

# MASTER PLAN REPORT

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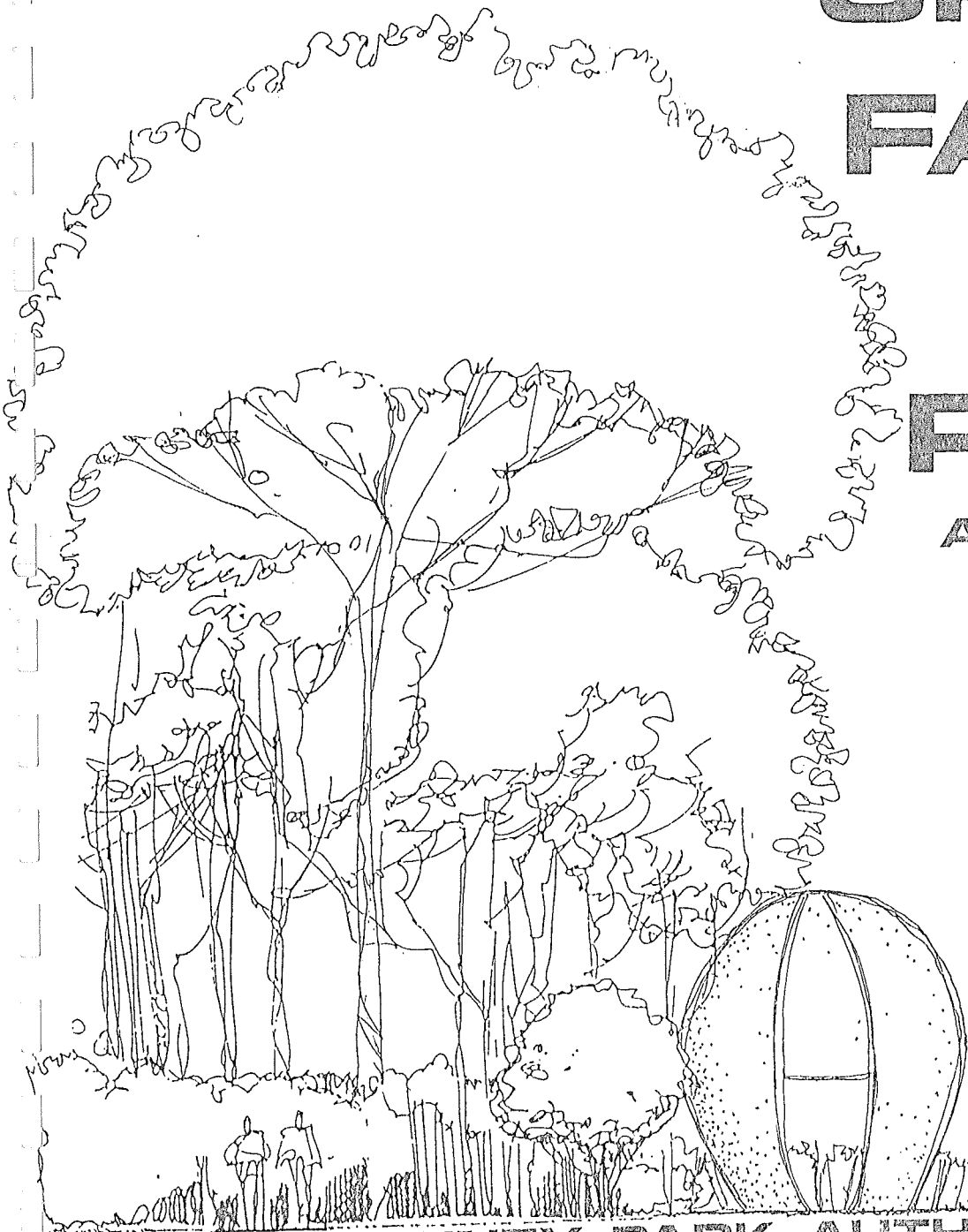
# GREAT

# FALLS

# NIKE

# PARK

APRIL 1991



FAIRFAX COUNTY PARK AUTHORITY

**MASTER PLAN REPORT**  
**FOR**  
**GREAT FALLS NIKE DISTRICT PARK**

**PREPARED FOR:**

FAIRFAX COUNTY PARK AUTHORITY

WILLIAM C. BECKNER, DIRECTOR  
JAMES A. HEBERLEIN, DEPUTY DIRECTOR, PARK DEVELOPMENT  
MICHAEL KANE, DEPUTY DIRECTOR, PARK OPERATIONS  
JAMES L. MASSEY, MANAGER, DESIGN DIVISION

**AUTHORITY BOARD MEMBERS:**

THOMAS B. WHITE, JR., CHAIRMAN  
ESTELLE HOLLEY, VICE CHAIRMAN  
LAURIE SISSON, SECRETARY-TREASURER  
RAYMOND W. PHILIPPS  
MARGARET ANDINO  
THOMAS BEATTY  
JAMES H. DAVIS  
FREDERICK M. CRABTREE  
ROBERT HULL  
GREGORY C. EVANS

April 1991

**PREPARED BY:**

FAIRFAX COUNTY PARK AUTHORITY STAFF  
Cecilia A. Lammers and Mark A. Holsteen, Project Managers

Project Team Members:

Susan Allen, Planning and Land Acquisition  
Olin Allen, Conservation  
Mirza T. Baig, Design  
Claire Blanchard, Design  
Don Clark, Maintenance  
Michael Henry, Historic Preservation  
John Lehman, Construction  
Buddy Little, Facility Operations  
Don Sotirchos, Design  
Steve Southerlan, Design  
Lynn Tadlock, Programming and Marketing  
Cal Wagner, Design

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## GREAT FALLS NIKE DISTRICT PARK

Background: The master plan for Great Falls Nike Park was approved by the Fairfax County Park Authority Board on April 16, 1991. This document reflects the collective input of the assigned members of the Project Team for this park. This master plan approval sheet verifies that the undersigned support and concur with the contents herein.

### MASTER PLAN APPROVAL

William C. Beckner 8/26/91  
William C. Beckner Date  
Director

Michael Kane 9/4/91  
Michael Kane Date  
Deputy Director, Park Operations

James A. Heberlein 8/3/91  
James A. Heberlein Date  
Deputy Director, Park Development

James L. Massey 8.22.91  
James L. Massey Date  
Manager, Design Division

## **I. INTRODUCTION**

This master plan report is a summary of the information and input considered during the planning process for Great Falls Nike Park. Site characteristics, and site constraints, along with input from citizens and county agencies are all factors which support the master plan recommendation which appears at the end of this report. Planning maps showing existing conditions, both on and off-site, on-site soils and slopes, the schematic master plan, staff responses to citizen comments, and details of the master plan process are available in the attached appendices. Other relevant information is available in the Design Division's Master Plan Record, Athletic Field Development (474188), Great Falls Nike Park (112).

## **II. LOCATION**

Great Falls Nike Park is a 45.6 acre district park located in the Dranesville Supervisory District at 1085 Utterback Store Road. The park is surrounded by land zoned for residential use, with the north and east properties currently vacant and the south and west properties developed for residential use. Bordering the southeast corner of the property is a Columbia Gas Transmission Station. Forestville Elementary School is adjacent to the northwest corner.

## **III. SITE ANALYSIS**

### **A. PROPERTY ACQUISITION/EXISTING DEVELOPMENT**

The original 17.6 acre Nike site was acquired through a quit claim deed from the Bureau of Outdoor Recreation in 1976, contingent upon the sites' use for public facilities. In early 1979 five acres were deeded to Fairfax County Public Schools for the development of an elementary school. In the 1980's the Fairfax County Park Authority (FCPA) developed recreation facilities on the remaining 12.6 acre tract.

The surrounding 33 acres were purchased from the Leesburg Pike Community Church in 1989. One temporary soccer field was developed on this parcel in the fall of 1990.

### **B. SITE CHARACTERISTICS**

**Soils:** The existing soils are silt loams, are generally non-restrictive for development purposes, and are acceptable for septic field use. Depth to rock information is not available. Wetland soils exist in a small area adjacent to the existing pond.

**Slopes:** The majority of the site is comprised of slopes between two and ten percent, with the slopes from five to ten percent concentrated on the northeastern portion of the site. These slopes are only moderately restrictive for athletic field development.

Vegetation and Wildlife: The predominant vegetative cover type, using the Environmental Resources Inventory Committee's cover type descriptions, is old field vegetation. Aerial photos reveal that most of the area was used as cultivated fields in the past. From the appearance of the existing vegetation, this was as recent as five years ago. Several large trees exist on-site including white oaks, red oaks, walnuts, catalpas and tulip poplars. Additional vegetation is found along fence rows and on two berms near the center of the site.

The wildlife supported by this vegetative cover type is varied. Birds common to open fields, foxes, raccoons, and deer are all present. No rare or endangered species of plants or animals are present.

Utilities: Most of the existing utility easements occur along Utterback Store Road. These include gas, water, storm drainage and electric (overhead power lines). Telephone line easements exist along Route 7. On the eastern portion of the site there is a water line easement that connects with the Army site on Springvale Road. Public sanitary sewer is not provided in this area.

Trails and Access: Countywide trails will be required along the Utterback Store Road frontage and through the park to the off-site gas pipeline easement. Connection with the existing sidewalk along the school frontage will be made at the northwest corner of the site. Vehicular access to the park and the school is from Utterback Store Road.

Visibility: The site is highly visible from the south and west, and only moderately visible from the north and east. The two radio towers on the Columbia Gas property provide a visual landmark for locating the park along Route 7.

#### C. EXISTING FACILITIES

The recreation facilities on-site include two softball/Little League fields overlaid with a soccer field, two tennis courts, a practice tennis court, several play structures, a tot lot, two multi-use courts, an open play field, and a temporary soccer field.

The existing structures include two buildings remaining from Army use of the Nike site and an old wood frame house located near Route 7 on the recently acquired property. Near the old house is a wet pond, serving as the storm water management facility for the area.

#### D. SITE CONSTRAINTS

1. The underground missile structures limit excavation operations east of the existing tennis courts.

2. Preservation of existing trees and vegetation restricts development in certain areas.

3. A septic field for the school is located in the grassed open area east of the existing school's parking lot. This area cannot be used, compacted or built upon.

4. A transitional screening yard, 35 feet in width, is required around the entire site. If sufficient screening does not exist, landscape trees and fencing must be provided to meet code requirements.

5. Countywide trails are required on the Utterback Store Road frontage and through the park to the east property line. County requirements restrict the construction of trails aligned parallel within the transitional screening yard.

6. As referred to under Section V of this report, Fairfax County Office of Transportation (OT) will require land dedication for future road development along Route 7. The approximate width is 65 feet.

7. The existing wet pond cannot be used to meet Fairfax County storm water management requirements because it will be part of the land dedicated for road purposes. A portion of the remaining park land must be reserved for storm water management.

#### **IV. SUMMARY OF PROGRAM RELATED DATA**

##### **A. DEMOGRAPHICS**

##### **AREA TRENDS:**

Great Falls Nike Park is located in the Dranesville Supervisory District and in the Upper Potomac Planning District.

The Office of Research and Statistics' "Standard Reports 1989" states that between 1988 and 1989, the Upper Potomac Planning District had the largest increase in housing units. Projections for the years 1990-2010 show large increases expected in the housing inventory for this area.<sup>1</sup>

Population growth figures for 1970-1980 in the Upper Potomac Planning District, showed an increase of greater than 10,000 people. The Pohick Planning District was the only area with a similar increase. Future population growth figures show similar patterns, with growth continuing at this level for only the Upper Potomac District through 2010.<sup>2</sup>

The median age of the population of the Dranesville Supervisory District is 30.4 years. Children from under five years of age to nineteen years of age represent 29.1 percent of the population. The median age of heads of households who own their homes is 48 years. For persons 25 years of age and older, the years of school completed exceeds 16 years for 59.5 percent of the population.<sup>3</sup>

The Dranesville Supervisory District has the highest household median income at \$64,100, and the most expensive housing units, with 35% of the units having a value of more than \$350,000.<sup>4</sup>

##### **ANALYSIS OF POTENTIAL USERS:**

Two typical households exist in the service area for Great Falls Nike Park. The first household is "... typified by well educated adults aged 35-54 with mid to upper level white collar jobs; median household income \$50,086; high incidence of children, particularly teens."<sup>5</sup> Almost 40% of the households in Fairfax County are of this type. The recreational activities engaged in most by this household

type are: (in order of importance) sailing, tennis, health club activities, live theatre/concerts, golf, swimming, racquetball, public activities, jogging/running, weight training, bicycling, hiking/backpacking, adult education courses, and gardening.<sup>6</sup>

The second type of household is comprised of "...wealthy older couples and families; primary age range 45-64; professionals and upper level executives; household incomes of \$100,000 and above at 9.5 times the national average."<sup>7</sup> The recreational activities engaged in most by this household type are: (in order of importance) tennis, sailing, live theatre/concerts, golf, health club activities, adult education courses, public activities, bicycling, and horseback riding.<sup>8</sup>

## B. NEARBY FACILITIES

### PARKS

Lexington Estates and Windermere Parks are both neighborhood/community parks near Great Falls Nike Park, with no existing facilities. Their land areas are 37.0 and 24.1 acres respectively.

Baron Cameron Park is 60 acres in size, with one softball field, four soccer/football fields, 60 garden plots, and three model airplane fields.

### SCHOOLS

Forestville Elementary School, adjacent to Great Falls Nike Park, has two basketball/multi-purpose courts, three different climbing apparatus, one soccer/football field (under regulation size), and one play structure. The play structure will probably not be able to be moved as part of the master plan because it was donated to the school by the PTA.

Forest Edge Elementary School has two multi-purpose courts, one soccer/football field, five climbing apparatus, two swings, one volleyball court, and four basketball/multi-purpose courts.

The addition of five soccer/football fields at the Hutchison School Site is currently being master planned.

### RESTON

In 1982, the Reston Homeowners Association inventoried these privately operated facilities: one softball field, ten baseball fields, one tee ball field, eleven soccer/football fields, ten tennis courts, four practice tennis courts, and 23 tot lots. The planned facilities by Reston Land include nine soccer/football fields, and four baseball/soccer fields.<sup>9</sup>

### PRIVATE DEVELOPERS

Eight soccer fields and two Little League fields are anticipated to be completed by private developers within the next two years.<sup>10</sup>

### C. NEEDS ASSESSMENT

The Fairfax County Park Lands and Facilities, Preliminary Needs Assessment for the Upper Potomac Planning District indicates a strong need for adult softball fields and tennis courts. Although soccer and other softball/baseball fields also show a need at 90% of demand, their level (-2 to -10) is minute compared to the need figures for adult softball and tennis (-26 and -79 respectively, based on 1988 figures).<sup>11</sup> The number of participants in all other categories; 13,136 in soccer, football, softball and baseball; is less than half the number of participants in tennis, 27,860. (See attached table from Preliminary Needs Assessment.)

The Fairfax County Athletic Field Study, Phase II, prepared in cooperation with the Park Authority, Public Schools, and the Department of Recreation and Community Services found that the current inventory of fields is as follows:

398 Youth Baseball/Softball Fields  
32 Adult Softball Fields  
66 Sr. Youth/ Adult Baseball Fields  
331 Soccer/Football Fields  
827 TOTAL FIELDS  
(Includes fields from FCPA, FCPS and NVRPA.)<sup>12</sup>

Out of the total 827 fields, 357, or 43% of these fields are overlays, with the majority of the school fields falling into this category. The Athletic Field Study acknowledges the limitations of the overlay situation as follows: "since two seasons of play are now commonly scheduled for most sports programs, and since only one game can be played on an overlay field at a given time, the effective capacity of the overlay fields for a given sport is reduced by an average of 50 percent."<sup>13</sup> Thus it is recommended that the overlay field situation be avoided when planning new fields and removed when renovating existing fields.

The current supply of fields does not match the number of participants for any of the sports listed, with the exception of soccer/football fields.

SPORT	PERCENT OF TOTAL REGISTRATION	PERCENT OF TOTAL FIELDS
Youth Baseball/Softball	20%	48%
Soccer/Football	39%	40%
Adult Softball	36%	4%
Sr. Youth/ Adult Baseball	5%	8% <sup>14</sup>

The demand for public fields for team sports has escalated dramatically over the last decade. "Between March 1 and December 1 of last year [1989] some 9,740 league teams practiced and played games weekly on the county's park and school fields. League play not only increases the number of participants in a given sport, and therefore the number of fields required, but the intensive and extended scheduling of fields significantly impacts on their physical condition and hence escalates maintenance requirements."<sup>15</sup>

The peak demand/capacity calculations outline what types of fields are deficient in the county (see the tables from the Countywide Needs Assessment in the appendix). For Adult Softball the total number of fields is 32, with a maximum deficit of 27 fields. A surplus of fields is shown for Sr. Youth/Adult Baseball, Youth Baseball/Softball and for Soccer/Football.

