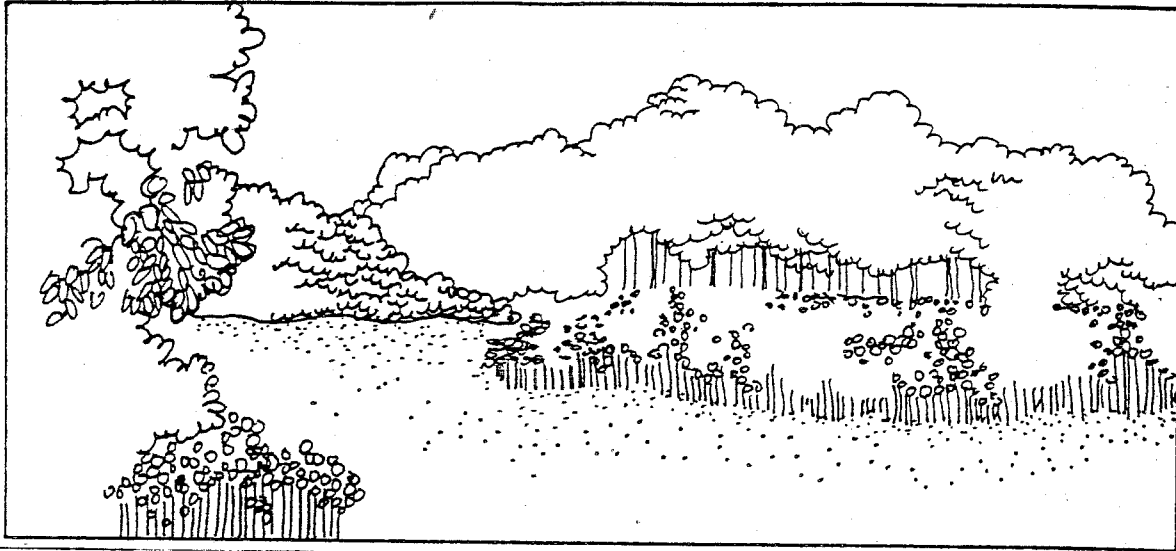


GLASGOW PARK



MASTER PLAN REPORT

FAIRFAX COUNTY
PARK AUTHORITY
NOV 1980

MASTER PLAN REPORT
OF
GLASGOW PARK

PREPARED FOR:

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NOVEMBER 1980

GLASGOW PARK
MASTER PLAN REPORT

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Attachment I - Sample Questionnaire (4 pages)

Attachment II Memo from J. Larry Fones, Recreation and Community Services

Attachment III - Soil Report and Map from Larry K. Johnson, Soil Scientist

Attachment IV - Memo from Susan Allen, Conservation Division

Attachment V - Memo from Ed Chatelain, Historic Archaeologist

I. OBJECTIVES

This Master Plan Report for Glasgow Park was prepared to delineate the planning process and the design criteria that went into the design plan. The report will also serve as guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject Park, and recommendations pertaining to its expected utilization and maintenance.

Glasgow is classified a community park, the most frequently occurring park category. It should provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with limited or no parking. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

II. INTRODUCTION AND SITE LOCATION

A. LOCATION (Tax Map 61-3 Double Circle Sixteen, Parcel A)

Glasgow Park is a 3.4 acre parcel located in the Mason Magisterial District at 3935 Arcadia Road, Alexandria, Virginia (see Vicinity Map).

The site is bounded on the north, south and east by Parklawn Subdivision; and on the west by Arcadia Road and on the north by Fairfax Parkway.

B. ACCESS

Glasgow Park can be reached from Columbia Pike and Braddock Road. Access to the park is from Arcadia Road off Braddock Road and from Fairfax Parkway off Columbia Pike.

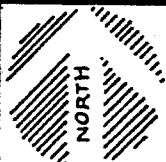
III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

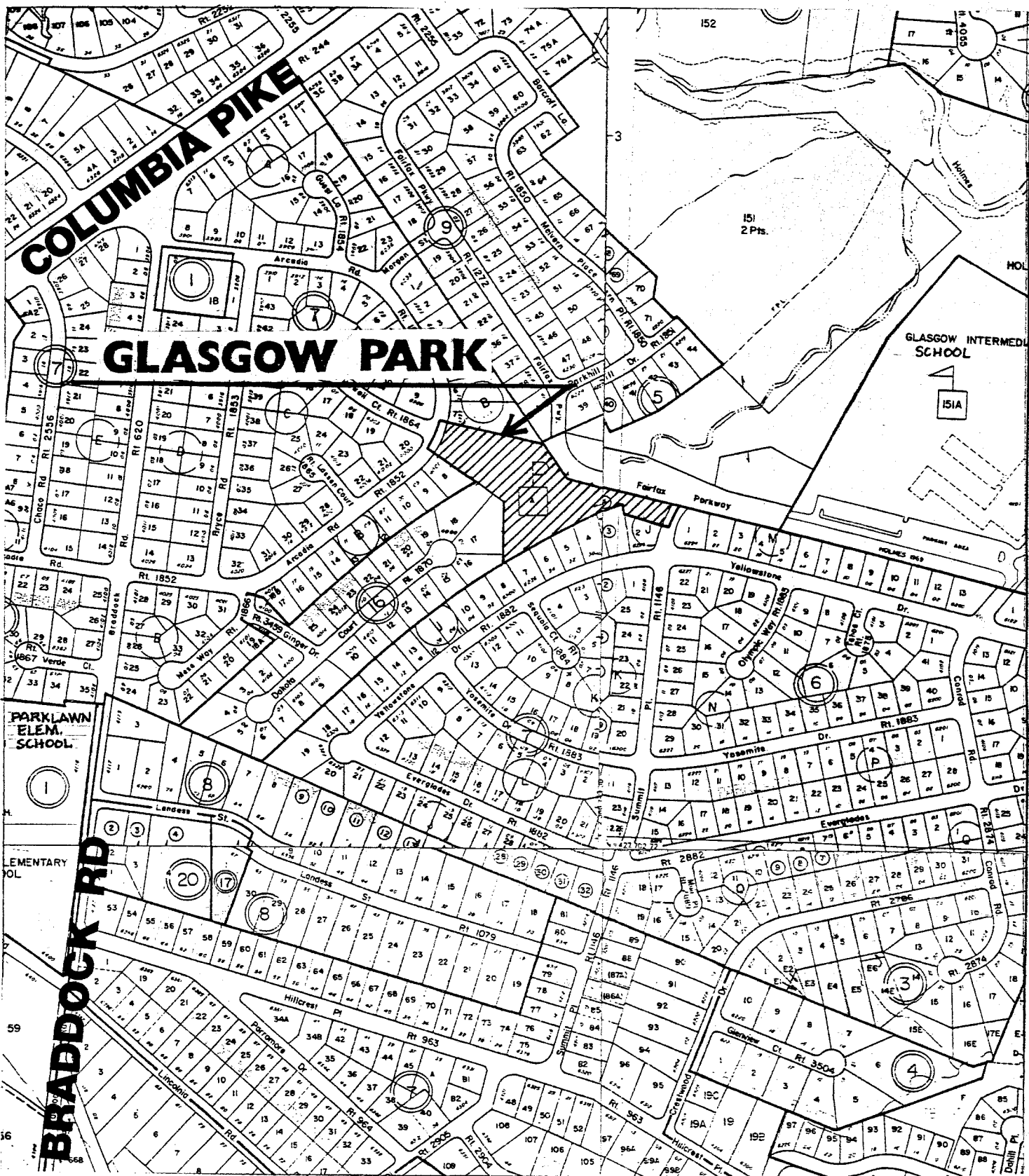
The Fairfax County Comprehensive Plan for Planning Sector B-4, Glasgow Planning Sector recognizes Glasgow Park and recommends development of the park (plan text page 103).



0 4000 8000
SCALE IN FEET



GLASGOW PARK
VICINITY MAP



0 250 500 1000
SCALE IN FEET



GLASGOW PARK
LOCATION MAP

B. DEMOGRAPHICS

The following information was obtained from the Fairfax County Office of Research and Statistics.

Boundary: demographic area, approximately 3/4 mile radius includes sub-census tracts 52.02, 54.01, 54.02, and 54.03.

Population:

Date estimate valid:	January 1979	
Present estimated population:		4803
Projected estimated population to 1980:		4794
"	"	1985:
"	"	4832
"	"	1990:
"	"	4904
"	"	1995:
"	"	4976
"	"	2000:
		5104

Housing Types: estimate valid: January 1979 Quantity

Single Family (only type present)	1410
Total	1410

Income: estimate valid: 1978

Glasgow Park area, family median	\$35,800
County family median	\$29,325

C. ZONING

The park and surrounding area is zoned R-3, 3 dwelling units per acre, (see Zoning Map).

D. SCHOOLS

The park is within Fairfax County School Administration Area II. Schools serving this area: (see Nearby Schools Map).

Elementary: Parklawn

Intermediate: Glasgow

Secondary: J.E.B. Stuart High School (within 1 1/2 miles)

Other schools within a 1 1/2 mile radius are: Bailey's Elementary, Belvedere Elementary and Lincolnia Elementary, and School Administration/Baileys Community Center (formerly Lillian Carey Elementary).

E. PARKS

Park lands belonging to the Fairfax County Park Authority which serve this area are: (see Nearby Park Map).

Glen Hills Park: A developed community park comprising 2.5 acres.



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APPROX. SCALE IN FEET



GLASGOW PARK
SERVICE AREA

Heywood Glen Park: An undeveloped community park comprising 4.2 acres.

