Center

Reston is recom-

Run and Route 7. n, Baron Cameron un in two parts: onting on Baron on boundary and (2) The remaining

, Baron Cameron olvin Run at .2-.5

the approximately Sunset Hills Road boundary may be led that:

of the 120-acre cres in area and lo-the tract, is to be

if the tract of ap-n the planned resi-his residential area ject and the indus-r the development ced. This will en-uffer will be con-and the planned east.

s own program of h shall be the guide

running southerly towards Sunset Hills Road, following the tree line as it approaches the Bladen property and continuing towards Sunset Hills Road to the northwesterly corner of the Bladen property. At least one-half of the Kidwell property shall be retained as the low-density residential buffer. The above line of demarcation will regularize the boundary between industrial and residential by relating the transition and land use to physical features of the land, i.e., the tree line and swale.

- The applicant shall install approved plantings to close the gap, which is approximately fifty feet wide, between the tree line running north from Sunset Hills to where it most closely approaches the existing trees and tying into the treed swale running south from Lake Fairfax Park. In the event that such plantings are inconsistent with good site planning and land use as determined in the final site planning of the property, the Reston Community Association and the applicant should work out a suitable compromise.

- Separate access points shall be provided for the residential use on the easterly portion of the site and for the industrial use on the westerly portion of the site.

- Stringent environmental controls must be applied to the industrial portion of the tract. These include extensive landscaping on Sunset Hills Road, buffering for residentially planned area to the east, and sedimentation control measures to assure the environmental integrity of Lake Fairfax.

- The Best Company shall adopt, proffer and record covenants and restrictions on the I-P which will parallel closely the "Declaration of Protective Covenants and Restrictions" for the Reston Center for Industry and Government (recorded in the Clerk's Office of Fairfax County, Virginia, on January 12, 1965, in Deed Book 2562, page 34).

- Copies of the Generalized Development Plan shall be furnished to the Crowell Corners Civic Association and to the Reston Community Association at least fourteen days before the public hearing on the zoning application.

- Such additions to the zoning application as are necessary will be made to reflect the above items.

- The area between the Dulles Access Road, Difficult Run and the western edge of Reston (with Hunter Station Road being the appropriate southern boundary) at .5-1 du/ac.

- An area adjacent to the western edge of Lake Fairfax Park on Colvin Run at 4-5 du/ac.

- The undeveloped areas along the east and south boundary of Reston between Snakeden Branch and Fox Mill Road for .2-.5 du/ac.

- The area between Fox Mill District Park, Reston, Lawyers Road and Fox Mill Road at 1-2 du/ac.

- The area between Lawyers Road and Deepwood at .1-.2 du/ac.

- The area between Reston, the right of way reserved for an outer circumferential, (not a plan recommendation) and Fox Mill Road for 1-2 du/ac.

D. Total estimated additional population by 1990: 52,737. Additional units: 1,745 single family, 5,902 townhouses, and 11,969 apartment units.

E. Residential development should be clustered in order to preserve open space and the Difficult Run

A. Complete South Lakes High School by September, 1978.

B. Construct a sixth and seventh elementary school and the South Lakes Intermediate School as proposed in the CIP to serve planned growth in the Reston area.

C. All sites reserved for school purposes on the Reston Master Plan should be retained. This includes the three elementary school sites in the southern portion (i.e., Myrtle Lane, Sunrise Valley Drive, and Glade Drive sites).

Parks, Recreation and Open Space

A. Continue plans to acquire the Fox Mill district park in the southeastern portion of the sector. Develop the park for active recreation to serve the committed growth in the area.

B. Develop Lake Fairfax Park with additional or improved facilities.

C. Continue development of Baron Cameron Park.

D. Acquire rights for the public use of the VEPCO/W&OD right of way.

E. Purchase a portion of Little Difficult stream valley north of its intersection with Stuart Mill Road to provide trail access to Fox Mill Woods District Park.

F. Acquire and develop a community park to serve the northwest Reston area.

G. Develop Tamarack Park.

Other Public Facilities

A. Construct the Wiehle Avenue overpass to provide more effective fire and rescue emergency response for Company 25.

B. Relocate the programmed South Reston Fire Station to a site further south near Lawyers Road, Fox Mill Road and Reston Avenue.

C. Construct the North Reston Fire Station (north of Baron Cameron Avenue).

D. Provide an adequate water supply and water distribution system for fire protection services.

E. Construct a governmental center. Services included would be: police, assessments, violations bureau, inspections, voter registration, and the district supervisor's office.

F. Provide permanent space for human resource services such as mental health and retardation facilities, drug, alcohol, and vocational rehabilitation and cooperative extension services and consumer protection plus tenant-landlord services and other services.

G. Construct a regional library in Reston and retain the Carter Glass and Hunters Woods branch facilities if usage warrants.

Environment

A. Support land use and design proposals, especially clustering proposals, made by Reston which preserve open space and integrate natural features with development. Preserve the Difficult Run Stream Valley by dedication, fee simple acquisition, and public access and scenic easements. Acquire at least access rights to the valley from Route 7 to Fox Mill district park. A trail system would be developed along this portion.

NOTE: The transportation recommendations for this area are in Section II, Transportation.

(as amended through July, 1977)

File Log
Fox Mill

Need To Update

- Trail Q-? To RHOA: RCA
- Road Status; Entrance VDH:T
- Drainage Q-? ; Study
- Sewer/ septic
- Water
- Facility Deficiency
- Zoning Category
Compute Housing Units
- Amend All Cost;
Point Impact

HOMEOWNERS FOR
MAXIMUM ECOLOGY

POSITION PAPER
ON
FOX MILL DISTRICT PARK

MARCH 15, 1979

ATTACHMENT 16

TABLE OF CONTENTS

	<u>Page</u>
I. Introduction.....	1
II. FMDP Should be Developed as a Nature Park.....	2
III. The Park Authority's Tentative Master Plan Contains Major Flaws.....	5
IV. Recommendations for Changes in the Master Plan.....	15
V. Conclusion.....	18
VI. Illustration - Map, Alternative Plan.....	19

(ATTACHMENT VII)

HOMEOWNERS FOR
MAXIMUM ECOLOGY

POSITION PAPER
ON
FOX MILL DISTRICT PARK

I. INTRODUCTION

This paper has been prepared on behalf of Homeowners for Maximum Ecology (HOME), an organization composed of approximately 450 citizens who live within a two-mile radius of the Fox Mill District Park (FMDP). HOME was formed during the past month in response to the Fairfax County Park Authority's preliminary master plan for developing this park. The purpose of the organization is to make known the views of these 450 citizens and to persuade the Authority to modify its proposed plan so that in the Authority's own words it does "not infringe on the quality of the park environment or on the neighboring residential areas" (FMDP Master Plan, page 2).

II. FMDP SHOULD BE DEVELOPED AS A NATURE PARK

Land is more than a matter of ownership. In recent years, it has come to symbolize a complex set of interdependent relationships between people and their environment. For land to accommodate the competing requirements of an ever-increasing number of people, inevitably there must be trade-offs. Land use thus becomes a matter of choices. The final choice must be informed and realistic.

Based upon this premise, both public and private interests must be brought together so that collectively we accept this responsibility and discharge our obligation to wisely use the land remaining to us.

We of HOME believe that the Master Plan for the proposed Fox Mill District Park should be modified so that it will enhance the park's natural uses, blend into the environment, preserve its assets, and be economically prudent for the taxpayers of Fairfax County.

Quoting from the Master Plan: "Active park uses must be adequately screened from the surrounding homes to maintain the passive quality of the park around the fringes of the site" (FMDP Master Plan, page 2). Over 450 citizens occupying single family dwellings in the area surrounding the Fox Mill Park site requested by signed petition that this designated area be maintained in its present natural state. Its topography, nature forest, wildlife, and watershed lend themselves to a nature center. With the vanishing of wilderness in Fairfax County, a nature center maintains a more desirable balance between people and their environment.

The Homeowners for Maximum Ecology (HOME), strongly urge the members of the Park Authority to amend the Master Plan and use this

State Pasture of Coar's
Dw

209-acre site as a NATURE CENTER. Only three (3) such nature centers exist in the whole of Fairfax County with none in the Centreville District.

The proposed Master Plan lucidly states that this site is almost totally wooded, containing both young and mature stands of hardwoods, softwoods, and some groves of evergreen. These canopy trees, in addition to dogwoods, ferns, plaintains, and other environmentally interesting specimens are features of the understory vegetation. This natural vegetation provides an ideal sanctuary and habitat for the wildlife sheltered on this site which includes deer, raccoons, squirrels, rabbits, and a wide variety of song birds.

Man is destroying natural forests in Fairfax County by forcing the land to accept high-density uses which destroy the delicate ecological balance. When bulldozers clear the trees and vegetation, wildlife disappears along with the forest. High intensity activities which require cleared space should be located where cleared space now exists.

Rugged and rolling terrain is best suited for a nature center but not for the uses described in the Master Plan. The expense of grading and filling will be excessive--to say nothing of the destruction of the environment. The natural watershed will be disturbed and this will aggravate soil erosion in the area.

As members of the Park Authority, you need to be sensitive to the voice of the people, who by choice, moved into this area to enjoy the peace and quiet of a natural, country-like setting. Now

we of HOME are faced with a plan that brings urban problems into our backyards--traffic, crime, and congestion, to name but a few. In addition to those families living near this site, we must be sensitive to and respectful of the family cemetery situated in the prime building area. We are also concerned about both the congestion of neighborhood streets and the safety of our children in the Fox Mill Woods residential area. As long as there are pedestrian entrances to the park through subdivision areas, nonresident users of the park will utilize residential streets for parking, which in turns creates congestion, and jeopardizes the safety of children. The proposed Master Plan will certainly generate a higher incidence of crime and vandalism to property owners adjacent to and in the vicinity of the proposed park based on the statistics obtained on crime and vandalism from other district parks.¹

The Park Authority must take all these issues into consideration in making a final judgment. Whether we speak to the issues of ecology, preservation, crime, property values, taxation, or personal safety, the ultimate decision must be rational, realistic and informed. We, the members of HOME, believe that there is a better way and strongly believe that the needs of this area can best be met by providing a NATURE CENTER, even though many pressure and special interest groups may have other lists of "wants." It is time that we all recognize the difference between the short-term wants of people and the long-range needs of people, for once this natural setting is bulldozed, it can never be replaced.

¹In the case of Wakefield Park, for example, there were 49 reported instances of crime in the park area the year before the park opened but 209 incidences during the first year it was in operation.

III. THE PARK AUTHORITY'S TENTATIVE MASTER PLAN CONTAINS MAJOR FLAWS

The Preliminary Master Plan for Fox Mill District Park, as proposed, does not reflect the optimum and most efficient use of a "thickly wooded, very hilly" site that includes "ideal habitats for small game and birds." Certainly, equestrian trails, hiking and biking trails, nature centers, and picnic areas are appropriate for such a setting; however, as is obvious from the plan itself, the acreage is not suitable for the proposed high intensity uses such as ballfields, a gym, and swimming pool. This basic conclusion is supported and reinforced by four major findings:

1. The Preliminary Master Plan does not reflect the desires and needs of the public; ?
2. The park is poorly suited for high activity use; ?
3. The proposed park plan is poorly conceived; and ?
4. The total cost of over \$6,000,000 is excessive, duplicative and will significantly increase the tax burden. ?

Typical
site
costs

Each of these points is discussed in greater detail in the remainder of this section.

A. Desires and Needs of the Public

- Desires - FCPA user survey/home petition indicate a desire for a passive park

The 300 responses to the Park Authority's User Survey clearly support the public's wish for a passive park. Q-?

Further evidence of the overwhelming public support for a passive park is the HOME Petition which produced more citizens (450) desiring a nature-oriented park than the total response to the FCPA survey. The public has made

its desires known, a high activity park is not wanted. ?

Of the top ten "highly requested" activities, only tennis (4th) and swimming (7th) were of the high intensity use category. Public facilities for both of these activities will be available shortly at South Lakes High School and the Reston Community Center. Limits

- Needs - existing facilities meet 1990 projected requirements

The population density within the immediate two-mile primary service area is currently low (2½ people per acre) and is expected to remain so through 1990 (4 people per acre), according to the Authority's own statistics.¹ Coupling these projections with the fact that 70% of the population to be served by the proposed park lives in the new community of Reston, with its modern and extensive facilities, the demand simply does not warrant intensive development. In fact, application of the National Recreation and Park Association standards cited in the proposed Master Plan would indicate that the area is substantially overbuilt with regard to tennis, softball, and pool facilities and

¹ There are 640 acres in a square mile. The primary service area (2-mile radius or 12.5 square miles) contains approximately 8,000 acres. The current population according to the FMDP Preliminary Plan (page 4) is 19,461 people or 2.4 per acre. The 1990 population projection is 32,800 or 4.1 per acre.

essentially meets the 1990 projection now!² This situation exists even without the consideration of private swim and tennis clubs in the area such as the Fox Mill Woods club with a 25m pool and four tennis courts. The facts speak for themselves--a high activity park is not needed!

B. Poor Site for High Activity Use

• Poor Soil

It is obvious from the Master Plan itself that the acreage in question is not appropriately suited for a high activity recreational center. The report on existing conditions states that "...the site is not amenable to intensive development due to the combination of poor soils and steep slopes" (FMDP Preliminary Plan, page 10). Only the soil areas on the upland

2

FACILITY PROJECTIONS VS CURRENT AVAILABILITY

	<u>Including Reston</u>			<u>Excluding Reston</u>		
	<u>"Needs"</u>		<u>Available</u>	<u>"Needs"</u>		<u>Available</u>
	<u>1978</u>	<u>1990</u>		<u>1978</u>	<u>1990</u>	<u>1978</u>
Tennis Courts	15	26	20	5	8	6
Softball Fields	6-7	10-11	10	2	3	6
Pools	3	3	6	.4	.5	1

Source: FMDP Preliminary Plan, page 4.

ridges offer prime building sites and these same ridges border very closely on neighboring home sites. This results in the "intensive recreational uses" being shoehorned into the small upland area intruding on the surrounding residential areas.

- Poor Road Access

Compounding the site problem is road access to the park from Fox Mill Road. This narrow, heavily travelled two-lane country road is ill-suited for the heavy volume of traffic a high activity park would require. The terrain is hilly, and the line of sight is limited, which creates a dangerous motoring problem.

Check
(FMDP Preliminary Plan, page 10). Twenty-two accidents involving personal injury or property damage in excess of \$250 were reported last year on Fox Mill Road, according to Fairfax County Police records.

Assuming the Authority's projections for 1990 usage are accurate, the present access road is inadequate.

1
We, the members of HOME, are not sympathetic to the expenditure of tax dollars to widen this road, and the Virginia Department of Highways has no plans for such improvements. However, Fox Mill Road, as it currently exists, is adequate to serve the requirements of a nature-oriented park.

No!

A high activity park requires several primary entrances to accommodate a large volume of automobile and pedestrian traffic. The site layout of FMDP is such that there can only be one primary entrance to the facilities. The numerous proposed secondary entrances to the park from surrounding neighborhoods will cause excessive traffic and parking problems on residential streets not designed for heavy vehicular traffic. More importantly, heavy traffic will endanger the safety of children within the community.

As was stated in the previous section and the Chief Naturalist's report, "the site is almost entirely wooded," and "the topography of the area is hilly with considerable areas in excess of 15% slopes" (FMDP Preliminary Plan, page 11). Massive tree removal, land fill and grading necessitated by construction of high activity recreation facilities will be expensive and severely damage the environment. The wildlife population including songbirds, squirrels, raccoons, and deer will not coexist with "high intensity use areas." The Fox Mill District Park site is a natural for the nature-oriented theme. Must the environment be remolded to force it into the image of a high activity park?

C. Poorly Conceived Plan

The Preliminary Master Plan for Fox Mill District Park contains numerous deficiencies. The most serious of these are:

- Inadequate Buffer

The plan ignores the requirement for an adequate buffer between park facilities and bordering homesites. Consideration must be given to the homeowners in the immediate area, as well as to the 450 people who endorsed the petition to develop the park only as a nature center. As stated in the plan, "Active park uses must be adequately screened from the surrounding homes to maintain the passive quality of the park around the fringes of the site" (FMDP Preliminary Plan, page 2). The plan violates this objective.

The buffer planned around the fields complex will leave only 50 to 60 feet of tree buffer after grading between the homesites and high activity fields. This is clearly inadequate and reflects either a callous attitude toward surrounding homeowners or the inflexibility of placement options on this rugged site.

An 8-foot paved pathway is planned to encroach within 30 to 60 feet of homesites in several areas. The value of this escapes us. Certainly those people interested in a stroll through a park on a nature-oriented hike are not interested in walking along the backyards of dozens of

impractical, it is unlikely that this type of facility would be anything but a financial drain on the County for years to come.

Likewise, the gymnasium concept is ill-conceived and a duplication of existing or already planned facilities. . Gymnasiums are generally not used for family activities, as the theme of a district park would suggest. Rather, gymnasiums are generally for organized participation of individual family members and, as such, are best situated in the neighborhoods which they serve. The existing use of school gyms for this purpose continues to be the best solution in terms of cost, location and availability.

In addition, many residents of the FMDP area are already being assessed for construction and operating costs of the Reston Community Center. A duplicate facility adds to this tax burden.

- Extensive Bulldozing of Forest Land

Special mention must also be made of the plan to cut and clear upwards of 55 acres of park area. This represents in excess of 25% of the heavily forested park and does not include the extensive clearing necessary for 8½ miles of trails up to 8 feet wide (nearly 8 more acres).

Unbelievably, the Master Plan proposes to clear 9 acres of forest to create a managed conservation meadow. This supposed act of ecology will cost \$93,900. Another

homes. Homeowners, on the other hand, are not at all interested in having total strangers gawking into their yards.

Location of the maintenance building and the clear-cut central meadow within 200 feet of homesites clearly creates visual nuisances.

The equestrian practice area is close enough to existing homesites to become an intolerable nuisance with flies and odors. It is also situated at a considerable distance from those who would most benefit from it.

- Duplication of Facilities

The Plan proposes a completely unjustified swimming pool/gymnasium complex. Even in the absence of a demonstrated need for any of the high activity facilities, the proposed recreation/pool building deserves special discussion.

A swimming pool in this area is simply not reasonable. In addition to population considerations, there are many swimming pools existing or proposed which will serve the area adequately. The Reston Community pool (1½ miles from the park) is expected to open in the spring of 1979, and, with a cover proposed for the Lake Fairfax pool (4½ miles from the park), this is more than adequate. As previously noted, there are many clubs (3 now, 2 proposed) and private home pools (13 in Fox Mill Woods alone), as well as those of RHOA in the area. In addition to being currently

\$77,300 is designated to clear a neighborhood area, bringing the total to \$171,200--to needlessly destroy the forest.

● Park Lighting and Night Operation

The Plan proposes lighting of fields and facilities and keeping them open until 11:00 each evening. Once again, it appears that the privacy and security of the neighboring homesites have been disregarded.

In a moderately populated residential area, night lighting and late hours are tantamount to inviting trouble. In addition to the lack of consideration, this plan will invite vandalism of park facilities and neighboring homes (to say nothing of the cemetery within the park), as well as foster related crimes. The demands on park and county security forces will be great.

Since the primary users of the fields will be the youth of the area, night availability should not be a requirement. The residents of the immediate area insist that the park close at dark each day. There are lessons to be learned from parks in other areas that have remained open after sunset. The best, most enjoyed, and safest parks close at dark.

D. Excessive Cost

The cost of the proposed high intensity park is \$6,063,710.

This massive expenditure is for a high activity park the taxpayers do not want or need. The bulk of the funds are

directed toward apparently frivolous, unjustified, and expensive program elements. Over 60% of the total cost estimate (\$3,750,000 out of \$6,063,710) is allocated to the unnecessary and duplicative indoor swimming pool and recreation building. Nearly \$375,000 is budgeted to bulldoze down the natural forest and then try to repair the ecological damage by seeding and landscaping. It costs \$100,000 just to light the park (not to mention the waste of precious energy). Handling the large number of automobiles costs \$500,000.

These items account for 78% of the proposed costs. In addition, 8½ miles of paved trails, costing \$600,000, and an \$80,000 maintenance building clearly are excessive.

In this era of tax revolt, the tax-paying homeowners of the surrounding communities might be justifiably outraged at such an extravagant plan and refuse to support any future funding referendum.

E. IN SUMMARY:

The proposed Master Plan presents a park concept that is unwanted, unneeded, intrusive, expensive to an extreme, and fundamentally flawed in concept. A park emphasizing a nature and ecology theme is what the taxpayers of Fox Mill District have requested.

IV. RECOMMENDATIONS FOR CHANGES IN THE MASTER PLAN

We have outlined our reasons and desires for the development of the Fox Mill Park as a nature-oriented facility. Further perusal of the record to date reveals but minimal local interest in the development of playing fields on this site. Over 90% of the citizens responding to the Park Authority survey (300 persons) and/or the HOME petition (450 persons) expressed no interest in soccer, baseball, or softball fields. We certainly understand, however, that the Park Authority is under a great deal of pressure from outside organized athletic groups to provide more playing areas. But, if the Park Authority is intent on forcing such facilities upon this area in spite of the lack of local interest, we propose the following changes in the Master Plan--so as to minimize the impact on local citizens and to maximize the remaining natural setting:

A. General Changes

1. Of paramount importance--restrict the high intensity use area of the park to an area paralleling Fox Mill Road and within 900 feet of it.
2. Leave a 300 to 350 foot buffer of standing trees between the home-sites and all trails and footpaths and a 450 foot buffer of standing trees between all major facilities and homesites, as illustrated in our Alternative Proposal for the Park.
3. The park should close at dark and, therefore, all lighting should be eliminated from the plan.

B. Specific Changes

1. Remove the pool/gym complex from the plan. (Reference has already been made to the nearby Reston Community indoor pool).
2. Move the softball fields to the area previously reserved for the pool/gym complex.
3. Retain the soccer field shown and add an additional soccer field in the pool/gym area.
4. Reduce the number of tennis courts and place them closer to Fox Mill Road.
5. Move the equestrian training area closer to Fox Mill Road and to the nearby horse owners by placing it on the ridge above the stream confluence.
6. Eliminate the conservation meadow and, if not, at least alter the conservation meadow by incorporating the area previously assigned to the schooling rink, and correspondingly reduce its area nearer the homes by increasing the wooded buffer between the homes and the meadow to 400 feet.
7. Eliminate the "neighborhood area" and move the planned picnic field, multi-purpose area, and tot-lot to the high intensity area.
8. Reduce the proposed service road commensurate with the reduced level of facilities.
9. Reduce and rearrange the parking areas in accordance with the new positions and reduced level of facilities.
10. The nature pavillion should include facilities for nature exhibits.

11. Leave the future school site in its natural state until such time as the school is developed.
12. Reduce the size and scope of the maintenance facilities in keeping with the reduced development of the high intensity use area, and place the maintenance facility within the high intensity use area.
13. Reduce the number of pedestrian entrances to the park in order to lessen the impact of the park on local residents and leave the Park's current easements unimproved.
14. Place the footpaths and horse trails near Wild Cherry Place behind a 350 foot buffer.

The map attached (page 19) to this paper illustrates an "alternate plan" for the Park that incorporates the changes recommended by HOME.

C. Alternatives for Acquiring Athletic Fields

1. Investigate the use of open spaces on utility easements for ballfields.
2. Develop additional playing field areas in the local regional parks.
3. Utilize the \$915,000 of bond proceeds previously budgeted for park land acquisition and development in this local area (Floris, Greg Roy and Reston area) to purchase one or more sites for playing field development now--before the price of such land becomes prohibitive.

V. CONCLUSION

In summary, HOME believes that the Park Authority's Preliminary Master Plan for the Fox Mill District Park is ill-conceived for the reasons stated above. On the one hand, it gives too little consideration to preserving those natural elements of the park, such as its woods, streams and wildlife, that are rapidly diminishing in supply throughout the county. And, on the other hand, it places too much emphasis on creating costly active recreational facilities whose need has not been demonstrated and whose inclusion in this park would be unwise, due to its uneven topography, inadequate road access, adjacent residential development, and various other factors.

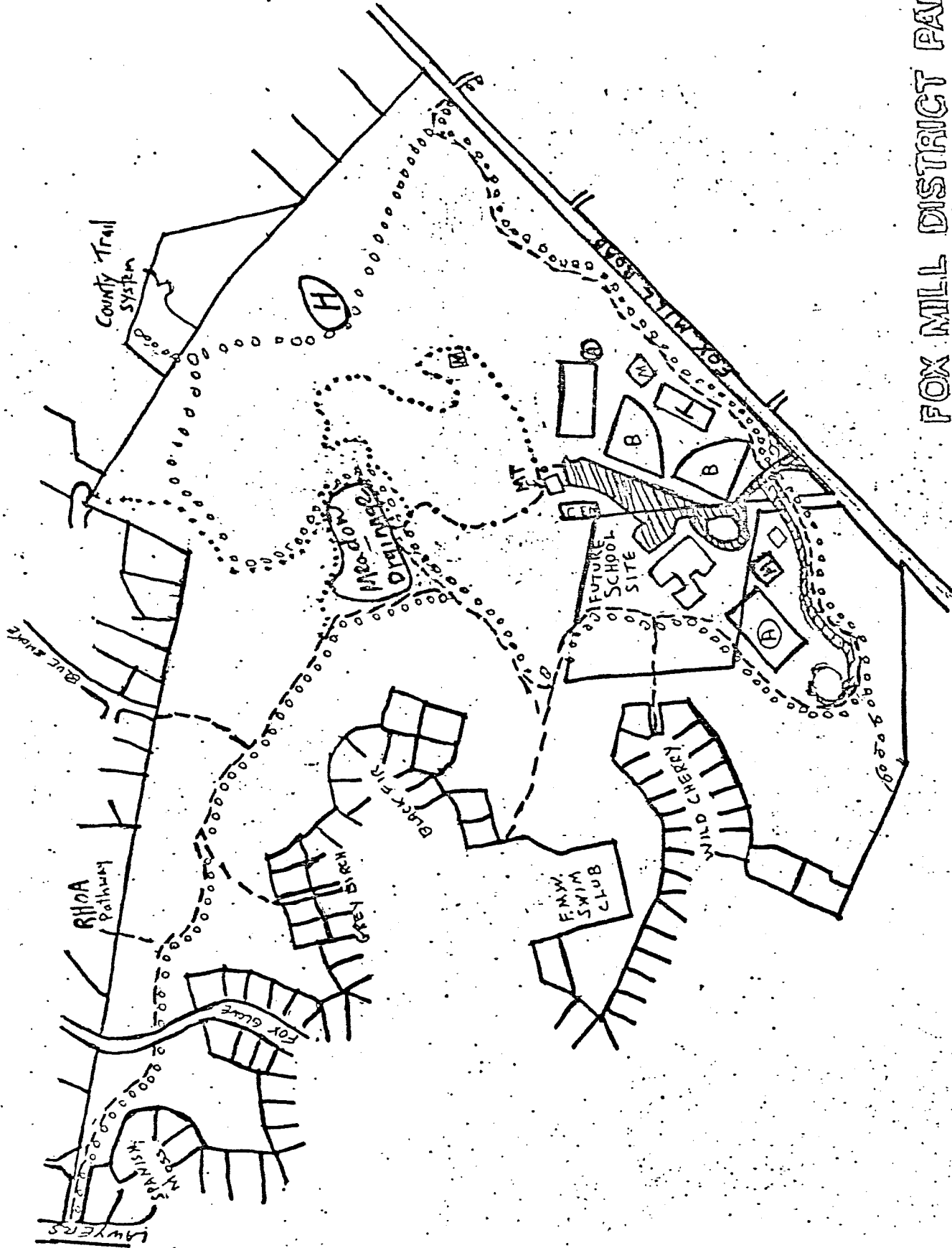
We believe, in view of the foregoing, that the Preliminary Master Plan should be extensively redesigned. The alternative proposal enclosed with this paper can, we believe, be useful in this regard, since it represents to many of us a reasonable balance between the need to preserve the ecology of the park and the need for additional athletic facilities in the District served by the park.

We are confident that in view of the reasons presented in this paper, the Park Authority will adopt a final Master Plan that adequately reflects our concerns. In the event, however, that the final plan is unacceptable from our point of view, we will feel compelled to consider other alternatives for achieving our objectives within the existing legal and political framework, including active opposition to any future park authority bond proposals containing allocations for the park's development.

"HOME" ALTERNATE PLAN

VI. Map

ATTACHMENT VII



FOX MILL DISTRICT PARK

27 FEB. 1979

Trails
 ○○○○○ Equestrian 8' paved
 ——— Primary 6' paved
 Unpaved 4'

N = NATURE BUILDING
 B = BALL FIELD
 T = TENNIS
 CEM = CEMETERY
 MT = MAINTENANCE
 H = Equestrian Practice Area



PARKING

I am a member of the Centreville District Citizens Park Advisory Committee. If the advisory committee is to have any validity, then its members views should be given serious thought. I urge you to carefully review and consider the "HOME" position paper, which I fully support.

A great deal of study, discussion, meetings, writings and drawings have gone into their final position paper. They have attempted to balance their legitimate interests with those of other citizens groups, ultimately arriving at what they believe to be a very reasonable approach when all factors are considered.

In addition to the specific recommendations developed in the "HOME" position paper I have a few more personal points which primarily affect the residents of Black Fir Court:

1. Please relocate the equestrian training area to a site as indicated in the "HOME" plan. This site is equally accessible to horse owners and is much nearer their homes. We object strenuously to the odors and flies that this activity will generate so near our homes, particularly our backyard activities. If the recommended new site is not satisfactory, your staff assures me other good locations exist.

2. Move the meadow to 400 ft. from the home property lines by reducing its size or, if not, by using the space which would have been used in the originally planned location of the equestrian training area.

3. Keep all developments, including trails, at least 350 ft. away from private property lines.

4. Replant with bushes and small trees the old equestrian and footpath leading directly uphill to our home sites. This causes people to expect an outlet and many to cross our lawns and private property rather than go all the way back downhill.

Thank you for your consideration.

PRELIMINARY

MASTER PLAN FOR

FOX MILL DISTRICT PARK

PROJECT NUMBER 41462 - 1078 - 059M

Don L-

Renamed
Fred Crabtree Park
10/2006

PREPARED FOR

FAIRFAX CO. PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR

LOUIS A. CABLE

JAMES A. HEBERLEIN, ASSISTANT DIRECTORS

DONALD F. LEDERER, SUPERINTENDENT OF DESIGN

CHRISTOPHER J. HOPPE, LANDSCAPE ARCHITECT

AUTHORITY MEMBERS

FREDERICK M. CRABTREE

MRS. ESTELLE R. HOLLEY

LYLE C. McLAREN

GLENN B. FATZINGER

LORRAINE FOULDS

CALVIN A. HILL

JOHN H. MASTENBROOK

ROBERT D. MOSS

JEAN M. SKORUPSKI

JAMES F. WILDE

IN COOPERATION WITH FAIRFAX CO. PARK AUTHORITY STAFF

PREPARED BY

LDR

COLUMBIA, MD.



CONTENTS

INTRODUCTION	1
AREA CONTEXT	2
INVENTORY & ANALYSIS	5
SUMMARY	13
USER SURVEY	14
PROGRAM	17
DEVELOPMENT CRITERIA	19
MASTER PLAN	21
COST ESTIMATE/PHASING	23

INTRODUCTION

The recommendations and plans presented in this report are the end product of an extensive analysis of the Fox Mill Park site and the recreation needs of the community it is designed to serve.