The Athletic Field Study recommends that a distinction be made between maximum and optimum carrying capacities for athletic fields. "Currently, fields are receiving maximum usage with minimum maintenance."<sup>16</sup>

The concept of "optimum carrying capacity" should be implemented wherever possible. The maintenance needs of the fields must be considered, including the need to rotate fields out of service for renovation. Fields should be scheduled so that they are available to the general public and the impact of scheduling on users and adjacent property owners should also be considered.<sup>17</sup>

#### D. PRIORITIES

The priorities, as set forth in the Athletic Field Study, are as follows:

##### 1. Adult Softball Fields

- lighted fields, preferably in complexes of fields at district, countywide and regional parks, add lighting to existing fields
- allocate sufficient area for adult softball fields even if smaller fields are to be installed
- upgrade existing fields to Maintenance Level 2

##### 2. Soccer/Football Fields

- reconstruct and irrigate existing regulation size fields, irrigation is mandatory for ALL lighted fields
- master plan and construct complexes of regulation size fields, with lighting and irrigation, at larger community parks

##### 3. Youth Baseball/Softball

- master plan and develop fields only where deficiencies have been identified
- selectively upgrade regulation size fields at school and park sites
- light a limited number of fields<sup>18</sup>

## **E. RECOMMENDATIONS FOR THE NEW MASTER PLAN**

### **EXISTING GREAT FALLS NIKE PARK**

1. Renovate existing facilities. Remove existing buildings, evaluate concrete pads for maintenance use. Remove radar dome.
2. Track progress of the site remediation by the Department of the Army. If this work has not been completed when design is to commence, it is recommended that the Park Authority do the site remediation as outlined in the consultant's report (see current Construction Division file).
3. Remove the overlay field situation.
4. Construct two additional tennis courts. Light all courts.
5. Construct one picnic shelter on the concrete pad where the radar dome is to be removed. Construct another picnic shelter in the vicinity of the tennis courts.
6. Provide better visual access to the apparatus area. Removal of all or most of the berm to the east is recommended.
7. Remove the skateboard track from the current master plan. Access to the park on foot or by bicycle is limited, and the liability associated with an unsupervised facility is too great.
8. All VDOT and Fairfax County requirements will need to be met. Consult with Fairfax County Public Schools on the relocation of the entrance if work is required by VDOT.

### **NEWLY ACQUIRED LAND**

1. Develop three adult softball fields and add two more soccer fields to the one existing "temporary" field.
2. Install regulation size fields wherever possible. "The option of developing smaller fields with limited capacity for present utilization, or future upgrading, may no longer be defensible."<sup>19</sup>
3. Use the NVRPA configuration of square soccer fields to reduce maintenance. (Refer to the Athletic Field Study.)
4. Suggest lighting some fields, but away from existing homeowners on Utterback Store Road.
5. Construct an asphalt "fitness trail" that can also be used as a bike trail, and provide accessibility to all the park facilities to people with disabilities.
6. Construct picnic shelters at strategic locations throughout the park.
7. Provide public restrooms.
8. Conversations with the Office of Transportation have revealed that a waiver of the service drive requirements may not be possible. It is possible that a waiver of the construction of the service drive may be granted, however, the right-of-way will still need to be dedicated.

## **V. INPUT FROM GOVERNMENT AGENCIES**

### **A. PARK AUTHORITY STAFF**

Comments were received from the Maintenance Division, Conservation Division - Environmental Services Section, Design Division, Planning and Land Acquisition Division, and Historic Preservation Division.

The Maintenance Division comments centered on the condition of the existing facilities. They recommended the following actions: remove the concrete block building, recondition the metal shed for storage use, re-secure the radar dome, delete the overlay field situation, and repair the existing trails.

Conservation Division provided a description of the existing ecosystem, a suggestion that native species of trees and plants be used when landscaping, and recommendations for preserving the old field vegetation and the mature hardwoods.

The Design Division Architect commented that the existing buildings would not be worth preserving.

According to the Department of Historic Preservation in Richmond, Virginia a registered archaeological site is located north of the park property. A small portion of the site may occur on park land, however, it has been disturbed by agricultural activities. During a field investigation the FCPA Archaeologist found some evidence of the sites' existence on park land. He recommended that an area along the northern property line be preserved for future exploration.

The Historic Preservation Division recommended preservation of the Nike facilities, as existing, and interpreting the site for its' historic value.

Recommendations from the Planning and Land Acquisition Division were based on the Fairfax County Park Authority Needs Assessment, the Athletic Field Study and the Comprehensive Plan for Fairfax County. The Needs Assessment indicates the need for large numbers of athletic fields in the county. The Athletic Field Study states that new fields should be installed at regulation size, the use of overlay fields should be eliminated, and fields that are lighted should be irrigated. The Comprehensive Plan states that Great Falls Nike Park should be developed for active recreation. The classification of this park as a district park and the need for new fields, justify the "Athletic Field Complex" theme for this site.

### **B. OTHER GOVERNMENT AGENCIES**

1. Department of Recreation and Community Services (DRCS): In addition to the existing facilities, develop five soccer fields, one large regulation baseball field, storage for community use, restrooms, and parking. Remove the overlay soccer/football field upon completion of new facilities.

2. Office of Transportation: Route 7, Leesburg Pike, is planned for six lanes, requiring 312 feet of right-of-way (including 92 feet for service drives). Ultimate right-of-way from center line would be 156 feet. No access shall be allowed onto Route 7, directly from the site.

3. Public Works: Contribution to the regional storm water management system may be required. A private sanitary disposal system will be required. Countywide trails will be required on-site. No notable problems have developed with respect to storm water management.

4. Water Authority: Adequate water service is available. Off-site water main extension will not be required.

5. Virginia Department of Transportation (VDOT): Provide these items: right turn lane on Utterback Store, 200' long and 26' from centerline to face of curb; no parking signs on Utterback Store; sufficient parking on-site; a common entrance for the park and the school bus loop; school frontage improvements including pavement widening; curb and gutter and sidewalk.

6. Fairfax County Public Schools (FCPS): A representative from the school requested assistance in providing a safe traffic crossing for pedestrians at the park entrance.

7. Forestville Elementary School PTA: Parking and access to the park are inadequate for the existing uses. The driveway into the park should be widened, to at least twice its current width, to allow emergency vehicle access when cars are parked on both sides of the road.

The existing storage and maintenance buildings should be razed; they are a hazard and children break into them. Access to any new storage and maintenance facilities should be located so that they are not close to the playground.

There should be drinking water and rest room facilities, perhaps in conjunction with the picnic shelter.

The dome should be removed for better visibility of the children playing in the apparatus area. In addition, it would be advantageous to reposition some of the trees and shrubs that block the view of apparatus area from the bleachers.

More tennis courts would be appreciated and well used. Perhaps they could be added east of the existing courts, thus shifting the shelter to the east as well.

The fitness course area is drawn so that it borders the school playground, consideration must be given to people using the course during school hours, especially lunch and recess periods.

Any skate board track should have adequate natural barriers (such as a low berm or landscaping) so that it will be separate from the apparatus area, while still ensuring visibility from all angles.

## **VI. SCHEMATIC MASTER PLAN**

The schematic master plan is a result of the consideration of the site analysis data, program related data and input from citizens, park staff and government agencies. The following is a description of the schematic master plan presented to the Fairfax County Park Authority Board for approval on December 4, 1991. A copy of the Schematic Master Plan is provided in the appendices.

**NOTE:** The adopted master plan represents changes made to the Schematic Master Plan. This section is included for informational purposes only. Refer to adopted master plan for planned facilities.

### **GREAT FALLS NIKE PARK - SCHEMATIC PLAN DESCRIPTION**

Great Falls Nike Park is located in an area of the county realizing a deficiency in parks which provide for active recreation. As shown on the Schematic Plan, it is proposed that this site be developed as an athletic complex. In keeping with the district park designation a variety of facilities for passive recreation, such as tot lots, picnic areas, fitness trails and preservation areas, have also been proposed.

**Facilities:** The facilities at this park have been designed with spatial relationships which provide for a variety of experiences throughout the park. The facilities are clustered around two centrally located landscaped parking lots which allows for a minimum of pedestrian traffic crossings while maximizing vehicular access to all areas of the site. The overriding theme is an athletic complex.

**A) Existing Facilities:** It is recommended that some of the existing facilities on the old Nike site be renovated.

1. **Athletic Fields:** The two existing baseball fields will be redesigned for regulation Little League play and the overlay soccer field will be removed.
2. **Play Apparatus:** Portions of the berm to the east of the existing play apparatus will be removed to increase facility visibility and user safety.
3. **Radar Dome:** The radar dome will be placed in a prominent location, possibly as an entrance feature at the location of the proposed restroom/concession/storage building.
4. **Buildings:** Due to their deteriorated condition the existing buildings, including the house and out building by the pond, will be removed.

5. School Facilities: The following facilities are located in the area east of the school:
  - a) multi-use courts (2) - new this past summer as a part of the school building expansion; to be renovated
  - b) tot lot - donated by school PTA; to remain as existing
  - c) open play area - must be retained as school septic system is located underground in this area
  - d) old playground equipment - none of these facilities will require renovation, however, they may be relocated or deleted.

B) New Recreation Facilities:

1. Athletic Fields: All existing and proposed athletic fields will be lighted and irrigated. The existing ballfields will be redesigned as Little League fields and renovated at the time the irrigation system is installed. The following fields are proposed: three adult softball fields, two Little League fields and two soccer/football fields.
2. Tennis Courts: Two courts to be added adjacent to the two existing courts. All four courts will be lighted.
3. Practice Tennis Courts: One new practice tennis court will be built and lighted and one existing practice court will be lighted.
4. Trails: The trail system is designed to provide connections to the countywide trail system and also to provide access to all park facilities for people with disabilities.
5. Countywide Trail: Trail will probably run parallel Utterback Store Road and then through the park to connect with a future countywide trail which is to be developed within the gas line easement.
6. Tot Lots: Tot lot have been strategically placed in order to be used either separately or in conjunction with the athletic fields.
7. Picnic Areas: Four picnic areas are included: one near the wet pond along the proposed countywide trail which serves as a rest stop for trail users, another near the tennis court complex (complete with shelter) and two near the existing play apparatus area (complete with shelters).

8. Preservation Areas: The main preservation area is on the north side of the park near an off-site stream. FCPA - Historic Preservation Division indicates that there may be a pre-historic site in this area. The area is also classified as an Old Field Vegetation cover type, according to the Environmental Resources Inventory Committee, and as such will allow patrons the opportunity to observe the process of plant succession as well as observe various species of wildlife.
9. Open Play Area: This area is adjacent to the school and will be retained as is for the underground septic system of the school. FCPA is investigating the possibility of hooking into this system for the park restroom building.
10. Parking: Two main parking lots are proposed: one small lot near the restroom/concession/storage building and the main lot near the athletic field complex. The Park Authority also shares the use of the school parking lot (approximately 60 cars).
11. Multi-Purpose Building/Plaza: Location will be near the park entrance as a focal point for arriving park patrons. The radar dome will be relocated to this area and possibly located within the plaza and used as an interpretative center about the old Nike Missile Site as well as other site features (prehistoric site) and FCPA information. The multi-purpose building is to provide room for concession, restrooms and storage space for park maintenance and athletic group equipment.
12. Landscaping/Transitional Screening: General park landscaping and plantings required by county ordinances for parking lots and along property lines will be provided. A 50' wide buffer has been delineated around the entire site, 35' of which is required by Fairfax County for transitional screening. The buffer strips on the south and west sides are proposed to be partially bermed in order to provide better sound attenuation and visual screening of park facilities. Five large existing trees, within the existing open fields, have been slated for preservation.
13. Storm Water Management Area: The storm water management pond is proposed to remain as a wet pond. The right-of-way dedication for the Route 7 expansion will force the pond to be moved north of its' present location. The size is approximate at this time, but it will probably need to be larger than the existing pond.

14. Right-Of-Way Dedication: In the Comprehensive Plan for Fairfax County Leesburg Pike has been designated as a principal arterial, which has been planned for widening to six lanes. VDOT will require approximately 65' of park land dedication for public street purposes in order to have the necessary width for a service drive and future expansion of Route 7. Construction of the service drive will probably not be required since the current access to this park, along Utterback Store Road, is to remain.

## **VII. PUBLIC INVOLVEMENT**

The master plan process provides for citizen input at three points. 1) During the project start-up phase letters are sent to selected homeowners associations and civic groups to solicit input; 2) citizens are encouraged to voice their opinions concerning the schematic master plan at a public hearing; 3) following the public hearing there is a ten day comment period, allowing citizens time to send written comments to Park Authority staff. Staff responses to public hearing comments and post-public hearing written comments, are prepared and sent to those who attended the hearing or sent written comments. The following comments were received.

### **A. START-UP PHASE**

Homeowners Association: Provide adequate lighting to prevent loitering.

Citizen: Grading and shielding measures should be considered prior to any changes to the park, including the "temporary soccer field". Fields should be placed as far back from the street (Utterback Store Road) as possible. Totally disagree with the current master plan. Skate board track would create a great liability to the county, and is placed in a totally unacceptable portion of the field. There are no public walks or bike paths which have been requested at the earlier public hearing. The shelter should be closer to Utterback Store Road, and fields in the place of the shelter. No lights under any condition should be installed at the park.

### **B. PUBLIC HEARING**

A schematic master plan was presented at a public hearing, after display at Park Authority Headquarters and a public library near the park. The public hearing was announced to citizens by public advertisement.

The public hearing was held on January 29, 1991 at Forestville Elementary School. Approximately 53 people attended, along with FCPA staff and Board members. Of the 23 speakers, 14 overwhelmingly supported the plan with little or no revisions. Most of the discussion centered around the high level of development and the lighting of existing and proposed facilities. (See appendix for a copy of the Schematic Master Plan.)

**SYNOPSIS OF AND RESPONSES TO COMMENTS FROM THE PUBLIC HEARING**

A large majority (14 of 23) of the speakers overwhelmingly supported the plan. These responses are the result of discussion between FCPA Design Division staff and board members after the public hearing.

Comments are listed in order of concern by speakers:

1. Comment: **Lighting is an asset.**

Response: All facilities (except the soccer field closest to Utterback Store Road) will be lit using the latest technology to minimize spill-over. Lighting will not only increase the utility of these fields, but also increase safety for park patrons.

Discussion: Lighting of the facilities is well supported.

2. Comment: **No lights at the park, or turn off early. (9 pm vs 11-11:30 pm)**

Response: Although lighting is well supported, the lighting of the soccer field nearest Utterback Store Road and the park entrance will be deleted. Little League field lights will be used until 10:30 pm. All others will be on until 11:00 pm, with the low level parking lot lights on delay, to go off approximately 10 minutes after the last game ends at 11:00 pm.

Discussion: Discussion centered around safety and impact of lights on adjacent property owners. The juxtaposition of the lights on the remaining fields will not directly impact adjacent property owners. Through the use of berming and buffering techniques the impact of the lights will be reduced. The delay on the parking lot lights is to allow park patrons time to return to their cars and leave safely.

3. Comment: **Need for Babe Ruth Baseball field (90 foot base paths).**

Response: A Babe Ruth field will be provided with 300 ft foul lines. A larger field will be installed if space permits.

Discussion: The size of a "standard" Babe Ruth field was discussed.

4. Comment: **Increased traffic problems due to park development.**

Response: Concerns were stated at the public hearing about traffic attempting to turn onto Route 7, the speed of vehicles on Utterback Store Road, and vehicles entering and exiting at the school entrance. VDOT and the county Office of Transportation will make the needed requirements known at the time of construction plan review. Costs for an entrance to the park off of Route 7 are prohibitive. Instead of merely dedicating the land on Route 7, the Park Authority would be required to construct the service drive and provide access from Utterback Store Road. Traffic would still

be accessing Utterback Store, thus not addressing the comment. Robert L. Moore, Chief of the Transportation Planning Division with Fairfax County wrote in a memo addressing a request for comments on the planned park: "Leesburg Pike is a principal arterial and as such it's primary function is the provision of through traffic mobility. Direct access from individual parcels is strongly discouraged due to the deleterious effect turning movements have on through traffic flow. ... Access should not be an issue as long as the only entrance is on Utterback Store Road as shown on the development plan submitted." The most cost effective solution is to use the existing entrance, and widen it to accommodate emergency vehicles and the larger volume of traffic.

Discussion: Peak use of park and school facilities will be at different times. Improvements needed to deal with the increased traffic will be required by Fairfax County at the time of construction plan submission.

5. Comment: **Improve parking for school use.**

Response: Recently, the school designed and constructed an addition. Additional parking was not provided or required. In order to help address the expressed need for more parking closer to the school, parking for park users will be moved closer to the school. The location of the multi-purpose building and the parking lot, as shown on the schematic master plan, will be reversed. Without sacrificing the newly constructed soccer field, it would be virtually impossible to provide parking any closer to the school. All concerned must bear in mind that this is a schematic plan, a more detailed analysis of the parking layout adjacent to the multi-purpose building will be completed at the design development stage.

Discussion: By reversing the locations of the parking lot and multi-purpose building as shown on the schematic master plan, the parking will be provided as close to the school as possible.

6. Comment: **Need lighted basketball courts.**

Response: The existing basketball courts just east of the school, will be lighted, either by the Park Authority or by the school. One person commented that these courts need to be regraded. The existing slope facilitates drainage so it is not recommended that the courts be regraded, however the courts will be resurfaced, and basketball goals and sleeves for volleyball poles will be installed to meet Park Authority standards for multi-use courts. The striping of the courts will be done to multi-use court specifications, however, the existing special striping done for the school will

remain. In order to facilitate the installation of a lighted multi-use court near the existing tennis courts, one proposed tennis court and the proposed practice tennis court will be deleted.

Discussion: To meet the desire for lighted multi-use courts, the lighting of the court near the school is proposed. This would not conflict with school use as the court would be used during non-school hours. The most practical place for an additional multi-use court was in place of one of the proposed tennis courts.