Holmes Run SV III Park: A developed stream valley park comprising 46.6 acres.

Lillian Carey Park: A community park with proposed development comprising 16.6 acres.

Parklawn Park: A developed community park comprising 3.8 acres.

Other parks within a 1 1/2 mile radius are: Bailey's, Belvedere, Dowden Terrace, Holmes Run I Stream Valley, J.E.B. Stuart, Green Spring Farm, Mason District Park, and Turkeycock Run Stream Valley Park.

F. PUBLIC RECREATION FACILITIES INVENTORY

Within a 3/4 mile radius of the park are the following parks and schools with developed recreation facilities:

FACILITIES	within a 3/4 mile radius	PARKS	Glen Hills	Heywood Glen	Holmes Run S.V. III	Lillian Carey	Parklawn	SCHOOLS	Glasgow	Parklawn	Baileys Comm. Center	TOTALS
Apparatus Area					P				*	*		2
Basketball Court									2	*	2	5
Softball Field									2	2	*	5
Baseball Field							*					1
Soccer Field									2	2		4
Tot Lot			*				*				*	3
Picnic Area			*			P						1
Large Paved Play Area									*			1
Parking Area				*					*	*		3
Hiking Trail				*			*					2
Water Fountain									*	*	*	3
Tennis Courts						P						
Horseshoe Pits						P						
Indoor Recreation Facility (gym)											*	1
Outdoor Amphitheatre											*	1

P = proposed facility in FY 80 budget



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GLASGOW PARK
ZONING MAP



100 STUART H.S.

101 GLASGOW INTER.

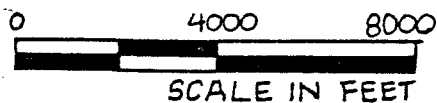
102 PARKLAWN ELEM.

103 BAILEY'S ELEM.

105 ADMIN. OFFICE

117 LINCOLNIA ELEM.

456 BELVEDERE ELEM.



GLASGOW PARK
NEARBY SCHOOLS



GLASGOW PARK NEARBY PARKS

IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Topography

A slope study of the park indicates that slopes vary from flat to over 15%. (see Slopes Map)

The most prominent topographic feature is a slope which surrounds the main portion (center) of the park and imparts the impression of a bowl. Drainage is into the bowl-shaped center where it is intercepted into two (2) yard inlets and also drains into the gutter and catch basin on Fairfax Parkway. (see Slopes and Existing Conditions Maps).

2. Elevations

There is a difference of twenty three (23) feet from the highest point to the lowest point on the site. The high point is near Arcadia Road and the low point near Fairfax Parkway. (see Existing Conditions Map).

3. Soils

Two general types of soil occur on the site: Loamy and Gravelly Sediments - rates good for any type of development; and Made Land (uncontrolled fill material) this soil rates poor for any kind of development and may require modification. (see Soils Map)

4. Vegetation

Approximately 10% of the site is under tree and/or shrub canopy. The predominant woody vegetation is black locust trees on the steep banks.

Also present are sycamore, cherry and oak. Shrub mass includes small trees and honeysuckle vines. Most of the site is covered with maintained grass. Garden plots occupy the central flat portion. (see Existing Conditions Map)