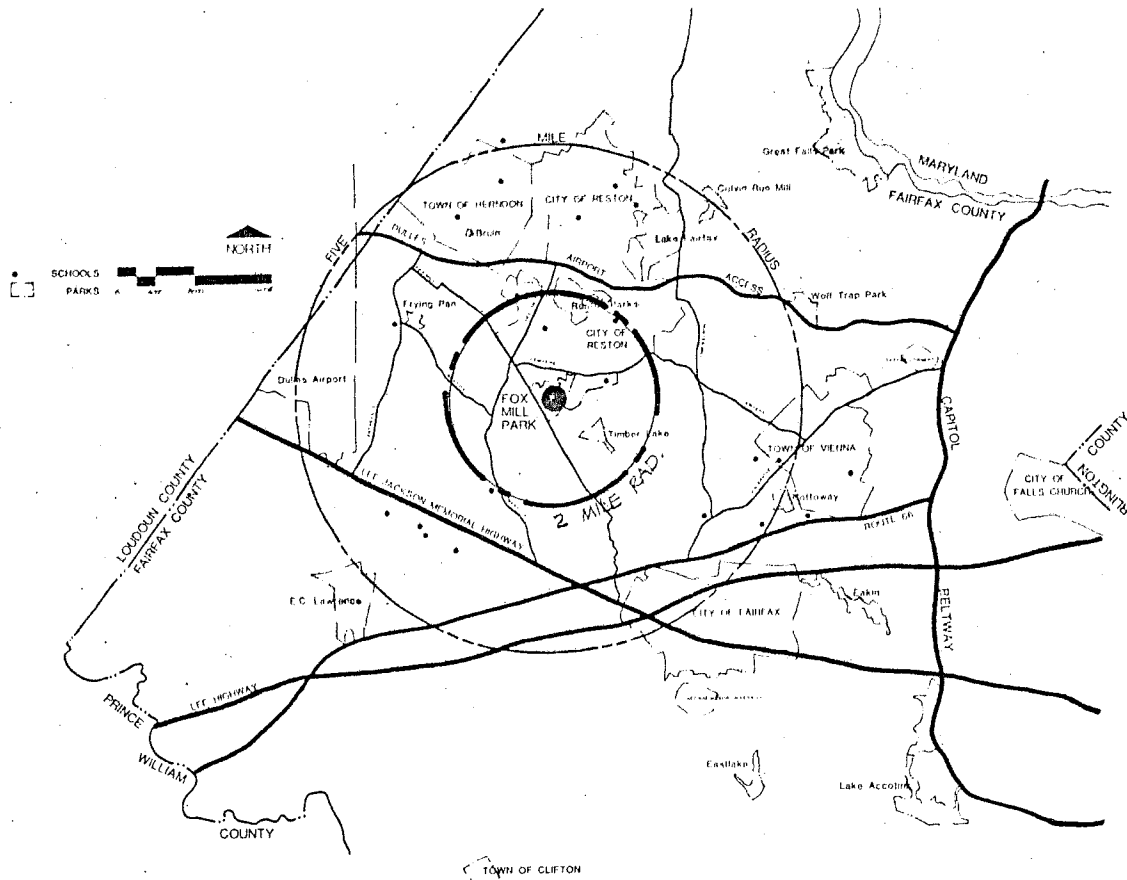
The capacity of the site to accommodate various types and quantities of park facilities was determined and weighed against the desire of the community for certain program elements. The master plan was developed over a period of time in which several alternative approaches were considered. Careful consideration was given to each of the concepts which addressed various degrees of development intensity.

The design approach and program elements ultimately chosen, attempt to balance the demand for certain active recreation facilities with the conservation and enhancement of this unique natural resource.

The background data used and the process by which these programming and design decisions were made is outlined on the following pages.

"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 for future development and can be changed.



The park is located in planning area III, in the upper Potomac planning district, Sector UP5.

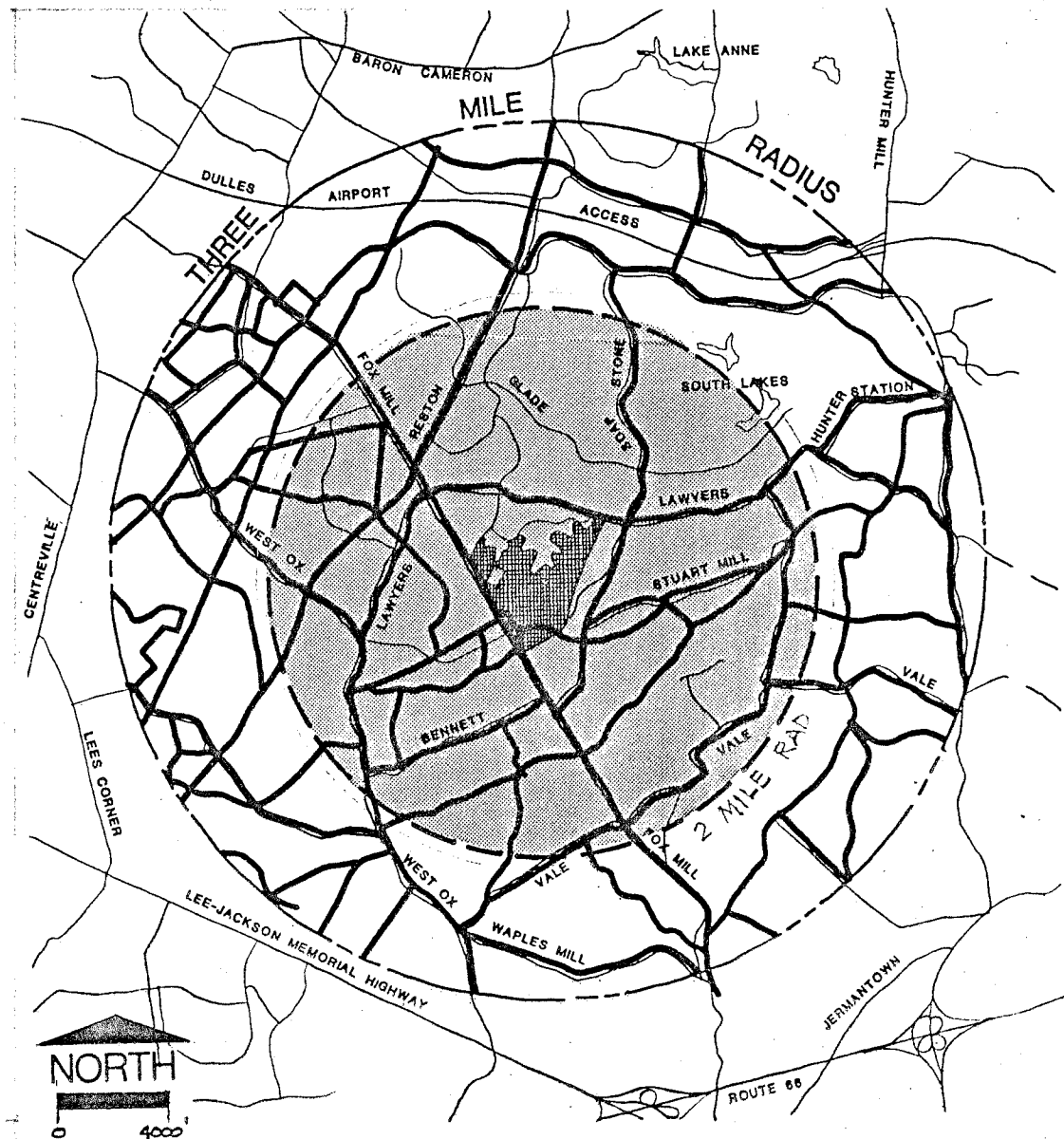
AREA CONTEXT

Fox Mill Park is situated in a rapidly growing section of the county; much of the park is bordered by medium density single family development. A growing local population has put increased use pressures and demands on existing park facilities. In particular, the Park Authority seeks to alleviate a shortage of sports facilities for softball, football, soccer, tennis and other outdoor games. They were, therefore, especially interested in developing Fox Mill Park to accommodate such facilities.

Fox Mill Park, it was hoped, would also provide for less intensive, passive recreation such as picnics, nature observation, hiking or bicycling. In particular, the park authority wished to merge more completely, Fox Mill Park with the extensive countywide equestrian and hiking trail system.

Fox Mill's designation as a District Park implies facilities that would accommodate and encourage users from outside the immediate community. This type of development requires safe vehicular access and adequate parking facilities. These elements require careful planning to insure they do not infringe on the quality of the park environment or on neighboring residential areas.

Active park uses must be adequately screened from the surrounding homes to maintain the passive quality of the park around the fringes of the site.



Area Trail System

Recreation

Area Facilities

The following breakdown identifies the public recreation facilities currently available within a 2 mile radius of Fox Mill Park.

Navy Ele. School

- 1 softball field, 2 apparatus areas
- 1 basketball court, blacktop play,
- 2 soccer fields

Hunters Woods

- 2 softball, 1 apparatus area
- 4 basketball courts, blacktop play,
- 2 soccer fields

Terraset

- 2 softball, 1 apparatus area
- 1 soccer field over softball, blacktop play.

Southlakes High School

- 6 tennis courts, 2 basketball/volleyball courts, football field/track, baseball field, softball field, soccer-hockey-football field combination, indoor basketball gymnasium.

Facilities available when not being used for school activities.

Hunterswoods Community Center

Available to small district 5 residents - about one quarter of the two mile Fox Mill District Park user radius. Meeting rooms, hobby/craft rooms, auditorium, indoor pool - 4 handball/squash courts proposed.

Due to open in the early spring of 1979.

Some user fees will most likely be charged for general public admission.

Difficult Run S.V. Park 627 acres

Hiking trails, historic sites.

Fox Vale Park 30 acres

No facilities developed to date.

Garnchaune Park 8 acres

No facilities developed to date.

Additional passive recreation opportunities are available in the Folkstone open space, Vale Road open space and the Timber Lake open space.

Summary of Existing Facilities Open to General Public (Current population 19,400 +)

- 6 tennis courts
- 6 softball fields
- 8 basketball courts
- 4 apparatus play areas
- 6 soccer fields
- 3 blacktop play surfaces
- 1 indoor gym
- Hiking trails/equestrian trails

- * indoor 25m pool
- Auditorium
- community / hobby rooms
- 4 handball/squash courts

- * Hunter Woods Center (user fees)

The Reston HomeOwners Association

open space provides recreation facilities for the residents of Reston only. Approximately 12,650 people currently within the 2 mile user radius of Fox Mill Park, are Reston residents and can take advantage of these facilities. At present that represents about 65% of the existing, potential user population for the proposed park.

Existing RHOA facilities include:

12 outdoor pools, 30 tennis courts, 2 tennis barns, 16 multipurpose ballfields, 12 multipurpose courts, 9 tot lots, 5 garden plots, 3 play meadows, 6 picnic areas and 4 community buildings.

Those facilities within the 2 mile user radius of the park include:

2 community buildings
5 outdoor pools
14 tennis courts
4 multipurpose ballfields
2 multipurpose court areas
6 tot lots
2 garden plot areas
2 play meadows
4 picnic areas

N.R.P.A. Standards (June '71)

1 tennis/1200 people (Fairfax)
1 softball/3000 people
1 basketball/500 people
1 25 m pool/16,000 people
1 50 m pool/20,000 people

Present user population would indicate a need for

15 tennis courts
6-7 softball fields
38+ basketball courts
2 25 m pools
1 50 m pool

Future Needs

An estimate of the future population for those areas of planning sectors UP5, UP8 and a small part of sector F4 in planning area II, which fall within the 2 mile user radius of Fox Mill Park, has been abstracted from the Fairfax County comprehensive planning documents (county "Plus" plan). Approximately 20% of UP5 and 80% of UP8's growth will occur within the user radius.

These growth trends indicate a 1990 population within the user zone of approximately 32,800 people, 23,000 (70%) of which would be Reston residents.

The 1990 population (within the Fox Mill Park user radius) would indicate a need for the following recreation facilities: using the National Recreation and Park Association standards (1971).

26 tennis courts
10-11 softball fields
64 basketball (multipurpose) courts
2 25m pools
1.6 50m pools
the increase in the popularity of soccer would indicate a need for additional fields as the population grows.

Resident needs outside of Reston:

7.5 tennis courts
3 softball fields
18 basketball (multipurpose) courts
.5 25m pools

Development of Fox Mill District Park will play a key role in providing the needed recreation facilities for those county residents (approx. 9000 by 1990), unable to utilize the Reston Facilities and will help to augment those facilities provided by RHOA.

NOTES ON PDX FILE P040:

8. Two-lane intersection, nonarterial-used, with no shoulders. Site distances should not be a modern threat cars do tend to drive fast along this stretch.

NOTES ON WILDLIFE:

2. NO EVIDENCE OF LIFE IN STRATONS.
b. Absurdant Evidence. Perhaps Mazon.

NOTES ON VEGETATION:

26. MORE MATURE, HETERODIOCEDEOUS VESICULATION CONCEPTS
SOUTH END OF SITE. ABUNDANT GRAPHOID CONCEPT TYPES.

b. YOUNGER TREES AND DENSE SPURS EXIST

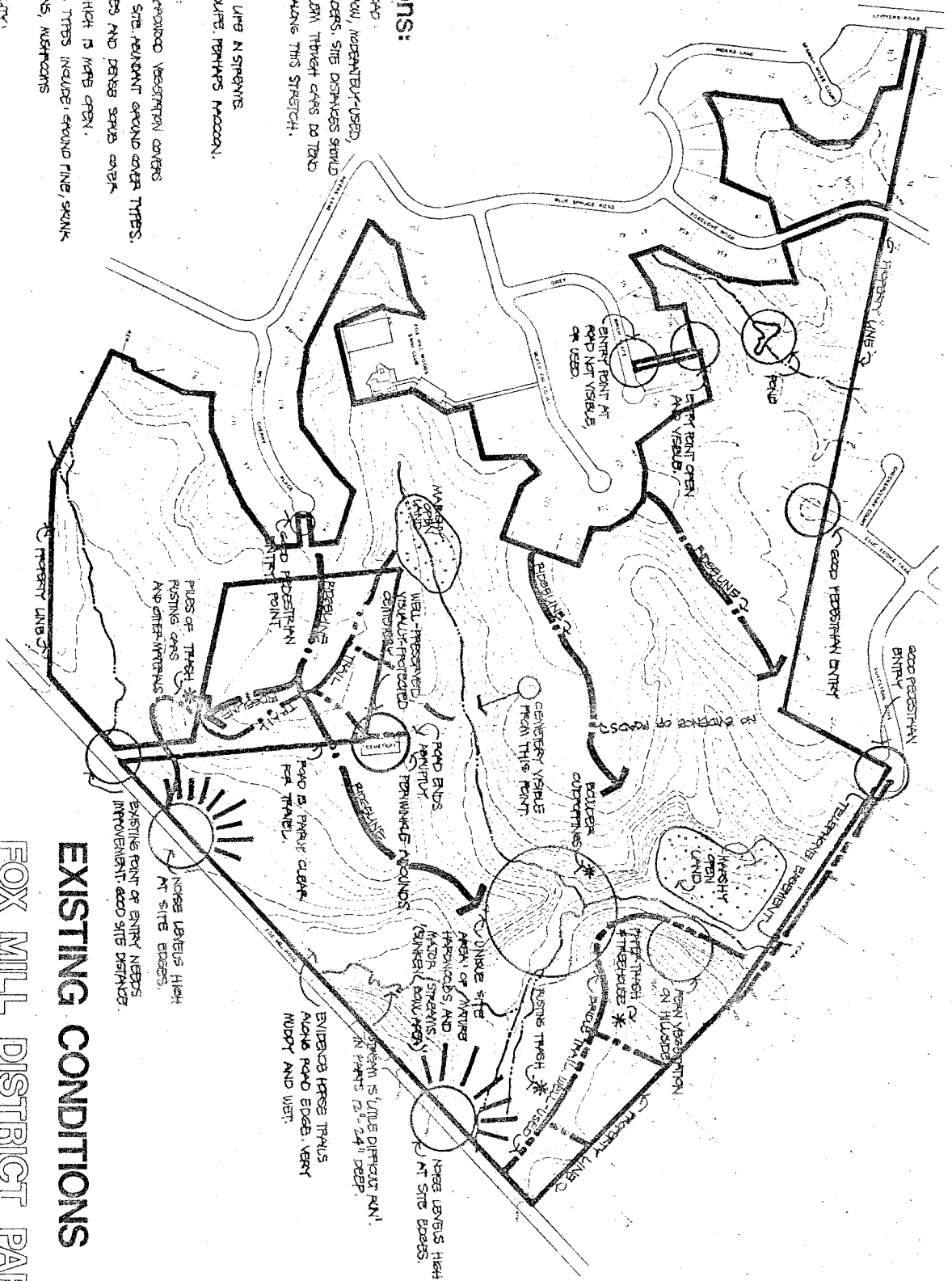
NORTH END, WHICH IS MORE OPEN.
C. GROUND COVER TYPES INCLUDE: GRASS, PINE, SUNK
CABBAGES, PARSIS, MUSHROOMS

NOTES ON WATER QUALITY

2. SINGLES APPERT. CLENN. SMALL PAPIDS OCCUR
IMMEDIATELY AT SOUTH END, WHERE WATER
IS GENERALLY DEEP ABUNDANT.

site context:

2. SOURCE FAMILY DETACHED. SURVEILLANCE SITS ON
ALL SIDS.



EXISTING CONDITIONS

FOX MILL DISTRICT PARK
FAIRFAX COUNTY PARK AUTHORITY VIRGINIA



PREPARED BY LAND DESIGN/RESEARCH INC. COLUMBIA MARYLAND



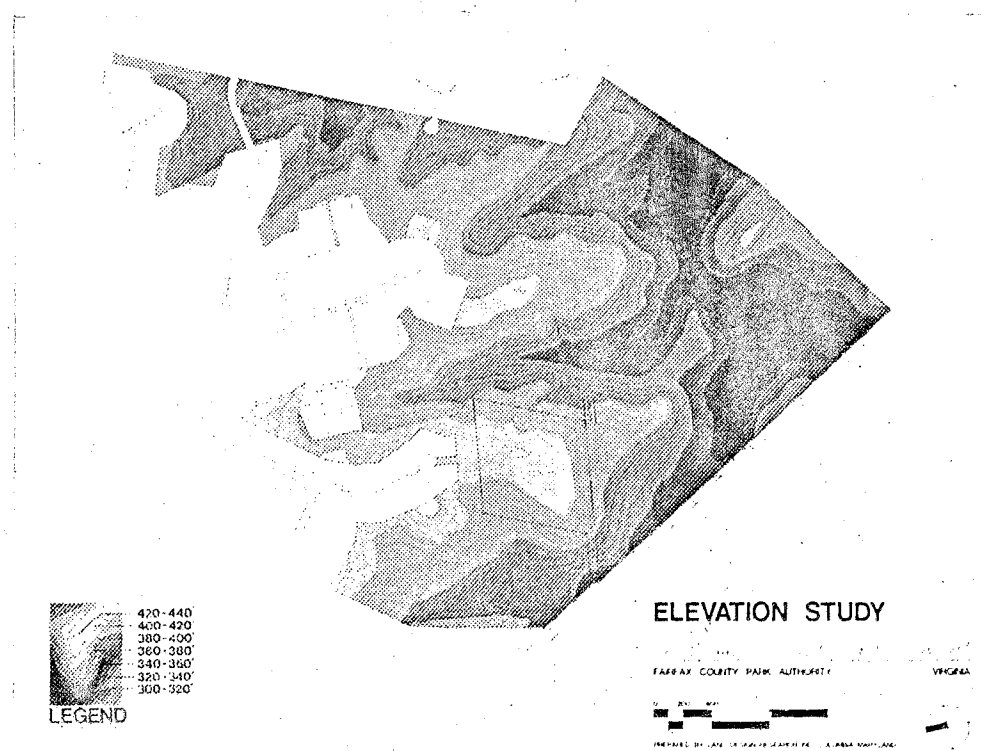
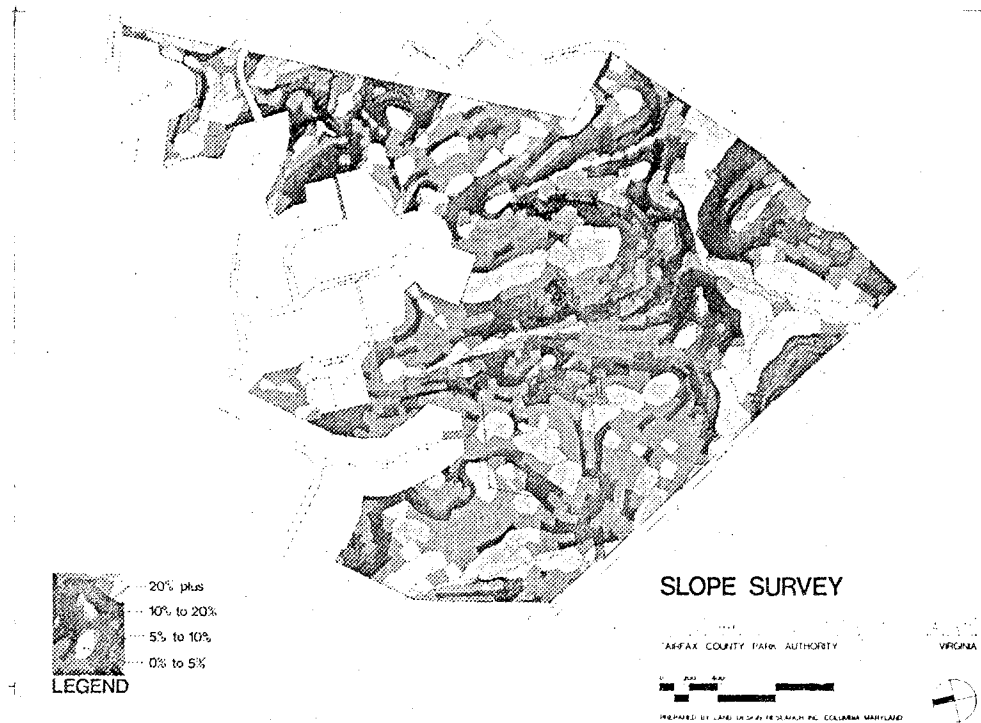
INVENTORY & ANALYSIS

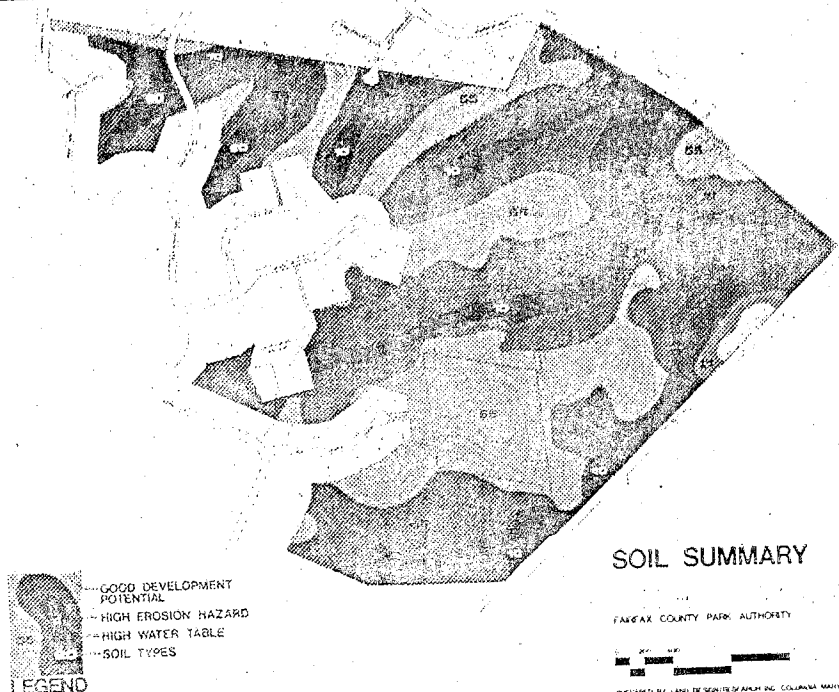
At present, Fox Mill Park is a thickly wooded tract of mixed hardwoods and conifers. A very hilly site, the northern section of the park is distinguished by several small yet sharply-cut drainageways. Slopes of more than 15% are common. The least difficult terrain lies atop three ridges between and above these valleys. A permanent watercourse, Little Difficult Run, runs through the southern portion of the park. Here, the land supports a maturing hardwood forest creating the most interesting landscape found on the site.

The rugged nature of the site suggested potential land-use problems, especially in cases where extensive construction would be required. Aside from pinpointing areas poorly suited for development, an inventory of the site's natural resource base also revealed the best land for trails, nature observation areas and conservation parcels.

SLOPES

Parkland suitable for intensive recreational uses is at a premium. What level areas exist in the southern part of the site are flood plain and best left undisturbed. The ridges to the north offer the most opportune development areas. Here relatively level areas are fairly extensive; little landform manipulation would be required to construct buildings, recreational facilities and parking areas. Slopes of more than 10% would, in most cases, be left undisturbed.





* Soil Report

B. Using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: Glenelg Silt Loam, Manor Silt Loam, Meadowville Silt Loam,
Mixed Alluvial, Schwaner Silt Loam, 6

Description:
 Erodible soils; showing moderate construction limitations.
 Some indicate high water table.

C. Topography: Provide a brief description of the topography of the site.
 Rolling hills with several drainages and a major stream valley. Some extremely steep slopes. Much of area in excess of 15%.

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	XXX		
Water Quality			
Impact (Human)	XXX		
Water	XXX		
Vegetation			
Illegal Use	XXX		
Other			

Note any particular information deemed important regarding III.

Area lined with mini bike trails. Several dump areas, including abandoned cars.

SOILS

Soils are an important factor in determining development suitability. The soils map indicates the major types present within the park site.*

Fortunately, the dominant soil on the upper slopes and hilltops is Glenelg silt loam. Difficult to compact and only a fair sub-base for roads, Glenelg silt loam is still rated good for buildings and septic fields.

Manor silt loam, generally an acceptable sub-base for building, is here found only on excessively steep slopes. Consequently, the Manor silt loam areas in Fox Mill Park are not suited for intensive development.

Meadowville silt loam, type 20, and Glenville silt loam, type 10, offer limited opportunities for park improvements. Both have seasonally high water tables and, therefore, are poorly suited for major development. Still, light load-bearing facilities, such as tennis courts and ballfields can be sited on Glenville soil although water diversions and underdrains will probably be required.

The flood plain zones are underlain by mixed alluvial soil, type No. 1. Poor drainage, high water tables and possible occasional inundation make all major development prohibitive in this section of the park. Permanent open meadows and trails, however, could be maintained here.

* Information obtained from Fairfax County Soil Conservation Service.

As indicated above, much of the park site is not amenable to intensive development due to the combination of poor soils and steep slopes. Only the Glenelg soil areas offer prime building sites and these are concentrated on the upland ridges.

VEGETATION

Vegetation plays an important role, along with landform, in projecting the landscape character of the site. Fox Mill Park is almost totally wooded with both young and mature stands of hardwoods, mixed groupings of hard and softwoods and isolated groves of evergreens.

Oaks, tulip poplars, maples and various conifers are the dominant canopy trees. Dogwoods and ferns, plantains, ladyslippers and other environmentally interesting specimens are features of the understory vegetation. The most mature stands are in the southern portion of the park within the Little Difficult Run Valley. To the north, thick masses of vines and greenbriar create ideal habitats for small game and birds. This vegetation can also serve as a buffer between natural areas and more intensive park activities as well as between the park and the surrounding residential neighborhoods.

*

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 Foxmill District Tax Map # 36-1 Acres 209 Mag. District Centreville
Street Location/Access 2801 Foxmill Road, Chantilly
Naturalist District IV Planner Assigned Chris Hogue

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	40	2.0	2.0	2.0	2.0
Hardwood Forest	40	3.0	2.5	3.0	3.0
Mixed Forest	30	1.5	2.5	3.0	2.5
Open Field	+1				
Mangrove Field					
Reverting Field					
Stream Valley					
Marsh	+1				
Swamp	+1				
Pond/Lake (natural)	+1				
Other	5	1.0	3.5	2.5	2.0

Note any particular items deemed important regarding IIA.

Large undeveloped area with considerable interpretive and passive recreational potential. Large enough to also include fairly intensive active recreation if suitable site can be located. Stream Valley particularly aesthetic.

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

On-site features	Adjacent lands	Nearby Parkland Facilities (1 mile)
Roads <input checked="" type="checkbox"/>	Open space <input checked="" type="checkbox"/>	Tennis <input checked="" type="checkbox"/> (Not surveyed) Trails <input checked="" type="checkbox"/>
Trails <input checked="" type="checkbox"/>	Single Fam. Homes <input checked="" type="checkbox"/>	Ballfields <input checked="" type="checkbox"/> Walkways <input checked="" type="checkbox"/>
Public Easement <input checked="" type="checkbox"/>	Townhouses <input checked="" type="checkbox"/>	Playground <input checked="" type="checkbox"/> Swimming <input checked="" type="checkbox"/>
Houses <input checked="" type="checkbox"/>	Apartments <input checked="" type="checkbox"/>	Tot Lot <input checked="" type="checkbox"/> Nature Trails <input checked="" type="checkbox"/>
Other Buildings <input checked="" type="checkbox"/>	Business <input checked="" type="checkbox"/>	Plenic <input checked="" type="checkbox"/> Cons. Area <input checked="" type="checkbox"/>
Private Dump <input checked="" type="checkbox"/>	School <input checked="" type="checkbox"/>	Multi-Use Ct. <input checked="" type="checkbox"/> Other <input checked="" type="checkbox"/>
		Shelter <input checked="" type="checkbox"/>
		Restrooms <input checked="" type="checkbox"/>
		Parking Lot <input checked="" type="checkbox"/>
		Fishing <input checked="" type="checkbox"/>
		Boating <input checked="" type="checkbox"/>

Briefly describe initial impressions of the site:

Large undeveloped site with fairly good natural diversity. Stream valley and rolling hills.

Briefly describe any special features of the site:

Only parkland within immediate area. Large undeveloped site with extensive woods.

Recommended public use (recreational/interpretive):

Provide for active recreational needs of the area if developable sites are available. Set aside stream valley and surrounding slopes and hills as Managed Conservation Area.

Provide for passive recreation (hiking, birding, etc.)

None ☒
Baseline Survey ☒
Interpretive Plan ☒
Managed Cons. Area ☒

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the Division Superintendent, Chief Naturalist, Naturalist District files, Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed 4/24/78 BY CH

5/77

*Excerpts from Fairfax County
Site Survey Completed 4/24/78

Utilities

At the present time a buried telephone cable exists adjacent and on the park side of Fox Mill Road and along the southern boundary of the park. (See existing conditions map).

No other utilities exist within the park site although there are isolated easements shown for future sanitary sewers in specific locations, on the northern boundaries with the Fox Mill Woods subdivision.. None of these easements would interfere with the proposed park development.

Water for various park facilities could be obtained from on site wells or from existing and proposed water mains which parallel Folkstone, *Wildcherry Place, Black Fir Court, Fox Clove Road and Blue Smoke Trail.