7. Comment: **No use, during school hours, of area behind school by park patrons.**

Response: This concern will be addressed through the use of a sign stating: "for school use only, during school hours". Sections of the existing fence may remain in order to continue the segregation of this area. The school may wish to extend the fence near the existing tot lot. Another concern arose from the trail connection to this area. This is an access trail to be designed for use by people with disabilities. All elements of the park, that are available for use by park patrons, must be made accessible. The trail connections will be designed with input from school staff so as not to inhibit current uses of the area.

Discussion: The sign will meet the concerns expressed about park patrons using the area adjacent to the school during school hours. The trail connection is necessary to unite all elements of the park and to provide accessibility to people with disabilities.

8. Comment: **Need lighted volleyball courts.**

Response: With the lighting and re-striping of the existing multi-use courts, two lighted volleyball courts will be provided. The multi-use courts will have sleeves for the installation of volleyball poles. A lighted sand volleyball pit is proposed for the area adjacent to the existing play apparatus, just west of the Little League field.

Discussion: None

9. Comment: **No parking between the picnic area and the play apparatus.**

Response: The plan does not show parking between the proposed picnic area and the existing play apparatus. If the speakers were referring to the existing tot lot constructed by the PTA and the proposed picnic area near the existing play apparatus, then patrons would need to pass by the multi-purpose building to get to the PTA tot lot, under the revised plan. Safe pedestrian crossings will be provided where needed.

- Discussion: The multi-purpose building and the parking lot have been reversed. Park patrons will no longer have to cross the parking lot to access the picnic area from the tot lot, as long as the school does not construct a fence to limit park patron access to the tot lot.
10. Comment: **Save existing trees.**  
Response: Extra effort was made from the beginning of the plan layout to save the existing trees. Many of the trees north of the existing house are to be saved, as well as the large red oak along the east property line, and the white oaks in the preservation area to the north.
- Discussion: On the final master plan, the trees to be preserved will be clearly shown.
11. Comment: **Move the storm water management pond to a permanent location, and pond will not hold future run-off.**  
Response: Storm water management pond will be moved to a permanent location. The pond will be engineered to accommodate present and future run-off.
- Discussion: Further research and discussions with Park Authority staff engineers have shown that the size of the storm water management pond shown previously on the Schematic Master Plan may not be adequate. An additional storm water management area will be shown on the final master plan.
12. Comment: **Park is overdeveloped.**  
Response: Although the plan may appear a bit crowded, the facilities will be laid out so as to provide plenty of open space.
- Discussion: All concerned need to bear in mind that this is a district park, with the plan concept being an athletic field complex.
13. Comment: **Need for a quarter mile track.**  
Response: Due to the grading conditions and the layout and size of the fields, the inclusion of quarter mile track is not feasible. For safety reasons, the overrun areas must be free of obstructions. This type of facility is not one the Park Authority has typically provided. FCPA has not received any requests to this point for such a facility, and the comments about the facility were few at the public hearing.
- Discussion: The Recreational Facilities Needs Assessment Survey, to be completed sometime in 1991, may show a need for this type of specialized facility. The fitness trail is designed to meet the need for a place to run safely, with measured distances. Several loops will be provided throughout the park, which will be designated with distance markers for the runners.

14. **Comment:** **Need soccer fields, particularly for major tournaments.**  
**Response:** Although few people discussed the need for soccer fields, the overall acceptance of the plan indicates agreement with their inclusion. Soccer fields will be shown on the final master plan as minimum regulation size (300' X 195'). Larger fields will be installed as site constraints permit. If, when the plan reaches the detail design development phase, spacial and grading constraints are so great that one field must be deleted, the field to be deleted is the soccer field shown on the plan with the east-west orientation.  
**Discussion:** At this conceptual planning phase it is difficult to ensure that all the fields proposed can be constructed as shown. Research has been done with regard to grading, however, without actually designing the site, it is difficult to determine if all the fields can be constructed in the exact configurations shown. Every attempt will be made to design the site so that all the fields shown on the master plan can be constructed.
15. **Comment:** **Existing baseball fields should stay as baseball fields in the fall.**  
**Response:** Overlay field situation will be removed and the existing fields renovated to regulation Little League size, with fences.  
**Discussion:** None
16. **Comment:** **Need practice wall for baseball, volleyball, and soccer.**  
**Response:** The comment referred to providing a wall, without a fence around it, for throwing a ball to a batter. If the batter misses the ball it returns to the thrower, if the ball is hit, it flies unobstructed into the field behind the thrower. Similar uses were suggested for volleyball and soccer.  
**Discussion:** This is not a facility that is typically provided for by FCPA, nor is it a facility commonly seen in parks. If the Recreational Facilities Needs Assessment Survey reports this as a need in the county, then it will be provided for in future planning.

#### C. POST-PUBLIC HEARING

The following comments were received in letter form during the post-public hearing comment period.

Letter no. 1. Concerns expressed included lights, noise and traffic that may be generated by the park. Expressed disappointment about answers given at the public hearing to specific questions about park lighting policies. Supports installation of a running/walking track. Supports installation of rest rooms and freeze proof drinking

fountains. Supports entrance to the park from Route 7 and does not support the entrance as proposed, from Utterback Store Road. Expressed concern over the existing wildlife. Requested that the land surrounding the park be purchased for preservation areas and a buffer for nearby property owners.

Letter no. 2. Concerned about the density of development. States that the "...lighting would be out of character with the surrounding area."

Letter no. 3. Concerns expressed included lighting of park facilities, noise, traffic, lighting of Utterback Store Road, lack of traffic light at Utterback Store Road and Route 7, and the quality of the existing fields. Recommended no lighting of any facilities, no installation of adult facilities, no countywide trail construction, one tennis court instead of two, two new soccer fields instead of three, and installation of a track around one of the soccer fields.

Letter no. 4. Concerns were centered around four main areas: the density of the proposed development, the nature of the park, potential environmental effects, and safety. The letter stated that sufficient research on the effects of this type of park development had not been conducted.

Refer to the Master Plan Record, in the Design Division, for copies of the start-up phase comments, post-public hearing comments, and staff responses to citizen comments. For a copy of the minutes of the public hearing, refer to the appendix.

#### **VIII. FINAL RECOMMENDATION**

The final recommendation is based on the evaluation of the site analysis, staff and county government agency input, FCPA board input, and public input. The park theme is an Athletic Field Complex. Refer to the master plan for the location of each facility.

Note: **ALL FACILITIES are to be designed and constructed so as to be accessible to people with disabilities.** All trails, sidewalks and ramps shall be at three percent grade, if possible, but no greater than five percent.

##### **A. DESCRIPTION OF FACILITIES**

(Numbers correspond to those used on the master plan.)

1. **Soccer/Football Fields**: Develop three lighted, irrigated soccer fields at the highest level of development (Level I), complete with trash receptacles, corner flags, goals, and bleachers with pads. Fields are shown at 300' X 195' (not including over-run areas). Larger fields will be installed if space permits.

1a. Non-lighted Soccer/Football Field: Develop one non-lighted, irrigated soccer/football field. Development level will be Level I. This field will not be lighted due to its proximity to the western property line, and Utterback Store Road. A temporary soccer field was installed in this location in the fall of 1990.

2. Softball Field: Develop one lighted, irrigated adult softball field at Level I with 300' foul lines. Appropriate fencing should be used to reduce the number of foul balls that may reach the parking lot.

3. Little League Fields: Renovate the two existing fields to Little League size. Install lighting and irrigation. Install outfield fences on both fields at 200 feet.

3b. Little League Field: Develop one Little League field at Level I, with lighting but no irrigation. Install an outfield fence at 200 feet. Install the septic field for the proposed rest rooms in the outfield, if the school septic field cannot be used.

4. Babe Ruth Field: Develop one lighted, irrigated Babe Ruth field at Level I with 325' foul lines, 375' center field, and 25' from home plate to the backstop. A larger field, with foul lines at up to 400 feet, will be installed if space permits.

5. Paved Parking Lots with wheel stops and required landscaping:

5a. Develop a minimum of 260 paved, lighted parking spaces, including 4 handicapped spaces. The layout shown on the master plan provides for a drop-off/plaza area near the Babe Ruth and Little League fields. A raised central landscape bed with seating on all sides will be installed in the plaza area. A kiosk will be installed in the plaza to provide for information distribution about field scheduling, game times and up-coming events.

5b. Develop a minimum of 43 paved, lighted parking spaces, including 3 handicapped spaces. The layout shown provides one-way travel loops for easy pick-up and drop-off of park patrons. A four-way stop intersection will be developed at the intersection of the entrance road, the road to parking lot 5a and the access to parking lot 5c (school parking). This layout will control the number of pedestrian/vehicle conflicts. Pedestrian cross walks will be provided on all sides of the intersection.

5c. Existing parking for 61 cars is provided adjacent to the school. The parking lot is paved and lighted and provides one handicapped parking space.

5d. The existing park entrance road provides two-way access for vehicular traffic. Currently, when an overflow parking situation exists the access in and out of the park is limited. The entrance road will be widened to twice its' present width. A ten foot landscaped median will be installed to separate the traffic lanes and provide for safer pedestrian crossings. The median will be planted with large shade trees to present a pleasant entrance to the park. A pedestrian cross walk will be provided at the intersection of the entrance road and Utterback Store Road.

6. Sheltered Picnic Areas: Develop three sheltered picnic areas. Shelters are located to enable quick visual access to a wide variety of park facilities. Some of facilities adjacent to these shelters allow for unorganized activities such as playing frisbee, catch, volleyball, and use of the tot lot. Other shelter locations provide for organized group play such as tennis, Little League, or soccer. Each shelter can be used as an easily identified gathering place for group or family functions.

6a. Non-sheltered Picnic Area: Develop one non-sheltered picnic area. This facility was located to be used in conjunction with the countywide trail. Resting places along the trail are needed to provide continuity for trail rides on the countywide system.

7. Multi-use Courts: Develop two lighted FCPA standard multi-use courts adjacent to the proposed tennis court. It is essential that these courts be made accessible to people with disabilities because the grade to the courts adjacent to the school may make accessibility difficult. Renovate to FCPA standards and light the existing multi-use courts east of the school.

8. Tennis Court: Develop one lighted tennis court adjacent to the existing tennis courts. Resurface and light the two existing tennis courts.

9. Practice Tennis Court: Re-surface and light the existing practice tennis court.

10. Tot Lots: Develop one tot lot in conjunction with the sheltered picnic area east of the proposed tennis court and multi-use courts. The location of the tot lot allows for group use of a variety of facilities (tot lot, picnic shelter, soccer fields, Little League fields). Existing tot lot adjacent to the school is to remain unchanged.

11. Play Apparatus: Existing play apparatus is to remain unchanged. Edging is to be installed to retain wood chips.

12. Play Structures: Existing play structures, adjacent to the open play area east of the school, are to remain unchanged.

13. Open Play Area: Existing open play area/school septic field is to remain unchanged. When the rest rooms are installed as part of the multi-purpose building, the septic field for the school will be used, if possible. If not, a septic field may be installed under the outfield of the proposed Little League field. Install sign in the vicinity: "No use of these facilities by park patrons during school hours."

14. Sand-pit Volleyball Court: Develop one lighted, standard size volleyball court with sand surface. Install edging to contain sand. Net will need to be stored in multi-purpose building and made available for use.

15. Trails  
Countywide: Develop trail connections as required. The trail on the east property line is shown to connect as far south as possible. The location was determined based on the best available information on possible placement of off-site trails. If off-site trails are installed first, location adjustment may be necessary. Trails will be installed at a minimum width of eight feet, to facilitate use as a bike way.

Fitness/Accessibility Trail with Fitness Stations: Develop fitness/accessibility trail so that it is functionally accessible by people with disabilities (slopes 3% or less). All fitness stations will have paved connections to the trail so that they can be used by all park patrons. The fitness trail will have 20 stations, to be field located, providing a variety of physical challenges. Proper signage will be installed to indicate activities of various ability levels. Trails will be installed at a minimum width of eight feet, to facilitate use as a bike way.

16. Multi-purpose Building: Develop a multi-purpose building with a floor area of approximately 3500 square feet. The building will accommodate rest rooms, a concession stand, and storage by park staff and athletic groups. Office space will be provided for future use by a park manager. The concession stand will be placed at the southern end of the building to provide patrons access to the plaza area. The storage areas will be on the north end of the building to provide a place where vehicles can back up to the building to load and unload equipment and supplies. Access to the rest rooms will be from the east side of the building. Space will be provided inside the building for interpretation of the former Nike missile site. A fenced exterior storage area will be provided on the north side of the building, least visible to the public.

16a. Plaza, Seating/Waiting Area: Develop a plaza with a seating/waiting area adjacent to the multi-purpose building. A portion of the seating/waiting area will be covered. Picnic tables and benches will also be provided. An information kiosk will be placed in the vicinity to allow information distribution about park events, game times, tournaments, and park interpretation. Raised planters will be used in the plaza area to add interest and color.

17. Radome: Preserve for use as an element of park interpretation and/or sheltered waiting area. Maps of the park as well as interpretive displays could be placed inside. Recommend re-location to a place in keeping with the final design, preferably near the multi-purpose building. If the radome is not re-located, then the anchoring will be re-enforced and the entire structure renovated.

18. Storm Water Management: Develop two storm water management areas. The smaller of the two may not be necessary, depending on the final site grading. If this area is not needed for storm water management, it can be used for expansion of the parking lot, either with grassed overflow parking or by extending the paved area. Off-site storm drainage easements may be required to meet county requirements. The existing pond is to remain as long as VDOT permits its use. Removal or filling of this pond will require an Army Corps of Engineers permit.

19. Preservation Area: Preserve the area of old field vegetation shown on the adopted master plan and the mature oaks. Although a trail is shown to provide access to and through this area, the majority of the area is to remain undisturbed. Conservation Division has made recommendations for preserving the old field vegetation, by using periodic mowing. All work in this area will be done under the supervision of the Conservation Division. The Cultural Resources Section of the Division of Historic Preservation will be exploring the

possible pre-historic remains along the northern property line in the future. Transitional Screening: Transitional screening and a barrier, in a 35 foot wide screening yard, will be required along all property lines. Areas adjacent to Route 7 and Utterback Store Road will be bermed as much as possible. A transitional screening waiver or modification will be requested for the areas adjacent to the Columbia Gas Transmission Station. A waiver of the barrier requirement (fencing) will be requested for all property lines. Native plant material will be used wherever possible.

20. Reforestation: The area shown on the master plan on the southeast corner of the site is an example of an area where reforestation projects should be implemented. Through the use of native grasses and shrubs, the area should be returned to pre-development conditions. There are many areas suitable for this treatment throughout the park, and any area should be considered that is not a heavy use area or serving some other purpose, such as a drainage way. This planting will significantly reduce maintenance costs. Landscaping will be provided throughout the site, concentrating on the use of native plant material. The combination of berming and landscaping will be used wherever possible to provide buffers between different uses.

#### B. STAFF CONCERNS REGARDING PLAN AS PROPOSED

1. If, during the detail design phase, it becomes infeasible to provide all the fields or facilities shown on the master plan, one of the following options will be implemented. A) If problems occur in the design on the southern portion of the site, the lighted soccer field, presently shown on the southwest corner of the master plan, will be deleted. B) If the problems occur on the northern portion of the site, the Little League field to the north of the existing tennis courts will be deleted. C) If an area is needed for the storage or mixing of soil on-site, the board has requested that the issue be returned to them to resolve.

2. The responsibility for maintenance and management of this park has not been defined. The quantity and variety of facilities warrant the placement of a manager at this site, when it becomes fully developed. A maintenance agreement is needed between school and park maintenance divisions. The park land adjacent to the school that contains the tot lot donated by the PTA, the open play area, and the multi-use courts has been maintained by school staff in the past.

3. The field orientations shown on the master plan is not optimum. Grading and spacial constraints prevent the orientation of all the fields in a north-south direction, unless several fields are deleted. Fields will be designed with the best possible orientation during the design phase.

4. If soccer fields are lighted they must be irrigated. Ballfields, including adult softball, Little League and Babe Ruth fields may be lighted without being irrigated. The priority for irrigating fields is as follows: 1) lighted soccer/football, 2) lighted adult softball, 3) unlighted soccer, 4) all other ball fields. All fields constructed with the intention of installing irrigation in the future, should have excavation of the parent soil material and appropriate grading completed during the initial installation. The coordination of the installation of irrigation and lighting is essential in the first stages of planning to prevent exorbitant future costs.

5. During the design phase, grades should be adjusted to balance the earth work. As successive phases are installed, excess soil should be retained on-site for future use.