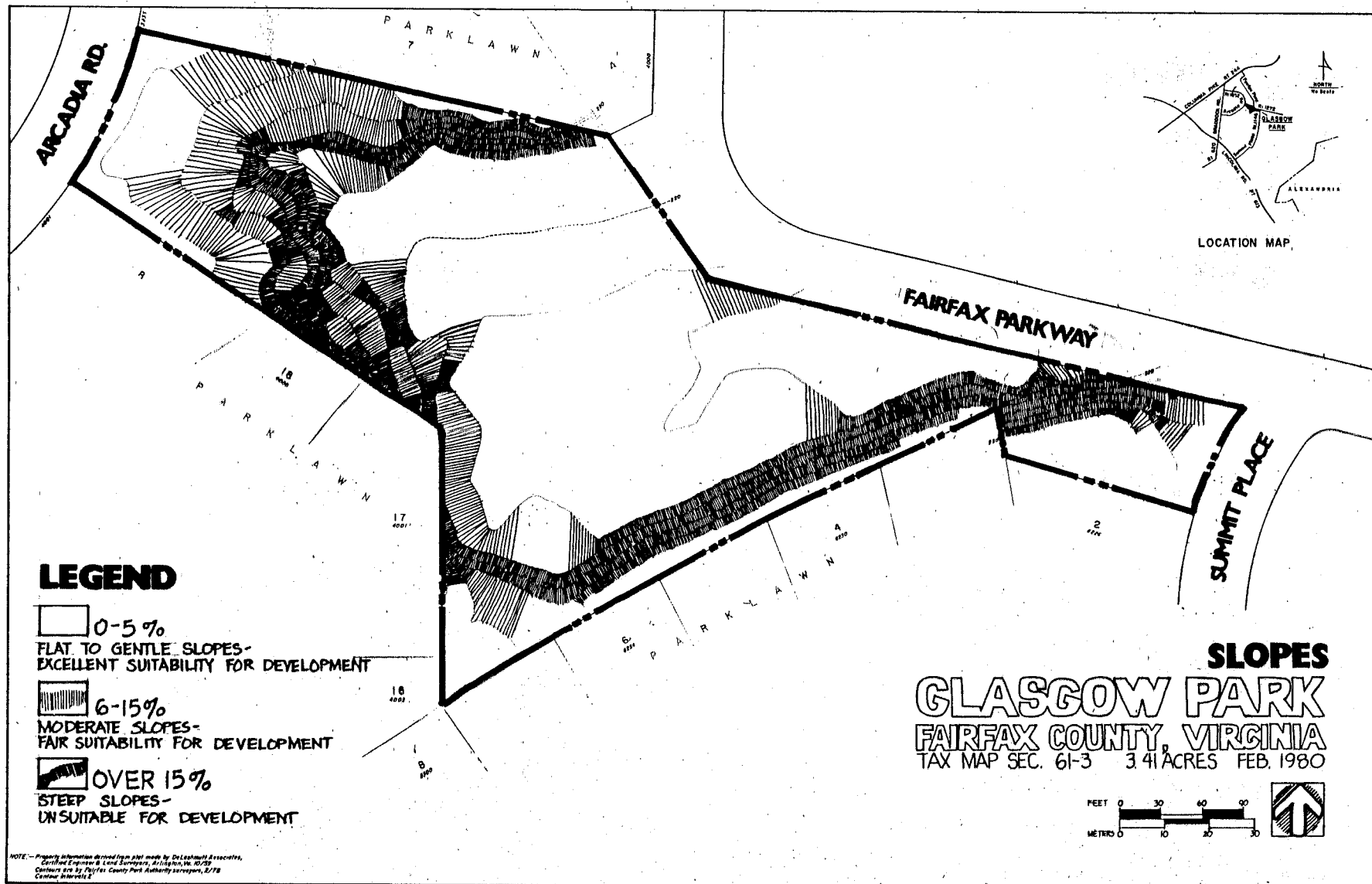
B. MAN-MADE FEATURES

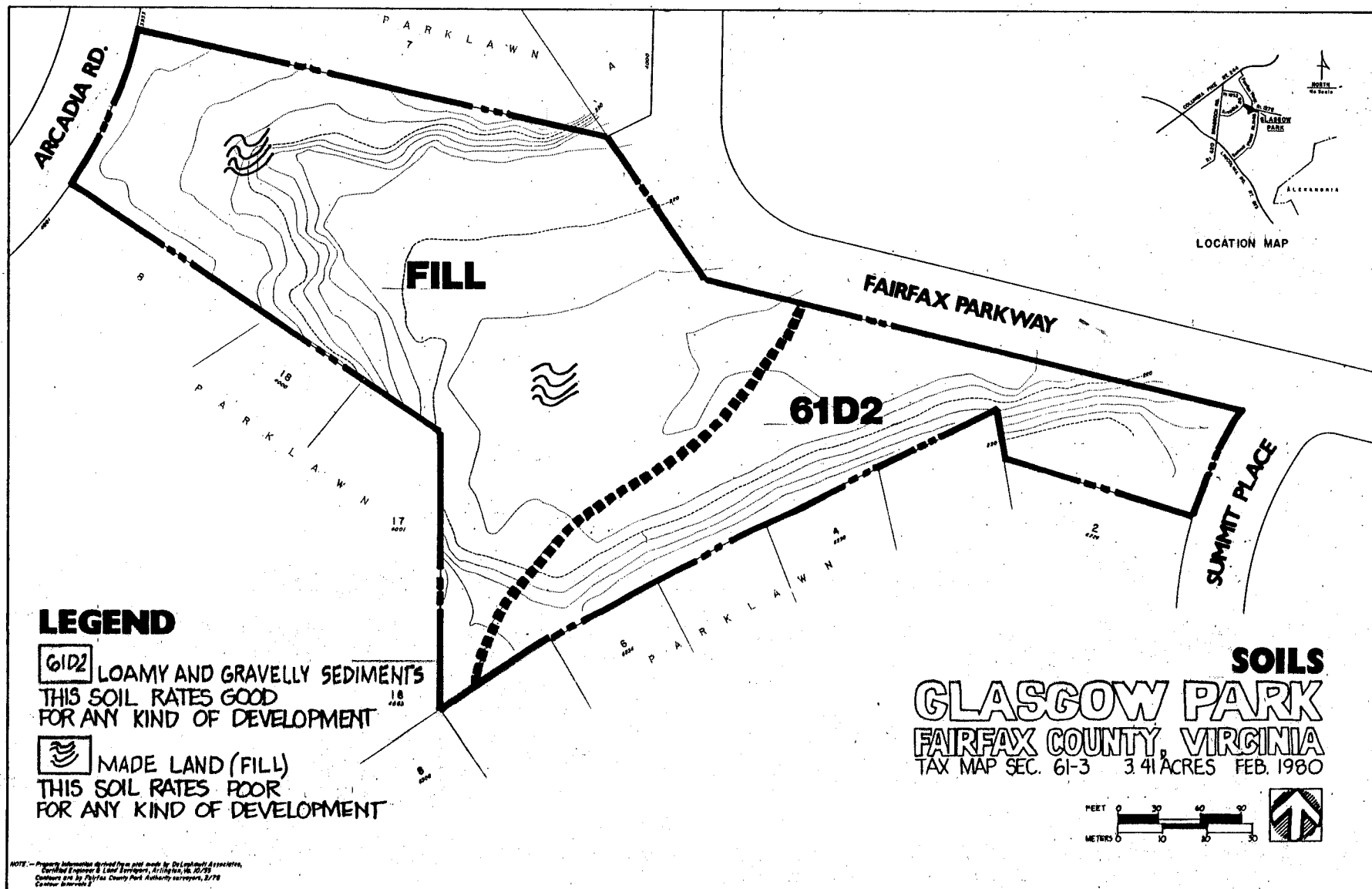
1. Existing Facilities and Uses

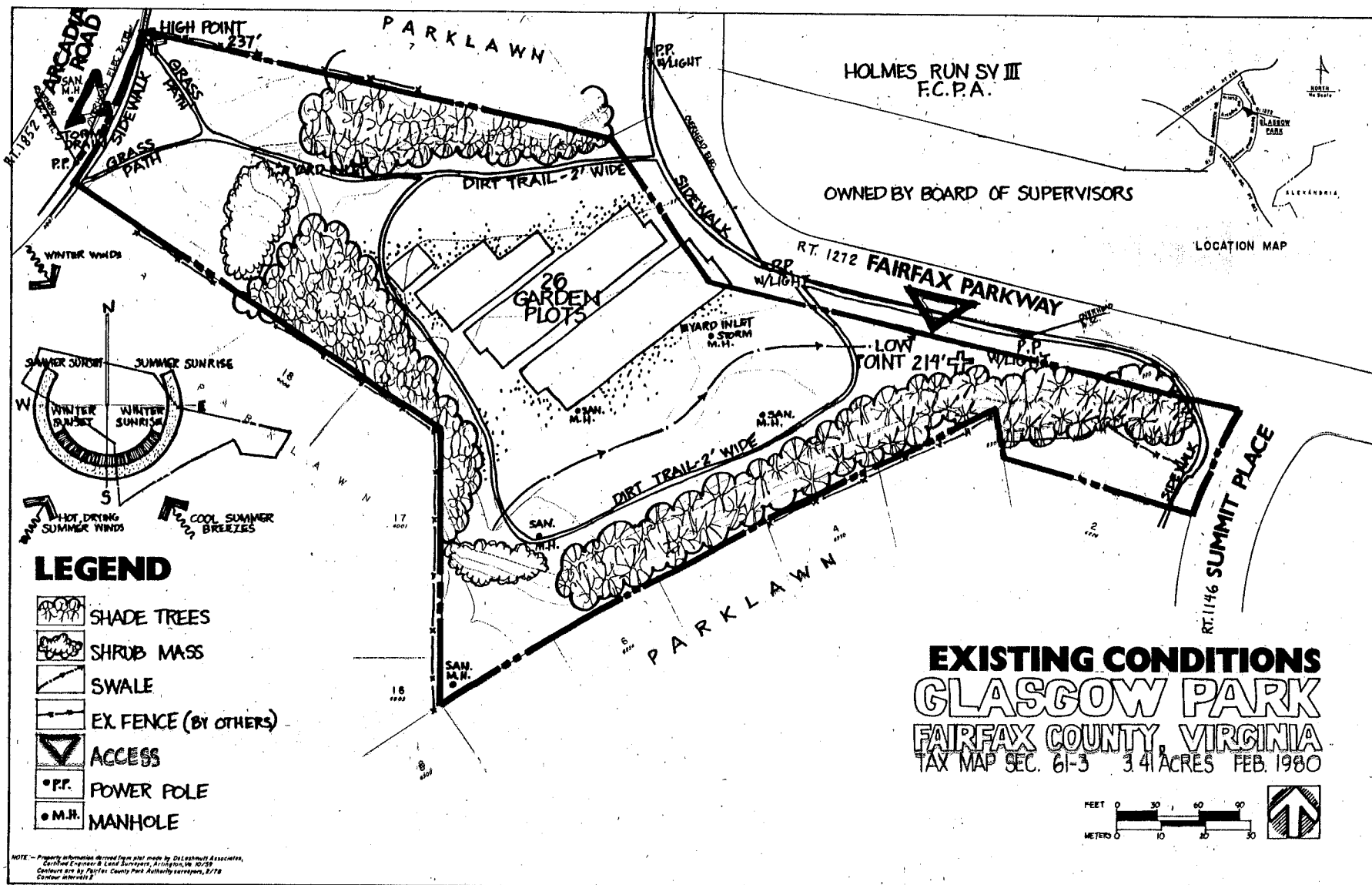
There is a dirt trail leading between Arcadia Road and Fairfax Parkway, and another dirt trail forms a circuit in the central portion of the site.

Twenty six garden plots are located in the central portion of the site. A re-location site for the garden plots is being acquired by the Park Authority from the Pinecrest Community Center (swim club pool site) at 4536 Braddock Road, Annandale for use in the 1981 season.

Concrete sidewalks are adjacent to the park on the right-of-way of Arcadia Road and Fairfax Parkway (both streets are lighted). (see Existing Conditions Map)





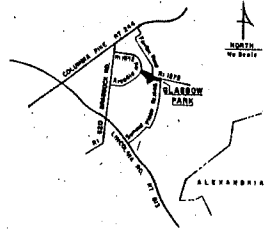


ARCADIA RD.

PARKLAWN

FAIRFAX PARKWAY

SUMMIT PLACE

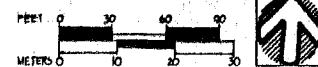


LOCATION MAP

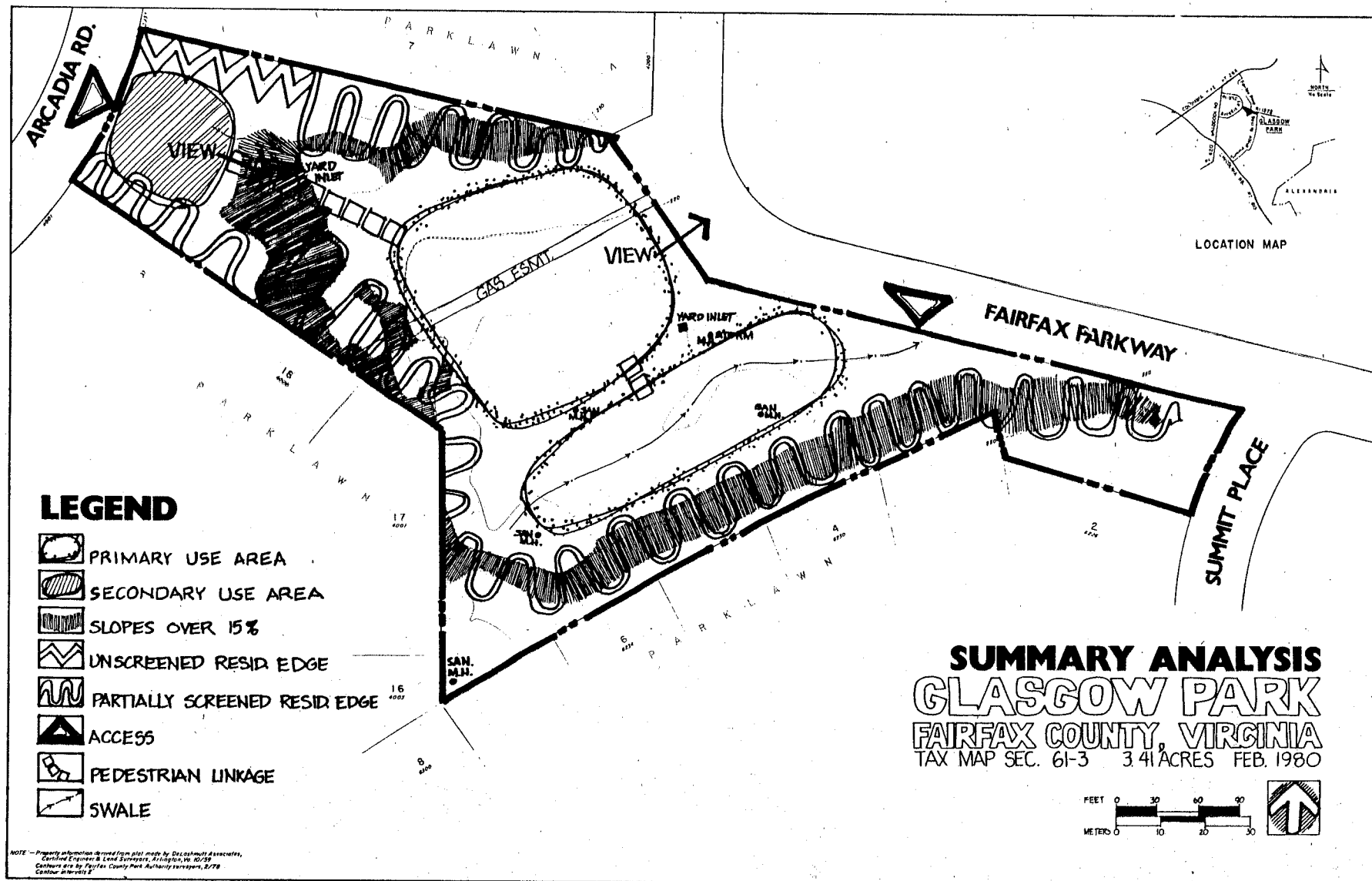
LEGEND

- ①
SANITARY AND
STORM SEWER ESM'T
- ②
STORM DRAINAGE ESM'T
- ③
10' GAS MAIN ESM'T

EASEMENTS
GLASGOW PARK
FAIRFAX COUNTY, VIRGINIA
 TAX MAP SEC. 61-3 3.41 ACRES FEB. 1980



NOTE: - Property information derived from plat made by DeLoach & Associates, Civil Engineering & Land Surveyors, Arlington, Va. 22204. Contours are by Fairfax County Park Authority surveyors, 8/78. Contour intervals 2'.