Electric power is in place and serving the subdivisions which border the park on all four sides.

The lack of sanitary sewer lines in the vicinity will probably require some type of on site facilities. The soils on the upland ridges are suitable for septic fields.

The Washington Gas Light Company indicates that gas service is available in the immediate area, with a possibility of connecting at the intersection of Fox Mill Road and Lawyers Road.

* Proposed

WATER FEATURES

The presence of several significant water features enhance the natural landscape characteristics of the park.

The Little Difficult Run and its attendant floodplain; the smaller streams to the north and a small, undeveloped pond near the extreme northeast corner of the park all offer opportunities for interesting trails and nature observation areas. The confluence of Little Difficult Run and one of its smaller tributary streams is a particularly attractive landmark, set in a bowl-shaped valley with boulder outcroppings and interesting vegetation. The pond, an abandoned sediment-control device, is a prime site for a wildlife habitat.

Two sizeable wetland areas - one in the Little Difficult Run floodplain, the other toward the northwest edge of the park - are also noteworthy natural features.

SPECIAL FEATURES

In addition to the general park-wide resources discussed above, notice was also taken of several special considerations which must be accommodated in the park improvement master plan.

Cemetery: A small, family cemetery is located within the park boundaries toward the west, central portion of the tract. Sensitivity towards this feature will be an important design consideration, particularly in view of its prominent location adjacent the school site and the prime buildable area of the park.

Trail System: Access to the park can be improved by designing connections to existing and proposed

- * F.C.P.A. trails and the Reston pathway system. There is significant evidence that the existing trails are used heavily for horseback riding and damage from trail-bikes has been noticed on and off the trails. The existing trails and old roads penetrating the site have served as convenient dumping areas over the years for a variety of old cars, appliances and other trash.

Access and Circulation: Foot traffic can enter the park at many possible points, but auto access is limited to the boundary along Fox Mill Road. Fox Mill Road is a busy, moderate speed (40 m.p.h.) road. The park entrance off this road will require careful siting and detailing to insure adequate sight lines and safe entrance and exit turn-offs.



School Site: The location of an elementary school site within park boundaries presents several special design problems and opportunities. The building and site required by the school represented a sizeable porportion of available, buildable land. School demands for auto access and parking also had to be incorporated into park circulation plans. At the time the park improvement program was being drawn up, plans for a school were not firm; not in Board's 5 year plan.

Still, the need to reserve the space required affected the proposed location of many park activities and limited use of a prime area of the site to temporary functions and facilities, site is approximately 14.5 acres.

* F.C.P.A. trails are part of the overall county trail system. see page .

Paul Engman, District Naturalist

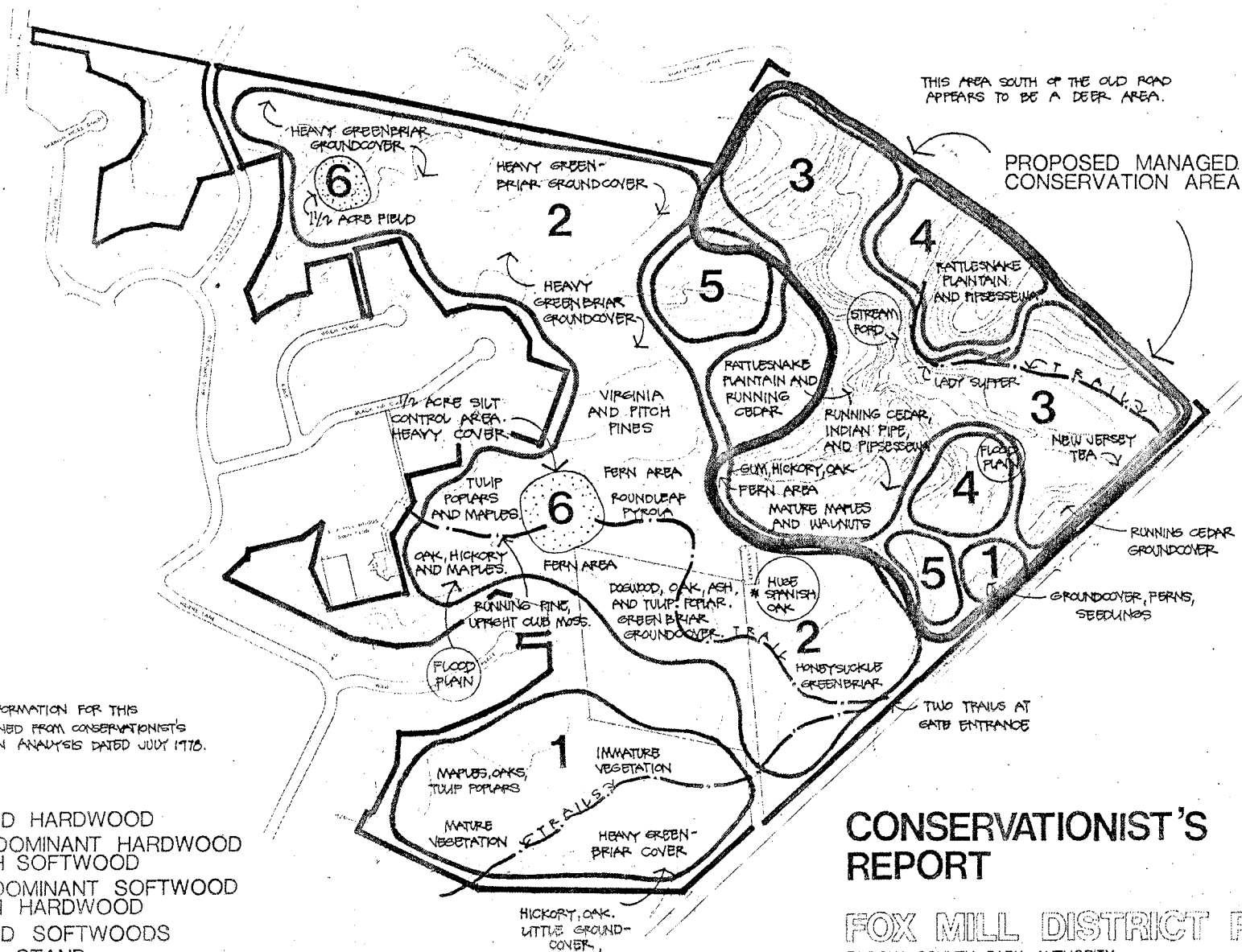
Foxmill District Masterplan

Foxmill District Park is a 209 acre tract located in Centreville Magisterial District. It is bordered by single family homes on three sides and Fox Mill Road to the west. The park is drained by several tributaries of the Difficult Run Stream Valley. The site is almost entirely wooded. The main stream valley is comprised of fairly mature hardwood forest. Much of the remainder of the park is mixed hardwoods and pines. The topography of the area is hilly with considerable areas in excess of 15% slopes. The site supports a varied and interesting wildlife population including songbirds, squirrels, raccoons, deer, etc. The park has considerable interpretive and natural resource potential. Work is continuing on Baseline Environmental Data and recommendations will be made for Managed Conservation Areas.

Present usage is mostly passive; the area is criss-crossed by numerous trails. Access to the park is limited to those living in the immediate area. The park is used heavily by trail bike riders. Control of this illegal use will be difficult until legitimate park usage is established.

Foxmill District is the major park within the immediate area. Active recreation as deemed necessary by the citizens of that serving area should be considered. This use should be gauged by the obvious developmental restrictions within the sections of the tract. Some type of permanent interpretive facilities, such as trails, waysides and shelters, would serve to link the active and passive pursuits. Specific areas should be set aside for Managed Conservation and open space. Those best suited will be determined upon completion of the Baseline Survey. This information gathering should be coordinated with the consultant as much as possible to avoid duplication of effort.

cc: Aldridge
Hoppe



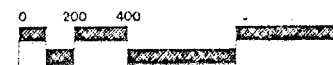
NOTE: INFORMATION FOR THIS MAP OBTAINED FROM CONSERVATIONIST'S VEGETATION ANALYSIS DATED JULY 1978.

- 1 MIXED HARDWOOD
- 2 PREDOMINANT HARDWOOD WITH SOFTWOOD
- 3 PREDOMINANT SOFTWOOD WITH HARDWOOD
- 4 MIXED SOFTWOODS
- 5 PINE STAND
- 6 FIELD

LEGEND

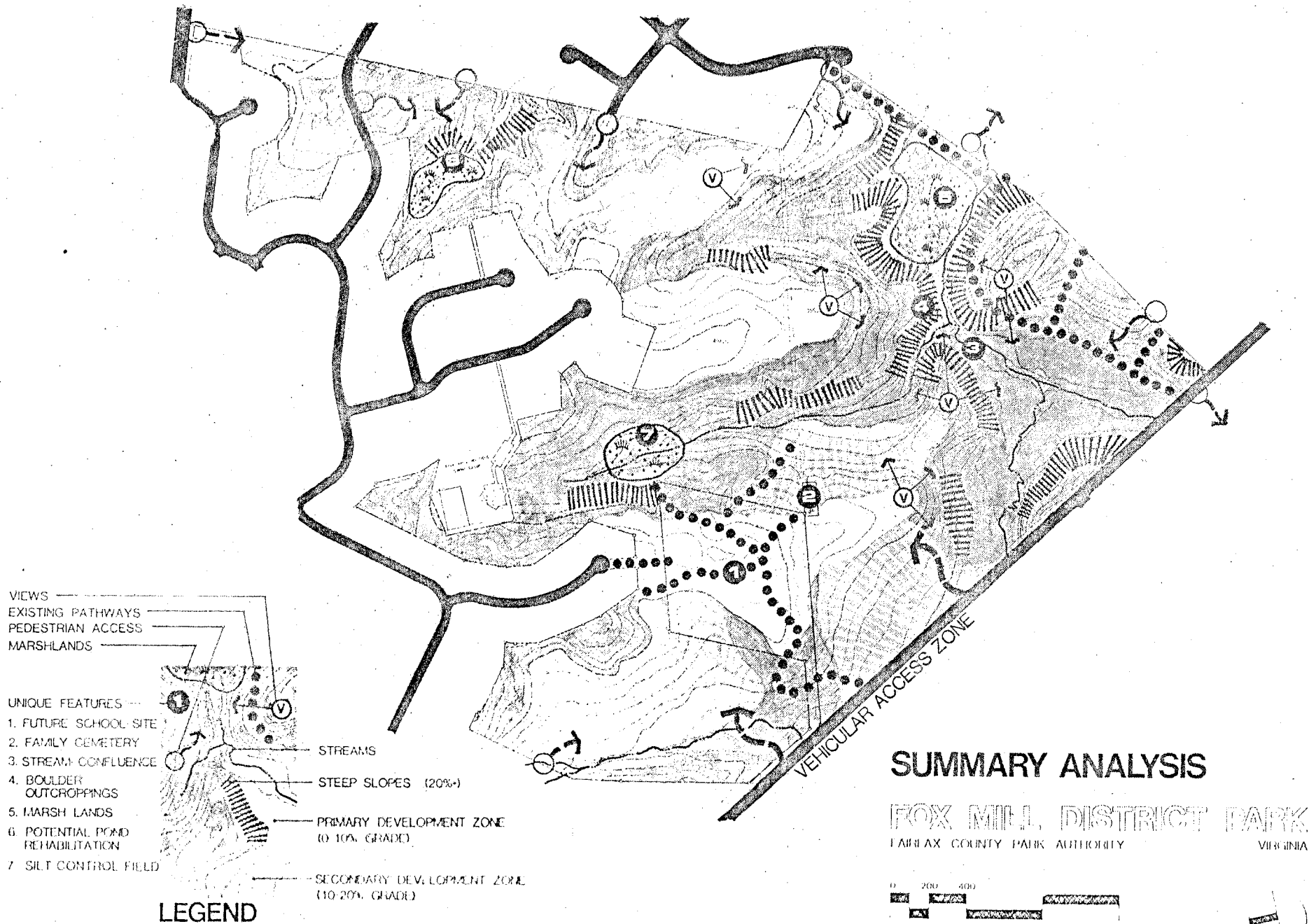
CONSERVATIONIST'S REPORT

FOX MILL DISTRICT PARK
FAIRFAX COUNTY PARK AUTHORITY
VIRGINIA



PREPARED BY LAND DESIGN/RESEARCH INC. COLUMBIA MARYLAND





SUMMARY ANALYSIS

FOX MILL DISTRICT PARK
FAIRFAX COUNTY PARK AUTHORITY
VIRGINIA



PREPARED BY LAND DESIGN/RESEARCH INC. COLUMBIA, MARYLAND



SUMMARY

The Fox Mill Park site has been divided into several general categories. These have been determined by analyzing the inventory data in light of accessibility, soils suitability, vegetal cover, slopes, elevations, adjacent land uses, and possible program uses.

Primary and secondary development zones, as indicated on the plan, generally occupy the higher, ridge areas penetrating the site from the north. A third general category includes those areas unsuited for development; steep slopes, flood plains, marshy areas, and sensitive or unique natural areas.

Access opportunities and special site features are noted.

The summary analysis gives an overall picture of the site, quantifying and qualifying its attributes and limitations. It readily identifies opportunities or problems associated with application of the program to the site.

The site analysis summary identifies opportunities for various levels of development within the park. By understanding this capacity and weighing it against the desires of the community and the program needs of the Department of Recreation and Community Services, a logical program of development begins to emerge.

USER SURVEY

All area residents within a two-mile radius of the park received questionnaires. Persons living outside the two-mile zone could also participate in the poll by requesting a survey sheet. Equestrian groups, in particular, took advantage of this opportunity. Of 7,800 questionnaires sent out, some 300 or 3.8% were returned.

The information gathered showed both the overall range of activities in which area residents showed an interest and those activities to which they gave top priority.

The following Table shows the general preferences of area residents. It is significant that of the "highly requested" activities, four are non-intensive or passive, while only tennis and swimming demand a specific, one-use facility. Nevertheless, the popularity of organized games and sports is readily apparent. Also noteworthy is the relative equality of demand for many of these activities: volleyball, basketball, soccer, football and softball.

The survey also asked residents to rank potential park facilities according to their own top priorities. Here, swimming received an overwhelming endorsement (44 responses). Hiking, tennis, equestrian trails, natural areas, organized games and picnic areas again showed their popularity.

FAIRFAX COUNTY PARK AUTHORITY
POLICY MANUAL

POLICY 502 - Park Classification System

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

2. District Park

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Chris Hoppe
Headquarters, Fairfax County Park Auth.
DATE: June 6, 1978

FROM: Lowell T. Keagy, Deputy Director
Department of Recreation & Community Services

SUBJECT: Master Plans for Ashlawn, Oak Marr, McLean Central and Fox Mill District Parks

REFERENCE: Your memo dtd. 3/15/78, same subject

The major public demand and athletic facility shortage throughout Fairfax County at this time concerns soccer and softball fields, as well as tennis courts, with lighted facilities providing the greater utility. Relative to specific recommendations for development of subject parks, the following is provided:

FOX MILL - This site affords the greatest potential for future development of a sports complex of the 4 park areas discussed in this memo. However, since the area is rolling and heavily wooded, it offers no interim solution to an athletic field shortage in the Reston vicinity. As a minimum, for future development, two (2) soccer/football fields, two (2) softball/little league fields, two (2) tennis courts, hardtop play area, rest room facilities and adequate parking should be considered.

LTK/d

Encl.

* Sample Questionnaire:

1. Indicate the number of persons, by age group, responding to the questionnaire:
0-5 yrs. ____ 6-12 yrs. ____ 13-20 yrs. ____ 21-45 yrs. ____ 45-60 yrs. ____ Over 60 ____
2. What do you see as the prime needs of your community? Which one of the following three themes would you prefer at Fox Mill District Park? (Circle one choice. If choosing item (c), indicate facilities desired.)

- a. I/we do not need any change in the parkland in this community. (if circled, go to question #3.)
- b. I/we only need minimal improvements, i.e., upgraded by new topsoil, seeding, planting, trails, benches. (If circled, go to question #3.)
- c. I/we need the following recreational facilities in the park: (Put in order of priority.)

Baseball Field	_____
Basketball Court	_____
Community Center	_____
Equestrian Trails	_____
Hiking/Nature Trail	_____
Horseshoe & Shuffleboard Courts	_____
Landscaping/Plantings	_____
Little League Baseball	_____
Natural Areas	_____
Non-Motorized Bicycle Trail	_____
Open Play Area	_____
Parking	_____
Picnic Area	_____
Playground Tot Lot (pre-school)	_____
Playground Apparatus Area (ages 6-12)	_____
Shelter/Pavillion	_____
Swimming Pool - Indoor/Outdoor	_____
Soccer/Football Field	_____
Softball Field	_____
Tennis Courts	_____
Volleyball Court	_____
Other Ideas	_____

3. What do you see as the best vehicular access and trail access points?

4. Have you visited the site? Yes ☐ No ☐

5. Which Fairfax County Parks do you use most often? List: _____

6. In general, what do you think of the parks in your area?

* These questionnaires were used as a guide only.

Response:

Total Questionnaires distributed 7800+
 " " returned 300+ (3.8%)

Age Distribution:

0 - 5 years	120	12.3%
6 - 12 "	304	31.1%
13 - 18 "	154	15.7%
Adults	400	40.9%
	978	100%

Facilities requested most often:

Type of Activity	No. of Requests	%
Hiking & Nature trails	142	7.5
Picnicking	135	7.2
Natural areas	119	6.3
Tennis Courts	115	6.1
Non-motorized bike trails	113	6.0
Parking	110	5.8
Swimming pool	104	5.5
Apparatus area	103	5.5
Tot lot	89	4.7
Open play	84	4.5
Shelter/pavilion	83	4.4
Volleyball	82	4.4
Basketball	82	4.4
Equestrian trails	79	4.2
Soccer/football fields	72	3.8
Softball	64	3.4
Landscape/plantings	64	3.4
Baseball field	58	3.1
Little League Baseball	53	2.8
Community Cneter	46	2.5
Horseshoes/shuffle-board	46	2.5
No change/minimal change	29	1.5
Less - other activities	5 or less	
	1,877	100%

No. 1 Priorities	No. of Requests	%
Swimming Pool	44	26.8
Hiking/Nature trails	17	10.4
Tennis Courts	12	7.3
Equestrian Trails	12	7.3
Natural areas	11	6.7
Soccer/football fields	11	6.7
Non-motorized bicycle trails	10	6.1
Picnic area	9	5.5
Parking	8	4.8
Playground apparatus area	6	3.6
Basketball court	5	3.0
Playground tot lot (pre-school)	4	2.8
Community Center	3	1.8
Softball field	3	1.8
Shelter/Pavilion	2	1.2
Little League Baseball	2	1.2
Baseball field	2	1.2
Open play areas	1	.6
Landscaping/plantings	1	.6
Volleyball court	1	.6
	164	100

In Addition:

Petitions were received from interested citizen groups requesting a continuation and upgrading of the equestrian trails within Fox Mill District Park.

A specific request was received to provide a linkage opportunity (continuation of trail) across Fox Mill Road, to connect with the future trails in the Folkstone Homes Association open space.

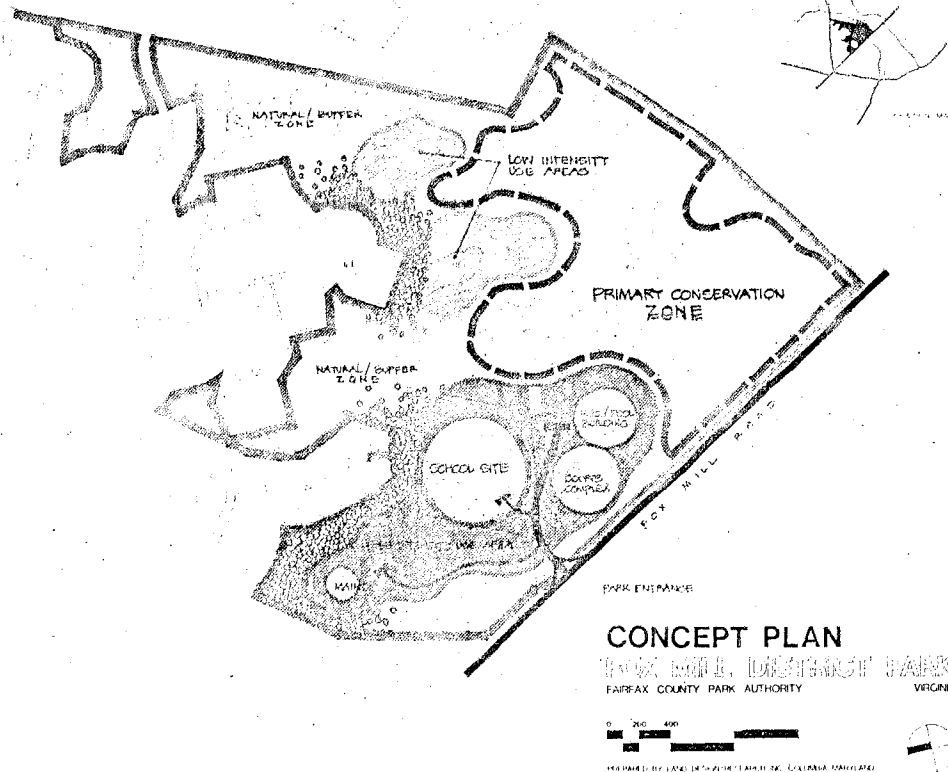
PROGRAM PLAN DESCRIPTION

The overall program can be subdivided into three primary classifications.

High Intensity Use Areas would include the organized sports facilities such as ballfields, court games, and recreation buildings. These uses would, in most cases, be lighted, supervised in some way, and served by vehicular access and parking. To service, maintain and supervise these facilities they should, ideally, be clustered together. This scheme allows parking areas to be shared and reduces the extensive site modification that results when these uses are spread out.

In an effort to minimize the impact of this type of development within a natural park environment, a scheme which concentrates these uses around the proposed school site and near Fox Mill Road was conceived.

Low Intensity Use Areas are those in which both active and passive recreation takes place. The active areas in this category would be informal, walk-in facilities with limited definition of ballfields or courts. Picnicking, jogging, bike and horseback riding would be accommodated in these zones.



Site Modifications

Active use areas occupy 42 acres of the 208.5 acre site, including the 14.5 acre school site. This represents only 20% of the total site. Excluding the school site, only 13% of the park is devoted to active recreation development.

In addition, 4 acres will be opened up for an informal play field in the neighborhood area and approximately 9 acres will be cleared to create a managed conservation meadow. This meadow will enhance the wild life habitat and create an additional opportunity for nature study and interpretation.

Area to be totally or partially cleared:
55.3 acres (26.5%)

Natural and Buffer Zones would make up the majority of the park site. These areas would be set aside to maintain the original character of the landscape, they would become an educational and aesthetic resource in addition to providing a natural buffer between the active park areas and the surrounding residential community. Some of these areas provide an ideal format for wildlife habitat and environmental enhancement for nature study. (see naturalists report).

Special Program Elements

Exercise Course: A loop trail, approximately one mile in length, originating and ending at the main recreation building, would cover a wide variety of terrain and feature randomly spaced exercise stations along its length.

Nature Pavilion: Located near the main parking lot, this facility would be the starting point for a series of self-guided interpretive trails through the surrounding natural areas.

Amphitheater: This informal outdoor classroom facility would be located in the woods on a natural hillside, adjacent to the school site. It could be used by the school as part of its program and by a variety of groups as part of the interpretative trail experience.

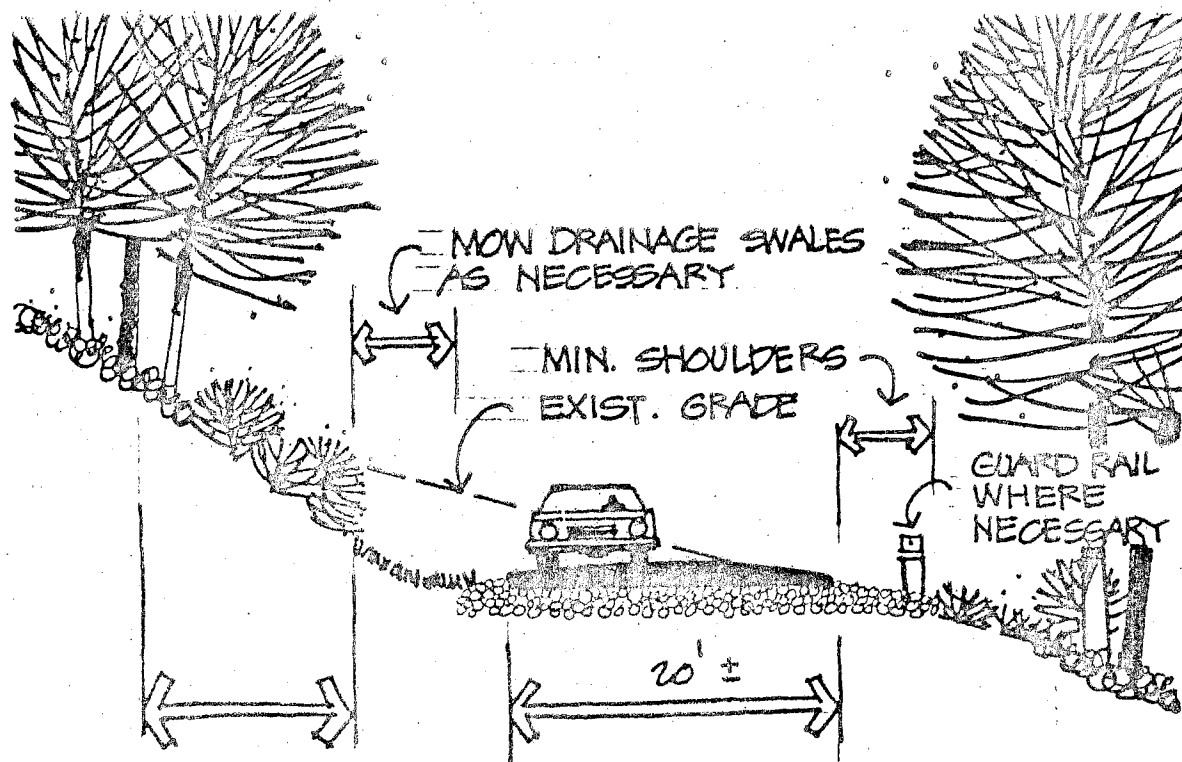
Upland Meadows: These areas would provide informal open spaces for low use intensity activities like kite flying, volleyball, and touch football. The natural contours of these meadow areas would be modified only enough to permit informal play. A special planting program along the edges would enhance wildlife habitat and the visual variety of these areas. Picnicking would occur in the woods at the edges of the meadows in certain selected locations.

Adventure Playground: This facility would take advantage of the steep slopes near the recreation building and tennis complex. It would provide a wide variety of challenging play and exercise experiences in an extended, interrelated complex, designed to appeal to a broad age group from grade schoolers to adults.

Winter Sports: Sledding hills and markers for cross country skiing would provide opportunities for wintertime activities.

Equestrian Trails

Existing trails would be maintained and improved as necessary. A new loop trail of approximately one mile is proposed within the park and separate from other trail uses.

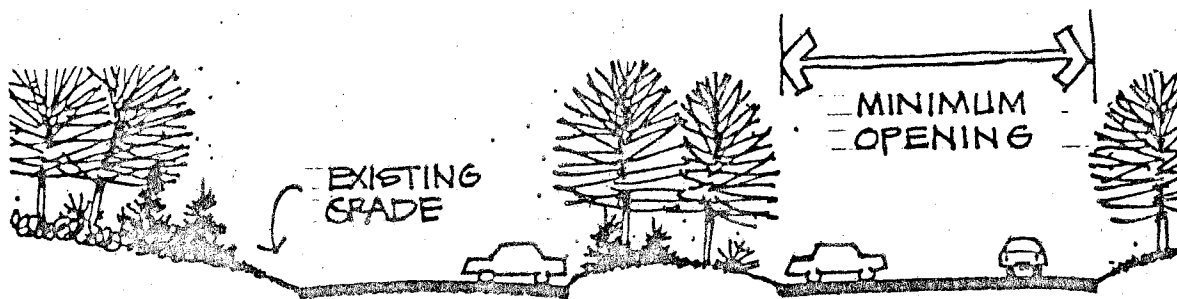


DISTURBED SLOPES
PLANTED FOR EROSION
CONTROL, USE:

- NATIVE SHRUBS
- MEADOW GRASSES
- WILD FLOWERS

NARROW CARTWAY
HELPS REDUCE SPEED
AND CONSTR. IMPACT

Roads



USE EARTH BERMS, PLANTINGS
AND NATURAL CONTOURS TO
MINIMIZE IMPACT ON PARK.

Parking

DEVELOPMENT CRITERIA

Pathways. Several levels of pathway are envisioned for Fox Mill Park. Equestrian trails, bicycle paths, casual walking paths and nature trails all have their place within the circulation program for the park. Some of these pathways can, and will serve several traffic functions. Others, such as nature and equestrian trails are quite specialized and should, in most cases be designed to serve a single function.

An internal pathway should follow the natural contours of the land, as nearly as possible. Minimum modification of the landscape and minimal clearing of vegetation is essential in the layout and construction of pathways.

Park Furniture. Park furniture includes a variety of different items, all necessary for full utilization of the park. They include bike racks, benches, picnic tables, grills, trash receptacles, drinking fountains and play equipment.

Proper location and numbers of these items will help to maintain the park by encouraging visitors to concentrate their activities in specific areas. Furniture should be simple and sturdy in design and should compliment the park architecture in style, color, and materials.

Park Roads. Roads within the park will be sculptured into the hill-sides to follow the natural contours. They will be constructed to the absolute minimum width standards allowable to reduce their impact and help maintain a low automobile speed within the park. Earth mounding, bollards, plantings and other devices will be employed for safety, visual aesthetics and control of vehicles.

Drainage will be handled by crowning or pitching the road surface toward grassed slopes wherever possible. Storm drainage systems, where necessary because of steep slopes, or critical conditions, will be kept to a minimum. Road design which results in unnatural concentrations of storm water will be avoided. Road design within the park environment should provide adequate access to those facilities that require it and yet make the road as unobtrusive as possible.

Parking. Because of the nature of this park and its regional influence, adequate parking facilities are essential.

Parking areas should be designed to minimize their visual impact. Sensitive grading, mounding and planting will be employed to provide a low profile for parking lots.

A separate parking area is planned for the future school, but will be designed to provide convenient access to park facilities for use during weekends and summer months, if necessary.