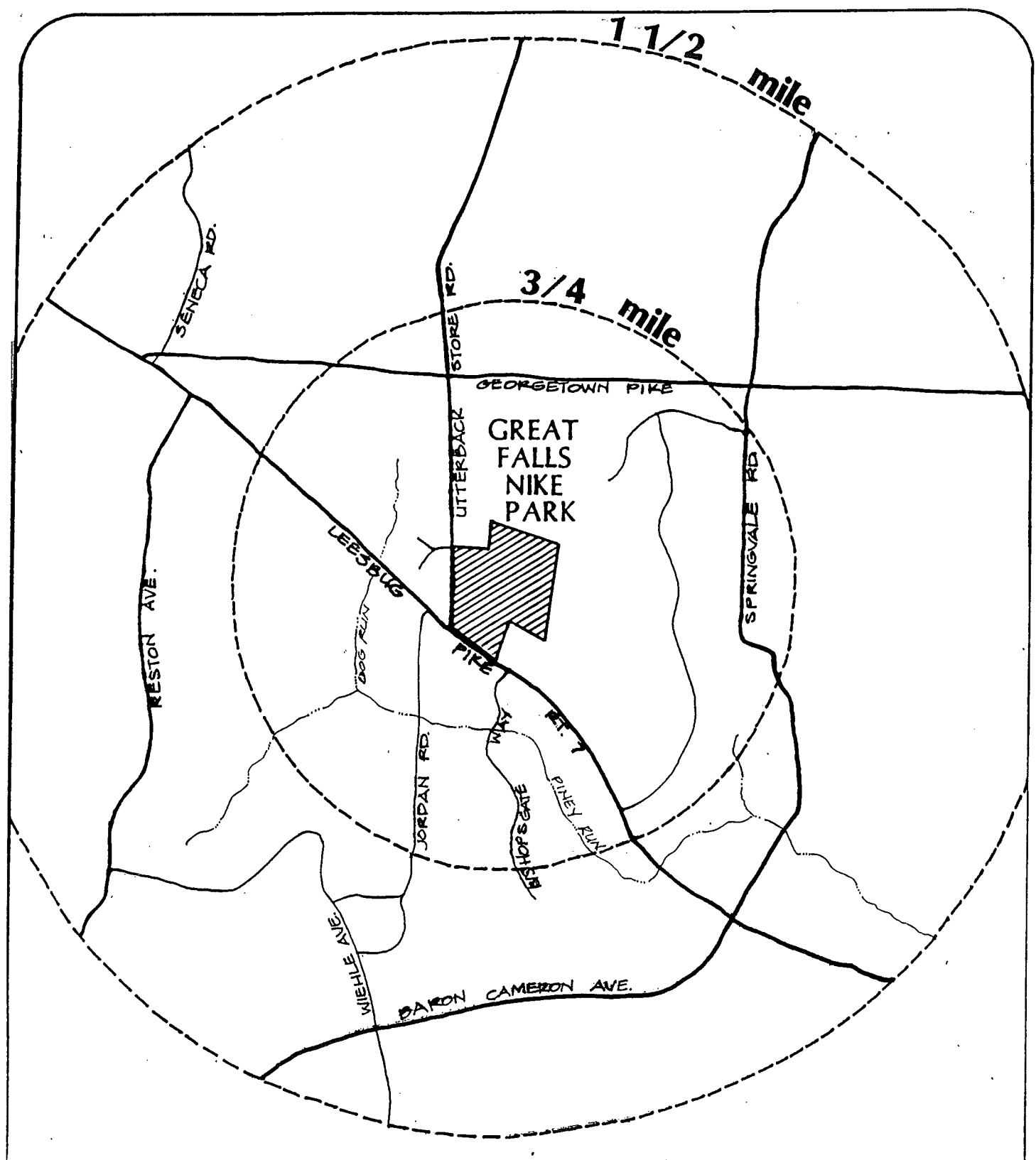
6. The team member from maintenance recommended that arched backstops not be used on the ball fields. Some special fencing will be needed, however, to provide safety from stray foul balls.

7. Phasing of the installation of facilities is a concern. A considerable amount of funds could be saved through the use of an integrated design that plans for lighting and irrigation of all fields. Stockpiling or retention of excess soil on-site for future use is preferable. Overall design of conduit for the entire site would eliminate destruction of lines in phasing construction.

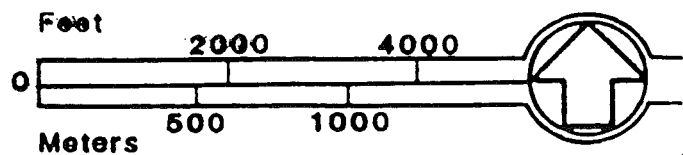
1. Standard Reports 1989. Office of Research and Statistics, Research Analysis Branch. 1989. p. 13.
2. Ibid. p. 155-158.
3. Demographic Profiles of Supervisor Districts, 1988 Household Survey. Office of Research and Statistics. May, 1989. p. 4.
4. Ibid. p. 187.
5. Market Segmentation Analysis: 1987, Recreation Center Class Registrants. Fairfax County Park Authority, Division of Programming and Marketing, Marketing Section. May 1989. p.i.
6. Ibid. p. 11.
7. Ibid. p.i.
8. Ibid. p. 14.
9. Fairfax County Park Lands and Facilities, Preliminary Needs Assessment. Fairfax County Park Authority. May 31, 1988. p. III-40.
10. Ibid. P. III-40.
11. Ibid. p. III-42.
12. Fairfax County, Virginia Athletic Field Study, Phase II. Fairfax County Park Authority in cooperation with Fairfax County Public Schools and Fairfax County Department of Recreation and Community Services. June 26, 1990. p.ii.
13. Ibid. p. 12.
14. Ibid p. iv.
15. Ibid p. 1.
16. Ibid p. 2.
17. Ibid p. 2.
18. Ibid p. 43.
19. Ibid. p. 42.

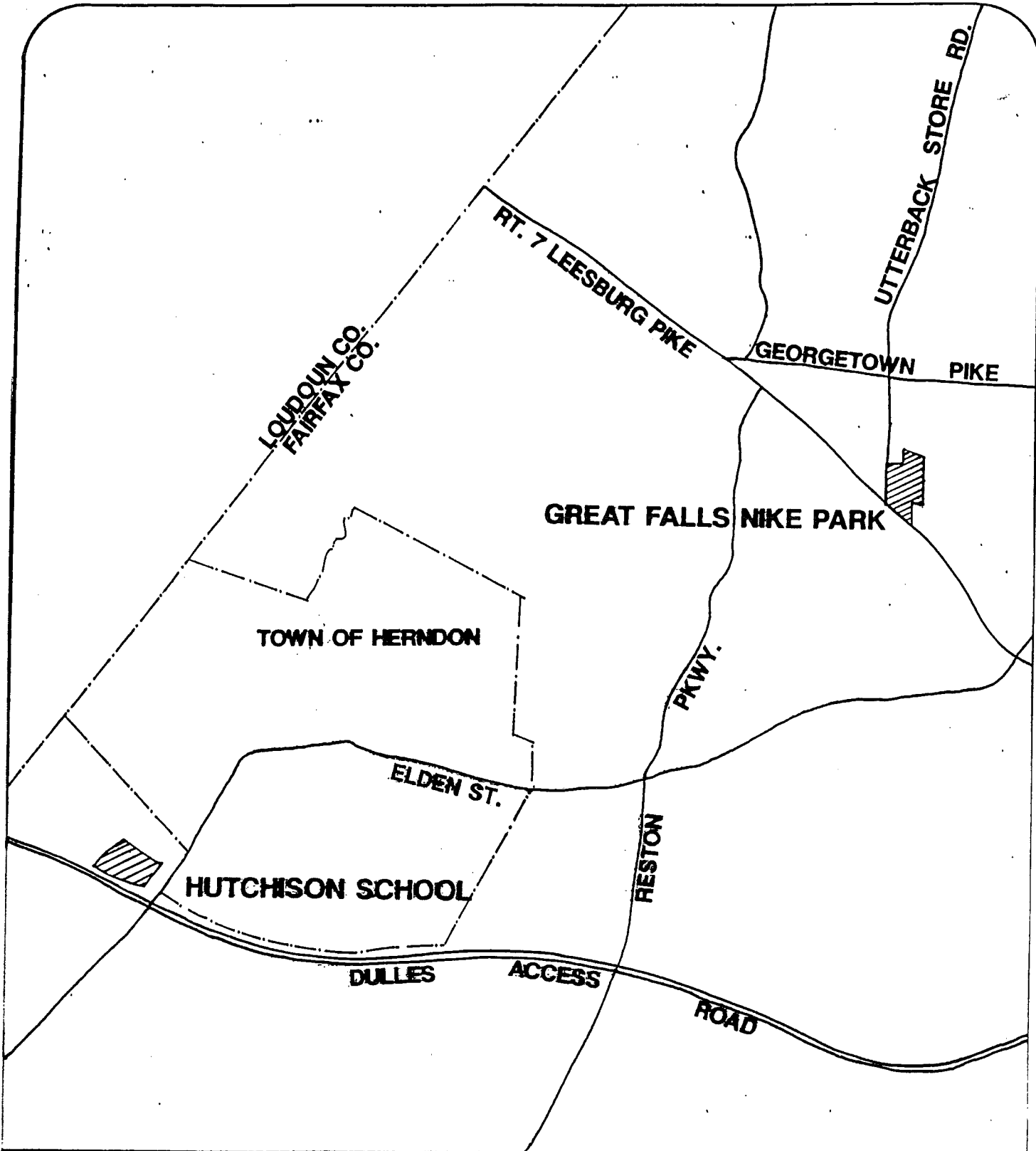
## APPENDICES

1. LOCATION MAP
2. LOCATION MAP (SHOWING PROXIMITY TO HUTCHISON SCHOOL SITE)
3. EXISTING SLOPES
4. EXISTING SOILS
5. NEARBY PARKS AND SCHOOLS
6. COUNTYWIDE TRAILS
7. LAND USE PLAN
8. ZONING
9. SUMMARY ANALYSIS
10. ADULT SOFTBALL NEEDS ASSESSMENT
11. SOCCER/FOOTBALL NEEDS ASSESSMENT
12. SENIOR YOUTH/ADULT SOFTBALL NEEDS ASSESSMENT
13. YOUTH BASEBALL/SOFTBALL NEEDS ASSESSMENT
14. UPPER POTOMAC PLANNING DISTRICT NEEDS ASSESSMENT
15. SCHEMATIC MASTER PLAN
16. FIELD LAYOUT OF SCHEMATIC MASTER PLAN
17. RECREATIONAL OPPORTUNITIES MATRIX
18. PUBLIC HEARING MINUTES
19. PRELIMINARY MASTER PLAN
20. LEGEND FOR PRELIMINARY MASTER PLAN
21. ADOPTED MASTER PLAN
22. FACILITIES COST ESTIMATE (PAGE 1)
23. FACILITIES COST ESTIMATE (PAGE 2)
24. FACILITY MAINTENANCE COST ESTIMATE

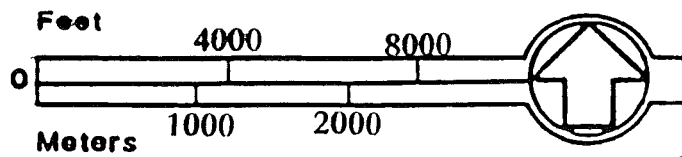


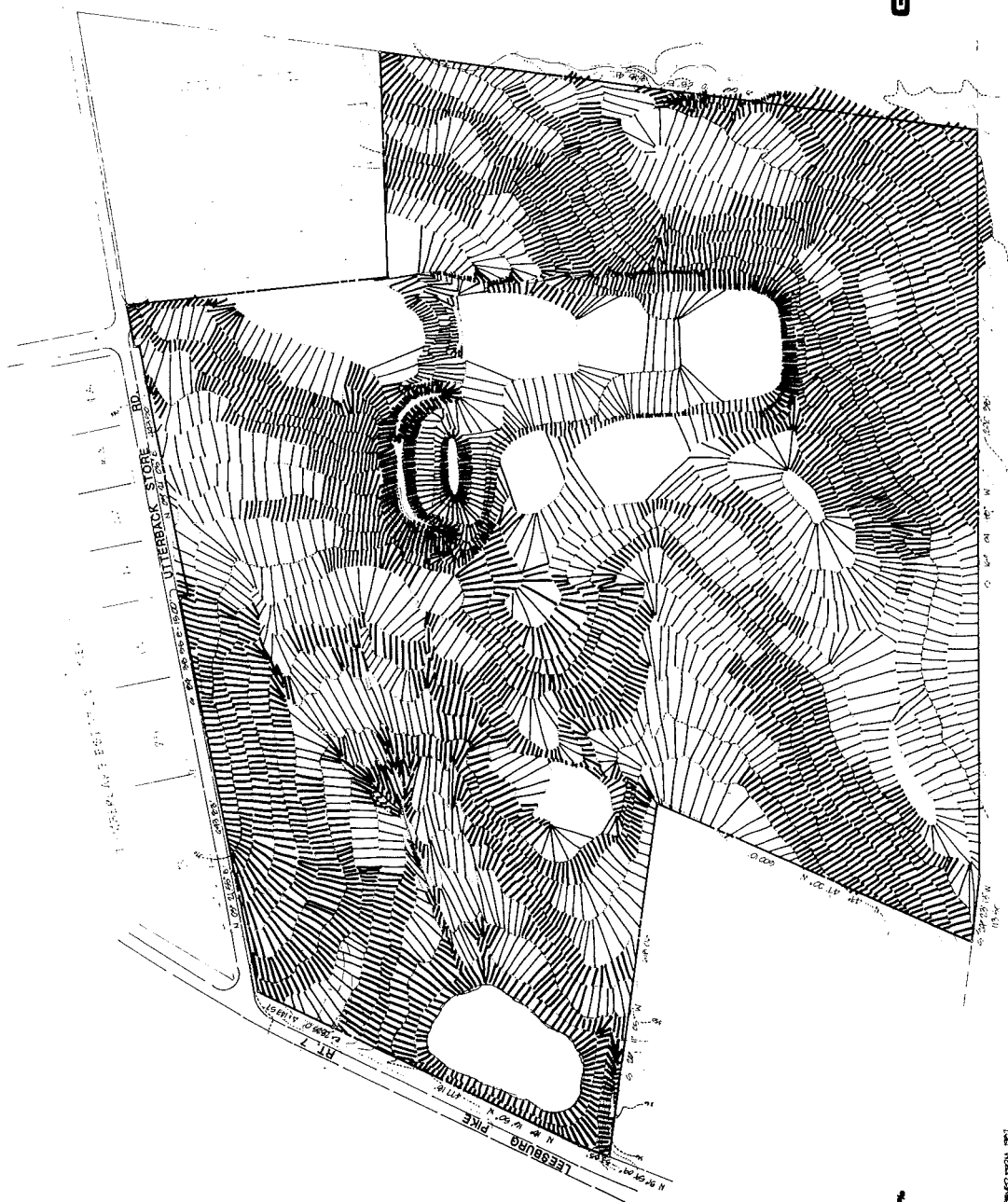
GREAT FALLS NIKE PARK  
**LOCATION MAP**





LOCATION MAP





**LEGEND**

- 0-5%
- 5-10%
- 10-15%
- 15-20%
- 20-25%
- 25-30%
- 30-35%
- 35-40%
- 40-45%
- 45-50%
- 50-55%
- 55-60%
- 60-65%
- 65-70%
- 70-75%
- 75-80%
- 80-85%
- 85-90%
- 90-95%
- 95-100%
- OVER 100%

**NOTES**  
 1. ALL ELEVATIONS ARE IN FEET.  
 2. SEE PLAN BY VICTOR E. JERRY, JR.  
 3. CONTOUR INTERVAL IS 5 FEET.  
 4. CONTOUR INFORMATION IS FROM 1987 GCS  
 5. PLAN BY NICHOLE E. JERRY, JR. AND A. J. JERRY  
 6. DATE BY FAIRFAX COUNTY PLANNING AUTHORITY  
 7. CONTOUR INTERVAL IS 5 FEET