2. Utilities and Easements

Sanitary Sewer - Easements extend across the park from the west, south and east. Four sanitary manholes are located within the site boundaries.

Storm Sewer - Easements extend across the park from the west, south and east. Two yard inlets and one storm manhole are located within the site boundaries.

Electricity - There are existing overhead power lines along the streets bordering the park.

Gas - One ten foot wide easement extends from the west side of site to Fairfax Parkway.

Water - The vicinity of the site is served by the Fairfax County Water Authority. Water service is available from an existing water main in Arcadia Road. (see Easements Map)

G. SUMMARY ANALYSIS

A composite analysis of slopes, soils, existing facilities and uses, vegetation, accessibility, and views was used to identify primary and secondary use areas on the site. The two areas with potential for intensive use and identified as "primary use areas" are in the central and eastern portion and adjacent to Fairfax Parkway.

A secondary use area is identified in the west portion of the site and adjacent to Arcadia Road. (see Summary Analysis Map).

V. PROGRAM DEVELOPMENT

A. SITE ANALYSIS CONCLUSIONS

Based on an analysis of natural features, existing man-made elements, neighborhood characteristics and development potential the conclusion is that this site should continue use as a community park. The site is best suited for use as a "walk-to" park.

The area best suited for development is the central and eastern portion.

B. DEVELOPMENT PREFERENCE SURVEY

In July 1978, 717 questionnaires were distributed to residents within a 3/4 mile radius of Glasgow Park (see Appendix I). One hundred seventy three (173) or 24% of the questionnaires were returned. Five of the 173 questionnaires received by the Park Authority contained conflicting responses and therefore were not included in the following analysis. Three hundred questionnaires delivered for distribution were returned without responses (only by saying they would be heard at the public hearing) by the Lake Barcroft Civic Association, Mr. John Meskimen, president, and were considered not distributed and not included in the following analysis.

1. User Profile

<u>Ages of Respondents</u>	<u>Number of Respondents</u>	<u>Percent of Respondents</u>
0-5	29	6%
6-12	53	12%
13-20	76	17%
21-45	143	31%
45-60	116	25%
60+	43	9%
	<u>460</u>	<u>100%</u>

2. User Preference

The questionnaire asked which of the following three types of park development the community needed or desired at Glasgow Park.

<u>Types</u>	<u>Number of Responses</u>	<u>Percent of Responses</u>
No development	21	12%
Minimal improvement to existing development	22	12%
New development	120	70%
Conflicting responses	5	3%
No response	<u>5</u>	<u>3%</u>
Total	173	100%

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

Facility	Number of Responses	Percent of 120 Responses
Tennis courts	74	62%
Picnic area	32	27%
Landscaping/plantings	30	25%
Playground apparatus area (ages 6-12)	28	23%
Basketball court	26	22%
Hiking/nature trail	27	22%
Soccer field	27	22%
Playground tot lot (pre-school)	25	21%
Horseshoe and shuffleboard courts	22	18%
Natural areas	21	17%
Volleyball court	19	16%
Non-motorized bicycle trail	19	16%
Shelter/pavillion	18	15%
Open play area	14	12%
Parking	15	12%

Fewer than 10% requested a swimming pool, little league ballfield, teen center, ping pong, running track, indoor ice skating and tennis, miniature golf course, mini-lake, and rest rooms.

C. REPORTS

The following agencies or departments were asked to make recommendations regarding development of Glasgow Park: Fairfax County Soils Scientist; and Recreation and Community Services and the Fairfax County Park Authority (FCPA) Conservation, History and Park Operations Divisions.

Reports were received from County Recreation and Community Services, Soils Scientist, FCPA Conservation and County Historic Archaeologist. Their reports are included in this report as attachments, II, III, IV, and V.

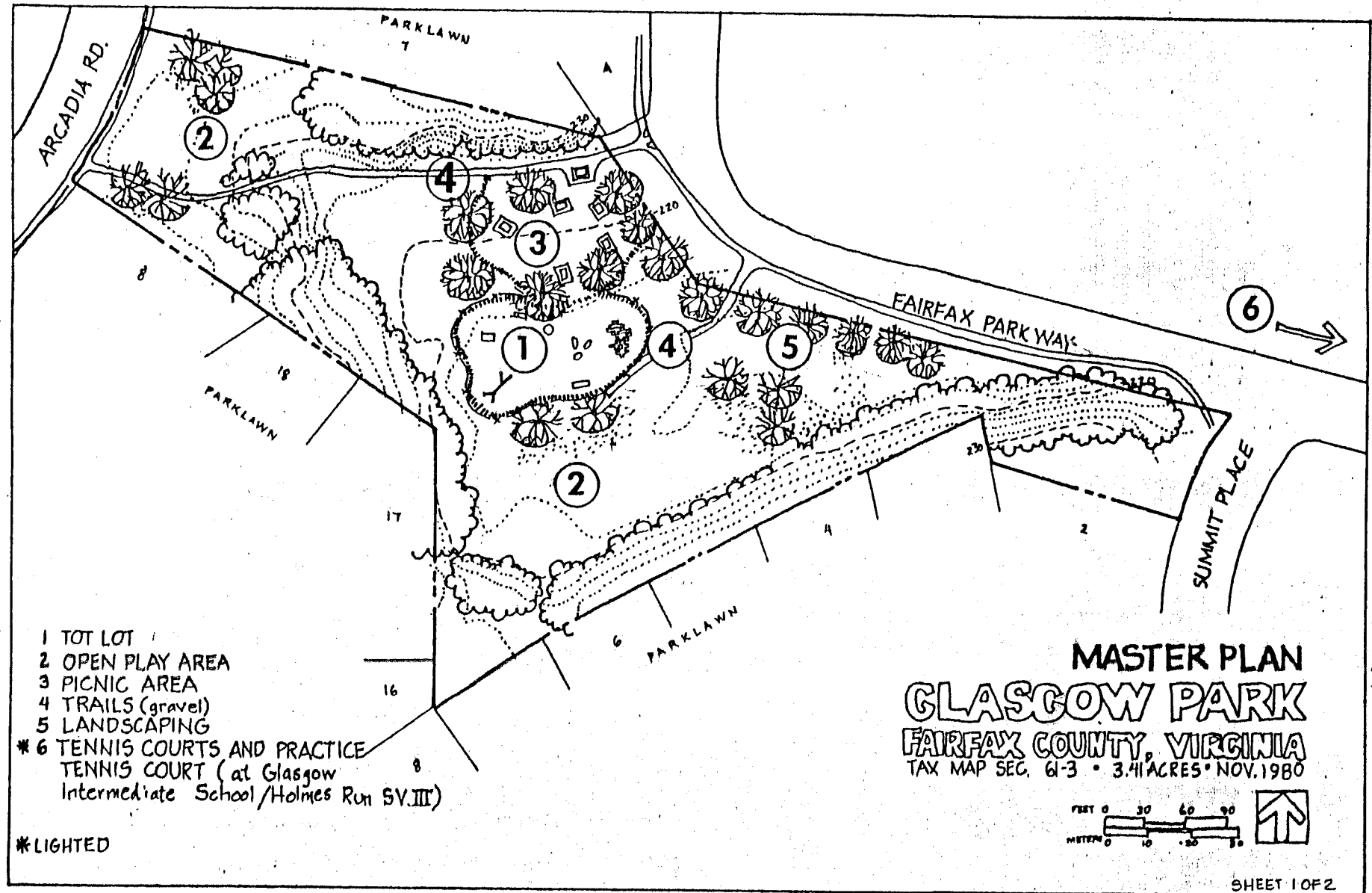
Fairfax County Recreation and Community Services suggested the park receive four (4) tennis courts and one practice wall, a shelter with seating and drinking fountain adjacent to the courts, play apparatus, and adequate parking.

Fairfax County Park Authority Conservation recommends continued use as garden plots or active recreation facilities.