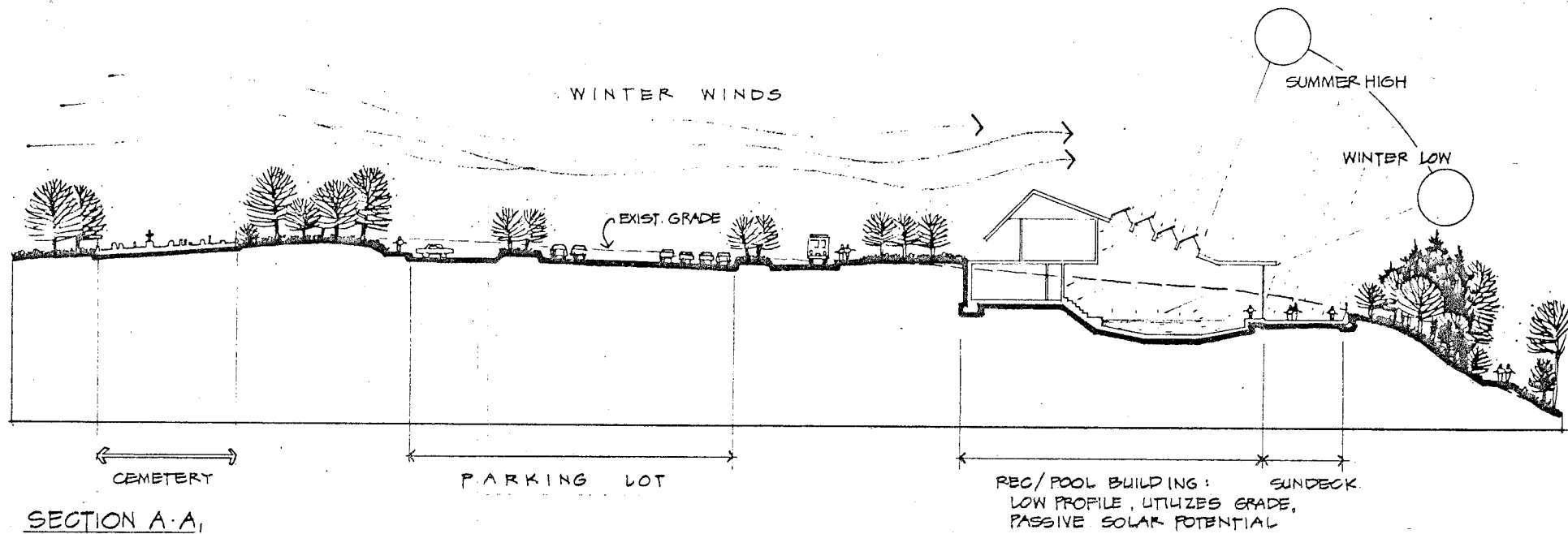
Architecture. Architectural elements within the park will include the recreation/pool building, pavilions, shelters, maintenance building and foot bridges. Simple, clean lines should dominate, and natural materials should be utilized for exterior surfaces and roofs.

All the structures in the park should fall within the same architectural family, exhibiting similar lines, material and colors.

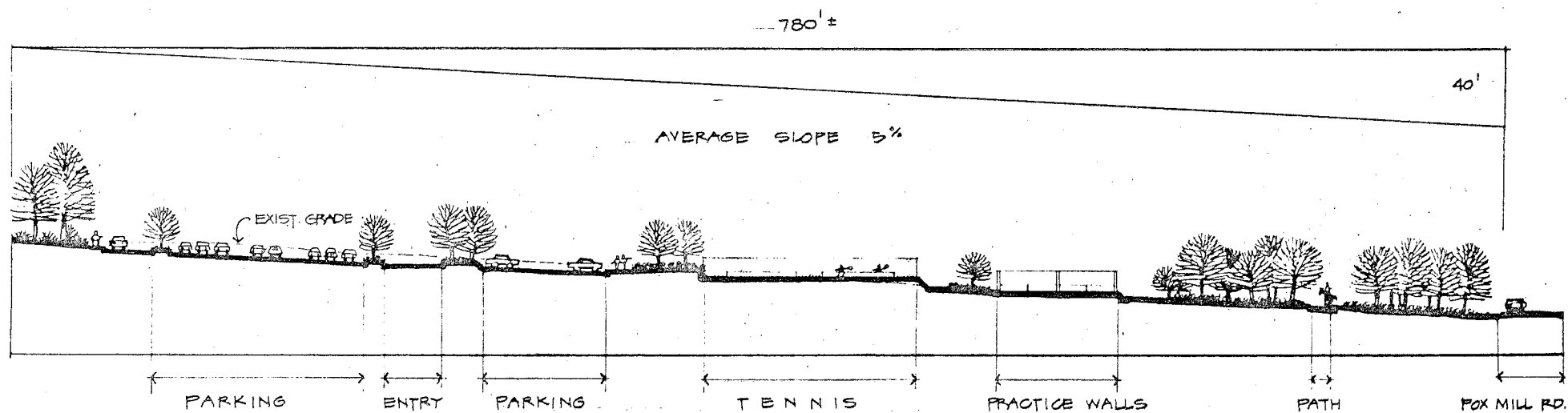
Buildings should be sited to take advantage of natural grades, and should become an extension of the existing landscape, blending with their surroundings rather than dominating them. Where appropriate or desirable, supplementary plantings should be installed to enhance the natural image and permanence of the structures.

The recreation/pool building, in particular, should take advantage of the grades and the opportunity for passive solar design. It's south facing slope is a natural for winter wind protection and solar gain potential.

Signage. A system of simple signs and graphics will enable a visitor to identify facility locations, pathways destinations and comfort stations. In addition, signs could identify points of interest along trails, or warn of particularly sensitive natural areas. Signs should be compatible with the park environment. They should be well designed, sturdy and vandal resistant.



SECTION THROUGH RECREATION BUILDING



SECTION THROUGH COURTS COMPLEX

Preliminary Cost Estimate (Jan. '79)

Roads and Parking

* - Entrance Road 1700'	110,500
(excluding bus turnaround)	
- Primary parking lot	318,400
(rec. building) (included curbing and lining)	
- Spur road and parking 1500'	76,500
- Maintenance building road yard	28,500
- Landscaping	20,000

Sub-Total \$550,900

Trails

* - Equestrian, 8'+ wide 11,000'	66,000
(woodchips)	
- 8' asphalt path 6,100'	97,600
- 6' asphalt path 11,800'	141,600
- 4' wood chip path 7800'	23,400
- Bridges (4) 8' wide	95,000
20' to 40' span	
(light vehicles)	
- Footbridges (2) 6' wide	30,000
20' ± span	
6' asphalt (Folkstone Area)	96,000
w/3 footbridges 8000'	45,000
	594,600

Neighborhood Area

- Site preparation (4.7 acres)	22,000
- Seeding	11,500
- Landscaping	5,000
- Picnic area	6,800
- Multi-use court (unlighted)	12,000
- Apparatus/tots play	20,000

Sub-Total \$77,300

Central Meadow

- Site preparation (9.2 acres)	41,400
- Seeding	22,500
- Special landscaping	30,000

Sub-Total 93,900

Fields Complex/School Site

- Site preparation (15.5 acres)	69,750
- Seeding	37,510
- Landscaping	23,250
- Softball fields (3)	15,000
- Soccer fields (1)	10,000
- Multi-purpose courts (2)	22,000
- Picnic area/shelter	21,800
- Apparatus area	20,000
- Outdoor classroom	2,000
- Misc. Fencing/Furniture	12,000
- Lighting (5 fields, 2 courts)	100,000

Sub-Total 332,510

Park Center

- Site preparation (7.5 acres)	75,000
- Seeding	3,500
- Landscaping	30,000
- Tennis courts (8 lighted)	160,000
- Practice courts (4 lighted)	40,000
- Paddle tennis (2 lighted)	30,000
- Shuffle board (6 lighted)	30,000
- Horse shoe pits (6)	3,000
- Multi-purpose courts	24,000
(2 lighted)	
- Tots play area	5,000
- Apparatus area	30,000
- Exercise course	5,000
- Interpretative shelter/	
Overlook	14,000
- Misc. fencing/furniture/	50,000
retaining walls	

499,500

- Recreation/pool building	3,750,000
(pump station/septic field)	

Site Signage

35,000

General Site Drainage/Erosion

Control

50,000

Maintenance building (4000 s.f.)

80,000

Total Construction Estimate \$6,063,710

* Estimates include figures for clearing, site preparation, rough grading.

* Estimated Annual Maintenance
and Operation Costs: 1979

Park roads 3500' +	2,625
Parking areas 285 cars	2,066
Pathways, asphalt 17,900'	3,580
" , woodchip/dirt 18,800'	8,648
Bridges (6)	600
Neighborhood area	4,406
Fields complex	28,545
Park center (excluding rec. bldg.)	29,200
Misc. maintenance (10%)	7,872
	<u>\$87,542</u>

Cost/Benefit

19,400 people reside within a 2 mile radius of the park. Half of Reston falls within this zone. The area, in general, is experiencing rapid residential growth. At full development, using today's population, the park would represent an investment of approximately \$312 per resident. 1990 population of 32,800 equals \$185/resident at today's prices

Phasing

Phasing should be determined by matching available, capital development funds with those facilities most desired by the user community, in a manner which will allow for logical sequential construction of the park.

Even though swimming was the number one priority, it will take a period of time to design, bid and construct the recreation building. In the interim, some other priority items could be developed. The following suggests a logical phasing approach.

\$404,000 has been allotted for development at Fox Mill Park through fiscal 1980. This amount would allow construction of the entrance road, some parking, some field areas, and pathways (see full phase one below).

Phase I

Entrance road	110,500
Partial parking (grading for entire lot)	280,000
Tennis courts, paddle tennis, practice walls	230,000
Neighborhood area	77,300
Central meadow	78,900
Equestrian trail	66,000
Pathway 8' 3800'	60,800
Bridges (3) 8' (1) 6'	86,250
Partial signage	15,000
Gen. drainage, erosion control	30,000
	<u>Total \$1,034,750</u>

Phase 2

Spur road	76,500
Fields complex	332,510
Maint. bldg/yard	120,500
Pathway 8' 23,000'	36,800
" 6' 11,800	141,600
Folkstone Pathways	141,000
Bridges (1) 8' (1) 6'	38,750
Partial signage	10,000
General drainage/erosion control	10,000
	<u>\$907,660</u>

Phase 3

Rec building /septic system	3,750,000
Remainder of parking	38,400
Remainder of park center facilities	269,500
Pathways, woodchip 7800'	23,400
Landscaping	20,000
Remainder, signage	10,000
General drainage/erosion control	10,000
	<u>\$4,121,300</u>

* These figures from Fairfax County
Productivity Report - Oct '75, Revised
June '77 (Fox Mill Park only)

Estimated User Levels

Lighted facilities would probably have a 15 hour user day (8 am - 11 pm) while unlighted facilities would have a fluctuating user day depending on the time of year, with an average of 11 - 12 hours.

Potential Use:

8 lighted tennis courts	120 - 1 hour session/day
2 lighted paddle tennis	30 - 1 hour session/day
3 lighted softball fields	22 2 hour games/day
2 lighted soccer fields	20 1 1/2 hr games/day
4 lighted multi-use (Basketball) courts	60 1 hour games/day
1 unlighted multi-use court	12 1 hour games/day
6 lighted shuffleboard courts	180 1/2 hr games/day
6 lighted horseshoe pits	180 1/2 hr games/day

The school board office of planning and construction received a preliminary plan, and after walking the site have approved the plans.

REPORT PREPARED BY

LAND DESIGN/RESEARCH, INC.
ONE MALL NORTH, SUITE 400
COLUMBIA, MARYLAND 21044

January 1979

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Chris Hoppe, Landscape Architect
Fairfax County Park Authority

DATE: January 5, 1979

FROM: Larry K. Johnson, Soil Scientist *L. K. Johnson*
Soil Survey Office

FILE NO:

SUBJECT: Soil Evaluation for Fox Mill District Park and Oak Marr Park

REFERENCE:

This evaluation of the 2 park sites is based on my field investigation on 1/3/79 and on information available from the county soil maps and contour maps.

(1) Fox Mill District Park

Most of the proposed buildings are located within areas of the Glenelg (55) soils which rate good for building support. These soils are generally on the site on the ridgetop and convex sideslopes. Lower lying soils in drainageways, footslopes and flood plains rate marginal to poor for building support.

Based on your anticipated daily water usage of 40,000 gallons, approximately 5 acres of land area will be required for soil absorption of effluent in drainfields. This area is approximate and drainfield absorption rates must be tested and approved by the Health Department.

As per our phone discussion I have delineated a 5 acre parcel of generally suitable soils. The suggested drainfield location and the approximate lower drainfield limits (see attached site plan) are from scattered soil borings and estimates of soil suitability. The final layout you decide on should have a more thorough soil investigation before testing for absorption. The soils within defined soil areas are generally suitable for drainfields. Therefore there is some latitude for drainfield location.

(2) Oak Marr Park

The subsoils on most of this area are high in content of plastic clays and are marginal for building support. Foundation areas should be checked carefully and in most cases foundations should extend through the clay subsoils and into weathered rock or hard rock. Soil types are generally the Orange (59) and Enon (69) soils.

This entire park area is unsuitable or marginal for septic drainfields. The only possible area I found is on the hilltop of the existing parking area. The percolation rates will be slow on the hilltop area and may not pass percolation tests. Even if the tests are suitable, the total absorption potential is small because of anticipated slow percolation rates and limited area.

FOX MILL MASTER PLAN

COMMENTS

<u>Comments</u>	<u>No.</u>
1. Interested in swimming pool & gymnasium complex.	18
2. Would like to see tennis & multi-use courts.	18
3. Interested in trails for jogging & bicycling.	6
4. Keep Equestrian trail 200' from property lines.	2
5. Move soccer & softball fields closer to Fox Mill Road.	1
6. Close park at night.	2
7. No lights installed.	7
8. Cancel the recreation/pool complex.	6
9. Need playground.	12
10. Need paths on Vale Road and Fox Mill Road.	4
11. Do not want soccer fields.	1
12. Applaud making crippen property into playing field.	1
13. Eliminate pedestrian pathway from Wild Cherry Place.	1
14. Wants a park for younger children as well as the older ones.	3
15. Oppose additional tennis courts.	13
16. Support the meadow.	1
17. Need for additional picnic with pavillion.	1
18. Support preservation of the cemetary.	1
19. Community center and ice rink should be located near Rt. 7.	1
20. Would like another hearing.	6
21. Support soccer fields.	9
22. Would like lighted fields.	3
23. Oppose proposed access at Lawyers Road.	1
24. Need dance room.	2
25. Need game room.	1
26. Need picnic tables.	1

FOX MILL MASTER PLAN

COMMENTS

<u>Comments</u>	<u>No.</u>
27. Need restrooms	1
28. Would like a pond - could be used as outdoor ice rink.	1
29. A hill for sledding.	1
30. A nature center.	1
31. Do not need year round pool.	1
32. Entrance to pool off of Black Fir Court.	1
33. Against public access through Black Fir Court	1
34. Postpone indoor pool.	3
35. Would like to have trail extended to Lawyers Road.	1
36. Exclude ballfields.	1
37. Would like ice rink.	2
38. Maintain 300' buffer	1

PETITIONS

<u># Signatures</u>	<u>Date</u>	<u>Assoc.</u>	<u>Comments</u>
738	4-12-79	Residents	Would like multi-use courts, tennis courts, apparatus playgrounds, swimming pool/recreation building, and the playing fields.
116	4-09-79	Kurt Neubauer	In favor of complete plan.
51	4-12-79	Russell Madison	In favor of complete plan.
7	4-17-79	Maurice Lange	In favor of complete plan.
5	4-12-79	Frank Gulich	In favor of complete plan.
25	4-11-79	Doug Cambell	In favor of complete plan.
89	4-17-79	Residents	In favor of complete plan.
25	5-03-79	Residents	In favor of complete plan.
206	4-10-79	South Lakes H.S.	Would like to include dance room, game room, indoor game room.
13	4-06-79	Potomac Ballet	Dance room included.
466	4-17-79	Fox Mill Home Owners	In favor of complete plan.
807	3-15-79	Reston Soccer Assoc.	Support construction of soccer fields for both Lake Fairfax and Fox Mill.
423	2-06-79	Residents	Would like to have the ballfield excluded and include Nature Center and building for nature exhibits.

OPPOSE FOX MILL MASTER PLAN

1. Henry N. Schiffman
12010 Aintree Lane
Reston, VA. 22091

Feels it is dishonest and a serious breach of public trust to represent to the voters that a park will be developed in one way before a bond issue and then propose to develop it completely different.

"The Park Authority has a moral, if not legal, obligation to its citizens to develop the park on the same scale that was proposed two years ago with a budget not exceeding \$600,000,"

2. Ian H. MacFarlane
754 Palmer Drive
Herndon, VA 22070

- a. Appalled at the waste of tax payers' money.
- b. Horse paths do not coincide with soccer fields.
- c. Too many softball fields, basketball courts, paddle tennis courts and shuffleboard courts.
- d. No lights in soccer fields.

3. Brant W. Free, Jr.
Fox Mill Woods Swim Club, Inc.
11813 Riders Lane
Reston, VA 22091

Against asphalt path that is to connect with the Swim Club's private access road.

4. Chris H. Morgan
2644 Wild Cherry Place
Reston, VA 22091

Poor match between the plan and voiced expectations of the citizen's due to inadequate response. One problem was the plan was prepared long before the survey was conducted. The conclusion from a survey with a 4% response is not good analysis. Only 15% of the respondents indicated their first priority was a swimming pool.

Feels he and other residents were misled about land behind his house being developed.

5. Petition - 423 signatures

- a. Park should be nature oriented and should include a nature center consisting of extensive nature trails and a building to house nature exhibits.

OPPOSE FOX MILL MASTER PLAN

- b. Ball Fields should be excluded from the master plan in order to preserve the heavily wooded setting of the park. If more ball fields are necessary, they should be added to nearby open area parks.
- 6. Mr. Vernon E. Palmour
2642 Wild Cherry Place
Reston, VA 22091
 - a. Keep the equestrian trail at least 200' from property lines.
 - b. Move the soccer and softball fields closer to Fox Mill Road, away from Wild Cherry Place homes.
 - c. Close park at night
 - d. No lights installed
 - e. Cancel recreation/pool complex
- 7. Mrs. Sheila R. Byorlo
10905 Knights Bridge Court
Reston, VA 22090
 - a. Leave park in their current natural state.
 - b. Add only recreational facilities that the Herndon/Reston communities cannot provide elsewhere.
 - c. No high intensity lights.
- 8. Mr. Peter Romeo
2648 Wild Cherry Place
Reston, VA 22091

Eliminate pedestrian pathway leading from Wild Cherry Place to the park.

Petition signatures - 19
- 9. Mr. Fred Diercks
Vice President & Chairman
of RHOA Council
1930 Isaac Newton Square
Reston, VA 22090
 - a. Uses proposed would be better located in a more densely developed northwest area of the County.
 - b. Oppose additional tennis courts.
 - c. There is a need for additional picnic areas with pavilions for booking large groups.

OPPOSE FOX MILL MASTER PLAN

10. Mr. Dennis Fife
2500 Woodcutter Court
Reston, VA 22091

- a. Oppose access at Layers Road.
- b. Oppose the 8' asphalt road that would run through the park from Lawyers Road to Fox Mill Road.

11. Mr. & Mrs. William Wicks
2638 Wild Cherry Place
Reston, VA 22091

Supports the HOME plan which provides the additional soccer and softball fields needed by the youth, without:

- a. Imposing excessive tax burdens on citizens for providing unwanted facilities.
- b. Destroying the natural beauty of the heavily wooded area.
- c. Encroaching on the privacy of homeowners in the immediate vicinity of the park and
- d. Causing serious ecological damage.

12. Mrs. Don E. Conwell
2602 Penny Royal Lane
Reston, VA 22091

Disappointed because 26.5% of the entire area is to be totally or partially cleared.

Limit expenditures and land clearing activities to the building of a few unlighted, playing fields in the area closest to Fox Mill Road.

13. Dr. Kenneth L. Geoly
8316 Arlington Blvd.
Fairfax, VA 22031

Feels the park is "virtually ludicrous" placing a high density, urban-type recreation center in the midst of groupings of private homes is also quite ludicrous.

14. Brant W. Free, President
Fox Mill Woods Swim Club, Inc.

Against asphalt path system to connect with the Swim Club's access road.

OPPOSE FOX MILL MASTER PLAN

15. Ms. Nancy R. Davis,
Vice Chairman
Reston Community Center
Board of Governors
2310 Coltsneck Road
Reston, VA 22091
 - a. Postpone indoor pools until the need is reassessed following several years of use of the Reston Community Center Pool.
 - b. Review needs/requirements for indoor athletic program space.
16. Mrs. Christine Dodrill
2909 Dan Patch Court
Herndon, VA 22070
 - a. Fox Mill Road to hilly, visibility is very limited; there are several "blind entrances".
 - b. Against pool, feels we are unaware of the number of pools in the area already there.
 - c. Feels the park ought to be developed more towards a natural facility with a natural science exhibit center and trails, with possibly a small planetarium.
 - d. Think it would be desirable to extend riding trail to the northern portion of the park and access to Lawyers Road.
17. Mrs. Don E. Conwell
2602 Penny Royal Lane
Reston, VA 22091
 - a. Does not want or feel it necessary to clear 26.5% of the entire area.
 - b. Governmental agencies should be required to avoid extravagance.
 - c. Does not want to duplicate the Hunters Woods Community Center.
 - d. No lighted playing fields.
18. The Robert G. Hardy's
2808 Fox Mill Road
Herndon, VA 22070
 - a. Want minimal disruption of the present natural state of the park.
 - b. No lights.

OPPOSE FOX MILL MASTER PLAN

- c. Park should close at dark.
- d. Flooding of the stream on their property already a problem, and the Park development should not be permitted to add to the flooding.
- e. Suggest that at least 300' of buffer along Fox Mill Road be maintained.

OPPOSE FOX MILL

Mark E. Steiner
2906 Blue Robin Court
Herndon, VA 22070

1. Need pedestrian overpass near Folkstone Drive
2. Agrees with the need for organized sports, but the ones that need not be to organized specifications, basketball courts, open fields, etc.
3. No lights
4. Park closes after dark.
5. Feels Fox Mill Road and the surrounding road cannot safely handle increased traffic loads, especially at nights.

NEUTRAL

1. Nancy S. Romeo
No Address

Feels that a nature oriented park is best, but realizes athletic fields are needed.

Main features should be Nature Center & Athletic Field Complex.

Organizers of petitions and signers are misinformed about several issues:

- a. Who can use the indoor swimming pool?
- b. What are the stipulations to the people who live outside district five for use of pool?
- c. Some did not know the lo-ation of Fox Mill District Park.
- d. They were told those at the Public Hearing only wanted ballfields.

2. Mrs. Stacey Hagerty
3103 Honda Road
Oakton, VA 22124

Feels area needs park as proposed, but without soccer fields.

3. Mrs. Barry A. Berisford
3386 Hickory Hills Drive
Oakton, VA 22124

Swimming pool would be welcome, but does not necessarily have to be year-round pool facility but a full sized one with separate childrens wading pool.

4. Potomac Ballet Theatre
No Address

Would like a dance room included.

Petition signatures - 13

5. Mrs. Mary J. Dorrzapf
12333 Oxon Road
Herndon, VA 22070

- a. Feels we need an area for older teens who have outgrown soccer and baseball.
- b. Does not want lighted softball field.

NEUTRAL

6. John T. Broaddus, Jr., Principal
South Lake High School
11400 South Lake Drive
Reston, VA 22091

Students would like to add the following:

- a. A dance room
- b. Meeting rooms
- c. Game rooms and
- d. Indoor court games

Petition signatures - 206

7. Randolph A. Sutliff
4069 Chain Bridge Road
Fairfax, VA 22030

Would like more soccer fields.

IN SUPPORT OF FOX MILL

1. Elizabeth Bolton
11789 North Shore Drive
Reston, VA 22090

Petitions - 30 Signatures
They would like an Ice Rink in the Master Plan.

2. The John Mangels Family
2653 Unicorn Court
Herndon, VA. 22070
3. John & Wilma Rasnic
11721 Lariat Lane
Oakton, VA 22124
4. Donald K. Seay
Fox Mill Estates Homes Association
P.O. Box 647
Herndon, VA 22070
5. Maurice A. Lange
12124 Waples Mill Road
Oakton, VA 22124

Petitions - 7 signatures
They desire another public hearing

6. Petition Signers - 89
7. Don & Cress Malkerson
No Address
8. Petition Signers - 25
9. Mrs. LaJoie Y. Madison
11710 Lariat Lane
Oakton, VA. 22124
10. Judith S. Wuierdemann
No Address
11. Mr. & Mrs. Frederick H. Beauchy
11800 Cobb Hill Court
Oakton, VA 22124
12. Petition signers 738
13. Mrs. Jeanie C. Maruszewski
Valewood Garden Club
Oakton, VA 22124
14. Carmin Caputo Family
12304 Westwood Hills Drive
Herndon, VA 22070

IN SUPPORT OF FOX HILL

15. Mr. & Mrs. Frank Gulich
11810 Quarter Horse Court
Oakton, VA 22124

Petition signers - 5
16. The Douglas Campbell's
3372 Hickory Hills Drive
Oakton, VA 22124

Petition signers - 25
17. Mrs. Judy Bogart
705 Ferndale Avenue
Herndon, VA 22070
18. Mr. Paul Kentes III
3404 Lyrac Street
Oakton, VA 22124
19. Robert C. Prosser
3147 Cobb Hill Lane
Oakton, VA 22124
20. Mr. M. M. Prescott
3509 Willow Green Court
Oakton, VA 22124
21. Mr. & Mrs. John Hagarty
12110 Westwood Hills Drive
Herndon, VA 22070
22. Mrs. Kay D. Campbell
3372 Hickory Hill Drive
Oakton, VA 22124
23. Mr. & Mrs. R. I. Marquis
11909 Wayland Street
Oakton, VA 22124
24. Mrs. Eleanor Frederick
3406 Valewood Drive
Oakton, VA 22124
25. Mr. Robert A. Bunnell
Sprouts Editor
The Reston Times
The Reston Times Bldg.
11401 North Shore Drive
Reston, VA 22090
26. Mr. Frederick A. Frank
12008 Vale Road
Oakton, VA 22124
27. Mr. & Mrs. Simon Wrynn
3009 Rayjohn Lane
Herndon, VA 22070
28. Mr. & Mrs. Frank Gulich
11810 Quarter Horse Court
Oakton, VA 22124
29. Mrs. Lucy LaVarre
12103 Wayland Street
Oakton, VA 22124
30. Mr. & Mrs. Paul Williams
11807 Quarter Horse Court
Oakton, VA 22124
31. Mr. & Mrs. Raymond LeSage
3030 Fox Den Lane
Oakton, VA 22124
32. Mr. & Mrs. Michael Sneed
11704 Lariat Lane
Oakton, VA 22124
33. Mr. & Mrs. David White
3153 Cobb Hill Lane
Oakton, VA 22124
34. Joan Moosally
Secretary, Vale Park West CA
3133 Cobb Hill Lane
Oakton, VA 22124
35. Mrs. Sarah F. Field
11724 Lariat Lane
Oakton, VA 22124
36. Mrs. N. Sue Brownfield
3409 Valewood Drive
Oakton, VA 22124
37. Mr. & Mrs. Bernie Hylton
3508 Tilton Valley Drive
Fairfax, VA 22030
38. Mrs. Maria T. Driggers
834 Crestview Drive
Herndon, VA 22070

IN SUPPORT OF FOX MILL

1. Kurt Neubauer
2803 Oakton Manor Court
Oakton, VA 22124

Petition Signatures - 116

2. Mr. and Mrs. Van Allen
11900 Paradise Lane
Herndon, VA 22070

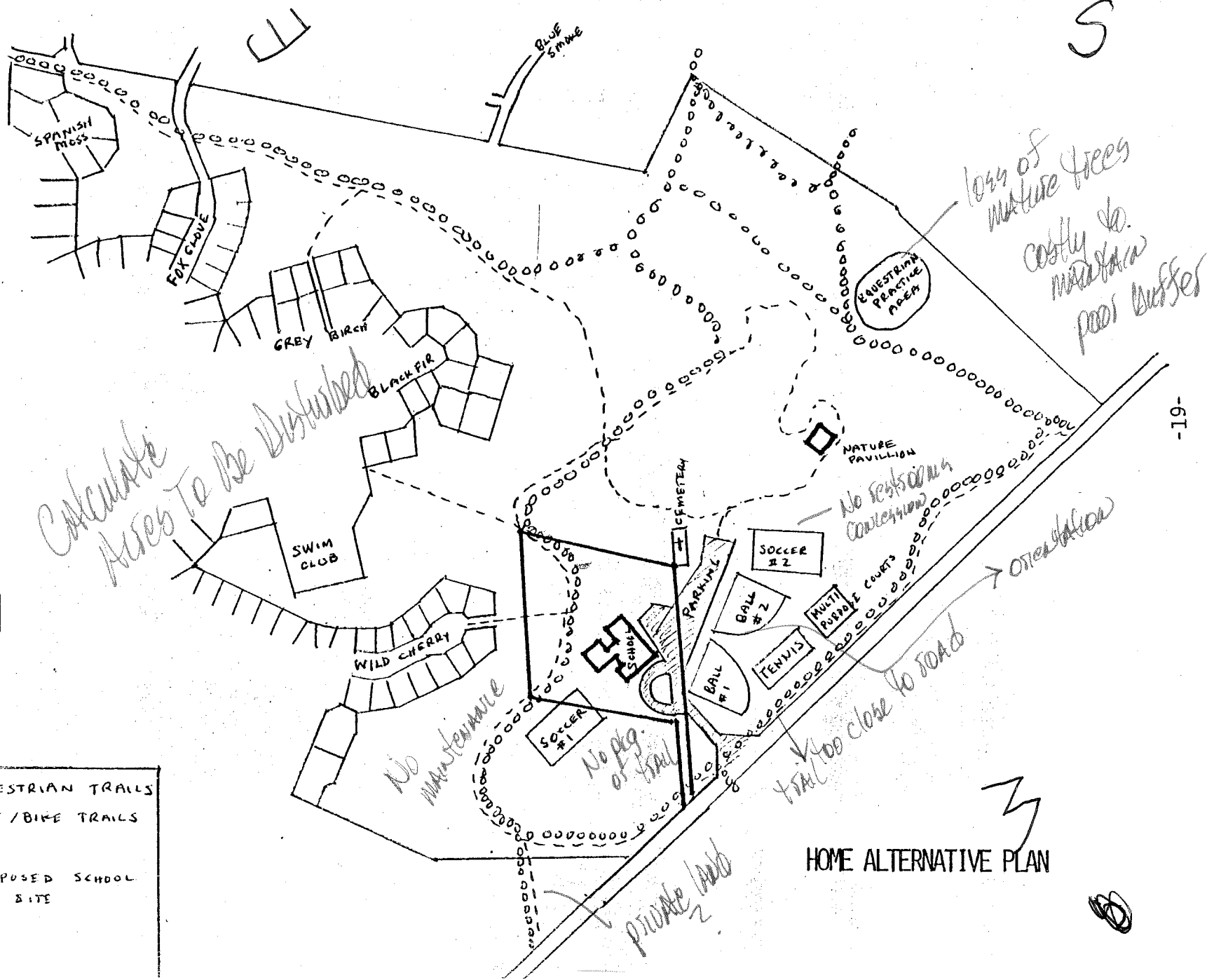
VI. Map

000000 = EQUESTRIAN TRAILS

--- = FOOT / BIKE TRAILS



= PROPOSED SCHOOL SITE



FOXMILL DISTRICT PARK
Environmental Baseline

Prepared By:

Fairfax County Park Authority
Conservation Division
10/79 Revised 12/79

CONTENTS

I.	Introduction	1
II.	Purpose	2
III.	Survey Methodology	2
IV.	Survey Results	3
	A. Soils	4
	B. Slope	4
	C. Hydrology	4
	D. Wildlife	5
	1. Mammals	5
	2. Birds	5
	3. Reptiles	6
	4. Amphibians	6
	5. Fish	6
	E. Vegetation	7
	F. Other	9
	1. School Site	9
	2. Cemetery	9
V.	Summary	10
VI.	Recommendations	11
VII.	Conclusion	13
	Appendix	

I. Introduction

Foxmill District Park, a 209 acre tract located in Centreville Magisterial District, Fairfax County, Virginia, is administered by the Fairfax County Park Authority. The park is bordered by single family homes on three sides and Foxmill Road to the west. The vast majority of the site is wooded.