**MASTER PLAN**  
**SLOPES**  
**GREAT FALLS NIKE PARK**  
 FAIRFAX COUNTY VIRGINIA

ACRES OCTOBER 1990 TAX MAP 13-1



PRELIMINARY DATE  
 APPROVED DATE

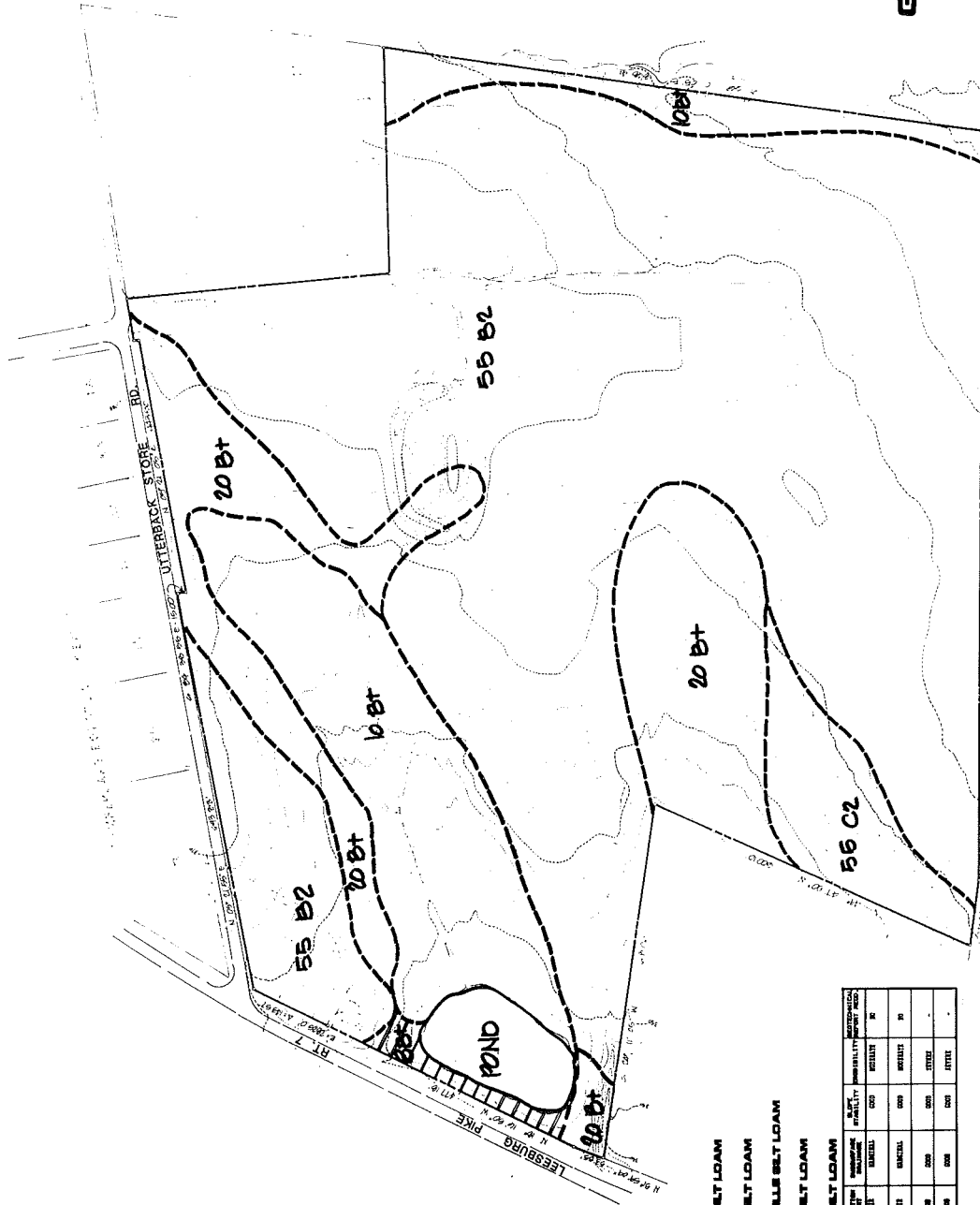
**GREAT FALLS NIKE PARK**  
FAIRFAX COUNTY VIRGINIA

**ACRES**

OCTOBER 1990

TAX MAP 12-1

PRELIMINARY DATE	APPROVED DATE



## LEGEND

**THE WOREHAM SALT LOAM**

**TOP- GLENVILLE BELT LOAM**

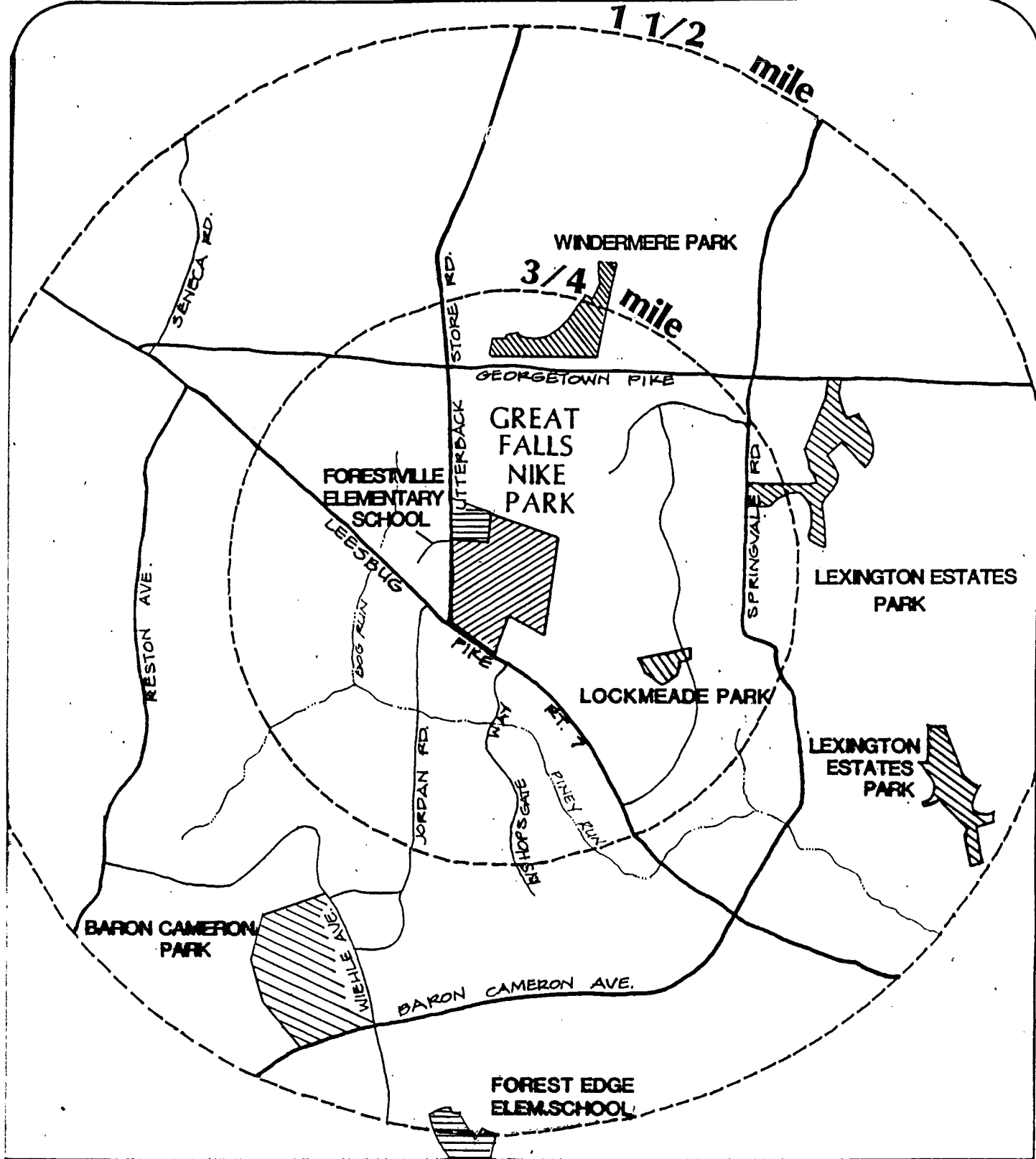
**20 2" MEADOWVILLE S&T LOAM**

**USE THE OLIVETTI BELT LOAM**

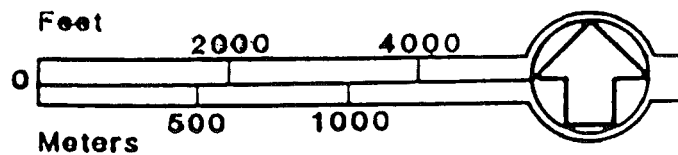
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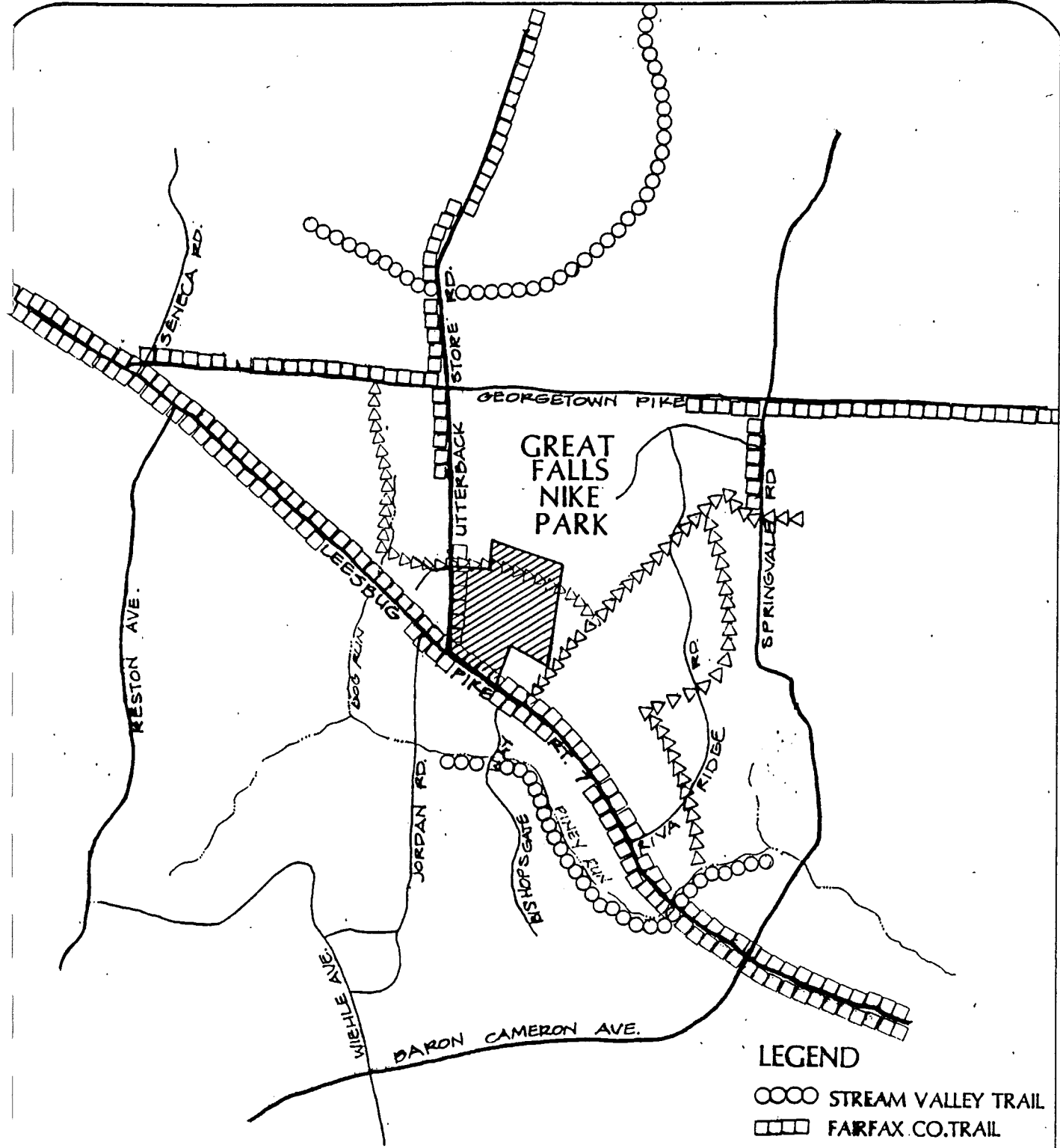
## NOTES

PROPERTY INFORMATION DERIVED FROM THE  
GEE PLAN BY WILSON & HENRY, PC  
CONTINUE INFORMATION IS FROM THE SITE  
PLAN BY WILSON & HENRY, PC, AND A SURVEY  
DONE BY PALMER COUNTY SHELTER AUTHORITY  
CONSOLIDATED INTERVAL NO. 2 MEET