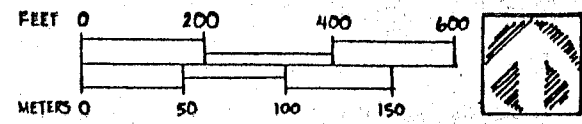
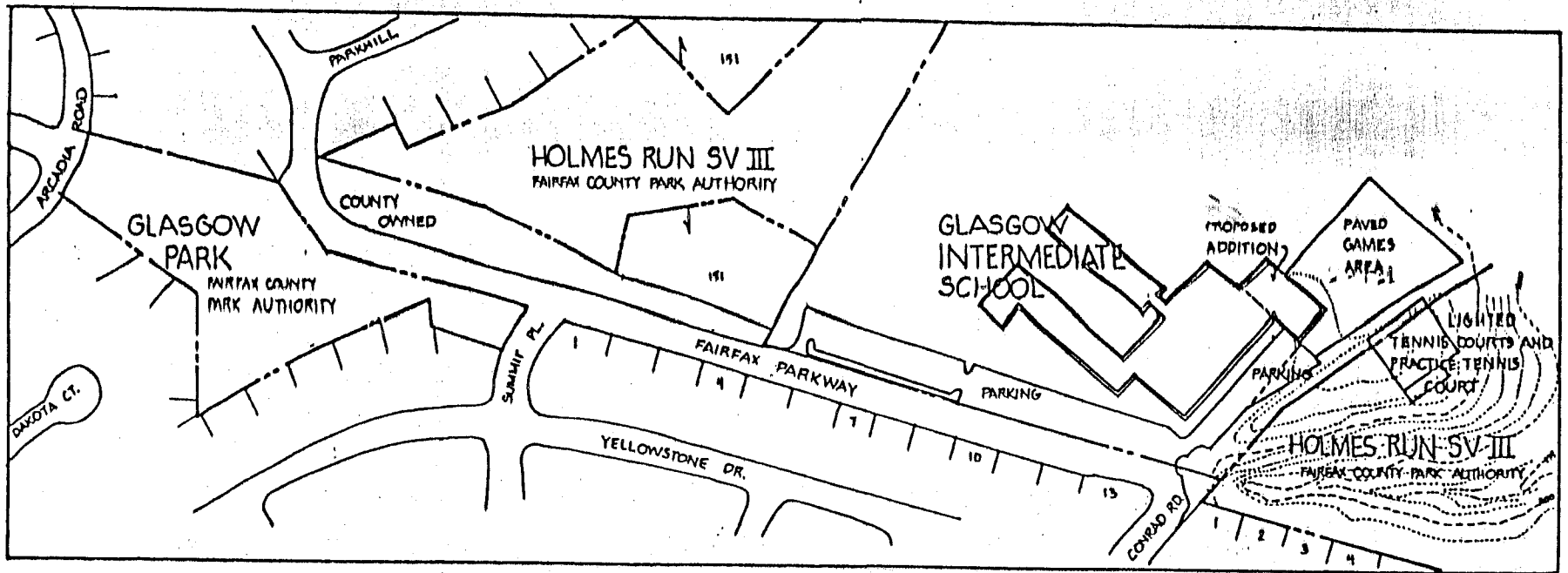
Fairfax County Park Authority History and Fairfax County Archaeological Survey recommend development.

D. FUNDING

The FY 1981 budget for improvement of Glasgow Park is \$53,379+. These funds were made available by the 1977 Park Bond Referendum. The 1978 through 1982 Fairfax County Park Authority Capital Improvement Program for Glasgow Community Park listed "development ideas to include walks, playground and picnic area, basketball and/or tennis courts plus landscaping", and funding at \$50,000. Expenses have been incurred in master planning to reduce this amount.



21a



MASTER PLAN
GLASGOW PARK
NOV. 1980
SHEET 2 OF 2

VI. MASTER PLAN: DESCRIPTION

The master plan for Glasgow proposes development of a majority of the facilities which were requested by the community. These facilities have been located on the site in the areas which the summary analysis indicated as appropriate, with the exception of the tennis courts.

The components of the plan are: (see Master Plan)

A. TOT LOT

A play area located in the open central portion of the park. It would contain play equipment, well-chosen at a scale suitable for pre-school youngsters and active play (possibly swings, spring animals, climber (s), slide, spin-around, etc.) and benches for attendants. This play area would be surfaced for intensive use and contained within a fenced area.

B. OPEN PLAY AREAS

Two areas to be maintained grass areas for informal activities.

C. PICNIC AREA

A picnic area located adjacent to the Tot Lot is shown in the open central portion of the park. Five or six picnic tables, grills and trash receptacles will be provided. One of the picnic tables will be accessible by wheelchair.

D. TRAILS

Six foot wide gravel trails as shown on the plan would connect with Arcadia Road and Fairfax Parkway and the facilities within the park. A ramp would be used on the slope in the west portion of the park. The trail or portions may be surfaced with asphalt when deemed necessary for erosion control and/or reduction of maintenance.

E. LANDSCAPING

Several large trees would be planted for shade, spatial definition, color, and character. Trees will be selected which provide canopy and clear sight lines under the branches to enable supervision by patrolmen from the streets.

F. TENNIS COURTS AND PRACTICE TENNIS COURT

Two (2) lighted tennis courts and a practice tennis court would be located at the Glasgow Intermediate School and Holmes Run S.V. III Park.

The development preference survey indicated 62% of those requesting new development wanted tennis courts. Tennis courts were the single most requested facility.

Staff has studied the feasibility of two courts on the park site and the feasibility of the courts adjacent to Glasgow Intermediate School. The limitations on the park site for tennis courts are: 1) existing underground utilities and easements which criss-cross the site, due to the configuration of the utilities the courts would be located over gas, storm and sanitary sewer lines. 2) size of the park which has only one primary use area large enough.

Staff has met with the Principal of Glasgow Intermediate School and Mr. Ed Moore to discuss placing the courts on the east side of the school building. It was agreed that we could fit these facilities partly on school property and partly on Park Property (Holmes Run SV III). "The school site open areas are presently occupied by athletic fields and there is no space for the tennis courts." The advantages of the school/park site are: 1) adjacent parking 2) suitable size area 3) nearby to park and community 4) water available 5) away from residential area, and 6) suitable surface soils. The disadvantages of the school/park site are: 1) may require the removal of 1 or 2 large trees and other vegetation 2) some of the slopes in the park are greater than 30% and cut and fill would be required, possibly using retaining walls. Staff also pursued the possible acquisition of parcel 151 (portion) adjacent to Glasgow School as a location for the tennis courts. The owner indicated no desire to donate or sell.

VII. USER LEVELS: ESTIMATE

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption. The total estimated number of users of Glasgow Park and planned tennis courts is 36,900 per year.

ACTIVITY	USERS/DAY	DAYS OF USE/YEAR	NO. OF USER DAYS/YEAR
Tot Lot	25	180	4500
Open Play Areas	*		
Picnic Area	18	200	3600
Trails	-*	360	--
Tennis Courts	72	200	14,400
Practice Tennis Court	72	200	14,400
Total	187	---	36,900

* Due to the many variables and insufficient information which would effect the accuracy, this activity was not included for user level estimates.

VIII. DEVELOPMENT COST ESTIMATE

The approximate costs for the implementation of the proposed facilities are as follows:

A. TOT LOT

Play apparatus - 8 pieces	\$ 9,400
Benches - 2	224
Woodchip surface, 8000 S.F.	2,000
Fill material, 300 C.Y.	4,500
Fence	<u>3,500</u>

Subtotal	\$ 19,624
----------	-----------

B. OPEN PLAY AREAS

Seeding	2,200
Fill material, 80 C.Y.	<u>1,200</u>

Subtotal	\$ 3,400
----------	----------

C. PICNIC AREA

Tables - 6	\$ 1,260
Table pads - 6	1,200
Grills - 3	394
Trash Receptacles - 2	<u>100</u>

Subtotal	\$ 2,954.
----------	-----------

D. TRAILS

Trail, gravel **, 6' wide, 690 L.F.	\$ 5,520
Ramp 50 L.F.	<u>1,000</u>

Subtotal	\$ 6,520
----------	----------

E. LANDSCAPING

Deciduous trees - 28	\$ <u>2,800</u>
----------------------	-----------------

Subtotal	\$ 2,800
----------	----------

F. TENNIS COURTS AND PRACTICE TENNIS COURTS

Tennis courts (2)	\$ 40,000
Practice Tennis Court	20,000
Grading, L.S.	4,000
Lighting, L.S.	<u>20,000</u>

Subtotal	\$ 84,000
----------	-----------

TOTAL	\$ 119,298
-------	------------

20% Contingency	<u>23,860</u>
-----------------	---------------

GRAND TOTAL *	\$ 143,158
---------------	------------

* 1980 dollars

** Trails will be gravel, however the trail or portions may be surfaced with asphalt when deemed necessary for erosion control and/or reduction of maintenance. Addition costs are estimated at \$3,312.

IX. COST VS. BENEFIT

The total estimated implementation cost for the park is \$143,158. There are about 4800 people living within a 3/4 mile radius of the park. The total cost of development in this respect would be approximately \$29.82 per person.

It is estimated that the average life span of all the park improvements, assuming regular maintenance, is 15 years. Based on 36,900 users per year (see User Levels) the estimated number of park users over the lifespan of the park is 553,500 (36,900 per year x 15 years). The cost per user for park improvements over the lifespan of the park will be \$.26.

Benefits generated depend on many factors. There is one observation relevant to park development today. Increasing densities in neighborhoods, emphasis on the reduced consumption of energy and the increasing costs of recreational travel and determinants that tend to force people to stay at home or use recreational facilities that are close to home. This will obviously become more prevalent in the future. It seems that the park planners responsibility is to provide the populations with attractive and quality-oriented parks which are close and convenient to use. From this viewpoint, the costs of implementation vs. the benefits are more than justified.