The portion of Centreville Magisterial District in which the park is located is an area of rapid growth. The Area III Comprehensive Plan predicts nearly a doubling of population in the Upper Potomac Planning Sector 5 (which includes the park) by 1985. Such growth not only impacts the park in terms of present usage, but also places demands on future development. The Comprehensive Plan recommends development of active recreation at Foxmill District Park. The designation of Foxmill as a "District Park" implies usage by a population base greater in size than the immediate community. This usage may represent either active or passive activities or a combination of both, dependant upon the outcome of the planning process.

A public hearing was held on March 15, 1979, to receive citizen input for the planning process. At that meeting it was requested that the Park Authority compile additional environmental baseline data. This report is in response to that request. This report is intended to illustrate an overall picture of the habitat composition and typical vegetative associations within the park. From these factors wildlife composition can be predicted.

Prior to determining the internal environmental factors pertinent to the planning of the park site, an examination of ambient factors is essential. The most obvious is the predominance of single family detached homes. Neighborhood access to the park can be gained almost anywhere through back yards. As a result, informal trail systems already exist. In addition encroachment, such as grass and leaf piles, fire wood removal, property line extension and mini-bike usage, has been noted.

In addition to the immediate impact of rapid growth, other long term factors are evident. These include transportation arteries which have not kept pace with development, as in the case of Foxmill Road. It should be noted, however, that use is low to moderate in all but the peak use "rush hour" periods.

Other than traffic induced noise levels, no point pollution sources were noted. The streams, however, show signs of non-point pollution in terms of flash flooding and water quality deterioration as a result of intense development in the immediate area.

The entire parcel is bordered by land areas under intense management. These include manicured lawns, grazed pastures or roadway sidings. As a result the site is isolated from all other natural areas with the exception of the linear stream valley forests.

II. Purpose

Baseline surveys conducted by the Conservation Division are intended to provide data necessary to assure sound environmental planning. The data compiled is provided to the park planning team and becomes part of the site analysis process. Information is combined with other factors such as recreational needs, citizen desires, cost, relevant ambient factors etc., in determining the type, density and placement of recreational facilities.

The field data collected is intended to provide a guideline in determining where onsite development can take place without causing irreparable damage to the immediate and surrounding environs. In addition, the scope of such development is considered. The environmental criteria for a building foundation is much more strict than that for trails. Along the same lines the long term impact of buildings and parking lots is much greater than ballfields and open areas.

III. Survey Methodology

The vegetative composition of the park is the single most important factor in determining the overall site potential for passive recreation and wildlife. It is the dominant vegetative type which gives the park its character. In addition, once vegetation is surveyed it is relatively simple to predict the wildlife species commonly associated with such habitats. The methodology used to gather the vegetative information follows.

The initial baseline survey was conducted by walking the entire site and mapping major habitat areas. Within each area representative species of plants were recorded. During these field surveys additional data was also collected including plants not previously noted, signs of wildlife, potential interpretive sites, etc.

The intensified survey for Foxmill District Park was conducted between April 1st and September 1st, 1979, to provide a better representation of the canopy, understory and ground cover of the designated habitats. The intent of the survey was to provide a picture of the plant communities present and to describe the common associations within these communities. A representative plant species listing is provided in this report. Only those species actually identified on site are included. The most important information provided is the plant associations. It is from these that typical wildlife species expected to be present can be derived. There are those who may argue the validity of the association hypothesis. It should be noted, however, that within limited geographical areas where factors of climate, soils, stratification, periodicity, aspect, etc., show relatively little variance, the associations are fairly constant. The composition and diversity of animal life is determined by these vegetative associations in cases where other environmental factors (escape cover, roost sites, nesting areas, watering areas, etc.) are also constant.

To determine the associations and compile the plant species list, a transect methodology was used. The habitat areas were verified and mapped. Within each habitat 100 foot transects were run. All plants within 10 feet of each side were surveyed.

The diameter breast height (DBH) of each tree was measured and recorded under pre-determined categories. Trees smaller than 3" DBH were recorded as understory. Transects were run until such time as the curve representing the number of new species had flattened out. A minimum of three transects were run in each site regardless of the curve.

No attempt is made to quantify the information in terms of relative abundance. The overall picture presented, coupled with the typical associations is sufficient for the Preliminary Masterplan Process.

IV. Survey Results

Foxmill District Park is a thickly wooded tract of mixed hardwoods and conifers. There is some variation in the age of the various forest types. The site is relatively hilly and slopes of 15% and more are common. Little Difficult Run forms the dominant drainage in addition to several smaller, deeply cut valleys.

The rugged nature of the site suggests potential land use problems especially where extensive development would be required. It is the intent of the environmental baseline survey to provide information that, when combined with other planning factors, will assist in identifying those acres suitable for development as well as those worthy of protection.

A. Soil

The dominant soil of the upland areas is Glenelg Silt Loam. This soil shows few restrictions to development. The steep slopes are of Manor Silt Loam which would erode in cuts thus restricting development. Lowland areas are comprised of Meadowville Silt Loam characterized by seasonally high water tables. Development on these soils would require special drainage engineering. Floodplain areas are mixed Alluvial Soil unacceptable for development.

B. Slope

Much of the central and eastern section of the park is comprised of slopes in excess of 15%. Due to the inflated costs of development on such slopes, coupled with the potential for environmental damage, these areas are best left undisturbed. The southern portion of the park is flat but also undevelopable due to its location within the 100 year floodplain. There are several broad ridge areas with developable slopes. In addition, the majority of the school property is comprised of slopes of less than 15%. See Appendix - A.

C. Hydrology

The site is drained by Little Difficult Run and several of its tributaries. The Difficult Run Environmental Baseline prepared by Parsons, Brinckerhoff, Quade and Douglas (April, 1979 - Task Order 10.5) characterized this drainage as a steadily flowing stream, 5 to 20 feet wide with 2 to 5 foot high banks. That report indicates the stream bed consists primarily of sand, gravel and cobblestones with some sections of bedrock. Although some areas of scouring and erosion exist the stream is reported to have a low erodibility potential. This can be partially attributed to the heavy vegetative cover throughout most of the stream valley. Flooding is evident, however, adjacent to Foxmill Road.

The main drainage located in the eastern portion of the park is particularly aesthetic with small waterfalls, steep slopes and rock outcroppings. The stream is clear and cool but aquatic life is limited. The quality of organisms found, however, was rated as "very good" by the P.B.Q. & D. report. This would reflect the presence of indicator species. These are particularly sensitive to changes in environmental factors, such as dissolved oxygen, p.h. or presence of pollutants. The existence of such species indicates that the stream has been spared some of the many adverse human impacts typical of rapidly development areas.

D. Wildlife

The site presently supports an interesting but limited wildlife community. The park is large enough to support locally uncommon species such as deer and Wild Turkey, but lacks species requiring fields and other open habitats. Development within the park can both enhance and destroy certain species. Increased usage will push out the Wild Turkey, for instance, but provision of edges along active areas will increase other bird species such as Cardinals and Song Sparrows. Careful planning can help minimize the adverse affects while balancing those consequences against improvements made within the proposed Managed Conservation Area.

The wildlife of the park is summarized by groups below. Detailed surveys of wildlife species are expensive, time consuming and require special equipment and expertise. The methodology used for Foxmill District Park did not include in-depth surveys. Instead, notes were taken during the vegetative surveys, signs noted, and literature researched. Added to this data were species predicted on the basis of information from the vegetative surveys. The presence and diversity of wildlife is directly related to the habitats and plant associations present. It is safe to assume, for example, that, within its range, the Grey Squirrel will be found in any area comprised of mature oaks, Beech or hickories. This will hold true provided site specific limiting factors such as disease, lack of nest cavities etc. are absent. Careful analysis of the vegetation allows similar assumptions about a wide variety of species.

1. Mammals

Woodland species are relatively common due to the fact that the vast majority of the site is comprised of unbroken stands of hardwoods and mixed hardwoods and softwoods. The size of the park and its isolation by surrounding developments limits the numbers of certain species such as deer and prohibits the presence of others such as bobcats. The lack of field type habitats also plays a restricting role. There exists, however, some atypical suburban wildlife as exemplified by the small deer herd. In addition squirrels, raccoons, opossum, weasels, various rodents and insectivores, rabbits, woodchucks and an occasional fox are present.

2. Birds

Bird populations are restricted by the lack of plant association diversity. This is due both to the limited food plants as well as the scarcity of nest sites. The greatest numbers of nest sites are available where vegetation is maintained in varying heights. An example: Field Sparrows and Song

Sparrows may often compete for the same nesting sites especially considering the strong territorial instinct of the male Field Sparrow. However, by providing linear edges of brambles, Rose and other vegetation in the 2 to 4 foot height range, nesting success can be increased. This principle of stratification holds true for many species of birds. At this time, however, much of Foxmill District Park is in the same stage of forest succession. Woodland species, however, are common. Several species of woodpeckers, Whitebreasted Nuthatch, various thrushes, warblers, sparrows and Red-shouldered Hawks have been sighted. Of particular interest have been signs of Wild Turkey. Waterfowl and shorebirds are absent due to habitat restrictions. Open field species such as sparrows, Bluebirds and flycatchers are rare.

3. Reptiles

Woodland snakes such as Black Rat, Northern Brown, Garter and Copperhead are present. Lizards and skinks are relatively common. Turtles are limited due to the type of aquatic habitats available. The most common is the Box Turtle.

4. Amphibians

The stream provides some breeding areas for American Toads and various frogs and salamanders. The vernal wet areas are of key importance due to the lack of year-round predators. Tree frogs of several species are extremely common in the spring. The small pond area is in poor condition due to its use as a sediment trap, however, it still provides an important breeding area for amphibians.

5. Fish

The streams are relatively clear and clean in appearance, but fish are scarce. Only a few minnows have been observed. The P.B.Q. & D. Report also listed darters, dace, chubs, suckers, and sunfish. In addition, the researchers for this report found Brook trout, an unusual species for Fairfax County, in the Little Difficult Run near the park.

E. Vegetation

The majority of the site is comprised of mixed hardwoods. Within this group 65-70% are young trees with a DBH of 9" or less. This indicates the site has been disturbed (by logging, farming, etc.) within the last 50 years. Most of the remainder of the site is comprised of a mixture of pines and hardwoods. These areas too are relatively young with small trees in dense growth patterns. The only exception to this type of forest is represented by the mature hardwoods in the northwest corner and southern section of the park. In these areas approximately 74% of the trees are 9" DBH or greater. Here the understory and ground cover are less dense and show less diversity. There are only two very small open areas that are not wooded.

The following habitats are shown on the accompanying map:

- a) Mixed Hardwoods
- b) Predominant Hardwoods with Softwoods
- c) Predominant Softwoods with Hardwoods
- d) Immature Softwoods with some Hardwoods
- e) Mature Softwoods with some Hardwoods
- f) Field
- g) Mature Hardwoods

An analysis of each of these major habitats shows a relatively homogeneous site. Only 8 significant associations occur. They are:

- a) Maple-Gum
- b) Maple-Poplar
- c) Oak-Poplar-Aspen
- d) Oak-Hickory-Poplar
- e) Virginia Pine-Maple-Poplar
- f) Pitch Pine-Poplar-Dogwood
- g) Virginia Pine-Poplar-Oak
- h) Maple-Sumac-Black Cherry (successional)

The following is a summary of the ground cover and understory plants typical of each association:

Maple-Gum:

Understory	-Dogwood, Spicebush, Black Cherry, Holly.
Groundcover	-Poison Ivy, Jewelweed, Meadow Rue, Greenbriar, Blackberry, Honeysuckle, Partridgeberry, assorted mosses and ferns.

Maple-Poplar:

Understory	-Black Cherry, Arrowwood, Black Gum, Holly, Dogwood, Spicebush.
Groundcover	-Blackberry, Blueberry, Greenbriar, Indian Cucumber, Va. Creeper, False Solomon's Seal, Bedstraw, various ferns and mosses.

Oak-Poplar-Aspen:

- | | |
|-------------|---|
| Understory | -Dogwood, Arrowwood, Black Gum, Hickories, Hercules Club, Black Haw, Hazelnut, Deerberry. |
| Groundcover | -Indian Cucumber, Rattlesnake Plantain, grasses, Whorled Loosestrife, Poison Ivy, Partridgeberry, Cinquefoil, Spotted Wintergreen, Catbriar, Wild Yam, various club-mosses and ferns. |

Oak-Hickory-Poplar:

- | | |
|-------------|--|
| Understory | -Red Maple, Black Gum, Holly, Green Ash, Hercules Club, various viburnums. |
| Groundcover | -Greenbriar, Blueberry, Arrowwood, Tick Trefoil, Rattlesnake Plantain, Indian Cucumber, Spotted Wintergreen, Ragweed, Goldenrod, Grape, Round-leaved Pyrola, various ferns and mosses. |

Va. Pine-Maple-Poplar:

- | | |
|-------------|--|
| Understory | -Dogwood, Holly, Hickories, Sassafras, Black Gum, Black Haw. |
| Groundcover | -Honeysuckle, Poison Ivy, Va. Creeper, Jewelweed, Joe Pye Weed, Blackberry, Trumpet Creeper, Strawberry, Partridgeberry, Catbriar, Whorled Loosestrife, Running Cedar, various ferns and mosses. |

Pitchpine-Poplar-Dogwood:

- | | |
|-------------|---|
| Understory | -Dogwood, Red Maple, Arrowwood, Black Gum, Cherry. |
| Groundcover | -Poison Ivy, Greenbriar, Honeysuckle, Pink Lady Slipper, Grape, Sassafras, Running Cedar, various ferns and mosses. |

Va. Pine-Poplar-Oak:

- | | |
|-------------|---|
| Understory | -Holly, Black Gum, Dogwood, Beech, Sassafras, various viburnums. |
| Groundcover | -Honeysuckle, Catbriar, Partridgeberry, Spotted Wintergreen, Pipsissewa, False Solomon's Seal, Grape, Tick Trefoil, Rattlesnake Plantain, Wild Yam, Various ferns and mosses. |

Maple-Sumac-Cherry (Old Field)

Groundcover -Goldenrods, Buttercups, Bluets, Yarrow,
brambles, sedges, Cinquefoil, rushes,
asters, various ferns and grasses.

F. Other

1. School Site

The site of a proposed future school occupies approximately 14 acres of the most developable portion of the park. This then becomes a prime consideration for planning recreational uses.

2. Cemetery

A small family cemetery within the park must be respected with proper fencing and buffer.

V. Summary

The habitats and plant associations present within the park reflect a relatively young forest. There are various stages of succession from pure pine stands to mixed hardwoods. The stream valleys and one area near the cemetery are relatively mature. Overall plant diversity is limited due to the large percentage of similar associations. There are, however, several uncommon plant species present. The acidic soils harbor Rattlesnake Plantain, Pink Lady Slippers, Roundleaved Pyrola and Pippisewa.

The site contains only three open-field type habitats and each is relatively small. The only ones under regular maintenance are the sanitary sewer and telephone easements. The other site will eventually succeed to young forest.

The site represents an interesting ecological area. It has excellent potential for both active and passive recreation as well as quality wildlife habitat. The challenge is to integrate these potentials in the planning process.

There are considerable restrictions to development. Much of the site has undevelopable slopes and floodplains. Several areas are especially sensitive due to the presence of orchids and other unique plants.

Several on-site factors provide special planning challenges. These include the presence of a proposed future school site, family cemetery and limited access. In addition, a major off-site factor is the dense development surrounding the park.

These factors coupled with the recreational needs of the district service area and the desires of the community provide the basis for the development of a conceptual plan.

V. Recommendations

Foxmill District Park provides a unique opportunity to intergrate both active and passive recreational facilities while enhancing the resource potential through Natural Resource Management. The need for active recreational facilities is readily apparent through the organizations representing soccer, football, softball and other team sports. In addition, as the population of this section of the county grows, demand for facilities to meet individual recreational pursuits will also increase.

The resources of the park lend themselves to more than just active recreation. Passive pursuits must be emphasized along with the development of the wildlife potential of the site. The interpretive and educational possibilities can enhance and supplement the other opportunities within the park.

Environmental factors play a major role in determining the potential for development of any site. This is true not only in terms of the feasibility of development but also, to a great extent, the degree and type of development that may be deemed appropriate. The following critereaa are utilized in site analysis:

- a) Slopes
- b) Soils
- c) Drainage Patterns
- d) Flora and Fauna
- e) Unique On-Site Features
- f) Ambient Factors

Each site is not only looked upon in its entirety, but also individual areas are examined. The wholistic approach leads to the fact that Foxmill District Park is indeed a developable site. In turn, it is also a valuable resource "as is" in terms of wildlife habitat and for passive recreational pursuits. With these factors in mind, the following recommendations are made by the Conservation Division and submitted for consideration in the Master Planning process.

- 1) The majority of the site should remain natural.
- 2) Potential heavy construction should be restricted to areas where:
 - a. Slopes are less than 15%.
 - b. Soils demonstrate few restrictions.
 - c. Runoff and erosion can be controlled through engineering.
 - d. Similar habitats to those disturbed can be protected from development on-site or immediately adjacent.
 - e. Any unique on-site features (such as endangered species, areas of historical

- interest, etc.) are not threatened.
- f. Surrounding areas of environmental importance are not jeopardized.
- 3) Interpretive facilities should be provided, including:
 - a. Hiking trails.
 - b. Signage.
 - c. Interpretive shelter.
 - d. Self-guiding trail with brochure.
 - e. Outdoor classroom.
- 4) The entire eastern section of the park should be designated as a Managed Conservation Area (MCA).
- 5) Active management practices be instituted with the MCA.

Analysis of existing conditions indicates that the following areas should not be considered for intense development:

- a. 100 year flood plains.
- b. Southeastern and eastern portions comprising major stream valleys.
- c. Area between Wild Cherry place and the school site.
- d. Far northeastern section.

The areas that are conducive to construction under the evaluative criteria are:

- a. School site.
- b. Area south of school site.
- c. Area northwest of school site.
- d. Ridge areas off Black Fir Court.

The type of active recreation to be included is dependant upon environmental factors coupled with recreational needs, citizen desires, cost and other factors beyond the scope of this report.

The MCA designation would protect the area which is the most aesthetically pleasing and environmentally sensitive as well as providing habitats for a diversity of wildlife. This combination will ensure that the environmental integrity of the site is maintained for future generations. In addition, within the MCA studies can be undertaken to determine what types of resource management would best suit the site. The goal of such management would be to diversify and improve wildlife populations by means of habitat manipulations. Such activities are not only beneficial to wildlife, but also produce important human-related by-products as exemplified by passive recreational pursuits. Activities associated with the wildlife resource include hiking, photography, bird-

watching, interpretation, nature study, environmental education, etc.

The area to be included in the MCA should include the previously identified eastern section plus the area originally targeted as a "central meadow". The "neighborhood area", if kept in the plan, would still fall outside the MCA. The concept of the "central meadow" is multiple use. From a management stand point it is intended to provide the open-field type habitat that the park presently lacks. In addition, portions of this area could be used for other informal and passive recreational pursuits. The concept of the meadow area has been misunderstood in the past. It is not one large cleared area, but 2 or 3 - 1 to 2 acre openings throughout the designated 9 acres. Additional one-half acre openings would be created in other portions of the MCA. The ultimate target is to have approximately 28 acres in various stages of open-type habitat. This would represent almost 20% of the undeveloped land, a figure considered optimum for management of eastern forests. These 28 acres would include those already existing on-site (silt control areas, easements, forest openings, etc.).

Small openings are recommended because it is recognized that wildlife utilize only a small periphery of any forest opening greater than one square acre in size. Thus openings would be dispersed among existing trees. Only a small percentage of trees would be removed. This not only represents the most effective way to manage the site but also the most dollar efficient way to prepare the site. The figures previously derived were not based on this concept and are thus over-estimated. The confusion was a result of not providing adequate information to the planner.

VI. Conclusion

Foxmill District Park has the potential to be a multiple use park. Interesting natural resources can be protected and improved while providing needed active recreation within appropriate sites. This can be accomplished while maintaining the environmental integrity of the park. Interpretive and passive recreational opportunities can supplement the overall development. This combination of a variety of recreational uses represents the best possible utilization of the resource while remaining within the environmental limitations of the land.

APPENDIX



FOX MILL DISTRICT PARK

- 1 MIXED HARDWOOD
 - 2 PREDOMINANT HARDWOOD WITH SOFTWOODS
 - 3 PREDOMINANT SOFTWOOD WITH HARDWOODS
 - 4 IMMATURE SOFTWOODS WITH SOME HARDWOODS
 - 5 MATURE SOFTWOODS WITH SOME HARDWOODS
 - 6 Field
 - 7 MATURE HARDWOODS
- LEGEND

N ←

Foxmill District Park Plant Inventory

Class Lycopodiinae

Lycopodiaceae

Lyopodium obscurum
L. tristachyum

Tree Club Moss
Running Cedar

Class Filicinae

Ophioglossaceae

Botrychium virginianum

Rattlesnake Fern

Osmundaceae

Osmunda cinnamomea
O. claytoniana
O. regalis

Cinnamon Fern
Interrupted Fern
Royal Fern

Polypodiaceae

Athyrium filix-femina
A. thelypteroides
Asplenium platyneuron
Onoclea sensibilis
Polystichum acrostichoides
Thelypteris noveboracensis

Lady Fern
Silvery Spleenwort
Ebony-stemmed Spleenwort
Sensitive Fern
Christmas Fern
New York Fern

Class Angiosperma

Aceraceae

Acer rubrum

Red Maple

Anacardiaceae

Rhus radicans

Poison Ivy

Aquifoliaceae

Ilex opaca

American Holly

Araliaceae

Aralia spinosa

Hercules club

Araceae

Arisaema sp.
Symplocarpus foetidus

Jack-in-the-Pulpit
Skunk Cabbage

Asclepidaceae

Asclepias syriaca

Milkweed

Foxmill District Plant Inventory-2

Balsaminaceae

Impatiens capensis

Jewelweed

Berberidaceae

Podophyllum peltatum

Mayapple

Betulaceae

Alnus rugosa

Alder

Carpinus caroliniana

Ironwood

Corylus americana

Hazelnut

Bignoniaceae

Campsis radicans

Trumpet Creeper

Caprifoliaceae

Lonicera japonica

Honey-suckle

Sambucus canadensis

Elderberry

Viburnum acerifolium

Maple-leave Viburnum

V. dentatum

Arrowwood

V. prunifolium

Black Haw

Celastraceae

Euonymus americana

Euonymus

Compositae

Achillea millefolium

Yarrow

Ambrosia artemisiifolia

Ragweed

Eupatorium maculatum

Joe-pye-weed

E. perfoliatum

Boneset

Solidago sp.

Golden rod

Convolvulaceae

Cuscuta gronovii

Dodder

Cornaceae

Cornus amomum

Silky Dogwood

C. florida

Dogwood

Foxmill District Plant Inventory-3

Cruciferae

Dentaria laciniata

Cut Leaved Toothwort

Ebenaceae

Diospyros virginiana

Persimmon

Ericaceae

Gaultheria procumbens

Wintergreen

Vaccinium sp

Blueberry

V. stamineum

Deerberry

Fagaceae

Castanea dentata

Chestnut

Fagus grandifolia

Beech

Quercus alba

White Oak

Q. bicolor

Swamp White Oak

Q. falcata

Spanish Oak

Q. imbricaria

Shingle Oak

Q. marilandica

Blackjack Oak

Q. prinus

Chestnut Oak

Q. rubra

Red Oak

Q. Velutina

Black Oak

Geraniaceae

Geranium maculatum

Wild Geranium

Juglandaceae

Carya glabra

Pignut Hickory

C. tomentosa

Mockernut Hickory

Juglans nigra

Black Walnut

Juncaceae

Juncus tenuis

Rush

Lauraceae

Lindera benzoin

Spicebush

Sassafras albidum

Sassafras

Leguminosae

Desmodium sp.

Tick Trefoil

Trifolium pratense

Red Clover

Foxmill District Plant Inventory-4

<u>Robinia-pseudo-acacia</u>	Black Locust
Liliaceae	
<u>Allium canadense</u>	Wild Garlic
<u>Dioscoria villosa</u>	Wild Yams
<u>Medeola virginiana</u>	Indian Cucumber
<u>Smilacina racemosa</u>	False Solomon's Seal
<u>Smilax glaucum</u>	Catbriar
<u>S. rotundifolia</u>	Greenbriar
<u>Uvularia sessilifolia</u>	Bellwort
Magnoliaceae	
<u>Tulipifera</u>	Tulip Poplar
Nyssaceae	
<u>Nyssa sylvatica</u>	Black Gum
Oleaceae	
<u>Fraxinus pennsylvanica</u>	Green Ash
Onagraceae	
<u>Circaea quadrisulcata</u>	Enchanters Nightshade
Orchidaceae	
<u>Cypripedium acaule</u>	Pink Lady Slipper
<u>Goodyera pubescens</u>	Rattlesnake Plantain
Oxalidaceae	
<u>Oxalis stricta</u>	Sourgrass
Papaveraceae	
<u>Sanguinaria canadensis</u>	Bloodroot
Phytolaccaceae	
<u>Phytolacca americana</u>	Pokeweed
Plantaginaceae	
<u>Plantago major</u>	Common Plantain

Foxmill District Plant Inventory-5

Polygonaceae

Polygonum arifolium
P. cespitosum
P. sagittatum
Rumex crispus

Halbred Leaved Tearthumb
Smartweed
Arrow Leaved Tearthumb
Curly Dock

Portulacaceae

Claytonia virginica

Spring Beauty

Primulaceae

Lysimachia ciliata
L. quadrifolia
Trientalis borealis

Fringed Loosestrife
Whorled Loosestrife
Starflower

Pyrolaceae

Chimaphilia maculata
C. umbellata
Montropa uniflora
Pyrola rotundifolia

Spotted Wintergreen
Pipsissewa
Indian Pipe
Round Leaved Pyrola

Ranunculaceae

Anemone riparia
Cimicifuga racemosa
Thalictrum polygamum

Thimbleweed
Black Cohosh
Tall Meadow Rue

Rubiaceae

Galium asprellum
G. lanceolatum
Mitchella repens

Bedstraw
Wild Licorice
Partridgeberry

Rosaceae

Agrimonia sp
Fragaria virginiana
Potentilla canadensis
P. simplex
Prunus serotina
Rhus sp.
Rubus flagellaris
R. occidentalis

Agrimony
Wild Strawberry
Cinquefoil (Dwarf)
Common Cinquefoil
Black Cherry
Sumac
Dewberry
Blackberry

Salicaceae

Populus deltoides
P. grandidentata

Cottonwood
Big Toothed Aspen

Foxmill District Plant Inventory-6

Saxifragaceae

Parnassia glauca

Grass of Parnassus

Typhaceae

Typha latifolia

Cattail

Unbelliferae

Cicuta maculata

Water Hemlock

Daucus carota

Queen Ann's Lace

Urticaceae

Boehmeria cylindrica

False Nettle

Pilea pumila

Clearweed

Violaceae

Viola papilionacea

Blue Violet

V. sagittata

Arrow Leaved Violet

Vitaceae

Parthenocissus quinquefolia

Virginia Creeper

Vitis sp.

Wild Grape

Bryophyta-Mosses

Leucobryum glaucum

White Cushion Moss

Polytrichum commune

Hairy Cap Moss

Class Gymnospermae

Pinaceae

Juniperus virginiana

Red Cedar

Pinus rigida

Pitch Pine

P. Virginiana

Virginia Pine

REFERENCES

Cobb, Boughton. A Field Guide to the Ferns, Boston: Houghton-Mifflin, 1963

Britton, Nathaniel. Brown, Addison. An Illustrated Flora of the Northern United States and Canada, New York: Dover, 1970

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 Foxmill District Tax Map # 36-1 Acres 209 Mag. District Centreville
 Street Location/Access 2801 Foxmill Road, Chantilly
 Naturalist District IV Planner Assigned Chris Hoppe

II. NATURAL FEATURES

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

Features	Soak %	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest	20	2.0	2.0	2.0	2.0
Hardwood Forest	40	3.0	2.5	3.0	3.0
Mixed Forest	30	1.5	2.5	3.0	2.5
Open Field	+1				
Managed Field					
Reverting Field					
Stream Valley					
Marsh	+1				
Swamp	+1				
Pond/Lake Drained	+1				
Other Easements	5	1.0	3.5	2.5	2.0

Note any particular items deemed important regarding IIA.

Large undeveloped area with considerable interpretive and passive recreational potential. Large enough to also include fairly intensive active recreation if suitable site can be located. Stream Valley particularly aesthetic.

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 Glenn Silt Loam ; 2 Manor Silt Loam ; 3 Meadowville Silt Loam
 4 Mixed Alluvial ; 5 Chewacla Silt Loam ; 6

Description:

Erodible soils; showing moderate construction limitations.
 Some indicate high water table.

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

Rolling hills with several drainages and a major stream valley. Some extremely steep slopes. Much of area in excess of 15%.

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

Area laced with mini bike trails. Several dump areas, including abandoned cars.

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

<u>On-site features</u>		<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads	<u>XXX</u>	Open space	Tennis (Not surveyed)	<u>Trails</u>
Trails	<u>XXX</u>	Sing. Fam. Homes	Ballfields	<u>Walkways</u>
Public Easement	<u>XXX</u>	Townhouses	Playground	<u>Swimming</u>
Houses	<u> </u>	Apartments	Tot Lot	<u>Nature Trails</u>
Other Buildings	<u> </u>	Business	Picnic	<u>Cons. Area</u>
Private Dump	<u>XXX</u>	School	Multi-Use Ct.	<u>Other</u>
			Shelter	<u> </u>
			Restrooms	<u> </u>
			Parking Lot	<u> </u>
			Fishing	<u> </u>
			Boating	<u> </u>

Briefly describe initial impressions of the site:

Large undeveloped site with fairly good natural diversity. Stream valley and rolling hills.

Briefly describe any special features of the site:

Only parkland within immediate area. Large undeveloped site with extensive woods.

Recommended public use (recreational/interpretive):

Provide for active recreational needs of the area if developable sites are available.
set aside stream valley and surrounding slopes and hills as Managed Conservation Area.

Recommended further actions (Conservation Division) Provide interpretive/information area for the two uses together.

None
Baseline Survey XXX
Interpretive Plan XXX
Managed Cons. Area XXX

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 4/24/78
DATE BY

Site Fox Mill District Park

Transects 3

Canopy Mature Maple (Floodplain SW area)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Maple	16	20	9	2	2	36	13
Black Gum	2			1		2	1
<u>TOTALS</u>						38	14

UNDERSTORY Dogwood, Arrowwood, Spicebush, Alder, Hazelnut,
Mockernut Hickory, Black Cherry, Euonymus

GROUND COVER Poison Ivy, Tall Meadow Rue, Greenbriar, Honeysuckle,
Blackberry, Partridgeberry, Arrowwood, Skunk Cabbage, Clearweed, Hairy Cap Moss

Ground Cover cont.