**GREAT FALLS NIKE PARK  
NEARBY PARKS  
AND SCHOOLS**

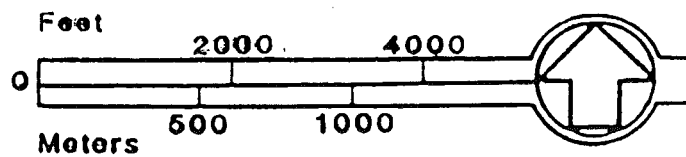




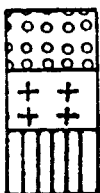
### LEGEND

- OOOO STREAM VALLEY TRAIL
- FAIRFAX CO. TRAIL
- △△△△ EQUESTRIAN TRAIL

## GREAT FALLS NIKE PARK COUNTY WIDE TRAILS



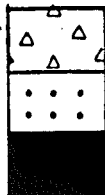
# LEGEND



2-5 DU/AC

5-1 DU/AC

1-2 DU/AC



2-3 DU/AC

RESIDENTIAL  
PLANNED COMMUNITY

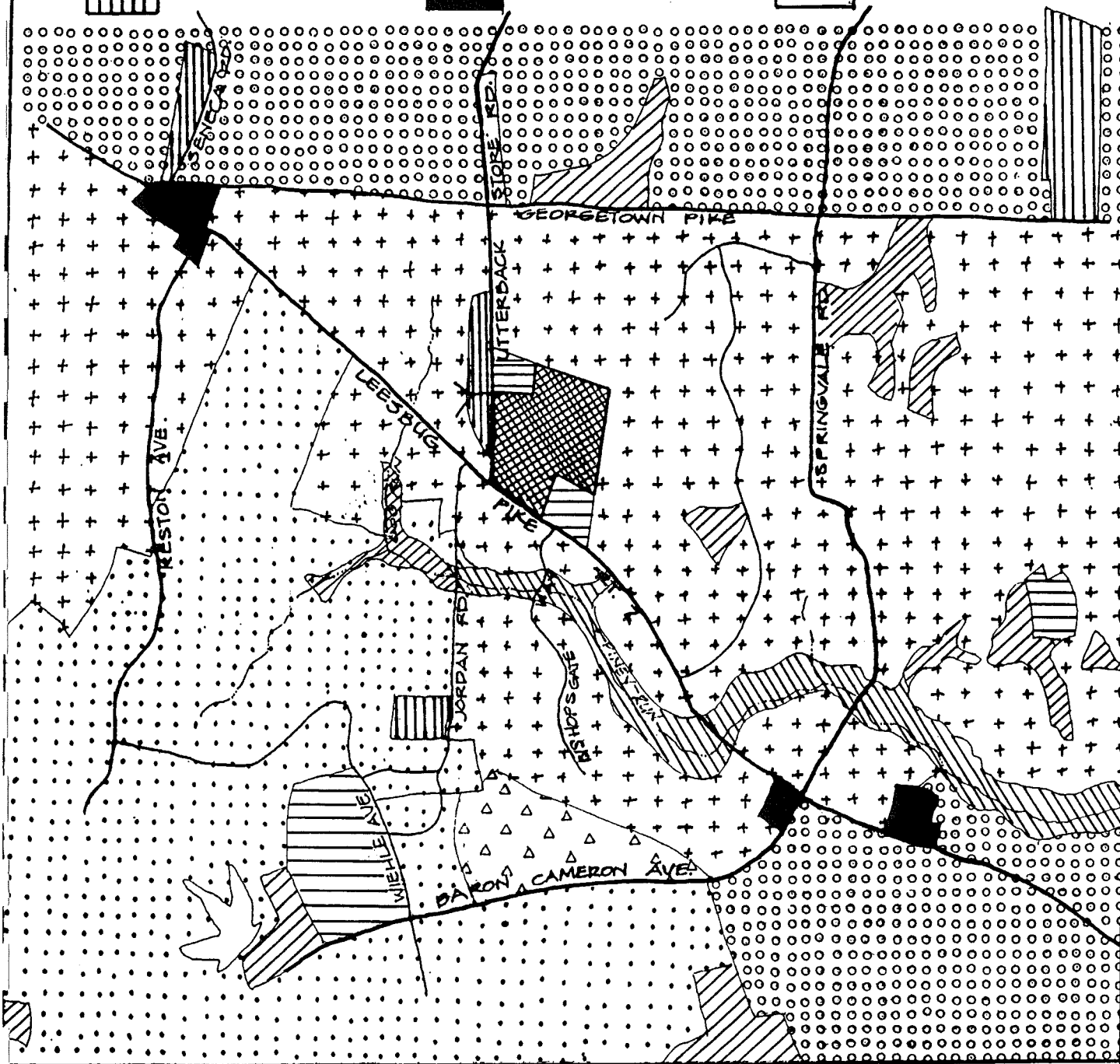
RETAIL & OTHER



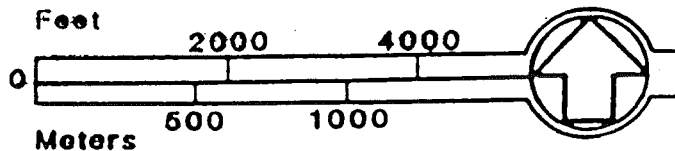
PUBLIC PARKS

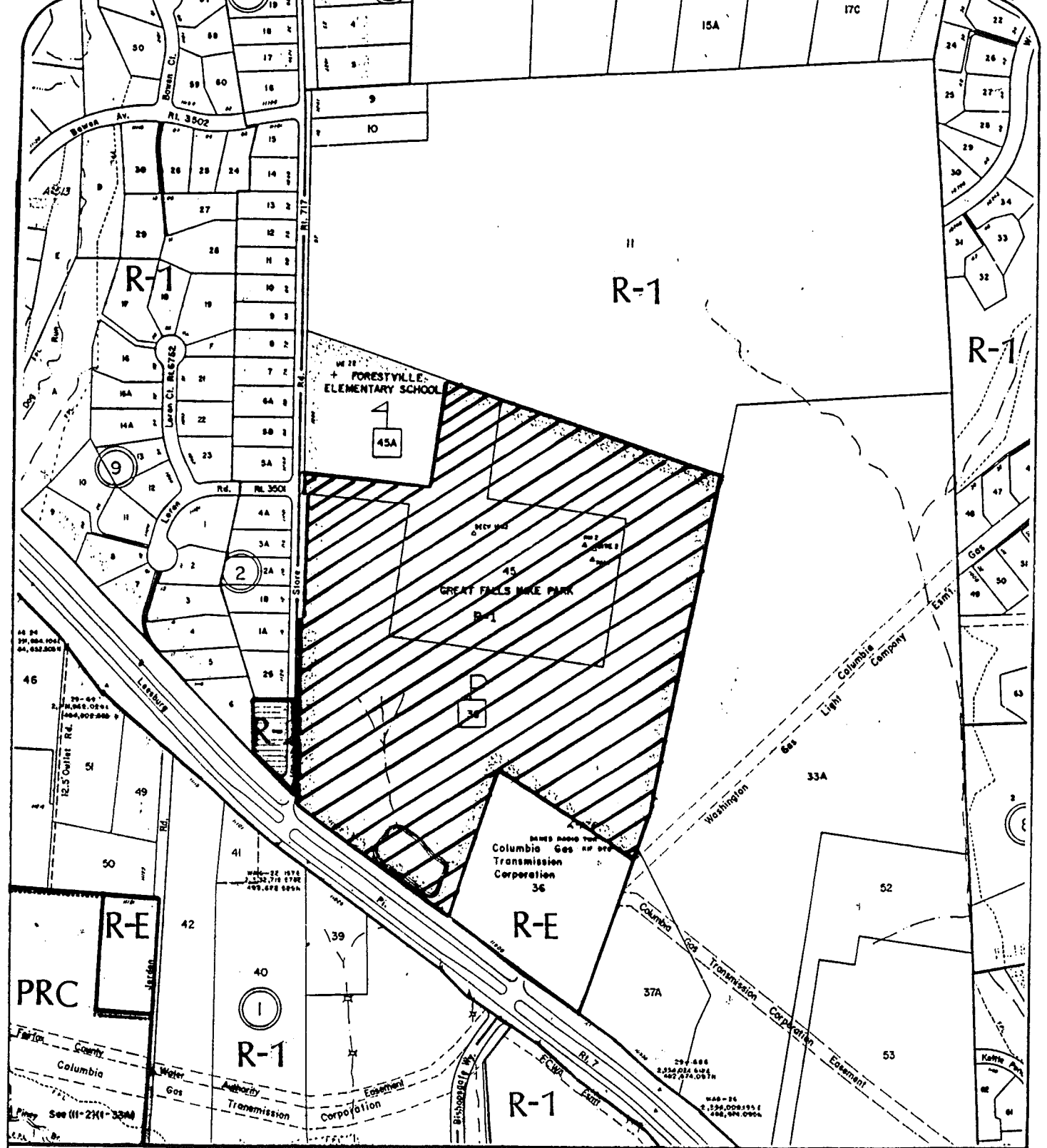
PRIVATE OPEN SPACE

PUBLIC FACILITIES  
GOV'T & INSTITUTIONAL



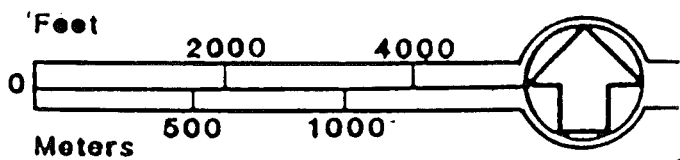
## GREAT FALLS NIKE PARK LAND USE PLAN





GREAT FALLS NIKE PARK

**ZONING**





OCTOBER 1990

**ACR**

PROPERTY INFORMATION OBTAINED FROM POST  
OFFICE PLAN BY WILSON E. KIRBY, PE  
CONTOUR INFORMATION IS FROM POST OFFICE  
PLAN BY WILSON E. KIRBY, PE AND A SURVEY  
DONE BY MURRAY COUNTY FLOOD AUTHORITY  
CONTOUR INTERVAL IS 2 FEET

PRELIMINARY DATE  
APPROVED DATE

MASTER PLAN  
SUMMARY ANALYSIS  
GREAT FALLS NIKE PARK  
FAREAZ COUNTY VIRGINIA

PROPERTY INFORMATION DERIVED FROM MOST  
GDS PLAN BY WILSON E. KERRY, PE  
CONTROL INFORMATION IS FROM MOST GDS  
PLAN BY WILSON E. KERRY, PE, AND A SURVEY  
DONE BY MURRAY COUNTY SUEB AUTHORITY  
CONTROL INTERVAL IS 2 FEET.

COUNTYWIDE NEEDS ASSESSMENT  
Peak Demand/Capacity

ADULT SOFTBALL

Field Supply:

Total Number of Fields = 32  
Regulation = 21  
Non Regulation = 11  
Overlay = 6  
Lighted = 14

Field Requirements:

Teams registered = 1345  
Fields demand =  $1 \text{ field}/2 \text{ teams}/1 \text{ practice per week} = \frac{1345}{2} = 673 \text{ fields}$   
One field can be used 10 times per week =  $\frac{673}{10} = 68 \text{ fields}$

Needs Analysis:

Case A: Weekday (Practice) Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 100%  
Regulation and non regulation  
Net Supply =  $32 - [.5(6)] + (14 \times 100\%)$   
=  $32 - 3 + 14$   
T O T A L = 43  
Demand = 68  
Supply = 43  
Deficit = 25

Case B: Average Weekly Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 83%  
Regulation and non regulation included  
Net Supply =  $32 - [.5(6)] + (14 \times 83\%)$   
=  $32 - 3 + 12$   
T O T A L = 41  
Demand = 68  
Supply = 41  
Deficit = 27

COUNTYWIDE NEEDS ASSESSMENT  
Peak Demand/ Capacity

SOCCER/FOOTBALL

Field Supply:

Total Number of Fields = 331  
Regulation = 244  
Non Regulation = 87  
Overlay = 168  
Lighted = 28

Field Requirements:

Teams registered = 2173

1. Fields demand = 1 field/2 teams/1 practice per week =  $\frac{2173}{2} = 1087$

One field can be used 5 times per week =  $\frac{1087}{5} = 217$

Needs Analysis:

One non-regulation field provides one-half the capacity of a regulation field for practice schedules.

Case A: Weekday (Practice) Capacity

Capacity decrease due to overlay = 50%; capacity increase due to lighting = 100%

Regulation - 2 teams practice/per field/per time

Non regulation - 1 team practice/per field/per time

Net Supply Regulation =  $*236 - [.5(168)] + (28 \times 100\%)$   
 $= 236 - 84 + 28 = 180$

Non regulation of 87 fields divided by 2 = 44 fields

T O T A L =  $180 + 44 = 224$  fields

Demand = 217

Supply = 224

Surplus = 7

Case B: Average Weekly Capacity

Capacity decrease due to overlay = 50%; capacity increase due to lighting = 70%

Net Supply Regulation =  $*236 - .5(168) + (28 \times 70\%)$   
 $236 - 84 + 20 = 172$

Non regulation of 87 fields divided by 2 = 44

T O T A L =  $172 + 44 = 216$

Demand = 217

Supply = 216

Deficit = 1

\*8 NVRPA fields are not available for regular scheduling

## COUNTYWIDE NEEDS ASSESSMENT

### YOUTH BASEBALL/SOFTBALL

#### Peak Demand/Capacity

#### Field Supply:

Total Number of Fields = 398  
Regulation = 206  
Non Regulation = 192  
Overlay = 176  
Lighted = 5

#### Field Requirements:

Teams registered = 1065  
Fields demand = 1 field/1 team/1 practice per week = 1065 fields  
One field can be used 5 times per week =  $\frac{1065}{5} = 213$  fields

#### Needs Analysis:

##### Case A: Weekday (Practice) Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 100%  
Regulation and non regulation  
Net Supply =  $398 - [.5(176)] + (5 \times 100\%)$   
=  $398 - 88 + 5$   
T O T A L = 315  
Demand = 213 fields  
Supply = 315 fields  
Surplus = 102 fields

##### Case B: Average Weekly Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 52%  
Regulation and non regulation  
Net Supply =  $398 - [.5(176)] + (5 \times 52\%)$   
=  $398 - 88 + 3$   
T O T A L = 313  
Demand = 213  
Supply = 313  
Surplus = 100

COUNTYWIDE NEEDS ASSESSMENT  
Peak Demand/ Capacity

SR. YOUTH/ADULT BASEBALL

Field Supply:

Total Number of Fields = 66  
Regulation = 59  
Non Regulation = 7  
Overlay = 7  
Lighted = 26

Field Requirements:

Teams registered = 242

Type 1 \*Fields demand = 1 field/1 team/2 practice per week =  $242 \times 2 = 484$   
One field can be used 5 times per week =  $\frac{484}{5} = 97$  fields

Type 2 Fields demand = 1 field/1 team/1 practice and 1 game per week  
 $242 + \frac{(242)}{2} = 363$

One field can be used 5 times per week =  $\frac{363}{5} = 73$  fields

Needs Analysis:

Case A: Weekday (Practice) Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 100%

Regulation and non regulation

Net Supply =  $66 - [.5(7)] + (26 \times 100\%)$   
 $= 66 - 3.5 + 26$   
 $= 89$

Demand: Type 1 = 97, Type 2 = 73

Supply: 89

Deficit for Type 1 = 8

Surplus for Type 2 = 16

Case B: Average Weekly Capacity

Capacity decrease due to overlay = 50%; capacity increase due to  
lighting = 52%

Regulation and non regulation included

Net Supply =  $66 - [.5(7)] + 14$   
 $= 66 - 3.5 + 14$   
 $= 77$

Demand: Type 1 = 97, Type 2 = 73

Supply: 77

Deficit for Type 1 = 20

Surplus for Type 2 = 4

\*Two types of scheduling procedures are used to assess the need. Type one accounts for two practice sessions during the weekdays and Type two considers one practice and one game for the same time period.

UPPER POTOMAC

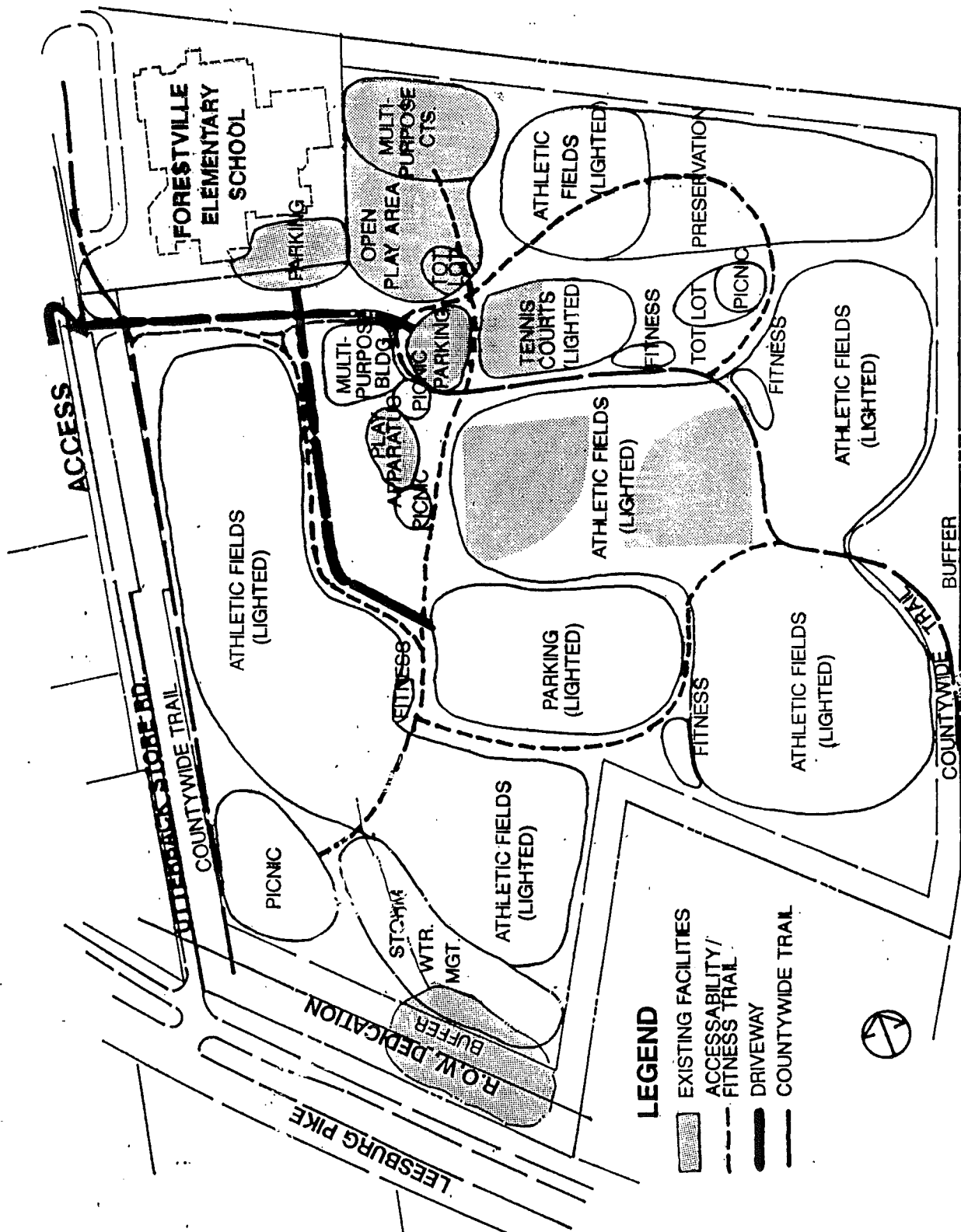
134,350

1995

ACTIVITY/FACILITY	# OF PARTICIPANTS	DEMAND			SUPPLY	NEED			# of PARTICIPANTS	DEMAND			NEED		
		70%	80%	90%		70%	80%	90%		70%	80%	90%	70%	80%	90%
SOCCER	4,966	30	34	38					5,519	33	38	42			
FOOTBALL	622	4	4	5	33	-1	-5	-10	699	4	5	5			
ADULT SOFTBALL	4,714	34	39	44	3	-20	-23	-26	5,299	39	44	50			
LITTLE LEAGUE	1,791	13	15	17					2,014	15	17	19			
YOUTH SOFTBALL	571	4	5	5	20	3	0	-2	642	5	5	6			
BASEBALL	472	3	4	4	2	-3	-3	-4	531	4	4	5			
TENNIS	27,860	31	64	98	19	-12	-45	-79	33,587	38	78	118			

# **SCHEMATIC PLAN** **GREAT FALLS NIKE PARK** FAIRFAX COUNTY VIRGINIA

45.0 ARRES      OCTOBER 1990      TAX MAP 19-1



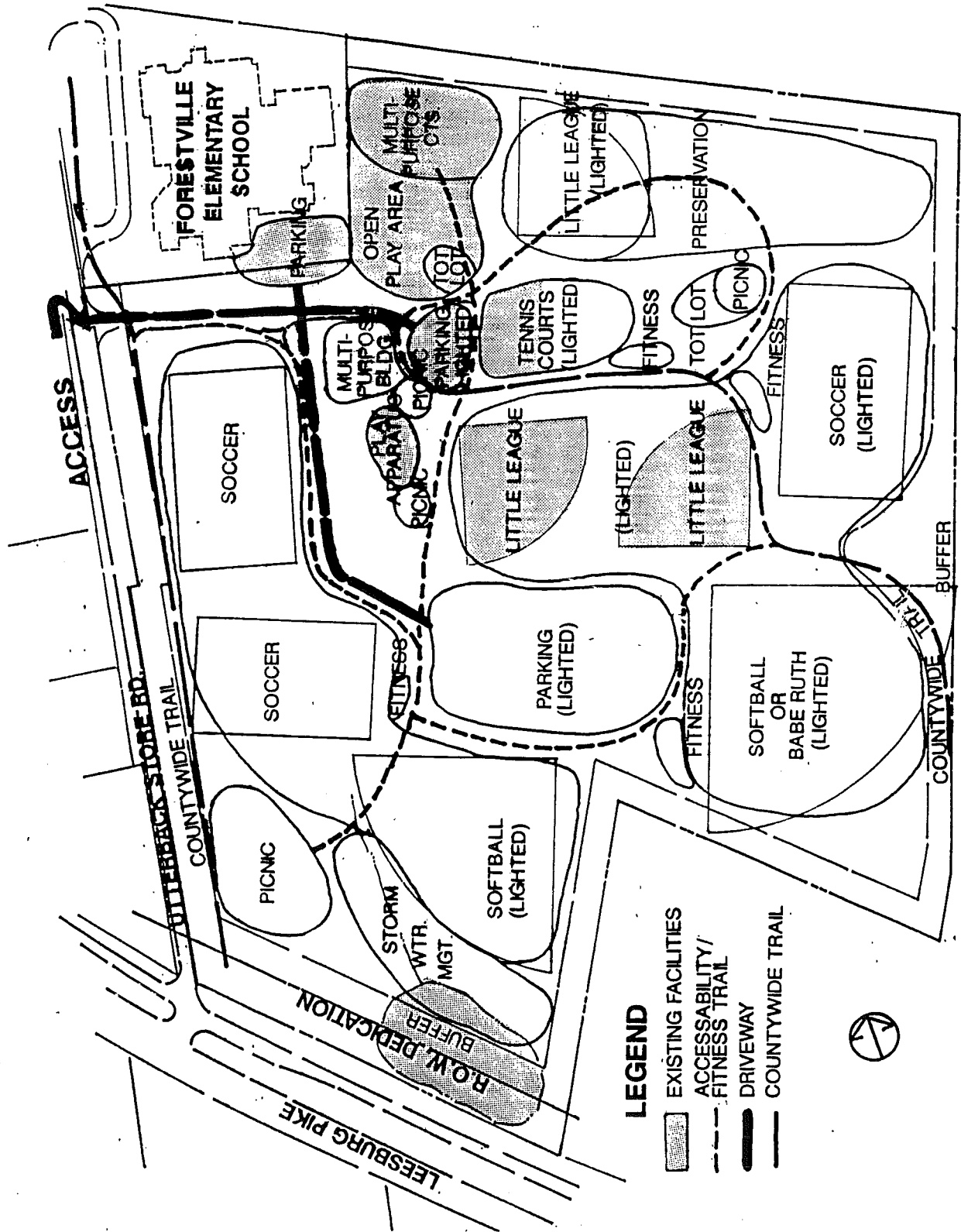
## **LEGEND**

- EXISTING FACILITIES
- ACCESSIBILITY/
- FITNESS TRAIL
- DRIVEWAY
- COUNTYWIDE TRAIL



# **SCHEMATIC PLAN GREAT FALLS NIKE PARK** FAIRFAX COUNTY VIRGINIA

45.0 ACRES      OCTOBER 1990      TAYLOR 19-1



# RECREATION OPPORTUNITIES MATRIX

## GREAT FALLS NIKE

### USER GROUPS (BY AGE)

RECREATION FACILITIES	0-7	8-18	18-55	55+	PEOPLE W/DISABILITIES
LITTLE LEAGUE		*			
BABE RUTH		*			
SOFTBALL		*	*		
SOCCER/FOOTBALL		*	*		
TENNIS COURT		*	*	*	*
PRACTICE COURT		*	*	*	*
MULTI-USE COURT		*	*	*	*
VOLLEYBALL		*	*	*	*
TOT LOT	*				*
PLAY APPARATUS		*			*
FITNESS TRAIL		*	*	*	*
TRAILS	*	*	*	*	*
PICNIC AREA	*	*	*	*	*
OPEN PLAY AREA PRESERVATION AREA	*	*	*	*	*
HISTORIC SITE CONCESSION/RR	*	*	*	*	*
OTHER					
12/90					