X. OPERATING AND MAINTENANCE COST ESTIMATE

The following figures are derived from a productivity report "Cost and Work Guidelines for Park Maintenance and Operation" prepared by the Community Development Branch, Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and revised June 1977, and increase by 28% to allow for inflation and increased costs. Total is for a one year period.

ITEM	UNIT	NO. UNITS	\$ COST*
Tot Lot	\$944/area	1	\$ 944
Picnic area	\$486/area	1	\$ 486
Trails	\$417/1000 L.F.	0.75	\$ 313
Tennis courts (incl. practice cts)	\$1689/2 cts.	1	\$1689
Tennis court lighting	\$905/2 cts.	1	\$ 905
Landscaped areas	\$137/area **	2 acres	\$ 137
Open play area	\$510/acre	2	\$1020

TOTAL/YEAR

\$5494

* /1980 dollars

** Guidelines Unestablished, estimate only.

XI. PHASING

There is approximately \$53,379+ for development and implementation of the master plan. This money is available immediately in fiscal year 1981. No additional funds are budgeted for future fiscal years. Since the overall cost of implementing the master plan is about \$140,000 it is obvious that not all facilities can be developed at this time. Therefore, a ranking of development priorities follows:

Phase I

1. Trails	\$ 6,520
2. Tot Lot	\$ 16,124
3. Open Play Areas	\$ 3,400
4. Picnic area	\$ 2,954
5. Landscaping	\$ 2,800

Subtotal	\$ 31,798
20% Contingency	\$ 6,360

Total Phase I	\$ 38,158
---------------	-----------

Phase II

1. Tennis Court (2)	\$ 40,000
2. Practice Tennis Court	\$ 20,000
3. Grading, L.S.	\$ 4,000
4. Lighting, L.S.	\$ 20,000

Subtotal	\$ 84,000
20% Contingency	\$ 16,800

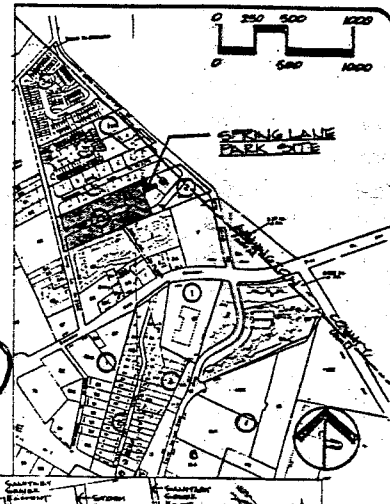
Total Phase II	\$ 100,800
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An alternative based on interest shown may be the development of the tennis courts as Phase I, however it would require additional funding.

HOW ARE PARKS DESIGNED?

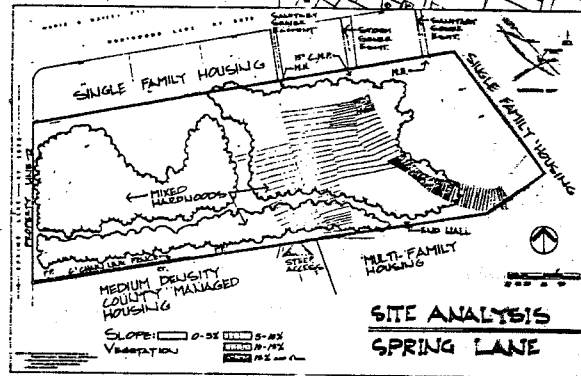
PIEDMONT COUNTY PARK AUTHORITY

FOR MORE INFORMATION CALL 771-5008

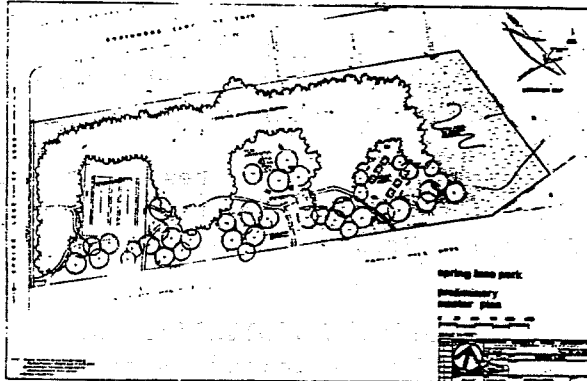


1 ANALYSIS SHEETS

AFTER A PARCEL OF LAND IS ACQUIRED BY THE PARK AUTHORITY, A LANDSCAPE ARCHITECT IS ASSIGNED TO THE PARK TO STUDY POSSIBLE DEVELOPMENT AND TO PREPARE A MASTER PLAN OF PROPOSED PARK USES. THE PROCESS BEGINS WITH AN IN-DEPTH STUDY OF ALL CONDITIONS EXISTING ON AND AROUND THE SITE—SUCH AS: SOILS, TOPOGRAPHY, HYDROLOGY, VEGETATION AND WILDLIFE, CLIMATE, SPATIAL & VISUAL CHARACTERISTICS, ACCESS & NEARBY RECREATIONAL FACILITIES.



3 PRELIMINARY MASTER PLAN



2 QUESTIONNAIRES

THE SECOND STEP IN THE MASTER PLANNING PROCESS IS THE DISTRIBUTION OF QUESTIONNAIRES TO THE FAMILIES WITHIN AN APPROXIMATE 3/4 MILE RADIUS OF THE PARK. THE RESPONSES TO THIS QUESTIONNAIRE GIVE THE PARK AUTHORITY AN IDEA OF THE DEVELOPMENT (OR LACK OF IT) THE PEOPLE FEEL IS APPROPRIATE FOR THE PARK.