Royal Fern, Cinnamon Fern, Black Gum, Grass, Goldenrod,
Grape, Rush, Sensitive Fern, Black Cherry, Bellwort, Virginia
Creepers, False Solomon's Seal, Lady Fern, Christmas Fern,
Bedstraw, Violet

Site Fox Mill District Park

Transects 3

Canopy Mature Mixed Hardwood (S from field and silt area)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Tulip Poplar	1			1	2	1	3
Black Locust	1		1			1	1
Maple	1		2	4	2	1	8
Black Oak					1	0	1
Mockernut Hickory				1		0	1
Choke Cherry			1			0	1
Black Gum		1	1			1	1
Holly			1			0	1
Persimmon							
	1	1				2	0
<u>TOTALS</u>						6	17

UNDERSTORY

Black Cherry, Maple, Tulip Poplar, Arrowwood, Black Gum,
Dogwood, Holly, Spicebush

GROUND COVER

Blackberry, Blueberry, Greenbriar, Lady Fern, Indian
Cucumber, Virginia Creeper, False Solomon's Seal, Sassafras,
Partridgeberry, Cushion Moss, Tree Club Moss, Christmas Fern, Spotted Wintergreen,

Ground Cover cont.

Honeysuckle, New York Fern, Poison Ivy, Tick Trefoil, Red straw,
Grape, Wild Yam, Black Cherry, Royal fern, Cinnamon fern,
Sensitive Fern

Site Fox Mill District Park

Transects 5

Canopy Mixed Hardwood (SW area)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
White Oak	15	9	2	1	1	24	4
Black Oak	3	2				5	0
Big Tooth Aspen		2	3	4	2	2	8
Blackjack Oak	4	2				6	0
Red Oak		1	1		1	1	2
Black Gum					1	0	1
Red Maple	5	1				6	0
Dogwood	2					2	0
Tulip Poplar	19	14	16	3		33	19
Black Locust		2				2	0
Holly	3					3	0
Black Cherry		1				1	0
Chestnut Oak	3	7	2			10	2
Swamp White Oak	1					1	0
<u>TOTALS</u>						96	36

UNDERSTORY

Dogwood, Arrowwood, Pinut Hickory, Mockernut Hickory,
Black Gum, Tulip Poplar, Hercules Club, Black Haw, Hazelnut,
Maple, Deerberry, White Oak

GROUND COVER

New York Fern, Black Haw, Indian cucumber, Euonymus,
Dogwood, Virginia Creeper, Lady Fern, Blueberry, Greenbriar,
Maple, Holly, Grape, Ironwood, Sassafras, Arrowwood, Chestnut Oak

Ground Cover cont.

Tulip Poplar, Rattlesnake Plantain, Black Cherry, Grass, Whorled
Loosestrife, Partridgeberry, Tree Club Moss, Wild Licorice,
Hazelnut, Dewberry, Blackberry, Grass of Parnassos, Poison
Ivy, Moss, Cinquefoil, Dwarf Cinquefoil, Maple-leaved
Viburnum, Spotted Wintergreen, Running Cedar, False Solomon's
Seal, Christmas Fern, Catbriar, Wild Yam, Cinnamon Fern,
Black Gum, Tick Trefoil, Skunk Cabbage, Silvery Spleenwort,
Cottonwood

Site Fox Mill District Park

Transects 4

Canopy 90% Hardwood - 10% Softwood (SW area from main entrance road to E)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
White Oak	19	8	3		3	28	6
Black Oak	1	2				3	0
Red Oak		4	3	2		4	5
Tulip Poplar		1		3		1	3
Pignut Hickory		2				2	0
Mackernut Hickory	1					1	0
Swamp White Oak	1	2				3	0
Pitch Pine		1	1	1	2	1	4
Big-toothed Aspen	2	1				3	0
Blackjack Oak	6	10	2			16	2
Black Gum			1			0	1
<u>TOTALS</u>						62	21

UNDERSTORY Red Maple, Black Gum, Mackernut Hickory, Tulip Poplar, Holly, Maple-leaf Viburnum, Arrowwood

GROUND COVER Greenbriar, Blueberry, Arrowwood, Indian Cucumber, Sassafras, Dogwood, Cushion Moss, Spotted Wintergreens, Tick Trefoil, Tulip Poplar, Holly, Grape, Round-leaved Pyrola, New York Fern, Maple, Chestnut

Site Fox Mill District Park

Transects 3

Canopy 75% Hardwood - 25% Softwood (N of Foxglove Rd.)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Tulip Poplar	4	4		1	1	8	2
Maple	2	3	5	1		5	6
Virginia Pine	2	9	5	5		11	10
Dogwood	3					3	0
Blackjack Oak	1	2	2	1		3	3
Black Gum	3	1				4	0
Black Locust		3				3	0
Ash	1					1	0
<u>TOTALS</u>						35	24

UNDERSTORY

Dogwood, Black Cherry, Mockernut Hickory, Tulip Poplar, Arrowwood, Maple, Black Gum, Ash.

GROUND COVER

Honeysuckle, Poison Ivy, Arrowwood, Virginia Creeper, Spicebush, Jewelweed, Christmas Fern, Tulip Poplar, Greenbriar, Joe Pye Weed, Blackberry, Sensitive Fern, Enchanter's Nightshade, Pokeweed, Trumpet Creeper, Smartweed, Strawberry, Plantain, Dogwood, White Oak,

9
Ground Cover cont.

Black Cherry, Lady Fern, New York Fern, Maple, Partridgeberry,
Holly, Running Cedar

Site Fox Mill District Park

Transects 3

Canopy 50% Pines - 50% Hardwoods (W center off Fox Mill Rd.)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Virginia Pine		3		3	6	3	9
Pitch Pine		1	2		2	1	4
White Oak	1			1		1	1
Shingle Oak	1					1	0
Pignut Hickory	1	1				2	0
Red Maple	5	1	2			6	2
Black Locust		1				1	0
Dogwood	3	1				4	0
Black Gum	3	1				4	0
Tulip Poplar	2	2	1			4	1
Cherry		1				1	0
Persimmon	1	1				2	0
<u>TOTALS</u>						30	17

UNDERSTORY Holly, Maple, Dogwood, Sassafras, Black Haw, Tulip Poplar, Gum

GROUND COVER Blackberry, Greenbriar, Whorled Loosestrife, Hazelnut, Arrowwood, Dogwood, Cherry, Poison Ivy, Honeysuckle, Virginia Creeper, Tick Trefail, Sassafras, Catbriar, Wild Licorice, Wild Yam, Christmas Fern, Running Cedar, Partridgeberry, Spicebush, Maple-leaved Viburnum

Site Fox Mill District Park

Transects 3

Canopy 75% Softwood - 25% Hardwood (E of Fox Mill, N of floodplains on hill)

<u>Species</u>	<u>3-6</u>	<u>6-9</u>	<u>9-12</u>	<u>12-15</u>	<u>15+</u>	<u>3-9</u>	<u>9+</u>
Black locust	1					1	0
Pitch Pine				6	4	0	10
Virginia Pine	14	35	8	1		49	9
Maple	5					5	0
Dogwood	6					6	0
Tulip Poplar	4	1	1			5	1
.....							
.....							
.....							
.....							
.....							
.....							
.....							
.....							
.....							
.....							
<u>TOTALS</u>						66	20

UNDERSTORY Dogwood, Red Maple, Arrowwood, Black Gum, Cherry

GROUND COVER Poison Ivy, Greenbriar, Honey Suckle, Virginia Creeper,
Black Cherry, Partridgeberry, Grape, Sassafras, Running Cedar,
Tulip Poplar, Arrowwood, Blackberry, Black Gum, Spotted Wintergreen,
Christmas Fern, Cushion Moss

Site Fox Mill District Park

Transects 3

Canopy Mixed Hardwood (N of site field area by Black Fir, Wild Cherry Pl.)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Tulip Poplar	6	8	4	2	1	15	2
Red Oak	2		1	1	3	2	5
Black Gum	2	1	1			3	1
White Oak	4	1				5	0
Red Maple			1	2		0	3
Mockernut Hickory	4	3	3			7	3
Virginia Pine		1				1	0
Blackjack Oak	1					1	0
Black Cherry		1				1	0
Spanish Oak		1				1	0
<u>TOTALS</u>						36	19

UNDERSTORY Black Gum, Dogwood, White Oak, Maple, Holly, Green Ash,
Hercules Club, Arrowwood, Tulip Poplar

GROUND COVER Grape, Blueberry, Virginia Creeper, Greenbriar, Poison Ivy,
Tick Trefoil, Rattlesnake Plantain, Tulip Poplar, Indian Cucumber, Cushion Moss,

Ground Cover cont.

Sassafras, Christmas Fern, New York Fern, Lady Fern,
Cinnamon Fern, Tree Club Moss, Wintergreen, False
Solomon's Seal, Catbriar, Running Cedar, Dogwood,
Partridgeberry, Arrowwood, Blackberry, Grape, White
Oak, Fringed loosestrife, Honeysuckle, Whorled loosestrife,
Grass, Sensitive Fern, Clearweed, Goldenrod, Cinquefoil,
Ragweed, Sourgrass

Site Fox Mill District Park

Transects 3

Canopy 90% Hardwood 10% Softwood (Gray Birch and E - steep slopes)
(Mixed Hardwood)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Black Locust	1	5	6	4	1	6	11
Big-toothed Aspen			1			0	1
Maple	4	4	3	1	2	8	6
Black Gum	5					5	0
Pignut Hickory	1					1	0
Black Cherry		1		1		1	1
White Oak	1	1				2	0
Dogwood	2					2	0
Blackjack Oak		3				3	0
<u>TOTALS</u>						28	10

UNDERSTORY Spicebush, Black Gum, Dogwood, Holly

GROUND COVER Honeysuckle, Blackberry, Arrowwood, Greenbriar,
Jeweled, Poison Ivy, Black Cherry, False Solomon's Seal,
Pokeweed, Virginia Creeper, Enchanter's Nightshade, Catbriar, Grape,
Tulip Poplar

Site Fox Mill District Park

Transects 3

Canopy 90% Hardwood - 10% Softwood (Gray Birch to Blue Smoke and Soapstone)

Species	3-6	6-9	9-12	12-15	15+	3-9	9+
Red Maple	4					4	0
Dogwood	6					6	0
Red Oak					4	0	4
Virginia Pine			1			0	1
White Oak	2	3		2		5	2
Black Gum	2					2	0
Pignut Hickory	2					2	0
Tulip Poplar	1	2			1	3	1
Shingle Oak			1			0	1
Mockernut Hickory	2					2	0
Blackjack Oak	1					1	0
<u>TOTALS</u>						25	9

UNDERSTORY Gum, Tulip Poplar, Arrowwood, Red Maple, Chestnut, Dogwood, Holly, Maple-leaved Viburnum

GROUND COVER Poison Ivy, Honeysuckle, Sassafras, Whorled Loosetrife, Greenbriar, Red Maple, Blueberry, Hairy Cap Moss, Grape, Catclaw, Partridgeberry, Running Cedar, Pipsissewa, Enchanter's Nightshade,

16
Ground Cover cont.

Bedstraw, Blackberry, Virginia Creeper, Lady Fern, Christmas Fern,
Indian Cucumber, Bellwort, Wild Yam, Spotted Wintergreen,
New York Fern, Tick Trefoil, Black Oak

Transects 3

Transects 3

TOTALS

UNDERSTORY

GROUND COVER

15
Ground cover cont.

Rattlesnake Plantain, Beech, Blackberry, Wild Yam

Transects 3

Canopy

UNDERSTORY N/A

GROUND COVER

GROUND COVER Yarrow, grasses (various sp.) goldenrods,
Sedges, N.Y. Fern, Sensitive Fern, buttercups, cattails, rushes,
Cinquefoil, brambles, Blueets, Greenbriar, Cinnamon Fern, asters,
radweed. Violets

Loose
Fox Mill File

Nature center favored / some

Reston - 1-11-79

Residents irked by park planning

By BOB BUNNELL
Reston Times Staff Writer

A group of Fox Mill Woods residents is accusing the Fairfax County Park Authority of beginning development of adjacent Fox Mill District Park without their getting a chance to be heard.

According to resident Nancy Romeo, the park authority apparently passed over Fox Mill Woods when it sent out questionnaires last spring for development ideas.

While a tentative master plan for the 208-acre park is scheduled to be released at the Jan. 16 park authority meeting, stakes for ballfields and soccer fields have already been put in place, before any public hearings on the proposed plan, said Romeo.

"We saw stakes for several fields already down there — they say things like 'home plate' and 'left field'," said Romeo. She said many Fox Mill residents are upset by the prospect of cutting down many of the area's trees to make way for fields.

"We're not against the idea of fields," she said. Rather, the group prefers to see a field built in conjunction with a school planned next to the park. For the rest of the area, she said many would prefer to see a "nature center" constructed that would preserve most of the park as a wildlife area.

Concern about the park's fate has spread beyond Fox Mill Woods to include Reston home owners who live near the southern reaches of Soapstone Drive, which borders on the park, and to the Reston Garden Club. They agree that the park authority might not have consulted enough residents who live near the park. Additionally, many feel that the presentation of a tentative master plan has left them out of the development process

altogether. "It bothers people not to be in on it from the beginning," said Romeo.

Not so, according to Lou Cable, the park authority's assistant director for planning. "The procedure allows perfectly" for presentation of alternatives at a public hearing, he said, which will be at least 30 days after the Tuesday meeting, provided the plan gets preliminary approval from the park authority board. Copies of the plan will be posted at a public facility, near the park, either a school or library, he said.

Cable said it was possible that a community could be missed in the questionnaire stage, despite the park authority's emphasis on reaching residents who live within three quarters of a mile from the park. "The survey process is not foolproof... you can't realize a contact in every community," he said.

Some Fox Mill Woods residents, including Romeo, plan to attend the Jan. 16 meeting to ask for the chance to propose a nature center at Fox Mill. But since they are not on the agenda, they will be recognized at the discretion of park authority chairperson Estelle Holley.

"I'm sure we will give them a chance to speak as a courtesy," said Holley, "but it wouldn't be fair to the rest of the public to give them a full hearing." She said alternative proposals should be directed at the public hearing, which can produce

drastic changes in the final look of the park. The 8 p.m. meeting will be at park authority headquarters, 4030 Hummer Road in Annandale.

Athletic fields are desired by many Reston residents at Fox Mill to help alleviate a shortage that is reaching crisis proportions. Soccer and softball fields are most needed, and earlier meetings between local athletic groups and the park authority indicated there may be two soccer fields and a lighted softball field in the master plan. But no one is saying for sure until the Jan. 16 meeting.

One thing residents will be wondering is how much the tentative plan reflects public sentiment as expressed in the questionnaires, and how much the subsequent public hearings can affect the final plan. Vernon Walker, director of open space management and development for the Reston Home Owners Association, also wondered about the

questionnaire process itself. The park authority would find out more "not just by sending a piece of paper but by talking to people" from the outset, he said.

Not only is there the possibility of excluding large chunks of the surrounding community, he said, but those surveyed might also not have the information they need to assess the land's possibilities. The questionnaire has a paragraph explaining vegetation and topography, but that may not be enough to make an intelligent decision.

"If you're checking if you want a swimming pool, a ball field or a tennis court, the park authority is not getting much information out of it," said Walker.

April 4th - Alternate Date
Paul Hoge - Post

Fox Mill Park planning under way

Reston Times 6/15/78

By CATHERINE GRIM

Reston Times Staff Writer

Long range planning for the possible future improvements of Fox Mill Park is now under way. The park is located at 2801 Fox Mill Road, south of Steeplechase Drive.

Questionnaires are being distributed to many local residents, asking for their ideas on what facilities the 208-acre park should contain. Fox Mill is a district park,

designed to provide area-wide services to several sections of the county. It will be designed so that residents may spend an extended time at the park, but no overnight camping facilities will be offered.

District parks consist of natural and resource areas as well as user areas. Facilities may include a variety of athletic facilities and nature trails.

Capital improvement

funds are available for Fox Mill District Park for 1978, 1979 and 1980. About \$525,000 has been designated for Reston area parks as a result of the passage of the 1977 park bond. That sum covers both acquisition and development of land and facilities, but the money has not yet been allocated to specific areas.

Fox Mill Park is mostly wooded, with maturing trees. The park's slopes vary

from almost flat to very steep along Little Difficult Run, which cuts across the southern corner of the park.

A site analysis has indicated that the park has potential for the development of athletic fields, open play areas, picnic and playground areas, trails and landscaping, adult areas, parking, tennis and or basketball courts, a conservation area with wayside exhibits and an interpretive

shelter. Other athletic fields exist at Hunters Woods and Navy elementary schools within a two-mile radius of the park.

Parks are designed in four steps: the site is analyzed; questionnaires are distributed to residents; a master plan is created, combining the site analysis and questionnaire results; and a public hearing is held. Final action is taken by the Fairfax County Park Authority.



Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Cable

Date: 3/8/79

From: Richard Jones

Subject: Acquisition Information Re Lake Fairfax and Fox Mill Parks

Lake Fairfax

<u>Parcel</u>	<u>Acreage</u>	<u>Date Acq.</u>	<u>Cost</u>	<u>Funded</u>	<u>Grant</u>
18-3-((1))-1A	53.7	10-29-74	\$ 247,055.00	Bond	---
18-3-((1))-3	129.2	10-13-72	516,901.00	Bond	BOR \$388,801.20
18-3-((1))-2	.42	6- 4-74	1,500.00	Bond	---
18-1-((1))- 2 pt	2.00	11- 9-72	36,500.00	Bond	---
18-1-((1))-7	.54	1- 2-69	---	--	---
18-1-((1))-7	<u>290.3</u>	5-20-66	<u>1,717,499.97</u>	Rev. Bonds	---
	476.16		\$2,519,455.97		\$388,801.20

Fox Mill

36-1-((1))-25A, 26	85.48	12-23-74	\$ 602,683.00	} Bond State	\$225,000.00
36-1-((1))-24	11.4	4-29-74	68,712.00		
36-1-((1))-25	11.6	1- 3-75	75,744.50		
26-4-((1))-1 pt	3.5	12-13-71	cluster ded.		
26-4	4.6	8- 3-72	cluster ded.		
26-4	5.4	8-24-72	cluster ded.		
26-4	8.5	12-13-71	cluster ded.		
36-1-((10))-E	31.7	1-31-75	cluster ded.		
26-3-((10))-F	<u>46.0</u>	1-31-75	<u>cluster ded.</u>		
	208.18		\$747,139.50		<u>\$225,000.00</u>

CK Transportation Plans

FOX MILL WOODS DISTRICT PARK

October 23, 1973

Jones
File

Extend
School
Hwy.

Under the provisions of Sec. 15.1-456 of the Code of Virginia, as amended, proposed acquisition by the Fairfax County Park Authority of Fox Mill Woods District Park, being approx. 107 ac. located E. side Fox Mill Rd. approx. 2200 ft. N.W. of Stuart Mill Rd. Tax Map 36-1 ((1)) Parcels 23,24,25 & 26. Centreville District. PUBLIC HEARING.

Mr. Ed Spann, representing the County Facility Site Selection Committee, read their recommendation, located the property on the map and indicated that notification letters had been sent to the property owners and adjacent property owners. He indicated that a possible error existed in the boundry of the property indicated on the map, that maps indicating both lines had been found and Mr. Spann thought that the matter would have to be solved by a new survey.

Mr. James Downs, representing the Fairfax County Park Authority stated that the Park Authority had included in its 1971 bond referendum funds to acquire a district park in this portion of the County. He stated that this application was in accordance with the Upper Potomac Comprehensive Plan which showed a deficiency of parks in that location. He pointed out that the two fastest growing areas in the county were the Pohick Watershed and the Reston-Herndon area and because of that fact that it was important to proceed with the acquisition at that time. He stated that the project had been presented to the Virginia Commission on Outdoor Recreation and that they had agreed to provide matching funds towards the proposed acquisition.

In answer to Mr. Roehrs' question regarding the cemetery, Mr. Downs said that that would have to be resolved along with the question of ownership by survey of the property. Should it prove to be on the land to be purchased by the Park Authority, it would not be disturbed but access would have to be provided by the Authority through park land.

Mr. Roehrs asked whether the Park Authority would be a poor neighbor to the family cemetery if it did acquire the surrounding land and Mr. Downs replied that the Park Authority always attempted to be a good neighbor and that they would be aware of the existence of the cemetery and would give it all protection possible in their plans.

In response to Mr. Polychrones query concerning the fence surrounding the cemetery, Mr. Downs replied that there was only a picket fence.

Mr. Marx asked whether the school site indicated in the center of the property remained a school site and Mr. Downs said that it had not been dedicated by the developer yet but was scheduled to be dedicated to the School Board and that in 1970, when the plan was approved, that it was the intention that that site be used for a school.

It was pointed out that the Site Selection Committee had approved that location for a school but that the proposal had never been brought before the Planning Commission, and Mr. Marx asked whether the School Board had any plans at the present time to bring it before the Commission.

October 23, 1973

Mr. Spann replied that he understood that the School Board had a list of several sites like that one which they planned to bring to the Planning Commission, but that that particular one had not yet been before the Commission.

Mrs. Becker asked what were the criteria for obtaining State matching funds for Park acquisition and Mr. Downs replied that the staff of the Virginia Commission of Outdoor Recreation reviewed all ongoing projects and made determinations on which of those projects they would present to the Commission for their approval, that they field-trip all sites.

In response to Mr. Lockwood's query as to whether the School Board had submitted the school site to the County Site Selection Committee and asked them to review it, Mr. Downs stated that there was a report by the Site Selection Committee dated October 1970.

Mr. Lockwood then asked how the Site Selection Committee came to examine that site and Mr. Downs replied that he did not know.

Mr. Alphin, owner of 80% of the property presented a prepared statement in opposition to the rezoning request, stating that about 15 acres of the land was already zoned for half acre lots and it was his intention to request that the remainder be rezoned accordingly; however, the Park Authority had beat him to it. He questioned the advisability of taking prime land perfectly suited, in his opinion, to housing for Park use and suggested that the County either settle for the 72 acre site which had already been dedicated or search for a tract of less valuable prime land which would be equally suitable for a park. (See file)

Mr. Crossfield, who lived adjacent to the property stated that he had only one concern regarding this property, that being that since the construction of the Reston area that the parcel in question had had increased flooding, cutting both Thorobread Road and Fox Mill Road into and inundating Stuart Mill Road. He thought that the only thing which would prevent a flood problem for the whole of the Difficult Run was to keep, as much as possible, the natural state of the area which existed there. He pointed out that the amount of increased flooding was in almost exact proportions to the amount of development and paving in the area.

Mr. Ed Pennypacker, Little League District Administrator for the vicinity in which the proposed park would be located spoke in favor of the park and pointed out the necessity for additional park space for the people of the area and made a plea for some of the proposed space to be set aside for the use of ball fields which could be used by the Little League.

Mr. Lockwood asked Mr. Pennypacker whether there was a shortage of developed active recreation area in the County for use as Little League ball fields and he replied that there was a shortage of space for all active sports.

Mr. Adrian Pelzner presented a prepared statement in behalf of the proposed acquisition and stated that the Reston Community Association, Inc. would like to work with the Park Authority in the development of the park. (see file)

October 23, 1973

Mr. Joseph E. Beard, former County Agricultural Agent stated that he owned land in the general area and that his particular interest was in the Frying Pan Park and Youth Center and that he had tried to develop that since its beginning. He stated that that park was entirely inadequate for the needs of the area and he felt it would be good for the Park Authority to develop that land. He also said that he did sympathize with the land owners inasmuch as the farm on which he was reared was taken for the Dulles Airport; but at the same time, there was a dire need for another park in that rapidly growing area.

Mr. Gurski said that he was glad to see Mr. Beard out tonight and that he had always been a fine public servant and that his opinion should be carefully considered.

Mr. Willitt, representing Vale Valley Farms Citizens Association presented a prepared statement in favor of the acquisition but stated concern over flooding in the area. (see file).

Mr. Dennis Flinn, representing Navy-Vale Community League and Vale Valley Farms Residential Association, spoke in favor of the acquisition by the park and stated that they had only two concerns: 1. The voice the local community would have in the future development of the park, recalling the controversy which arose over the development of Nottaway Park, and 2. The already inadequate road network which existed in the surrounding area. (see file)

Mr. Frank Williams, president of the Greater Oakton Citizens Association spoke in favor of the acquisition, stating that there was inadequate park facility in his area.

Mr. Ken Carpenter, chairman of Centreville Park Advisory Committee, stated that at their last meeting they had voted unanimously in favor of acquisition of the land.

Mr. Downs on rebuttal said that when he had met with the civic associations that the traffic problem had been the primary concern. He said that he would have to work with the County Planning Staff preparing traffic data when the time came to develop the site. He stated that the procedures for developing the site would be 1. The Park Authority had a member who represented each magisterial district, so that there would be one observing who had a particular interest in that district. 2. Each of those members had a park advisory committee made up of lay people in that magisterial district to advise the Park Authority on the developments in that area. 3. The steps which would be followed were (a) to identify the area to be served by that park, (b) A questionnaire would be prepared which would be sent out to all of the citizens in that area asking them to respond, identifying those kinds of facilities they both did and did not want. (c) The data recieved would be compiled and a preliminary master plan would be prepared either with the staff in-house or it would go out to a consultant. (d) The preliminary plan would be submitted to our Park Authority, changed as they see fit and approved in principle as a preliminary plan. (e) Next a public

hearing would be held in the area to be served by that park, in an effort to further determine whether the questionnaires actually represented what the people wanted.

He further stated that after the public hearing a report would be prepared for the Authority summarizing the meeting, that after a thirty-day interval, the plan would be brought back to the Park Authority for their final approval.

Mr. Marx asked Mr. Downs to respond to another question by a citizen as to what would happen to the neighborhood parks already existing and how would they relate to the district park.

Mr. Downs stated that as a part of their preparation for the district plan that an inventory of the area to be served by the park would be made, as to what type of facilities already existed.

Mr. Polychrones stated that he thought the citizen question was aimed at small subdivision parks which had been set aside for a specific subdivision and had no bearing on a district park.

Mr. Marx asked whether, if this application was approved and put on the public facility plan, the Park Authority intended to acquire the land immediately, and Mr. Downs stated that the Park Authority was prepared to take steps to acquire immediately, that some funds were already available for acquisition and negotiations for other funds would start immediately.

Mr. Zanfagna asked Mr. Downs since there was no money in the fund for the five-year development, was this strictly a long range development plan in the development of that land and Mr. Downs replied affirmatively. He stated that the steps which had been laid before the Commission would be initiated some time after 1977, that the property would lay dormant until that time. He stated that the Park Authority became concerned over the land because of the shut-down of sewers that there would be great pressure to develop on septic fields and that the land would soon be developed.

Mr. Marx closed the public hearing.

Mr. Roehrs asked whether Mr. Spann had said that some, most, or all of the property was zoned RE-2, and Mr. Spann stated that the portion which was to be considered for acquisition was all zoned RE-2; the portion which was considered for dedication was zoned RE-05.

Mr. Polychrones said that in accordance with the staff recommendation and the County Park Authority's recommendation and the consensus of the feeling of the people who had given testimony he would like to make a motion but would first like to temper his motion by recognizing the drainage and traffic problems in that area and that he would caution both the staff and the Park Authority to give those problems careful consideration in the planning of the park. He stated that he felt that there was no time like the present to preserve a very valuable piece of park land in that

particular section of the County because of the pressure which the County was under to develop that particular area, that that portion of the County had long been a beautiful rolling area and that whatever could be done to preserve some of that for the people should be done; therefore, MR. POLYCHRONES MOVED TO APPROVE, UNDER THE PROVISIONS OF SECTION 15.1-456 OF THE CODE OF VIRGINIA, AS AMENDED, THE PROPOSED ACQUISITION BY THE FAIRFAX COUNTY PARK AUTHORITY OF FOX MILL WOODS DISTRICT PARK, BEING APPROX. 107 AC. LOCATED E. SIDE FOX MILL RD. APPROX. 2200 FT. N.W. OF STUART MILL RD., TAX MAP 36-1 ((1)) PARCELS 23, 24, 25, AND 26 IN THE CENTREVILLE DISTRICT. SECONDED BY MR. GURSKI. CARRIED UNANIMOUSLY.

//

Under the provisions of Sec. 15.1-456 of the Code of Virginia, as amended, proposed acquisition by the Fairfax County Park Authority of Thoreau Neighborhood Park, being approx. 2 ac. located N. side Cottage St. approx. 1600 ft. E. of Cedar La. Tax Map 49-1 ((1)) Parcel 32; 49-1 ((9)) (L) Parcel A. Centreville District. PUBLIC HEARING

Mr. Ed Spann, on behalf of the County Facility Site Selection Committee, located the property on the map and presented the staff report indicating that the location fell within the Vienna Planning District; the Vienna Land Use Plan indicated the need for a Neighborhood Park within that area, the Dunn Loring Neighborhood Park was the nearest Neighborhood Park to the site and could not be expected to serve the people of that area, the land was presently undeveloped, the idea of a Neighborhood Park at that location had been supported by various civic associations in that area; and for those reasons the Committee recommended approval of the proposed acquisition and the placing of the approximate two acres on the plan of public facilities.

Mr. Downs noted that he had presented the Commission with a prepared statement which he read into the records. He stated that there had been a Park Authority meeting with the citizens in the area and that there had been no clear decision reached regarding the wishes of the community to move forward with the park acquisition; therefore, the Park Authority was requesting that the Commission defer action indefinitely on the proposal.

Mr. Lockwood commended Mr. Downs for checking with the citizens in the area, getting an idea of what they would like to see done there; but he would like a little clarification on the Park Authority's procedure. He called attention to a sentence in Mr. Down's statement, "The Authority obviously will be bound by the wishes of the citizens regarding this proposed acquisition." He asked whether it was correct to assume, based on the quoted statement, that prior to coming before the Planning Commission that the Park Authority, as a standard procedure on acquisition, would check with the citizens and that if 51% of them seemed to favor acquisition, you "obviously" would be bound by their wishes.

FOX MILL DISTRICT PARK

STATEMENT

Joseph P. Downs, Director
Fairfax County Park Authority

The Park Authority included in the 1971 Bond Referendum funds to acquire a district park in this portion of the county. This is in accordance with the Upper Potomac Comprehensive Plan which showed a deficiency of a district park in this vicinity. The 107 acres to be purchased are contiguous to the 72 acres to be dedicated and will permit an assemblage of parkland suitable for facilities normally found in a district park. There are no development plans on this property nor will there be any funds for development in the balance of the Five-Year Program.

The Park Authority is aware that the two fastest growing areas of the county are in the Pohick Watershed and in the Reston-Herndon area and because of this feels a need to proceed at this time with this park acquisition.

This project has been presented to the Virginia Commission on Outdoor Recreation and they have agreed to provide matching funds towards its acquisition.

With your approval of this project, the Park Authority will proceed to acquire this property.

October 23, 1973



Reston Community Association, Inc.