Meeting Minutes from:  
Public Hearing for Great Falls Nike Park - January 29, 1991

Board Members Present

Estelle Holley - Presiding  
Margaret Andino  
Laurie Sisson  
Mr. Crabtree

Introduction of FCPA attendees:

Cecilia Lammers  
Mark Holsteen  
Terry Merritt  
Nancy Boswell  
Ellen Wood  
Merni Fitzgerald  
James Heberlein, Assistant Director, of FCPA  
James Massey, Head of Planning  
Doug Petersen

Mrs. Holley - I don't think I've forgotten anyone. The reason we're here tonight is this is a revision of the master plan that was approved back in late 1970s. We've now acquired an additional 33 acres and we need to redo the Master Plan to include the new acreage. After discussions and contact with several citizen associations, athletic groups, and county agencies including the Recreation Department, Office of Transportation, Virginia Department of Highways, and other groups we are here tonight with the preliminary plan that was drawn up according to the comments that were received.

Extensive research was done on the needs of the area. The Park Authority picked a project team which worked together with the several divisions of the Park Authority and a preliminary plan was drawn up. The plan has been on view at the Great Falls library and it was discussed by the Great Falls Citizens Association and a special task force headed by Curt Bradley who also reviewed the plan. After the public hearing tonight the citizens who do not wish to speak tonight or couldn't attend, have 10 working days to submit any comments in writing if they wish. They're due by February 12th, the comments should be sent to headquarters at 3701 Pender Drive, Fairfax and zip code 22030. But I think that's all on the piece of literature that you picked up at the front. The plan, after we get all the comments in, will be modified according to the public testimony that we hear here tonight and get in the mail. And the plan, then modified, will be sent back to the Park Authority Board for approval or further changes. The public is invited to attend that meeting but it will not be another public hearing.

The school has asked us to be cleaned up and out of here by 10:30 p.m., so if we could, everybody get to say what they have to say and sit down and we can keep right on going with the meeting.

The agenda for tonight is the staff will present the plan and then the individuals and people representing groups who have signed up to speak will be called on first. Individuals are allowed three minutes; people representing groups/organizations are allowed five minutes. The speakers will be called in the order they signed up and be ready when your name is called. Before you begin speaking we would like for you to state your name clearly and your address and the group you represent, a warning sign will be held up when you have thirty seconds left and begin concluding your comments at that time, if your comment duplicates a previous statement you may wish to only state that you agree with that speaker.

[Presentation of the Schematic Master Plan by Cecilia Lammers, Project Manager for FCPA.]

Bob Namejko 11159 Rich Meadow Drive, Great Falls  
Representing: Great Falls Little League

As a father with two boys that play in the program and as an organization spokesman I welcome the opportunity to speak on behalf of present and future Great Falls Little League baseball players. Organization has experienced a tremendous growth in the past 3 years, because more and more parents are beginning to realize the Spring time was created so that baseball could be played. Our league has worked hard to attract the youth of Great Falls to our baseball program, but we are going to face a serious problem this year because of the lack of ball fields in our community.

We will be expanding to 18 major and triple A league minor league teams this year. We play our games on the two existing Nike baseball fields, which are a far cry from being terrific fields, on a shared basis with girl softball. Our double A minors and T-ball players play their games behind Great Falls Elementary School on fields not suitable for hard ball play.

Based upon these numbers there is not enough day light hours in the week to allow us to schedule even two games per team, per week. Baseball is a sport that requires practice, and once the season starts in April our players have no place to practice. Further more, due to a lack of an official 90 foot base path field in Great Falls, once our 12 year old players leave the little league program they loose their Great Falls identity. They become either Herndon, Reston or McLean Babe Ruth League players.

Our children suffer because of the lack of facilities available to them. I realize that budget cuts have limited the county's availability to do things, but our baseball community stands ready to privately finance some alterations and improvements to the existing fields pending the future construction of they playing fields.

Lighting of fields would be a tremendous benefit to our program. It would allow us to double or triple the games played per week, if one or two fields were lighted. It would be nice if our kids had the same facilities that are available in other parts of the county, such as Nottaway Park, which offers a variety of activities for kids of all ages in a safe environment.

I would not like to see the current baseball field become non-baseball fields in the fall. This does two things to our program (1) we can't play fall baseball, which we want to do, and (2) we are not permitted to install an outfield fence, which is the one item our players ask about. They want to be able to hit the ball over the fence. Do what you can to build more lacrosse, soccer, football fields so that we can play baseball this fall in Great Falls.

Great Falls Little League supports the plan as amended by the Great Falls Athletic Committee. I'd like to see more lighted basketball and volley ball courts be considered as part of the master plan. Willing to be of help.

Son - Adam Namejko

I am a 12 year old six grader. The facilities at Herndon are adequate. When I get old enough to play baseball I have to leave Great Falls to play in Herndon due to inadequate fields here.

Bob Ferguson - 11541 Maple Ridge Road, Reston  
President of Reston, Herndon Adult Softball Council

I urge acceptance of the plan. Our current program size is 200 teams we involve about 4,000 players in the Reston/Herndon area. Our present use of fields we have available to us four county fields, two of them lit. We are right now at full capacity, I have no room to add anymore teams to our program. The projected growth over the next few years in adult softball is 10% to 15%. By adding a field that is lit I can add 20 teams to our existence. Currently, we have four games per field at our fields that are lit. We would like to add [fields] to have only three games per night that way we would be able to start slightly later and end slightly sooner, we now start at 6:20 p.m. and end 11:00 p.m. By giving us more fields we will be able to end earlier thus allowing the lights to be turned off much earlier than 11:00 p.m. as current.

One of the other problems that I hear when people talk about adult softball is that adult softball players are a rowdy beer drinking crowd. We are not that and as the Park Authority well knows there is no drinking at any of the athletic parks in the county. To my knowledge I was not notified of one incidence last year where drinking had occurred at any of our ball parks. I'll read a statement of a letter that goes out to every team involved by me with our program about drinking. [Reading of statement deleted.]

We need a seniors league and over 35 league which I do not entertain at the present moment. With our current field space we don't have room to include them.

One of the other comments I have is I think there have been some improvements to lighting procedures over the past few years. The county Park Authority could probably give you some more input as to the techniques used to shield lighting so that it is not an intrusion to landowners in the present area.

Kurt Grossman - 212 Park Terrace Ct., Vienna, Va  
Coach in Great Falls.

I've been working in Fairfax County with the youth program for 17 years. I'm sort of looking at this as a gift, and I already assume that it's gonna happen because in my mind it would be absurd if it didn't. Not just for the adults but mostly for the youth in the community. We don't have the fields, we're living in an area that has prime land, it's hard to get any additional fields. My main interest is soccer. Regardless of the sport, having a place where the kids can play is my concern.

This kind of a concept will offer an opportunity for the kids to play on quality fields where they are not going to get hurt. They're not going to be fighting with other sports for usage. It will be more organized I'm hoping that Great Falls will have a little bit of a say in this complex as far as getting some prime usage on it. And also I'm hoping Great Falls will support it, take care of it and maintain it and what have you.

Things to take in consideration: whenever you have prime complex like this in any sport, in soccer in particular, right now this type of complex will be a showcase for major soccer tournaments that might be held only once or twice a year. But we'd get regional and national recognition because of it. We have not been able to play that type of tournament in Fairfax County.

A slight concern I have with the layout here is the school gets used an awful lot. People are parking out in the streets there's overflow parking right here. I'd like to see some consideration maybe enhancing the parking that would be directly involved with the school not just the complex.

Libby Hixon - 10748 Wynkoop Drive, Great Falls, Va  
Representing: Forestville PTA.

Looking at the area behind Forestville Elementary School we're in a rather unusual situation, although its not unique our backyard is actually park land. And the PTA up until about a month ago thought it was school property. The tot lot was purchased with PTA funds with the help of a very generous contribution from the ( ? ) foundation. The PTA maintains it. With additional usage brought in by this nice facility that we're looking toward, maintenance will be an increased problem but more important is the safety of our children, if a trail comes onto park property that adjoins the school, it's used by the children at recess and during other hours of the day, it would be disruptive to the classes that are out there. We need additional security for outside as well.

A particular problem is parking. We now have approximately 61 parking spaces and the principal of the school says he has 62 staff members, which doesn't leave very much for the parent volunteers of which we have very many. We're parking along Utterback, in front of the school for brief times.

Curt Bradley who is helping to coordinate the various comments seemed receptive. What we would like to propose is that a parking area be designated along Utterback Store Road. You'd come in and it would be to the right as you came into the school, obviously details would have been worked out on that. It's a preliminary suggestion but in the past when we've asked the Fairfax County School System to increase the parking here at Forestville the response has been well you can use Nike Park. That's not been a satisfactory solution and certainly although additional parking is provided it's a good distance from the school and I don't think it would help any in this circumstance.

Trash is a problem. People who use the facilities are responsible for the trash, but there will be additional trash brought on to the site. We have to provide for the maintenance of our facility.

We look forward to working with the Park Authority in completing the plans for this project and we would hope that a member of the Forestville School community could be part of the final review process.

Mrs. Holley - Thank you, you do know that we are going to increase the size of the parking lot on the Nike Park now, the other we're going to have to talk about because there are a lot of problems concerned with that. Thank you.

Michael Pobat - 2011 Headlands Circle, Reston, Va  
President of Herndon/Reston Little League.  
Speaking on behalf of Ken Peterman.  
[Showed overheads.]

Our borders are directly on the other side of the street here on Route 7. They backup to Great Falls so some people may think that the grass is greener on the other side of the street but our grass is just as chunky as yours is. We have some of the same concerns as some of the other people have suggested earlier.

Currently we have 1,400 children in our program, our program has grown substantially in the last 5 years. Our fields have not grown proportionally to the numbers of players that we've had. With lighted fields we could double field usage without land acquisition. I strongly support Fairfax County plan.

Catherine Berard - 908 McMillen Ct., Great Falls, Va  
Representing: Herself.

I'm in support of this plan I think it's really wonderful that we can acquire as much land as possible and dedicate it to park land. My main concern is the safety of my child at Forestville Elementary. I think it's really inappropriate to have adult usage of the play area behind the school during school hours, and that trail that you have proposed, the fitness trail that comes onto that area, I disagree with.

In addition to that, you have a very large volunteer group of parents at Forestville Elementary and I'm sure that they would probably be just as happy to help with things at the Park just as well.

But it would be nice if there could be a lot more parking near the school so that things that happen at school could also spill over onto the park land. And addition to that, last year when my son played baseball whenever things were at Field A or B parking along the road that comes into the existing Nike field parking, cars would park all along that access road, there would be no way for an emergency vehicle to come in, if they were needed. The road into the park needs to be made a lot wider.

Ms. Holley - Are we planning to widen the road?

Cecilia - It will be about double the width that it is now.

Tom Denomme - 932 Riva Ridge Drive, Great Falls, Va  
Representing: Foxvale Farm Homeowners Association.

My neighborhood consists of 105 homes, that will be affected by this planned development. I am not opposed to development of athletic fields on the current site. Lighted fields which would be clearly visual from the homes in our community represents an unwarranted intrusion into the peace and quiet of our neighborhood. I believe the plan could have a significant negative effect on the quality of life in our community and would like to see the plan for the lighted playing fields modified.

Curt Bradley - 11213 Richland Grove Dr Great Falls, Va  
Representing: Great Falls Nike Park Committee

The committee supports the staff's master plan and commends them for their effort. This is a reasonable utilization of the site, justifiable for several reasons: (1) the shortage of existing facilities, number of fields, and availability of regulation fields, (2) shortage of alternative sites, (3) and the cost of this plan, I feel this is a significant investment, and we need to utilize and take advantage of this investment, and (4) we will have a greater need in the future, number of participants and additional sports.

I urge that lights be used to the greatest extent possible. I would like to have an indoor basketball facility somewhere in Great Falls - look into issue on a long-term basis, also provide 2 additional lighted basketball courts. We realize the budget constraints. The existing courts (adjacent to school property) just put in need to be regraded and leveled out. I suggest volleyball pits be added to the site. The consensus is that the play apparatus area be eliminated. I agree with Libby Hixon that FCPA work with school's concerns.

Andy Wilson - 11163 Rich Meadow Drive, Great Falls, Va

Representing: Self

Overall I support the plan. The fields are currently in poor condition (rocks, logs, etc). I support lighted basketball courts.

Tony Meunier Could not hear

Dennis Husch - 820 Jackson Street, Herndon, Va

Representing: Self

I support the plan. Volunteers are what makes these programs happen.

Kevin Goeller - 11797 Holleyview Dr., Great Falls, Va

Representing: Self

I support the plan. I understand Libby's [Hixon, Forestville, PTA] concern about parking. I don't think bringing the traffic in through Utterback Store Road past the residences and down through the school itself is a good position.

I think since we are already moving the stormwater management anyway, we should move it for the future, for the 2010 plan and now is the time to take a really good look at that. I think that will also address a lot of the other concerns that we have with the open area behind the school.

Mrs. Holley - One comment I'll make. If we come in off Route 7, just the road improvements alone will probably take the money that we have now for the park, that's something we'll look at but I really don't think we will be bringing traffic through Route 7. It would be an incredible process.

Kevin Goeller - So, we're going to bring all the traffic right by an elementary school and service it that way?

Mrs. Holley - Yes. It's much safer, more convenient, and safer for the children. Most of the people who'll be using the park will not be using it during school time. There are very few people at that park now.

Kevin Goeller - I think that we need to deal with the planners on that and I don't want to get in a contest over it. But I think it is an important issue since we are dealing with the entire transportation plan from Tysons all the way to Leesburg.

Mrs. Holley - Thank you.

Albert Mokhiber - 1108 Utterback Store Rd., Great Falls, Va  
Representing: Self

I have no objection to expanding park, but I am concerned with the lights. We don't need to have lights on until 11:00 at night for athletic fields. The lighting is perhaps the worse problem.

But there are two other issues I'm concerned with. Over development of every square inch of this park. It's a park not an athletic field per say. And it seems every square inch of this is being developed and it's another concern that we should also (?).

Particularly, having the parking right in the middle of this thing, 250 extra cars coming in and out. I think it's not a safe way of putting in parking also, it's over sufficient to have 250 cars in the middle of the park. Parking on Utterback Store Road is something none of us would want.

The third point is traffic. To have 250 extra cars at any given moment means a safety problem that we should all consider. Any of you who go out tonight, watch how fast the cars are going up Utterback Store Road. Look how fast they're be going out of this parking lot tonight and you'll see what I'm saying.

The question about lighting and the need to have lighting for the school. Anyway the school is not opened until 11:00 at night normally. Yes, there could be more lighting but I don't think we need 20 or 30 strobe lights, that's a concern that all of us should share, because sooner or later you're gonna have to realize that the neighbors around here are also going to be concerned, not only the ones in the back, but the ones on Utterback Store Road.

I did submit a letter to Audrey Moore, who responded to me on Jan. 4, saying that I would be contacted for the committee. I did receive a call from a gentleman about a week ago, but I was not placed on that committee and I feel for the record that should be noted. I would like to be on that committee, I think we can work together, but it's something that we should not omit or exclude others who has seriously made an effort to be a part of that committee.

Ms. Holley - I would like to tell you that I also received the letter from Audrey Moore's office. I called Mr. Bradley and Mr. Bradley would you address this very quickly.