PIEDMONT COUNTY PARK AUTHORITY
SPRING LANE PARK QUESTIONNAIRE

1. Do you live within the Spring Lane Park area? ☐ Yes ☐ No

2. Do you live within a 3/4 mile radius of the Spring Lane Park? ☐ Yes ☐ No

3. How many people live in your household? ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ 18 ☐ 19 ☐ 20 ☐ 21 ☐ 22 ☐ 23 ☐ 24 ☐ 25 ☐ 26 ☐ 27 ☐ 28 ☐ 29 ☐ 30 ☐ 31 ☐ 32 ☐ 33 ☐ 34 ☐ 35 ☐ 36 ☐ 37 ☐ 38 ☐ 39 ☐ 40 ☐ 41 ☐ 42 ☐ 43 ☐ 44 ☐ 45 ☐ 46 ☐ 47 ☐ 48 ☐ 49 ☐ 50 ☐ 51 ☐ 52 ☐ 53 ☐ 54 ☐ 55 ☐ 56 ☐ 57 ☐ 58 ☐ 59 ☐ 60 ☐ 61 ☐ 62 ☐ 63 ☐ 64 ☐ 65 ☐ 66 ☐ 67 ☐ 68 ☐ 69 ☐ 70 ☐ 71 ☐ 72 ☐ 73 ☐ 74 ☐ 75 ☐ 76 ☐ 77 ☐ 78 ☐ 79 ☐ 80 ☐ 81 ☐ 82 ☐ 83 ☐ 84 ☐ 85 ☐ 86 ☐ 87 ☐ 88 ☐ 89 ☐ 90 ☐ 91 ☐ 92 ☐ 93 ☐ 94 ☐ 95 ☐ 96 ☐ 97 ☐ 98 ☐ 99 ☐ 100 ☐ 101 ☐ 102 ☐ 103 ☐ 104 ☐ 105 ☐ 106 ☐ 107 ☐ 108 ☐ 109 ☐ 110 ☐ 111 ☐ 112 ☐ 113 ☐ 114 ☐ 115 ☐ 116 ☐ 117 ☐ 118 ☐ 119 ☐ 120 ☐ 121 ☐ 122 ☐ 123 ☐ 124 ☐ 125 ☐ 126 ☐ 127 ☐ 128 ☐ 129 ☐ 130 ☐ 131 ☐ 132 ☐ 133 ☐ 134 ☐ 135 ☐ 136 ☐ 137 ☐ 138 ☐ 139 ☐ 140 ☐ 141 ☐ 142 ☐ 143 ☐ 144 ☐ 145 ☐ 146 ☐ 147 ☐ 148 ☐ 149 ☐ 150 ☐ 151 ☐ 152 ☐ 153 ☐ 154 ☐ 155 ☐ 156 ☐ 157 ☐ 158 ☐ 159 ☐ 160 ☐ 161 ☐ 162 ☐ 163 ☐ 164 ☐ 165 ☐ 166 ☐ 167 ☐ 168 ☐ 169 ☐ 170 ☐ 171 ☐ 172 ☐ 173 ☐ 174 ☐ 175 ☐ 176 ☐ 177 ☐ 178 ☐ 179 ☐ 180 ☐ 181 ☐ 182 ☐ 183 ☐ 184 ☐ 185 ☐ 186 ☐ 187 ☐ 188 ☐ 189 ☐ 190 ☐ 191 ☐ 192 ☐ 193 ☐ 194 ☐ 195 ☐ 196 ☐ 197 ☐ 198 ☐ 199 ☐ 200 ☐ 201 ☐ 202 ☐ 203 ☐ 204 ☐ 205 ☐ 206 ☐ 207 ☐ 208 ☐ 209 ☐ 210 ☐ 211 ☐ 212 ☐ 213 ☐ 214 ☐ 215 ☐ 216 ☐ 217 ☐ 218 ☐ 219 ☐ 220 ☐ 221 ☐ 222 ☐ 223 ☐ 224 ☐ 225 ☐ 226 ☐ 227 ☐ 228 ☐ 229 ☐ 230 ☐ 231 ☐ 232 ☐ 233 ☐ 234 ☐ 235 ☐ 236 ☐ 237 ☐ 238 ☐ 239 ☐ 240 ☐ 241 ☐ 242 ☐ 243 ☐ 244 ☐ 245 ☐ 246 ☐ 247 ☐ 248 ☐ 249 ☐ 250 ☐ 251 ☐ 252 ☐ 253 ☐ 254 ☐ 255 ☐ 256 ☐ 257 ☐ 258 ☐ 259 ☐ 260 ☐ 261 ☐ 262 ☐ 263 ☐ 264 ☐ 265 ☐ 266 ☐ 267 ☐ 268 ☐ 269 ☐ 270 ☐ 271 ☐ 272 ☐ 273 ☐ 274 ☐ 275 ☐ 276 ☐ 277 ☐ 278 ☐ 279 ☐ 280 ☐ 281 ☐ 282 ☐ 283 ☐ 284 ☐ 285 ☐ 286 ☐ 287 ☐ 288 ☐ 289 ☐ 290 ☐ 291 ☐ 292 ☐ 293 ☐ 294 ☐ 295 ☐ 296 ☐ 297 ☐ 298 ☐ 299 ☐ 300 ☐ 301 ☐ 302 ☐ 303 ☐ 304 ☐ 305 ☐ 306 ☐ 307 ☐ 308 ☐ 309 ☐ 310 ☐ 311 ☐ 312 ☐ 313 ☐ 314 ☐ 315 ☐ 316 ☐ 317 ☐ 318 ☐ 319 ☐ 320 ☐ 321 ☐ 322 ☐ 323 ☐ 324 ☐ 325 ☐ 326 ☐ 327 ☐ 328 ☐ 329 ☐ 330 ☐ 331 ☐ 332 ☐ 333 ☐ 334 ☐ 335 ☐ 336 ☐ 337 ☐ 338 ☐ 339 ☐ 340 ☐ 341 ☐ 342 ☐ 343 ☐ 344 ☐ 345 ☐ 346 ☐ 347 ☐ 348 ☐ 349 ☐ 350 ☐ 351 ☐ 352 ☐ 353 ☐ 354 ☐ 355 ☐ 356 ☐ 357 ☐ 358 ☐ 359 ☐ 360 ☐ 361 ☐ 362 ☐ 363 ☐ 364 ☐ 365 ☐ 366 ☐ 367 ☐ 368 ☐ 369 ☐ 370 ☐ 371 ☐ 372 ☐ 373 ☐ 374 ☐ 375 ☐ 376 ☐ 377 ☐ 378 ☐ 379 ☐ 380 ☐ 381 ☐ 382 ☐ 383 ☐ 384 ☐ 385 ☐ 386 ☐ 387 ☐ 388 ☐ 389 ☐ 390 ☐ 391 ☐ 392 ☐ 393 ☐ 394 ☐ 395 ☐ 396 ☐ 397 ☐ 398 ☐ 399 ☐ 400 ☐ 401 ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427 ☐ 428 ☐ 429 ☐ 430 ☐ 431 ☐ 432 ☐ 433 ☐ 434 ☐ 435 ☐ 436 ☐ 437 ☐ 438 ☐ 439 ☐ 440 ☐ 441 ☐ 442 ☐ 443 ☐ 444 ☐ 445 ☐ 446 ☐ 447 ☐ 448 ☐ 449 ☐ 450 ☐ 451 ☐ 452 ☐ 453 ☐ 454 ☐ 455 ☐ 456 ☐ 457 ☐ 458 ☐ 459 ☐ 460 ☐ 461 ☐ 462 ☐ 463 ☐ 464 ☐ 465 ☐ 466 ☐ 467 ☐ 468 ☐ 469 ☐ 470 ☐ 471 ☐ 472 ☐ 473 ☐ 474 ☐ 475 ☐ 476 ☐ 477 ☐ 478 ☐ 479 ☐ 480 ☐ 481 ☐ 482 ☐ 483 ☐ 484 ☐ 485 ☐ 486 ☐ 487 ☐ 488 ☐ 489 ☐ 490 ☐ 491 ☐ 492 ☐ 493 ☐ 494 ☐ 495 ☐ 496 ☐ 497 ☐ 498 ☐ 499 ☐ 500 ☐ 501 ☐ 502 ☐ 503 ☐ 504 ☐ 505 ☐ 506 ☐ 507 ☐ 508 ☐ 509 ☐ 510 ☐ 511 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QUESTIONNAIRE

FAIRFAX COUNTY PARK AUTHORITY
GLASGOW PARK

The Fairfax County Park Authority is about to begin long range planning for future improvements of Glasgow Park. The park is located at 3935 Arcadia Road in the Mason Magisterial District and can be entered from Fairfax Parkway. Glasgow is a community park, defined as follows: A community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with limited or no parking. The criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development and operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses. Capital Improvement Funds for improvement of Glasgow Park are available in fiscal year 1978.

This questionnaire is intended to provide the individual or family with a chance to participate in the park planning process. As a potential user of this park, we are interested in your ideas on how it can be improved to provide the type of recreational experience you and your community desire.

Glasgow Park, 3.40 acres, is flat in the central portion, with moderate to steep slopes on three sides. Generally, the slopes are tree, shrub and vine covered, the remainder is maintained grass. The potential use is limited by the steep slopes and several gas, storm sewer and sanitary sewer easements. Baseball, football and soccer fields; basketball and play courts; trails, picnic areas and play apparatus exist within the 3/4 mile radius service area at Parklawn and Glasgow Schools, Bailey's Community Center and Glen Hills, Parklawn and Holmes Run III Parks.

We suggest a visit to the site by you and/or your family for a better understanding of the existing conditions; a location map is provided.

We would appreciate your assistance in the planning process. Please respond to the questions and return this questionnaire to the Fairfax County Park Authority by August 21, 1978. The project coordinator for this park is Daryl DePrenger, Landscape Architect with the Fairfax County Park Authority.

All suggestions will be considered in developing a preliminary plan for this park. A public hearing will be held at a school in your area on the preliminary master plan before it is presented to the Park Authority, in final form, for their adoption as the master plan for the park. This survey is only one part of the master plan cycle; please read the section on "HOW ARE PARKS DESIGNED". Our first concern is that future use of the park should meet the needs of the majority of the area residents, both present and future potential users. After you have read the background material provided, we ask that you answer the following questions. Your response is necessary to assure the survey accurately reflects the community needs which is one of our primary objectives to serve.

Only one questionnaire per individual or family should be completed so that the results will be valid.

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 Glasgow Park? (Circle one choice. If choosing item (c), indicate facilities desired.)

a. I/we do not need any change in Glasgow Park. (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.)

Basketball court

Hiking/nature trail

Horseshoe and shuffleboard courts

Landscaping/plantings

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

Soccer field

Tennis courts

Volleyball court

Other ideas _____

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

4. Which Fairfax County parks do you use most often? List: _____

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

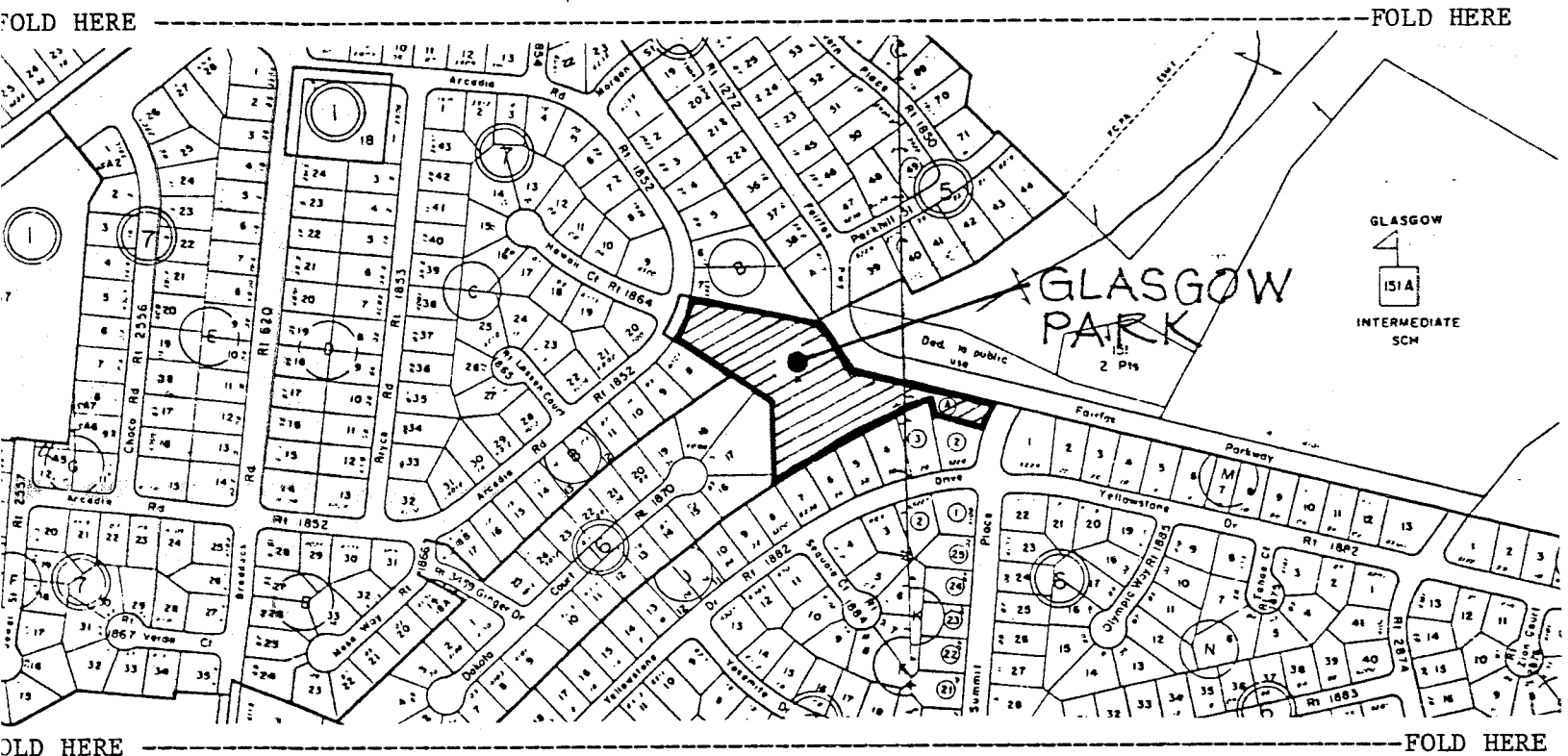
Your answers will be considered with technical data toward compilation of a preliminary master plan defining possible future use and improvements in the park. The resulting preliminary plan will be presented at a public hearing of which you will be notified if you check the appropriate box below:

Name _____

Address _____

Please notify me when the public hearing is scheduled ☐/ ☐/.