Lake Anne Center
1633 Washington Plaza, Reston, Va. 22070

OCTOBER 23, 1973

MR. CHAIRMAN, MEMBERS OF THE Ffx PLANNING COMMISSION

The Reston Community Association (RCA) is here tonight to testify in behalf of the proposed acquisition of some 107 acres on the fringe of Reston for a proposed district park. We are of the understanding that the 107 acres would be combined with an adjacent 72+ acres already dedicated to the Fairfax County Park Authority. RCA notes that it was instrumental in obtaining the original 73 acres through a compromise worked out when rezoning case No. C-113 was heard in September of 1970.

RCA believe that the county is wise in attempting to acquire park land at this time. Examination of approved and existing sub-division plans reveal intensive pressures for development in this area. Rezoning on file show that this pressure for further sub-division is increasing. In a few years no suitable tracts of land will be available for the creation of a district park. We do not believe that the proposed park would conflict with the existing Lake Fairfax Park which is over 8 miles away on the other side of Reston's high density development.

When detailed planning for the proposed park is carried forward, RCA would like to participate. Even at this early stage we have two observations which we believe should be input to the planning process.

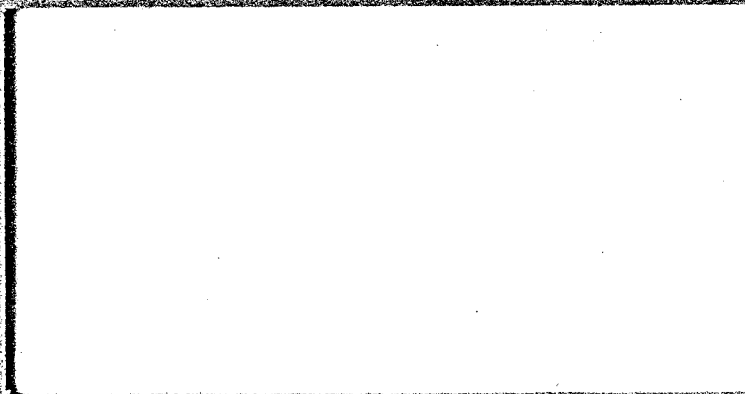
Our first concern stems from the topography itself. The area is densely wooded, steep in many places, and contains several natural drainage ways. The park planners will have to balance this natural state off against the need to clear land for ball fields and the like. We would like them to be guided in this endeavour by a plan that would buffer existing property with the natural areas and also tie into the developing open space of both Reston and the tract of C-113.

Our second major concern is access to the proposed park. We believe that vehicular access should be off Fox Mill Road (Rt. 665). Fox Mill is a through road and the logical route for ingress and egress for a park oriented toward the southern half of Centerville. We do not believe that there should be vehicular access via sub-division streets, e.g. Riders Lane, Blue Smoke, Soapstone, etc. Access via Fox Mill permits connection with Lawyers, West Ox, Bennet Road and Stuart Mill.

We note that a school site forms an enclave with the acreage. This represents a challenge to the planners creativity to exploit this exceptional circumstance. We support the park and repeat our willingness and desire to provide input to the planning process.

..particularly any walkway development, and vehicular access. AP/

Fairfax County **Public Facilities**



Parks

BOARD OF SUPERVISORS:

Mrs. Jean R. Packard, Chairman

Joseph Alexander

Herbert E. Harris, II

John Herrity

Alan H. Magazine

Mrs. Audrey Moore

Mrs. Martha V. Pennino

Rufus Phillips

James M. Scott

Robert W. Wilson
County Executive

PLANNING COMMISSION:

Robert S. Marx, Chairman

Mrs. Natlee E. Becker

Mrs. Marguerite C. Dalton

Edward C. Gurski

William M. Lockwood

John M. Polychrones

John A. Roehrs

John M. Wilkins

Philip E. Zanfagna, Jr.

James R. Reid, Director
Office of Comprehensive Planning

FOX MILL WOODS PARK

Tax Map 36-1 ((1)) Parcels 23, 24, 25 and 26

Acreage: 175 \pm Acres

Centreville Magisterial District

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Robert S. Marx, Chairman
Planning Commission

FROM: Theodore J. Wessel, Chairman, County Facility Site Selection Committee

FILE NO:

SUBJECT: Fox Mill District Park

DATE: September 25, 1973

RECEIVED
Fairfax County
SEP 26 1973
PLANNING COMMISSION

REFERENCE

On September 20, 1973, at the request of the Fairfax County Park Authority, the County Facility Site Selection Committee reviewed the proposed acquisition of approximately 107 acres and the dedication of approximately 72 acres by the Fairfax County Park Authority for use as a district park. The proposed park lies between Lawyers Road and Fox Mill Road (Tax Map 36-1 ((1)) parcels 23, 24, 25, 26).

The Committee noted that:

- The location falls within the Upper Potomac Planning District and is part of the Upper Potomac land use plan.
- The Upper Potomac Plan has a circle indicating a district park at almost exactly the location under consideration.
- The proposed location includes a portion of the ^{little} Difficult Run Stream Valley and therefore, is earmarked for protection under the County's Stream Valley Policy.
- The proposed location includes approximately 13.9 acres of additional area dedicated to the Fairfax County School Board for an elementary school (school number ~~339~~³³⁷). The school site dedication was approved by the County Facility Site Selection Committee on October 19, 1970.
- There is an existing cemetery within the proposed acreage that will require access through the park land.

Therefore, the County Facility Site Selection Committee recommends approval of the proposed acquisition and dedication, and the placing of the approximate 179 acres on the Plan of Public Facilities as a district park.

ERS:mgn

Theodore J. Wessel

FOX MILL WOODS PARK

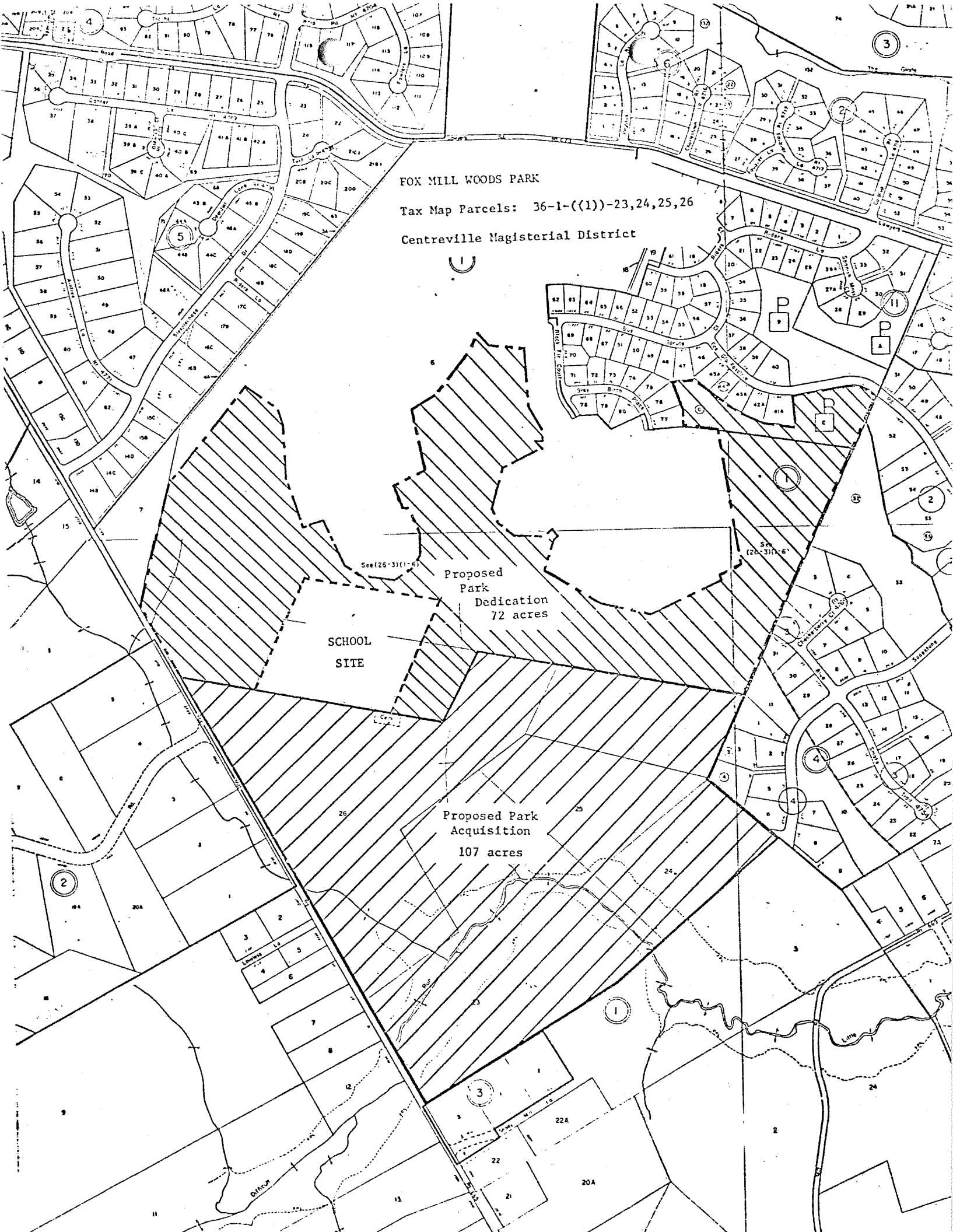
Tax Map Parcels: 36-1-((1))-23,24,25,26

Centreville Magisterial District

SCHOOL
SITE

Proposed Park
Dedication
72 acres

Proposed Park
Acquisition
107 acres



Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Ed Spann
County Facility Site Selection Committee
Planning Division

From: Mr. Richard W. Jones, Property Specialist
Fairfax County Park Authority

Subject: FOX MILL DISTRICT PARK.....
36-1-((1))-23, 24, 25, 26

Date: September 5, 1973

The Fairfax County Park Authority at their regular meeting on September 4, 1973 requested that the following area be placed on the Plan of Public Facilities (see attached map).

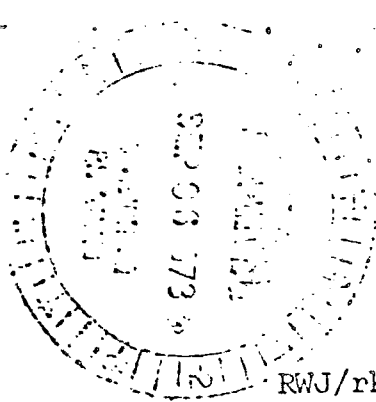
The acquisition of these 107⁺ acres, in accordance with the 1971 Capital Improvement Program will, with the adjacent additional land coming to the Park Authority through dedication, provide a District Park of approximately 175 acres in one of the most beautiful and fast growing sections of Fairfax County.

The Difficult Run is one of the major stream valleys in the County and, therefore, earmarked for consideration and protection under the County Stream Valley Policy. The stream valley area to the south, across Fox Mill Road, has been earmarked to come to the Fairfax County Park Authority. An area to the north adjacent to Lawyers Road is at present held in fee by the Park Authority.

This acquisition project has been submitted to the Virginia Commission of Outdoor Recreation who are presently reviewing it with the possibility of accepting it for 50% funding from State funds.

Attachment

CC: Mr. Wyckoff
Administrative Assistant
Fairfax County Planning Commission



14.C

Fairfax County

Public Facilities

FOX MILL WOODS PARK

Tax Map 36-1 ((1)) Parcels 23, 24, 25 and 26

Acreage: 175 \pm Acres

Centreville Magisterial District

APPROVED

OCT 23 1973

FAIRFAX COUNTY
PLANNING COMMISSION

Parks

BOARD OF SUPERVISORS:

Mrs. Jean R. Packard, Chairman

Joseph Alexander

Herbert E. Harris, II

John Herrity

Alan H. Magazine

Mrs. Audrey Moore

Mrs. Martha V. Pennino

Rufus Phillips

James M. Scott

Robert W. Wilson
County Executive

PLANNING COMMISSION:

Robert S. Marx, Chairman

Mrs. Natlee E. Becker

Mrs. Marguerite C. Dalton

Edward C. Gurski

William M. Lockwood

John M. Polychrones

John A. Roehrs

John M. Wilkins

Philip E. Zanfagna, Jr.

James R. Reid, Director
Office of Comprehensive Planning

FOX MILL WOODS PARK

Tax Map 36-1 ((1)) Parcels 23, 24, 25 and 26

Acreage: 175 ± Acres

Centreville Magisterial District

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Robert S. Marx, Chairman
Planning Commission

DATE: September 25, 1973

FROM: Theodore J. Wessel, Chairman, County Facility Site Selection Committee

FILE NO:

SUBJECT: Fox Mill District Park

REFERENCE:

RECEIVED
Fairfax County

SEP 26 1973

PLANNING COMMISSION

On September 20, 1973, at the request of the Fairfax County Park Authority, the County Facility Site Selection Committee reviewed the proposed acquisition of approximately 107 acres and the dedication of approximately 72 acres by the Fairfax County Park Authority for use as a district park. The proposed park lies between Lawyers Road and Fox Mill Road (Tax Map 36-1 ((1)) parcels 23, 24, 25, 26).

The Committee noted that:

- The location falls within the Upper Potomac Planning District and is part of the Upper Potomac land use plan.
- The Upper Potomac Plan has a circle indicating a district park at almost exactly the location under consideration.
- The proposed location includes a portion of the Difficult Run Stream Valley and therefore, is earmarked for protection under the County's Stream Valley Policy.
- The proposed location includes approximately 13.9 acres of additional area dedicated to the Fairfax County School Board for an elementary school (school number ³³⁷~~334~~). The school site dedication was approved by the County Facility Site Selection Committee on October 19, 1970.
- There is an existing cemetery within the proposed acreage that will require access through the park land.

Therefore, the County Facility Site Selection Committee recommends approval of the proposed acquisition and dedication, and the placing of the approximate 179 acres on the Plan of Public Facilities as a district park.

ERS:mgm

Theodore J. Wessel

*approved by P.C.
10/23/73*

FOX MILL WOODS PARK

Tax Map Parcels: 36-1-((1))-23,24,25,26

Centreville Magisterial District



10/19/10
C-558
FROM: RE-2
TO: RE-1

Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Ed Spann
County Facility Site Selection Committee
Planning Division

Date: September 5, 1973

From: Mr. Richard W. Jones, Property Specialist
Fairfax County Park Authority

Subject: FOX MILL DISTRICT PARK.....
36-1-((1))-23, 24, 25, 26

The Fairfax County Park Authority at their regular meeting on September 4, 1973 requested that the following area be placed on the Plan of Public Facilities (see attached map).

The acquisition of these 107⁺ acres, in accordance with the 1971 Capital Improvement Program will, with the adjacent additional land coming to the Park Authority through dedication, provide a District Park of approximately 175 acres in one of the most beautiful and fast growing sections of Fairfax County.

The Difficult Run is one of the major stream valleys in the County and, therefore, earmarked for consideration and protection under the County Stream Valley Policy. The stream valley area to the south, across Fox Mill Road, has been earmarked to come to the Fairfax County Park Authority. An area to the north adjacent to Lawyers Road is at present held in fee by the Park Authority.

This acquisition project has been submitted to the Virginia Commission of Outdoor Recreation who are presently reviewing it with the possibility of accepting it for 50% funding from State funds:

Attachment

CC: Mr. Wyckoff
Administrative Assistant
Fairfax County Planning Commission

RWJ/rk

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: County Executive
Robert W. Wilson
DATE October 29, 1973
FROM: Planning Commission
Robert S. Marx, Chairman
FILE NO:
SUBJECT: Under the provisions of Sec. 15.1-456 of the Code of Virginia, as amended, proposed acquisition by the Fairfax County Park Authority of Fox Mill Woods District Park, being approx. 107 ac. located E. side Fox Mill Rd. approx. 2200 ft. N.W. of Stuart Mill Rd. Tax Map 36-1 ((1)) Parcels 23, 24, 25, & 26. Centreville District.
REFERENCE:

The Fairfax County Planning Commission on October 23, 1973, under provisions of Section 15.1-456 of the Code of Virginia, unanimously approved the above subject request of the Fairfax County Park Authority in the Centreville District.

cc: Supervisor Pennino - Centreville District
Joe Downs - Director - Park Authority
✓ Ed Spann - Secretary - County Facilities Site
Selection Committee

RSM/JCW/er

OUTLINE FOR PLANNING COMMISSION PUBLIC HEARING STAFF REPORT
15/1-456 Code of Virginia

PROJECT TITLE FOX MILL DISTRICT PARK

Date of Public Hearing Tuesday, October 23, 1973

PROPOSAL: To acquire approximately 107 acres as part of a DISTRICT PARK
An additional 72 acres to be secured by Dedication
School Site: #337 Money Corner Elementary (approx. 13.9 acres)

LOCATION Centerville Magisterial District
Upper Potomac Planning District
Tax Map 36-1 ((1)) Parcels 23, 24, 25 and 26
~~Other~~ Bordered by Fox Mill Road

ZONED: RE 2

NOTIFICATION LETTERS:

PROPERTY OWNERS *** 3 letters mailed Sept. 27, 1973

ADJACENT PROPERTY OWNERS 23 letters mailed Sept. 27, 1973

PUBLIC ADVERTISEMENT IN LOCAL NEWSPAPER
MAP may be in envoy - ALPHIN

VIRGINIA SENTINEL

SITE SELECTION RECOMMENDATION

10/11 + 10/18

GUESTS

JOE DOWNS - F.C.P.A.

RICHARD ~~W. B. JONES~~ JONES - F.C.P.A.

MICRO-WAVE
TOWNER

P.C. Hearing
Nov. 29 -
model 456

cemetery -

del. to C. Denny 9/26/73

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Catherine Denny

DATE September 26, 1973

FROM: Ed Spann, Secretary
County Facility Site Selection Committee

FILE NO:

SUBJECT: Fox Mill Woods District Park

REFERENCE:

Location - Tax Map 36-1 ((1)) Parcels 23, 24, 25 and 26
- adjacent to Fox Mill Road
- Centreville Magisterial District

Planning Commission Public Hearing Date: October 23, 1973

Approximately 107 acres for acquisition by Fairfax County Park Authority.

This is a proposed acquisition by Fairfax County Park Authority
for the development of a District Park. Part of the total acreage
will be dedicated to the Park Authority.

NOTICE is hereby given that the Fairfax County Planning Commission will hold a PUBLIC HEARING under the provisions of Section 15.1-456 of the Code of Virginia, as amended, on

TUESDAY

OCTOBER 23, 1973

8:15 P.M.

in the Board Room of the Massey Building, Fairfax, Virginia, on the matter of:

Proposed acquisition by the Fairfax County Park Authority of Fox Mill Woods District Park, being approximately 107 acres located E. side Fox Mill Road approx. 2200 ft. N.W. of Stuart Mill Road. Tax Map 38-1 ((1)) Parcels 23, 24, 25 and 26. Centreville District.

Robert S. Marx
Chairman

Va. Sentinel
10/11 & 10/18/73



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Michele R. Schrecker
Office of the County Executive
FROM: Jim Reid, Director
Office of Comprehensive Planning
FILE NO: 73-382

DATE September 10, 1973

SUBJECT: COG A-95 Review, Fox Mill District Park Application (FCPA)

REFERENCE: Your Request of August 31

The Office of Comprehensive Planning has reviewed the attached application in light of its conformance with current adopted plans; in this instance, the Upper Potomac Planning District Plan adopted July 2, 1970.

It is our judgment that the site proposed reflects quite well the policies and intentions of the adopted plan.

In conjunction with the Improved Planning and Land Use Controls Program currently under way in this Office, each planning district and adopted plan will be reviewed for their workability within a Countywide framework. At this time, it is not envisioned that the recommendations of the Upper Potomac Plan, as they affect this application, would require serious modification.

For the record, the Park Authority application and attached COG correspondence should identify the site at issue as being a portion of parcels: 26-3-001-6 and 26-3-001-0-C.

The site lies at the juncture of sections 26-3 and -4 with 36-1 and -2.

CFL:dld

cc: Peter T. Johnson
Edward S. Byrne

File

1-3

✓

Charlie

FAIRFAX COUNTY, VIRGINIA

73-382
Charlie

MEMORANDUM

TO: Director, Office of Environmental Affairs
Director, Office of Comprehensive Planning **DATE** August 31, 1973

FROM: Michele R. Schrecker *M.S.*

FILE NO: Office of the County Executive

SUBJECT: COG A-95 Review

REFERENCE: Fox Mill District Park, Fairfax County Park Authority

Please review the attached application for funding of the Fox Mill District Park Project prepared by the Fairfax County Park Authority and return any comments to this office no later than September 10, 1973.

Attachment/as



or interest
reference between
to attend the

FAIRFAX COUNTY PARK AUTHORITY

P.O. BOX 236 ANNANDALE, VIRGINIA 22003
4030 HUMMER ROAD

TELEPHONE: 941-5000 (AREA 703)



Director
Joseph P. Downs

August 24, 1973

Authority Members:

Mrs. Nancy L. Brown, *Chairman*
Paul N. Pfeiffer, *Vice Chairman*
Frederick M. Crabtree, *Secretary-Treasurer*
R. Stanley Brockway
Mrs. Ellamae E. Doyle
Newton W. Edwards
D. Michael Harvey
John Mastenbrook
Carl L. Sell, Jr.
Mrs. Martha H. Talbot

A-95 Information Officer
Metropolitan Washington Council of
Governments
1225 Connecticut Avenue, N. W.
Suite 201
Washington, D. C. 20036

Dear Sir:

Subject: A-95 Project Review
Fox Mill District Park
Fairfax County, Virginia

Submitted herewith for your review is State Clearinghouse Form A-95 on the proposed Fox Mill District Park Project located in Fairfax County. This project will be submitted to the Virginia Commission of Outdoor Recreation for consideration of possible 50% funding from State Funds.

The park is adjacent to an area being donated to the Fairfax County Park Authority through the cluster ordinance. With this added land, the proposed park will have approximately 175 acres in one of the most beautiful stream valley sections of Fairfax County.

The Difficult Run is one of the major stream valleys in the County and, therefore, earmarked for consideration and protection under the County Stream Valley Policy. The stream valley area to the south, across Fox Mill Road, has been earmarked to come to the Fairfax County Park Authority, and it is our intention to continue acquiring land along the stream valley for a trail system either by easements or in fee.

Sincerely,

Richard W. Jones
Property Specialist

- Encls. 1. A-95 Forms (in duplicate).
2. County map showing location of project.
3. Section Map showing parcels to be acquired and total project.
4. Environmental Statement.

RWJ/rk

NOTIFICATION OF INTENT TO SOLICIT OR ACCEPT ASSISTANCE
REVIEW SYSTEM FOR NON-STATE FUNDING

STATE AGENCY REQUEST NO.

Authority Requested To (State Agency) ☒ Solicit ☐ Accept ☐ Donation/Gifts/Grant

12 PROJECT TITLE

FOX MILL DISTRICT PARK

12 APPLICANT AGENCY

FAIRFAX COUNTY PARK AUTHORITY

12 ADDRESS P. O. Box 236

Annandale, Virginia 22003

45 IMPACT AREA - CITY, COUNTY, ETC. TO BE AFFECTED

Fairfax County

12 CONTACT PERSON

Richard W. Jones

37 PHONE
941-500044 EXT. NO.
4748 AREA CODE
703U.S. CONGRESSIONAL DISTRICT
TenthVIRGINIA PLANNING DISTRICT
Eighth

Project Description of Nature, Purpose and Beneficiaries

12 LINE 1

This large District Park will provide an area for a complete recreational

12 LINE 2

complex in one of the fastest growing areas of the County. As an addition

12 LINE 3

to dedicated parkland it will have facilities for tennis, ball fields,

12 LINE 4

playgrounds, stables, trails, picnicing with sanitary facilities and

12 LINE 5

parking. The towns of Vienna, Reston, and local subdivisions will benefit

12 LINE 6

from this acquisition.

FEDERAL FUNDS

STATE MATCHING FUNDS

LOCAL
MATCHING
FUNDSOTHER
FUNDS

TOTAL FUNDS

Grants

Loans

Cash

In-Kind

12

21

30

\$200,000

38

46

\$200,000

54

62

\$400,000

12 GRANTOR PROGRAM NAME

Land and Water Conservation Fund

61 62 Federal Program
Number:

12 GRANTOR CONTACT PERSON

37 PHONE

44 EXT. NO.

48 AREA CODE

12 GRANTOR AGENCY NAME

BOR

46 GRANTOR SUB-AGENCY
VORC

12 GRANTOR AGENCY ADDRESS

TYPE OF PROGRAM

New Program ☒ 12 Continuation ☐ 13 Supplement: ☐ 14

IF REVISION TO EXISTING PROGRAM

Dollar Amounts

Duration in Time

Increase ☐ 15 Decrease ☐ 16 Increase ☐ 17 Decrease ☐ 18

TYPE OF APPLICANT (CHECK ONLY ONE)

State ☐ 19 City ☐ 22 Comm. Action ☐ 25Interstate ☐ 20 School District ☐ 23 Sponsored Org. ☐ 26County ☒ 21 Special Unit ☐ 24 Other ☐ 27Under A-9
Jurisdiction
Yes ☒ 28
No ☐ 29

WOULD THIS PROJECT, IF FUNDED, HAVE ADVERSE AFFECTS ON THE ENVIRONMENT?

Yes ☐ No ☒ If yes, please answer questions noted in instruction manualSTATE
AGENCY A

AGENCY CODE

APPROPRIATION CODE

ITEM NO.

GRANT PERIOD

From

To

FEDERAL/GRANTOR FUNDING METHOD:

CASH ADVANCE ☐REIMBURSEMENT ☐

IF Program Expansion or Continuation List Prior Agency Request Number:

INSTRUCTIONS - Except as noted herein, the approval of this request will not involve the agency in any commitment, explicit or implied, for expenditures not adequately covered by funds noted herein, nor is the agency committed in any way after the expiration date of the approval project to continue the program supported by this award. Approval of the request does not constitute approval of positions, salaries, capital outlays, or other actions for which specific review is prescribed, irrespective of the source of funds.

For Institutions of Higher Education only: The State Council of Higher Education was informed of proposed program expansion or new program on (Date).

NAME - TITLE (SIGNATURE)

Joseph P. Downs

Director

DATE 8-24-73

12 Federal Agency ID

16 State Agency ID

19 State Fund Code

24 Functional Area

37 Review Date

43 Review Termination Date

CITY OR COUNTY CODE

PLANNING DISTRICTS

C C

12 15 18 21 24 27 30 33 36 39 42 45 48 51 54 57 60 63 66

72 74 76 78 80

OFFICIAL REVIEW COMMENTS

August 24, 1973

I. Project Identification
Fox Mill District Park
Fairfax County Park Authority
P. O. Box 236
Annandale, Virginia 22003

Contact Mr. Richard W. Jones, Area Code 703 941-5000

Acquisition Project located in west central portion of Fairfax County on Fox Mill Road at Little Difficult Run. (See Attachment A).

II. Project Description

The Community Facilities Plan of the Upper Potomac Planning District identifies a district park in the proposed acquisition area. The Fairfax County Park Authority is receiving through cluster dedication approximately 70 acres of land immediately north of the Little Difficult Run. With the acquisition of the proposed parcels amounting to about 107 acres, a district park of 175⁺ acres would be possible.

There is, at present, no master plan on the proposed park development; however, a district park is a major recreational complex. Some facilities which might be placed in such a park are as follows: tennis center, ball and athletic fields, multi-use court, community building, riding stables, picnic area with shelter, trails, paths, playground, tot lot, roads and parking.

At the time a master plan is being developed, public hearings in the area are held and the input from these hearings as well as from questionnaires to the service area are used in determining what types of facilities will be put in the park.

A major recreational complex of this nature would serve the residents of Herndon and Reston to the north, Oakton to the south and, in fact, all the subdivisions within the rapidly growing area north of Route 50 and south of Route 7.

The acquisition of this park is programmed in the current Fairfax County Park Authority Five Year Capital Improvement Plan, which will run through FY 1978. Development of the park is not programmed at this time; however trail construction through it is a good possibility as an addition to the excellent trail already present along the Difficult Run.

III. Significant Effects on the Environment

The area surrounding the proposed park is going to developers for subdivisions. The trees are being cut, ridges levelled and valleys filled and being replaced with concrete and shingles. The homes on these subdivisions are attractive and an attempt has been made to be gentle with

the environment, but the effect is great no matter how you look at it. On the other hand, if this land goes under public domain as a park the over-all development will be minimal compared to a subdivision. Development of the park facilities will begin only after master and detail plans have been developed and reviewed both in house and through public hearings. These plans are developed by accredited landscape architects who are acutely aware of environmental problems and the proper planning aspects of public parks.

The social aspects of a district park would appear to be positive. Areas for group participation in activities would be provided for every age. Passive recreation areas would be provided for those who delight in pursuing this activity/or lack of it in a natural setting.

A district park in this present wild location naturally will have an adverse effect on the present wildlife and flora of the area. These effects, however, will be minimal compared to its use for a subdivision. The flood plains will be left in tact and very little additional off-site drainage flow is expected even when fully developed.

IV. Measures Proposed to Minimize Adverse Effects

The entrance to the park will probably be off Fox Mill Road, which is capable of handling the small increase in traffic that this park would generate.

Water and sewer are not available. Septic fields and wells would have to provide these facilities. The Park Authority removes its own solid waste to the County landfill.

V. Alternatives

The alternatives to the proposed action would be:

1. Another Site.
2. Not acquire the park at all.

The same problems and/or advantages of a park v.s. subdivisions would be present at another site with one disadvantage of not having an adjacent donated parcel in place. This would necessitate the purchase of more acreage. The Little Difficult Run as a major stream valley should be protected (a policy of the Fairfax County). This acquisition would provide this protection for these parcels.

VI. Ecological Compatibility and Resources

The Fairfax County Park Authority standards are similar to those of the National Recreation Association where regional park needs are based on 25 acres per 1,000 population. Local park needs vary according to the

type of facility, but the figure is approximately 10 acres per 1,000. This translates to 35 acres per 1,000 population, which is the acreage goal of the Park Authority. It is felt that, with this distribution, human impact upon the parks will be kept at an acceptable level; however, a close watch will be maintained and any degradation of the environment will either be dealt with by limiting the number of users or provide increased artificial maintenance.

The land is to be held in perpetuity as public open space. The topography will not be changed in any respect that will not conform with good land management practices.

Trees will only be cut where absolutely necessary and then only after approved master and design plans have been accepted.

The land will not be denuded; on the contrary, seeding, planting and fertilizing will allow maximum benefit to the local flora.

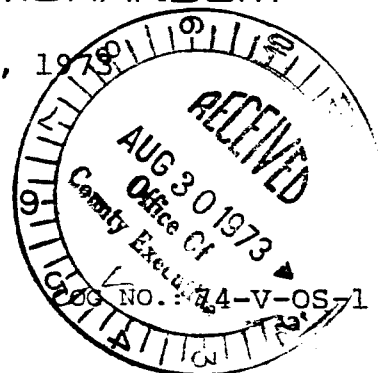


metropolitan washington
COUNCIL OF GOVERNMENTS
1225 Connecticut Avenue, N.W., Washington, D. C. 20036 223-6800

A-95 METROPOLITAN CLEARINGHOUSE MEMORANDUM

TO: Ms. Michele Schrecker
Office of the County Executive
Fairfax County
4100 Chain Bridge Road
Fairfax, Virginia 22030
SUBJECT: PROJECT NOTIFICATION AND REVIEW FOR

August 28, 1973



PROJECT: Fox Mill District Park - Fairfax County

APPLICANT: **FAIRFAX COUNTY PARK AUTHORITY**

The project title, COG number, and the applicant's name should be used in all future correspondence with COG concerning this proposed project.

PLEASE NOTE ACTION INDICATED BY CHECK MARK IN BOX BELOW OR ON REVERSE

PROJECT NOTIFICATION

☐ The Project Notification for the project referenced above was received on _____ and has been referred to appropriate parties (see attached list) for their review and comment. This review will be conducted as expeditiously as possible.

☒ A copy of the Project Notification for the project referenced above is enclosed for your review and comment, in accordance with OMB Circular A-95 review requirements. Your review should focus on the intended application's compatibility with the plans, programs, and objectives of your organization. You may indicate below your interest in and/or comments concerning the proposed project by returning this sheet to the Metropolitan Clearinghouse by SEP 12 1973.

This organization:

- ___ does not wish to comment on the above project.
- ___ has further interest and/or questions concerning the above project and wishes to confer with the applicant.
- ___ is interested in the above project and wishes to make the following comments: (use attachment)
- ___ will submit comments concerning the above project by _____.
- ___ desires an extension of time until _____ for further consideration of this project. (Subject to certain restraints imposed by the OMB Circular.)
- ___ has reviewed the project referenced above, finds it in conformance with our policies, and recommends a favorable Metropolitan Clearinghouse review.

Signature _____

Organization _____

Oscar Hendrickson

8-6-73

Richard McCrone

Fox Mill Woods 26-3

The Fairfax County Park Authority staff has reviewed the subject subdivision revisions and have the following comments:

1. The attached revisions are in accord with the wishes of the Park Authority.
2. The Park Authority still wishes dedication of the open space land of approximately 70 acres.
3. Standard open space restrictions are to apply.

cc: J. Yaremchuk
→ Edwin Spann
S. Terrett
Payne Johnson
Don Lederer
Charles Delashmutt



Fairfax County Park Authority

M E M O R A N D U M

To: Mr. Ed Spann
County Facility Site Selection Committee
Planning Division

Date: September 5, 1973

From: Mr. Richard W. Jones, Property Specialist
Fairfax County Park Authority

Subject: FOX MILL DISTRICT PARK.....
36-1-((1))-23, 24, 25, 26

The Fairfax County Park Authority at their regular meeting on September 4, 1973 requested that the following area be placed on the Plan of Public Facilities (see attached map).

The acquisition of these 107⁺ acres, in accordance with the 1971 Capital Improvement Program will, with the adjacent additional land coming to the Park Authority through dedication, provide a District Park of approximately 175 acres in one of the most beautiful and fast growing sections of Fairfax County.

The Difficult Run is one of the major stream valleys in the County and, therefore, earmarked for consideration and protection under the County Stream Valley Policy. The stream valley area to the south, across Fox Mill Road, has been earmarked to come to the Fairfax County Park Authority. An area to the north adjacent to Lawyers Road is at present held in fee by the Park Authority.

This acquisition project has been submitted to the Virginia Commission of Outdoor Recreation who are presently reviewing it with the possibility of accepting it for 50% funding from State funds.

Attachment

CC: Mr. Wyckoff
Administrative Assistant
Fairfax County Planning Commission

RWJ/rk

Oscar Hendrickson

8-6-73

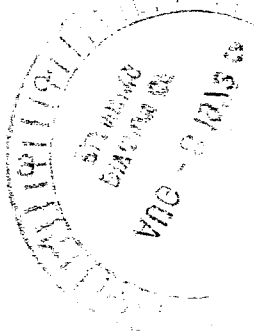
Richard McCrone

Fox Mill Woods 26-3

The Fairfax County Park Authority staff has reviewed the subject subdivision revisions and have the following comments:

1. The attached revisions are in accord with the wishes of the Park Authority.
2. The Park Authority still wishes dedication of the open space land of approximately 70 acres.
3. Standard open space restrictions are to apply.

cc: J. Yaremchuk
→ Edwin Spann
S. Terrett
Payne Johnson
Don Lederer
Charles Delashmutt



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: John F. Chilton, Land Planning
FROM: William G. Hickok, Chairman, County Facility Site Selection Committee
FILE NO:
SUBJECT: Fox Mill Woods Proposed Park Dedication (86.10 Acres)
Map 26-3 ((1)) 6 and 26-4 ((1)) 1
REFERENCE: Your memorandum of April 14, 1971.

DATE April 30, 1971

On April 27, 1971, the County Facility Site Selection Committee reviewed the above subject park dedication proposal. The Committee recommends that the Fairfax County Park Authority accept the proposed 86 ± acres for park use.

The Committee noted the following:

- The adopted Upper Potomac Plan District Park proposal at Little Difficult Run and Fox Mill Road.
- The usability of the 86 acres as part of the district park proposal.
- The irregular shape and topographic difference of the 86 acres would lend itself to the passive-type park uses associated with district parks.
- The possibility that the 13.9 acre elementary school site and park could offer flexibility in a joint development plan.
- The fact that dedication of the 86 acres to a Homeowners Association would serve only 237 homes, whereas dedication for public uses will provide a major public park facility for a greater portion of the population including the southern part of Reston and the Navy-Vale area.

BRB/PTJ:mgm

cc: James D. Bell, Park Authority

FAIRFAX COUNTY, VIRGINIA

III

MEMORANDUM

TO: Mr. Ralph Bell, Secretary **DATE** April 14, 1971
County Facility Site Selection Committee
FROM: John F. Chilton, Land Planning Branch Chief
FILE NO:
SUBJECT: Proposed park to be dedicated in connection with an "Alternate
Density Development" subdivision
REFERENCE: Subdivision: Fox Mill Woods
Map Reference: 26-3 & 4

The attached preliminary plat has been submitted to this office for approval under Chapter 23, the Subdivision Ordinance.

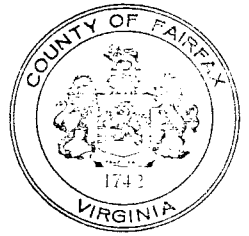
The developer has indicated his intention to dedicate land to the Fairfax County Park Authority.

It would be appreciated if you would present the proposed dedication shown on this plat to the Site Selection Committee at their next meeting and advise this office of any recommendations in order that preliminary approval may be granted this plat.

Attachment
JFC:jca



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
FAIRFAX, VIRGINIA 22030



September 27, 1973

This is to advise you that the Fairfax County Planning Commission, at the request of the Fairfax County Park Authority, will hold a public hearing (under the provisions of Section 15.1-456 of the Code of Virginia, as amended) to consider the proposed acquisition of approximately 107 acres located south of Lawyers Road and adjacent to Fox Mill Road in the Centreville Magisterial District (Tax Map 36-1 ((1)) parcels 23, 24, 25, and 26).

The proposed acquisition will be combined with the dedication of approximately 72 acres to form a district park of 179 acres.

The meeting will be held in the Board of Supervisors' meeting room on the "A" level of the Massey Building, 4100 Chain Bridge Road, Fairfax, Virginia, on Tuesday, October 23, 1973, at 8:15 p.m. At that time, you may appear and present your views regarding the proposed acquisition.

Our information shows that you are an adjacent property owner. The property is shown on the enclosed location map.

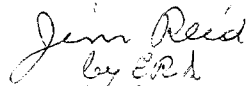
The Planning Commission can approve, disapprove or take no action on the proposal. Failure of the Commission to act within 60 days following the hearing will be deemed approval when the Commission notifies the owner or owners by certified mail. You will be notified by mail of the Commission's decision. The owner or owners of the subject property can appeal the Commission's decision to the Board of Supervisors and must set forth the reasons for the appeal. The right of appeal does not extend to adjacent property owners. A majority vote of the Board of Supervisors will overrule the Commission's decision.

If you desire agenda time for presenting your views on the proposal, you may call the Planning Commission Clerk's office (691-2865) to have your name placed on the speaking list.

September 27, 1973
Page Two

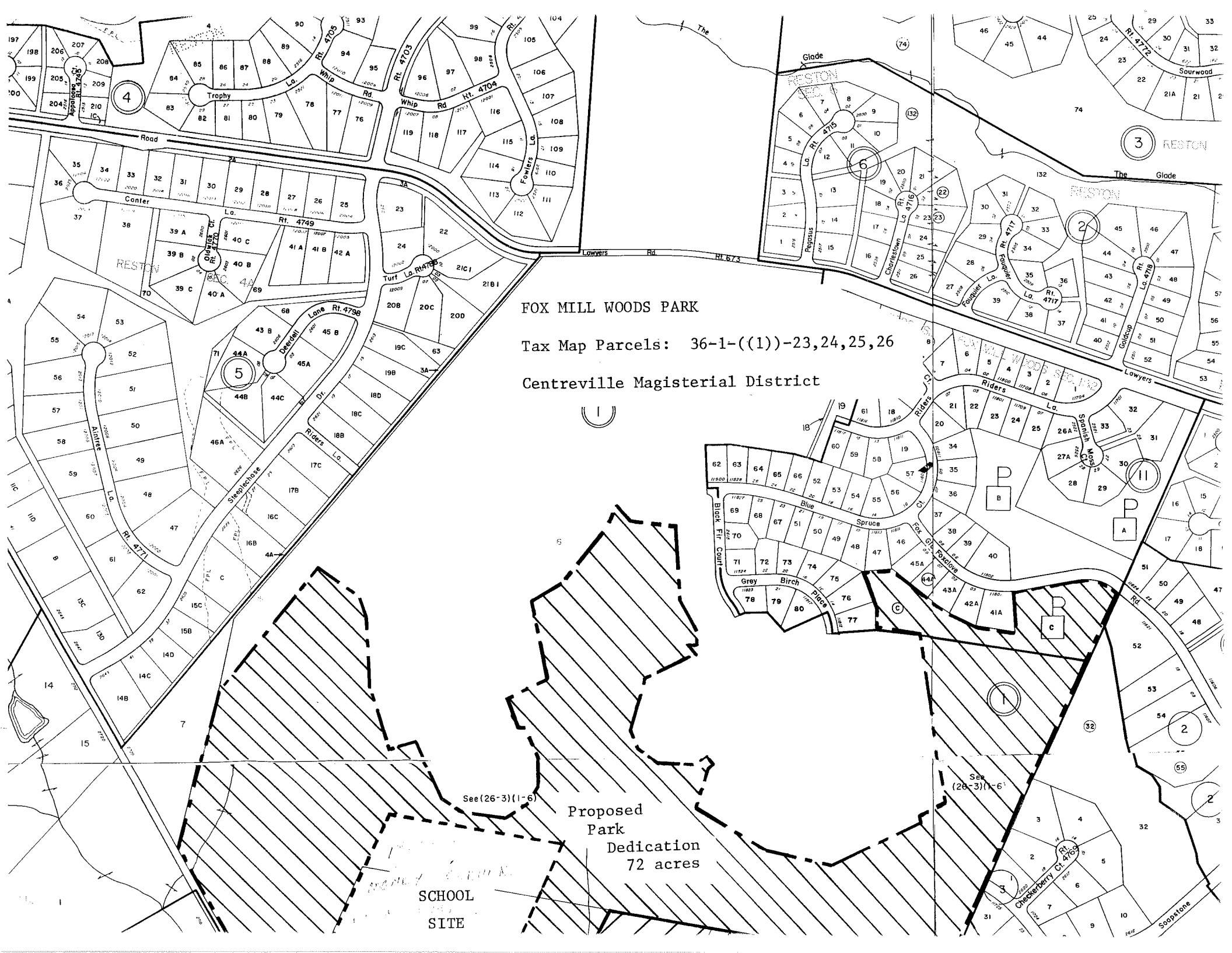
If you should desire further information, it is suggested that you contact Ed Spann of the Office of Comprehensive Planning (691-2641).

Sincerely,

A handwritten signature in cursive script that reads "Jim Reid". Below the signature, there is a small handwritten note "by ERS".

Jim Reid
Director
Office of Comprehensive Planning

ERS:mgm



FOX MILL WOODS PARK

Tax Map Parcels: 36-1-((1))-23,24,25,26

Centreville Magisterial District

Proposed
Park

Dedication
72 acres

SCHOOL
SITE

Proposed
Park
Dedication
72 acres

13.900
MONEY CORNER
SCHOOL
ELEMENTARY
SITE
337

Cem.

Proposed Park
Acquisition
107 acres

12102
Loveless
12101

Shady



Mill

11

Fairfax County Park Authority
Board Meeting
December 12, 1995

minutes
approved
1/17/96

The Chairman convened the meeting at 7:30 p.m. in the Board Auditorium at the New Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

Members Present

Harold L. Strickland, Chairman
Margaret D. Andino, Vice Chairman
Harold Y. Pyon, Secretary**
Michael E. Belefski, Treasurer
Richard W. Bliss
Linda K. Douglas
Gregory C. Evans*
Joanne E. Malone
Gilbert S. McCutcheon
Cesar A. Orantes-Alfaro
Richard T. Pro
Thomas B. White, Jr.

* Member Absent
** Arrived 7:52 p.m.

Staff Present

James A. Heberlein, Director
Janet D. Tetley, Board Support
Nancy L. Brumit, Recording Secretary
Merni Fitzgerald
Michael Kane
James Peacock
Lee Stephenson
Lynn Tadlock
Tim White
Charlie Bittenbring
Dick Hecht
Greg Howe
Cindy Messinger
Jenny Pate
Don Sweeney

Mr. Strickland asked if there were any changes to the Agenda. Mr. Strickland requested P-1. Fairfax County FY 1997 Budget Development be presented prior to CHAIRMAN'S MATTERS. There were no objections from the Park Authority Board.

ADMINISTRATIVE ITEMS

ADMIN. 1. Adoption of Minutes - November 28, 1995

Mr. Belefski MOVED the Park Authority Board accept the Minutes of the November 28, 1995 meeting; SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - ABSENT
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Messrs. Evans and Pyon being absent.

ADMIN. 2. Resolution - Richard Hecht - Recognition of Service to Fairfax County
Mr. Strickland called for the VOTE:

Mr. Belefski MOVED the Park Authority Board approve the Resolution to Richard Hecht in appreciation for his longtime service to Fairfax County; SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - ABSENT
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Messrs. Evans and Pyon being absent.

Mr. Belefski read the Resolution, and Mr. Strickland joined in the presentation of the Resolution to Mr. Hecht.

Please call in advance w/changes to Minutes 246-5610

ACTION ITEMS**A-1. Proposed Modification of Master Plan for Fox Mill District Park**

Mrs. Douglas MOVED the Park Authority Board approve the proposed modification of the Master Plan as presented at the public hearing to allow the installation of lights on two Little League fields at Fox Mill District Park, and accept the proposal from the Reston Youth Baseball to fund a portion of the cost of this project. Mrs. Douglas further recommended that the Park Authority provide funding to support the balance of the cost, not to exceed \$40,000; SECONDED by Messrs. Pro and McCutcheon.

Ms. Tadlock and Mrs. Pate presented a brief summary with overheads of the steps taken so far in the lighting project at Fox Mill District Park.

After Board discussion, Ms. Fitzgerald, the Park Authority's Public Information Officer provided the following summary of the process which was followed for the proposed master plan change:

On September 12, 1995 the Park Authority Board authorized a public hearing. Hundreds of public hearing notices were mailed on September 18, 1995 with information about the public hearing which was scheduled for October 12, 1995 at Crossfield Elementary School in Herndon. Notices were sent to an extensive media mailing list, every civic association in the Hunter Mill and Sully Districts, Reston Association, Reston Community Center, the Director of Fairfax County Public Libraries, Department of Recreation and Community Services, and adjacent landowners. Notices were also sent to a broader area surrounding the park.

The date of the public hearing was then changed to November 2, 1995 and the location moved to a bigger building at Langston Hughes Middle School in Reston to accommodate the expected audience. Notices of this new date were mailed on October 3, 1995 to all the same outlets, previously mentioned, as well as an expanded number of park neighborhood addresses.

Both notices listed staff member Merni Fitzgerald's telephone number to call if citizens wanted to speak at the public hearing, which was scheduled for November 2, 1995 from 7-10 p.m. As citizens contacted Ms. Fitzgerald, they were placed on a speaker's list in the same random order in which they called. They were not asked whether they supported or opposed the lighting proposal, and no attempt was made to ascertain whether the number of speakers for and against the proposal was equal. Everyone on both sides of the issue had an equal opportunity to be placed on the speaker's list.

When 46 citizens had been placed on the speaker's list (individuals for three minutes each and persons representing groups for five minutes each), Ms. Fitzgerald closed the list since the available time was completely filled. She told citizens who called after the list was closed that if there was any time left at the hearing after the scheduled persons spoke, it would be opened up for comments from the floor. Since one of the 46 scheduled speakers did not attend the hearing (did not show up), there were a few minutes left before the 10:00 p.m. ending time, Ms. Fitzgerald did open it up for one additional speaker and thus 46 persons spoke at the hearing.

All persons were timed by a staff member whose sole responsibility that evening was to time the speakers. Ms. Fitzgerald called speakers in groups who then took seats near the microphone to minimize the time between speakers needed for them to walk up to the podium. This facilitated an orderly hearing where everyone was treated fairly. Everyone got the amount of time they were allotted.

Since the intent of the meeting was to listen to public comments about a particular lighting proposal, Reston Youth Baseball was given about 15 minutes to present the proposal so that all attendees had knowledge of the proposed plan and could then appropriately comment on it. No regard was given to whether a speaker was for or against the proposal in timing or scheduling the speakers.

That night, Ms. Fitzgerald announced that there would be a 30-day public comment period after the hearing extending to Saturday, December 2, 1995. Since that date was not a workday, it was a weekend; Ms. Fitzgerald stated that staff actually accepted anything received by close of business on Monday, December 4, 1995. The Board's Planning and Development Committee did meet with 9 Members of the Park Authority Board in attendance on December 4, but the fact that they had not received the complete public record before their morning meeting didn't matter since that committee neither made a recommendation nor a decision on the proposal.

Please call in advance w/changes to Minutes 246-5610

All public comments that came in were copied and sent by courier to Board members on Friday, December 8 in anticipation of the discussion at the regularly scheduled Board meeting on Tuesday, December 12, 1995. That is the normal time frame for receipt of materials for Board meetings. Some questions have arisen concerning items in the public record. Items were included as submitted; no editing was done and no items were rejected due to content; obviously, factual errors could be contained in items from both supporters and opponents. Since there were 200 items submitted for the public record, they were copied double sided for the board members, per our recycling directives. But individual items were clearly numbered and listed separately on a master list which was included in the item that the Park Authority Board received. The fact that an item may have had another, separate item on its back side did not mean that they were "attached," it merely meant that two separate items were back-to-back on one sheet of paper. As an example, the Little League roster is a separate item from the supporting letters, and in the master sheet it is clearly listed separately. It may have had a supportive letter on its second side since everything was copied double-sided, but that did not mean nor did it imply that everyone on the roster endorsed the supportive letter.

Petitions were copied as presented, with no regard to addresses or ages of the people who signed the petitions. In fact, petitions both for and against the proposal contained signatures of persons who do not reside in Fairfax County. Some telephoned comments were included in the public comment records; some were not. Persons who called were encouraged to submit written comments. The master plan policy 601 only refers to written comments being accepted during the 30-day public comment period, does not specifically address phoned comments.

To accommodate persons interested in hearing this discussion and because of the precedent set in 1980 when the master plan was originally approved for this park, the regularly scheduled meeting of the Fairfax County Park Authority Board for December 12, 1995, which has the Fox Mill District Park lighting on its agenda, was moved from park headquarters to the larger board room at the Government Center. A November 16 notice was mailed to everyone who had signed in at the public hearing on November 2, 1995 notifying them not only of this meeting and new venue but also of the December 4, 1995 Planning and Development Meeting. Notices of the December 4 committee meeting and copies of the December 12 agenda were also sent to the media.

Please call in advance w/changes to Minutes 246-5610

Mrs. Andino **AMENDED the ORIGINAL MOTION** to include that the Park Authority Board accept the process that was followed as adequate procedure for notification, public hearing and public comment on the proposed master plan change for Fox Mill District Park; **SECONDED** by Mr. Belefski.

Mr. Strickland called for the **VOTE on the AMENDMENT**:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

Mr. Strickland called for the **VOTE on the ORIGINAL MOTION as AMENDED**:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

A-2. Proposed Boundary Adjustment for Dranesville Tavern Historic Overlay District

At Mr. Bliss' request this item was DEFERRED. Mr. Strickland requested the Resource Management Committee consider this item and return to the Park Authority Board in January 1996 with a recommendation. There were no objections from the Park Authority Board.

INFORMATION ITEM

- I-1. Request from Aquatic Therapy and Rehabilitation Institute to Hold 1996 Conference at Spring Hill RECenter.

This item was discussed. Mr. Strickland requested that similar issues (Unless otherwise directed by the Park Authority Board.) should be going to committee prior to the Park Authority Board.

PRESENTATION

- P-1. Fairfax County FY 1997 Budget Development

Tony Griffin, Deputy County Executive for Planning and Development, presented this item. Mr. Griffin distributed copies of the Capital Improvement Program/Status of the County's Infrastructure (undated) and Overview - Fairfax County Budget Issues.

Mr. Strickland requested that the Park Authority be involved early in the budget process.

CHAIRMAN'S MATTERS

Mr. Strickland stated that the Virginia Department of Transportation has reported that no property will have to be taken from Burke Lake Park for the realignment of Burke Lake Road.

Mr. Strickland stated that on October 3, 1995 the Memorandum of Understanding was signed by all three parties (the Park Authority, the Virginia Department of Transportation, and St. John's Church of Centreville) concerning a suitable land exchange for E.C. Lawrence Park.

Mr. Strickland stated that a meeting is scheduled for December 21st with the Virginia Department of Transportation (VDOT), the Supervisors from Springfield and Sully Districts, and the Park Authority to discuss VDOT's recommendations regarding the two proposed entrance locations to Twin Lakes Golf Course.

Mr. Strickland announced that he sent a letter to Pete Murphy, Chairman of the Planning Commission, to re-establish the Park Authority and Planning Commission Joint Work Group.

Mr. Strickland stated that he has written a letter to the Board of Supervisors asking for a one-year extension on the building lease for 3701 Pender Drive. The Park Authority has not received a

Please call in advance w/changes to Minutes 246-5610

response from the Board of Supervisors. Mr. Strickland stated that until the Park Authority hears something different, the we will move towards obtaining another lease.

Mr. Strickland update the Park Authority Board on the Mt. Eagle Park lease issue.

Mr. Strickland requested that the letter from the Washington Metropolitan Area Transit Authority (WMATA) dated November 29, 1995 be distributed to all Board Members.

Mr. McCutcheon would like to comment on this letter, item by item, in the near future.

Mr. Strickland announced that he and Mrs. Andino, Ms. Malone, and Messrs. Belefski and Orantes-Alfaro attended the Athletic Council Christmas Reception on December 11th.

During the Athletic Council Christmas Reception, Mr. Strickland discovered that the Board of Supervisors directed the School System to take a look at their surplus or excess property with the intention of selling it in order to put the proceeds in their capital funds. Mr. Strickland stated that he wants in ensure that parks are considered in each and every property opportunity, especially Pine Ridge Park which is school property but developed into a park by the Park Authority.

Mr. Strickland requested that the Director return in January 1996 with a recommendation on how the Park Authority might acquire surplus or excess property from the School Board. This is a real opportunity for the Park Authority to demonstrate a need for parks in the proposed surplus or excess property areas. Mr. White suggested that a surplus school might serve the Park Authority as headquarters.

Mr. Strickland stated that he had received a letter from the Fairfax Coalition of Police Local 5000 who are interested in adopting a person in the Adapted Aquatics Program. Mr. Strickland requested that staff follow-up on this offer and develop a relationship with the Coalition.

DIRECTOR'S MATTERS

There were no Director's Matters.

COMMITTEE REPORTS AND SPECIAL ASSIGNMENTS

Planning and Development Committee

Ms. Malone, Member of the Planning and Development Committee, distributed copies of the committee minutes dated December 4, 1995, November 20, 1995, and September 18, 1995. The next committee meeting is scheduled for December 15th at 8:00 a.m.

Park Operations Committee

Please call in advance w/changes to Minutes 246-5610

Mr. Pyon, Chairman of the Park Operations Committee, announced that the next committee meeting is scheduled for December 15th at 10:00 a.m.

Park Services Committee

Mr. Pro, Chairman of the Park Services Committee, distributed copies of the committee minutes dated November 15, 1995 and December 7, 1995. The next committee meeting is scheduled for January 17, 1996 at 2:00 p.m.

Resource Management Committee

Ms. Malone, Chairman of the Resource Management Committee, distributed copies of the committee minutes dated November 21, 1995.

OVERSIGHT COMMITTEES

Information Technology Committee

Mr. Pro, Chairman of the Information Technology Committee, distributed copies of the committee minutes dated December 7, 1995. The next committee meeting is scheduled for January 17, 1996 at 1:00 p.m.

SPECIAL ASSIGNMENT

Liaison Committee and 1995 Friends of Elly Doyle Park Service Volunteers Committee

Mr. White, Executive Committee President of the 1995 Elly Doyle Park Service Volunteers Committee, announced that the next committee meeting would be December 19th at 4:00 p.m.

Ad Hoc Annual Report Committee

Mr. Belefski, Chairman of the Ad Hoc Annual Report Committee, met earlier in the evening and the committee minutes would be forthcoming. Mr. Belefski reported that Annual Report would be presented to the Board of Supervisors in mid-January.

Please call in advance w/changes to Minutes 246-5610

FOR THE RECORD

Mr. Belefski requested that the Information and Technology Committee Minutes dated December 7, 1995, the Resource Management Committee Minutes dated November 21, 1995, the Planning and Development Committee Minutes dated December 4, 1995, November 20, 1995, and September 18, 1995, and the Park Services Committee Minutes dated December 7, 1995 and November 15, 1995 be entered into the record. IN THE ABSENCE OF AN OBJECTION, SO ORDERED.

BOARD MATTERS

Mr. Belefski wished everyone a happy holiday.

Mr. McCutcheon requested that copies of the Final Report - Potomac River Public Access Plan dated October 1, 1995 be distributed to all Board Members. Mr. McCutcheon stated this is one of nicest reports he has seen. Mr. McCutcheon brought the Park Authority Board attention to the inside cover which listed Merni Fitzgerald, Treasurer of the Northern Virginia Planning District Commission.

Mr. McCutcheon stated that at the December 11th Board of Supervisors meeting, Supervisor Hyland presented as a consideration item for \$200,000 to be found to help save the Belle Haven Marina.

Mr. Bliss stated that he is working on the deer control problem.

Mr. White requested that staff investigate the guarantee requirements from the manufacturer for the installation of a tot lot at Spring Lane Park if the Park Authority Maintenance Labor Crew installed the equipment. There have been proffers totalling about \$40,000 from the surrounding community to have the new tot lot equipment bought and installed by the Park Authority. Mr. White would like to have this equipment installed by the Spring of 1996. If there were no problems with the equipment guarantees if the Park Authority Maintenance Crew installed the equipment, there were no objections from the Park Authority Board.

Mr. White updated the Park Authority Board on a legal problem in Mason District. This item was clarified in Executive Session.

Ms. Malone reported that she and Ms. Nichols had attended the the Ad Hoc History Commission Committee meeting on December 4th. The committee is in the process of setting goals. Ms. Malone will be updating the Park Authority Board as needed.

Please call in advance w/changes to Minutes 246-5610

Ms. Malone thanked the Messrs. Belefski, Orantes-Alfaro, and Strickland and Mrs. Andino for attending the Athletic Council Christmas Reception on December 11th.

Ms. Malone announced that at the December 11th Board of Supervisors meeting, Supervisor Connelly MOVED that all the individuals who were associated with the raised garden plots at Nottoway Park be recognized at a Board of Supervisors meeting in January. This will include Andrew Hollingsworth, an Eagle Scout, and Park Authority staff members, Sousann Frankeberger, Cindy Walsh, Ray Rodriguez, Keith Lewis, Jerry Hibbitts, Ricky Payne, Rick Nelson, Adam Busenlehner, and Rodney Mead.

Mr. Strickland wished everyone a happy holiday.

EXECUTIVE SESSION

At 10:25 p.m. Mr. Pyon MOVED the Park Authority Board go into Executive Session for discussion pertaining to actual and potential litigation and to other legal matters within the jurisdiction of the public body pursuant to Virginia Code § 2.1-344(a)(7); SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

The Park Authority Board retired to the Board of Supervisors' Conference Room with the Director of the Park Authority.

Legal Matters were discussed.

At 10:55 p.m. Mr. Pyon MOVED the Park Authority Board return to Public Session; SECONDED by Mrs. Andino.

Please call in advance w/changes to Minutes 246-5610

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

CERTIFICATION OF EXECUTIVE SESSION

Mr. Pyon MOVED the Park Authority Board certify that, to the best of our knowledge, only public business matters lawfully exempted from the open meetings requirements prescribed by the Virginia Freedom of Information Act and only such matters identified in the motion to convene executive session, were heard, discussed or considered by this Board during Executive Session; SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

ACTIONS FROM EXECUTIVE SESSION

- E-1. Mr. Pyon MOVED the Park Authority Board accept staff's recommendation as read in Executive Session; SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent.

E-2. Legal Matters were discussed.

E-3. Legal Matters discussion moved to open session.

OTHER ACTIONS

Fairfax Land Preservation Trust Request for One-Year Extension on Loan

After Board discussion Mr. Pyon MOVED the Park Authority Board approve a one-year extension on the loan to the Fairfax Land Preservation Trust for this consideration the Land Trust agrees to compensate the Park Authority with continued interest payment at the agreed rate of 6% per annum. See confidential documents in package file.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE	Mr. McCutcheon - AYE
Mr. Belefski - AYE	Mr. Orantes-Alfaro - AYE
Mr. Bliss - AYE	Mr. Pro - AYE
Mrs. Douglas - AYE	Mr. Pyon - AYE
Mr. Evans - ABSENT	Mr. White - AYE
Ms. Malone - AYE	Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent

NOTE: The Park Authority Board adjourned from the Board of Supervisors' Conference Room.

ADJOURNMENT

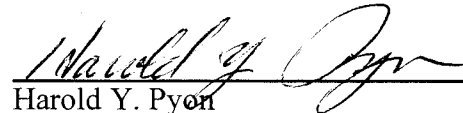
At 10: 56 p.m. Mr. Pyon MOVED that the Park Authority Board meeting be adjourned;
SECONDED by Mrs. Andino.

Mr. Strickland called for the VOTE:

Mrs. Andino - AYE
Mr. Belefski - AYE
Mr. Bliss - AYE
Mrs. Douglas - AYE
Mr. Evans - ABSENT
Ms. Malone - AYE

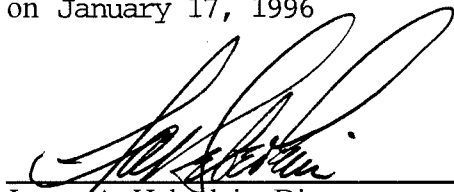
Mr. McCutcheon - AYE
Mr. Orantes-Alfaro - AYE
Mr. Pro - AYE
Mr. Pyon - AYE
Mr. White - AYE
Mr. Strickland - AYE

The MOTION was APPROVED with Mr. Evans being absent



Harold Y. Pyon
Secretary

Minutes Approved at Meeting
on January 17, 1996



James A. Heberlein, Director

Please call in advance w/changes to Minutes 246-5610