Thanks for helping us plan/design your park!



(DPP)

TO: Fairfax County Park Authority
4030 Hummer Road
Annandale, Virginia 22003

POSTAGE
REQUIRED
FOR
DELIVERY

FROM:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joseph P. Downs, Director
Fairfax County Park Authority DATE March 14, 1978

FROM: J. Larry Fones, Director
Recreation & Community Services

FILE NO:

SUBJECT: Greenway Downs and Glasgow Parks - Master Plans

REFERENCE:

The following comments are submitted for your consideration in master planning subject parks:

- (1) Greenway Downs Park, Tax map 50-4 ((2)) parcel A - is a wooded parcel nestled in an older neighborhood. Development of this parcel would greatly enhance the outdoor recreational opportunities to the residents of this community. The below listed facilities are suggested:

- a. Soccer Field (1)
- b. Tennis courts (2)
- c. Apparatus area for elementary age children including climbing apparatus
- d. A footpath be incorporated throughout the entire parcel, installation of several benches along the path
- e. Picnic tables (3) adjacent to the apparatus and tennis facilities
- f. Adequate parking facilities

At present there is an inadequate supply of soccer fields to satisfy community needs especially Greenway Downs Park area. Any additional soccer facilities which can be developed on this site or other park land anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities.

- (2) Glasgow Park, Tax map 61-3 ((16)) parcel A - the presence of several concrete sewage manholes, protruding approximately five (5) feet above the existing ground level, precludes development of this parcel for an active playfield without extensive earth moving operations. As an alternative the following facilities are recommended:

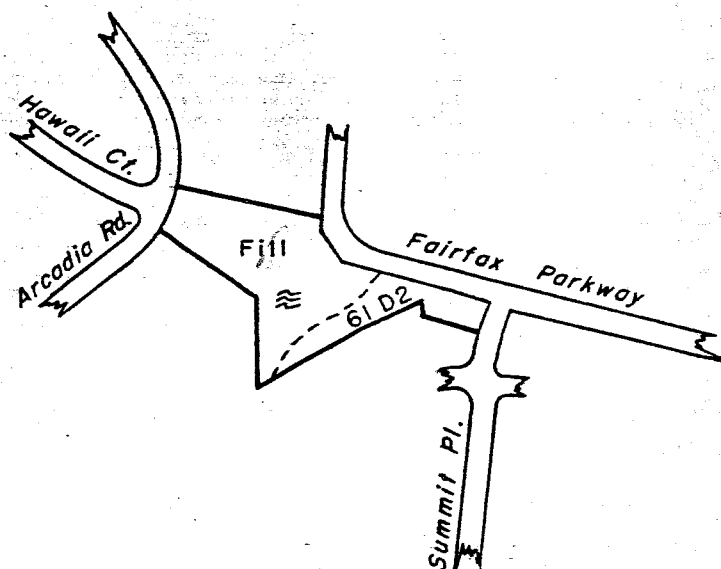
- a. Four (4) Tennis courts and one practice wall
- b. A shelter with adequate seating and a drinking fountain, adjacent to courts
- c. Play apparatus area to include swings, slides and climbing equipment
- d. Adequate parking with access from Fairfax Parkway

JLF:gr

cc: Daryl DePrenger, Park Design
Donald Lederer, Supt. of Design
David Jones, Asst. Supt. of Design
CSAD

ATTACHMENT II

SOIL TYPE MAP OF A 3.7 ACRE PROPERTY PROPOSED FOR PARK USE, LOCATED
IN THE PARKLAWN SUBDIVISION, SOIL SURVEY REQUESTED BY FAIRFAX COUNTY
PARK AUTHORITY - ARCADIA ROAD PARK.



LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
61	Loamy and Gravelly sediments
≡	Made Land (fill)
-----	Soil boundary

Scale: 1" = 500 feet
 Mapped by: William R. Lloyd, Engineering Technician
 Checked by: Larry K. Johnson, Soil Scientist
 Date: February 15, 1978

LOCATION: Section 61-3, double circle sixteen, parcel "A"

NOTE: Twenty-seven percent or 1.0 acre of this property consist of Loamy and Gravelly Sediments (61) soil. This soil rates good for any type development. The remainder of this property, 73.0 percent or 2.7 acres consist of uncontrolled fill material. This area rates poor for any kind of development.



Fairfax County Park Authority

M E M O R A N D U M

To: Daryl DePringer, Design

Date: 3/12/78

From: Susan Allen, District Naturalist

Subject: Site Assessment

ARCADIA. Tax Map 61-3 ((16)) Parcel A. 3.4 acres.

The 3.4 acre site consists of two flat "terraces" - one with access from Arcadia Road, the other from Fairfax Parkway. The Arcadia Road portion is grassed. The other has been plowed for garden plots. The slope connecting the two areas shows evidence of motor bike activity with consequent moderate erosion.

Since the site is located directly across the street from Holmes Run Stream Valley Trail III Park with direct access to that natural area via steps adjacent to Glasgow Intermediate School, there is ample opportunity for passive recreation activities for this community in the immediate area.

Therefore, if a Naturalist may be permitted to say so, the Arcadia Park site is admirably suited for tennis courts (or ballfields or continued utilization as garden plots depending on the desires of local citizens).

c. Aldridge
Beckner
File

ATTACHMENT IV

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 ARCADIA Tax Map # 61-3((16)) Acres 3.4 Mag. District Mason
 Street Location/Access Arcadia Road and Fairfax Parkway (across street from Glasgow Int.
 Naturalist District II Planner Assigned De Prenger *Fallen Church*
Billie Brasco

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	0	0	0	0	0
Hardwood Forest	0	0	0		
Mixed Forest	0				
Open Field	4				plowed for garden plots
Managed Field	see above				
Reverting Field					
Stream Valley					
Marsh					
Swamp					
Pond/Lake					
Other					

Note any particular items deemed important regarding IIA.

all of this land has been disturbed. There is no significant vegetation on site.

Designated a Category IV park in District 4 interpretive prospectus (minimal interpretive value)

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 _____, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

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

Parkland is on two levels - Acadia Road access is slightly elevated above area adjacent to Highway Parkway. Both sections are flat land.

III. Environmental Problems

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

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

Note any particular information deemed important regarding III.

There is evidence of water table impact on slope separating two levels of park site with some denuded areas on the slope.

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

On-site features

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

Adjacent lands

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

Nearby Parkland Facilities (1 mile)

Tennis _____	Trails _____
Ballfields _____	Walkways _____
Playground _____	Swimming _____
Tot Lot _____	Nature Trails <input checked="" type="checkbox"/>
Picnic _____	Cons. Area <input checked="" type="checkbox"/>
Multi-Use Ct. _____	Other _____
Shelter _____	_____
Restrooms _____	_____
Parking Lot _____	_____
Fishing _____	_____
Boating _____	_____

Briefly describe initial impressions of the site:

Blank!

*Directly across street from
access point to Helmer
Sun Green Valley III Park.*

Briefly describe any special features of the site:

Recommended public use (recreational/interpretive):

recreational - continued use as garden plots or active recreation.

Recommended further actions (Conservation Division):

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

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

Site Survey Completed

March 12 1978
DATE BY *Jason V. Allen*

5/77

LAC, then to Sergio
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Michael Rierson, Superintendent of History DATE March 11, 1980
Fairfax County Park Authority

FROM: Ed Chatelain, Historic Archaeologist *EC*
Fairfax County Archaeological Survey

FILE NO:

SUBJECT: Archaeological Survey of Glasgow Park

REFERENCE: Stake-out announcement of February 26, 1980.

The Fairfax County Archaeological Survey has conducted a preliminary records review and pedestrian survey of Glasgow Park in response to the Stake-out of February 26. The records review consisted of the examination of historic and topographic maps and published literature pertaining to the project area. Personnel from the Fairfax County History Program were consulted in reference to unpublished information. A pedestrian survey of selected exposed areas of the project area was conducted to supplement the records review. The results of the records review and the pedestrian reconnaissance were negative.

Since no archival or physical evidence was found to indicate the existence of significant cultural resources on the park it is recommended that the development continue as planned. However, if artifacts are located during earth moving activities please notify us.

ERC:bak

ATTACHMENT V