Mr. Bradley - In audience, not inaudible

Mr. Mokhiber - Also for the record, the public notice should have been changed because it dates this meeting as the 29th of Jan. 1990. I think there's a lot of members who may have not looked at this thing and perhaps tossed it out thinking it was last years that they got at the beginning of this year. So there is a default in the notice. Perhaps you'd want to send a second letter to all the other neighbors who perhaps would have been interested in being at this meeting tonight but didn't come.

Mrs. Holley - Thank you.

Ed McCeda - 1538 Stuart Rd., Herndon, Va

Representing: Greater Herndon Babe Ruth League [Past President]

This year I'm Herndon's Commissioner for the league. I noticed that there were no Babe Ruth Fields on the recreational opportunities matrix which concerns me. However, you did put a Babe Ruth field on the plan, and I just want to reinforce again the demographics and the need for fields for the older boys.

I deal with boys from 13 to 15 in the league. Once children play in Great Falls, and reach the age limit they go either to McLean Babe Ruth League or the Greater Herndon Babe Ruth League depending upon which high school they go to. There are two 90 foot diamonds in Herndon and there is no fence. I strongly support this plan with the 90 foot Babe Ruth field in it.

Mrs. Holley - Thank you.

Mr. Crabtree - Where do you practice?

Mr. McCeda - Once the season starts we don't practice, because we don't have fields. Before the season each team gets to practice once during the week and once on either Saturday or Sunday. The high school field goes to senior Babe Ruth which doesn't affect the 13 to 15 year old boys.

Speakers from the Audience

John Buckley - 11112 Loran Road, Great Falls, Va

Representing: Self

Basically I'm completely for the idea of the playing fields with some exceptions first of all: the lights. For the residents of Utterback Store Road the lights on the area next to the road are certainly going to be detrimental to them, not perhaps because they are going to see the lights but there are gonna be people close to them and making noise and if they [the lights] stay on late that's not very good for them.

My second comment is widening the road into your new proposed parking lot, doubling its size. One of the advantages to the road being narrow now is that everybody is careful. If you double the size of this road we're going to have people going 25 miles per hour and there's small children there.

Someone mentioned you were going to open up that play area. Children like that area as is because you can't see them. Seems a pity to open it up. I also agree with the idea of the quarter mile track.

Mr. Crabtree - [Makes statement regarding lights. Asks James Massey to elaborate.]

Mr. Massey - [Standing in back of room, inaudible. Synopsis: The Park Authority will use the latest technology available to reduce spill-over of lighting.]

Bernie O'Rourke - 314 Old Dominion Ave. Herndon, Va  
Representing: Optimists Club of Herndon as President.

I don't mean to be offensive to the previous speaker but there are a lot of us who don't feel that the laughter of children constitutes noise. The more successful your program is, the more kids you attract, the more fields you need.

We wish you luck and we support this plan.

Mary Sahouri - 10718 Wynkoop Drive, Great Falls, Va  
Representing: Self

I personally feel that there should be an entrance off of Route 7, because that would be the most feasible way. It will cost a lot more probably but in the long run that will be the most attractive way to go, rather than have all the traffic on Utterback.

My other concern is the lights, I think we need to have a very large buffer to protect people on the other side. It seems the parking comes in between the playing apparatus and the picnic area, which doesn't seem logical. If I'm going to have my kids play there, I'm going to have a lot of concern about cars coming and out.

Curt Grossman - Speaking again.

Lights are no problem to the park, however the use of a public address system is a problem.

Mrs. Holley - We don't propose any public address system.

Mr. Crabtree - I would like to commend Mrs. Holley for her excellent work in getting these fields. Please remember that the adopt-a-field program is in operation and we would like the groups here to feel free to get involved.

Dave Connover - 1110 Springbridge Court, Great Falls, Va  
Representing: Intermediate for the Great Falls Athletic Basketball Program as Director.

I support the need for a few basketball courts in this facility, especially lighted courts. We could start a league with adult supervision.

Mrs. Sisson - Do you have any girls?

Answer - Yes there are. We have 7 year olds and 8 year olds playing mixed.

[Inaudible question from person standing in audience.]

Mrs. Holley - Regarding Babe Ruth Fields - No that decision was mine from working with the athletic group here talking to them and finding out that one of the big needs in this area was for a Babe Ruth field and I believe Mr. Meeker is here tonight if you'd like to make a few comments, I know that you aren't prepared to speak but he is mostly concerned with the soccer fields and others like that but he recognizes the need for the Babe Ruth field and that's where it came from me, and the Athletic groups.

Mr. Meeker: You're correct I do not have a prepared statement.

Mr. Bob Meeker: 10508 Revenue Drive, Great Falls, Va  
Representing: Great Falls Athletic Association as President

I've been involved in the efforts and working with the county for somewhere close to 7 or 8 years in terms of attempting to acquire additional athletic fields for the youth of our community. It started coming to fruition last year when the county acquired this property. The possible addition of fields was evident in terms of looking over the amount of land, it's location and just how well it could serve our community. I think this plan would be a great step toward resolving those problems.

In our evaluation [we looked at] what we really need in terms of facilities. In terms of GFAA we have always looked at all sports, baseball, softball, basketball, and soccer, and whenever possible lacrosse and football. We have had a youth football team at one time in the past. We don't have one now. But when those opportunities appear we support them.

The question specifically had to do with Babe Ruth baseball I've known several children who played baseball and I'm aware of what happens to them in terms of when they go into Babe Ruth where do they go to play. We felt that first, Great Falls especially needed a Babe Ruth facility not only one where they could practice but where they could play games. The long term prospect is that we could continue to have Great Falls Babe Ruth baseball teams.

Secondly, I think we recognize that not only Great Falls but the entire area surrounding Great Falls needed an additional Babe Ruth baseball park and this involved the Towns of Herndon, and Reston. We knew that if we had Great Falls Babe Ruth baseball teams they would participate with teams from other parks of the area. And these teams could also benefit from a full sized fully developed Babe Ruth baseball park. And I think its a very important thing, this is the one place in this area where we can put one of these in, with minimum impact on the surrounding areas.

Mrs. Holley - Thank you. I believe that what we're doing is we're to look at it to see how we can get it in, we may have to lose a soccer field we're not sure, but we are going to be looking at it. Mr. Namejko you have also been pressing for the Babe Ruth so there is support for it, and I think it's a need in the community that we should look at acquiring. Any other comments tonight?

Wayne Groves - 11022 Leesburg Pike, Herndon, Va

Representing: Self

While I don't have the professional status that many of you gentlemen and ladies have here tonight, I occupy a rather unique position here. I live here, I'm the last resident that will ever occupy that land that you're going to build these beautiful athletic sites on.

And what I see here is a great need that seems to be evolving into a large greed. You can not possibly put all your needs in this one place, it's already crowded from what I see. If you try to picnic at that picnic area you'd be eating more pollution than potato chips.

The preservation area is a swamp, if anything the people who use this land now are people who live in Reston and apartments, they even come out from Washington, D.C., and they're trying to kick out the jams of the city life and just relax.

Now you seem to really be putting a lot into one area here, I suggest you turn off your lights at 9:00 p.m., take the kids home and read them the Bible for one thing or a good story, spend some more time with them instead of trying to make them over-achievers.

We do love our children, I've lived here and I grew up here, I'm a resident of 41 years in this county. This is greatly needed but you're not going to solve all your problems at Nike Park. You're going to have to fork out some bucks and get some more land somewhere. It's not going to work here.

Along with the other (?) I'm one resident and the other residents who live here are the bees in the walnut tree, that beautiful walnut tree, the big tulip poplar, the pecan tree the squirrels eat from that, the foxes that come down to the pond in the winter time when all the streams are frozen, they can't get any water. There's an environmental impact here too that you haven't even considered. The geese that fly in and land on the pond, the rabbits, the hawks, the muskrats, the turtles, you guys don't see any of these things.

But what I'm saying is you need the ball park, but leave a little space for the old lady that wants to walk with her aging husband and hold hands, and leave space for the kids; turn the lights out; you're not going to get all those athletic fields in that one area.

I'm a member of the church that bought that property, we bought it from a man named Mr. Money. We bought it for three hundred and sixty five thousand dollars and we all put in our thousand, two and three thousand dollars to do that and we sold it to your county for five million dollars three years later. The Lord said we would reap a harvest, we thought we were going to take souls into heaven. But ah ha, it was money.

Here's this land, tastefully enjoy the flavor of it, come out one morning and see the sun rising up over it. Develop your appreciation for it, don't try and jam so much into one area. Consider the impact, that pond's not gonna hold a lot of that water that's going to go in there, it doesn't now, and if you pave all that area you've got more water coming from Utterback and Route 7 that's already a problem.

There aren't many trees but you can save them. That old house is ninety years old, Mr. Money was born there; his last daughter died in it; it's about ready to fall down. It's all I can do to keep the wind from blowing through it every winter and keep it warm.

Teach your children morality when they play I've watched them play up here, when they strike out they cuss and the parents don't do a thing about it. Teach morality when they play as well as how to hit the ball, how to loose gracefully as well. So I guess I do have a little bit of clout, I'm the resident social sport psychologist. Thank you for your time. [Applause]

Mrs. Holley - Thank you very much. Any other speakers?

Jim Pope - 11015 Berry Wood Lane, in Reston, Va  
Representing: Self

I live right across the street on the other side of Route 7 in the Ascot development. I'd like to say first of all that the previous speaker made as much or more sense than anyone who has spoken tonight and I hope somebody paid attention to him. I would like to have a point clarified, I understand this is going to be a phased project, if it goes into fruition as it is planned and with the lights I suspect that at any given point in time all facilities could be used at night at the same time. What's gonna happen when people want to get on Utterback Store Road and go out and make a left turn on Route 7 ? I see a huge backup there. Maybe this has been addressed and I just didn't catch it. It's already a problem when it's one car.

Mrs. Holley - I know you can't get out and it might, in the future it might call for a traffic light there, I don't know. It's a problem to think about, to address.

Mr. Pope - I would also like to emphasize a point that was made a second ago, about the kids need this and that, and they do and I played ball growing up and I support that, but I think there's been enough cases documented about parents involved in youth sports and youth, this is not a bunch of girls I know in the school grounds skipping rope, it's not that innocent in (?). Thank you.

Mrs. Holley - Thank you very much.

Tony Meunier - 1109 Morningwood Lane, Great Falls, Va  
Representing: Self

I was one of the previous speakers. One of the things I didn't bring up during the three minutes was the fact that I live in the Lockmead development which is adjacent to the area. We have a lot of people, I don't know if they are marathoners or what but they're running up and down the roads all the time.

Mrs. Holley - I think what we'll do is we'll be looking at the whole picture of the lights and we will consider, usually they don't cut them off early, but we're going to look at the whole picture of the lights.

Person in Audience - inaudible

Mrs. Holley - Thank you for your comment, yes.

Hind Mokhiber - 1105 Utterback Store Road, Great Falls, Va  
Representing: Self

I live right across the street from the park on Utterback and Wayne you really touched me and I just think that we haven't given this park the sensitivity that Wayne expressed. I can't go across the street with my children to pick up the mail because the cars go so fast down Utterback, they [my kids] don't go anywhere near the street because it frightens me. If you're gonna have cars coming up and down Utterback it's gonna be impossible to not only have the children play in the front but pull out of my driveway. I just don't think it's safe.

I don't think you've considered children in the park. There are a lot of children that don't play little league; there are children younger than 5 or 6 that need play area which you haven't dedicated very much area for. I mean, it seems quite, compared to the size of the fields there aren't any for the children and also the nature aspect, I think that we are taking away, I don't see trees, I didn't know the preservation area was this swamp, I love that pond I won't refer to it as a swamp but it's beautiful and I just think we ought to keep it more natural and not so much, I think it is kind of jam packed.

Maybe you should consider just a little more for the younger ones and not so much, you know, the baseball, the soccer, the track or the basketball. I mean it is quite a lot, I don't know, 25 acres is not that many acres to just jam everything in it.

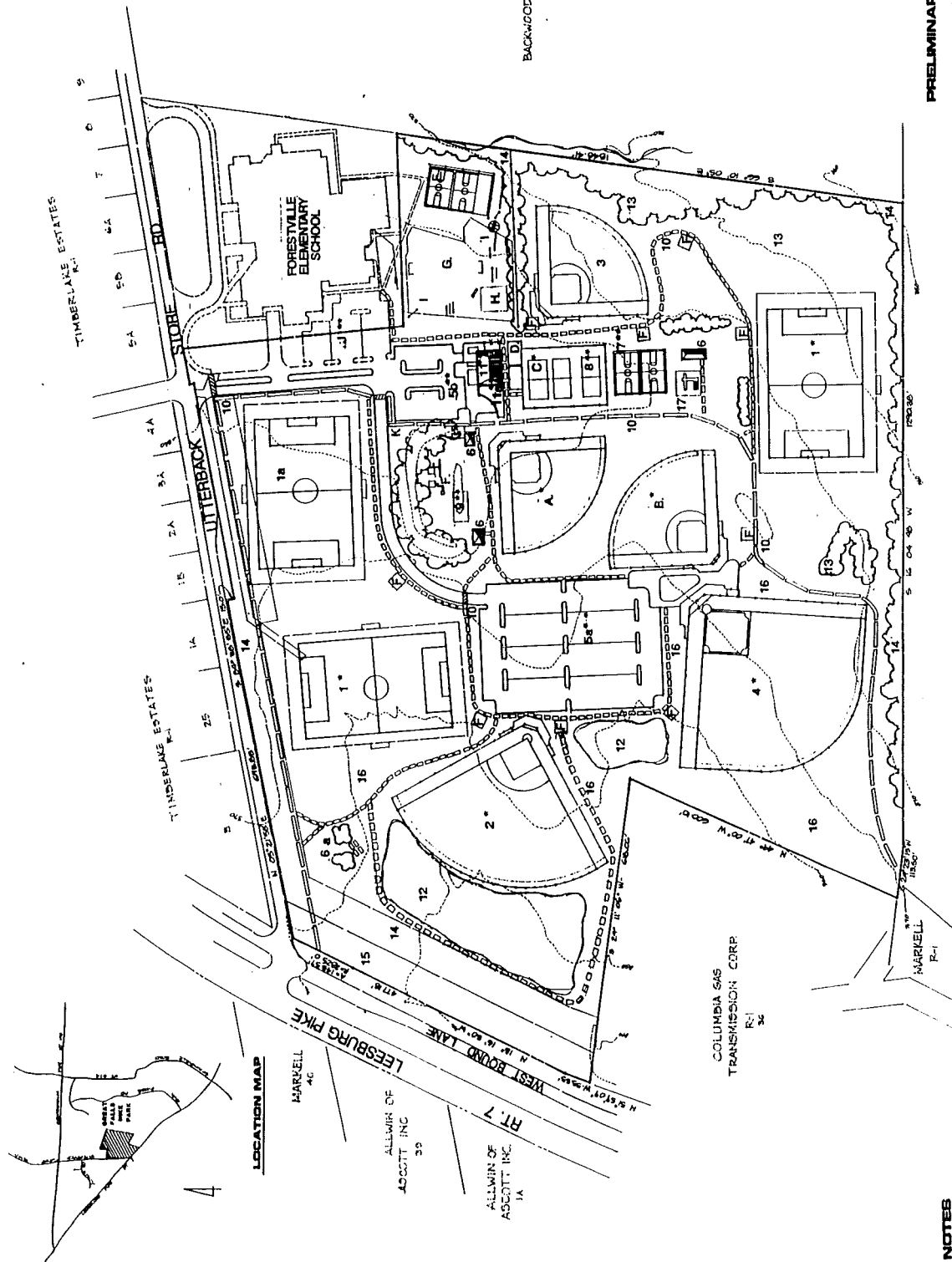
I'm very concerned about the parking around the children's play area. I mean, like I said, I don't go across the street to the mail box although the children love to. Because it's a frightening experience. A simple thing like that.

Mrs. Holley - I really would like to discuss with the PTA the relocation of that children's play area. I think that's something we have to look at. Thank you very much.

We've got plenty of time if there are any more comments, I know the President is speaking tonight and some of you probably would like to hear that, but, alright? If there are no other speakers anyone on the panel have any comments? I really appreciate you all coming tonight. We are here to listen to you. Thank you very much and you will all get notifications of the evening we either: do an approval on this plan or, modify it once more. The public hearing is now closed. Thank you.

NOTE: Where question marks (?) are inserted in the text, a speaker's words were not discernable on the tape recording.

**LEGEND: SEE ATTACHMENT**



# PRELIMINARY · MASTER PLAN

# GREAT FALLS NIKE PARK

**FANPAX "COUNTY," VIRGINIA**

APRIL 1991

TAX-MAP 12-1

**450 AC.**

NOTES

PROPERTY INFORMATION: TAXID FROM 1987  
SITE PLAN BY WILSON KIRBY, P.E.  
CORNER INFORMATION IS FROM 1987 SITE PLAN  
BY WILSON KIRBY, P.E. AND A SURVEY BY  
MUSKOGEE COUNTY N.E.C. AUTHORITY  
COLLECTOR SETBACK IS 10 FT

## LEGEND

### **Existing Facilities:**

- A. Little League Field\*
- B. Little League Field\*
- C. Tennis Courts\*\*
- D. Practice Tennis Court\*\*
- E. Multi-use Courts\*\*
- F. Play Apparatus
- G. School Septic Field/ Open Play Area
- H. Tot Lot
- I. Various Play Structures
- J. Parking Lot (60 paved spaces)
- K. Radome

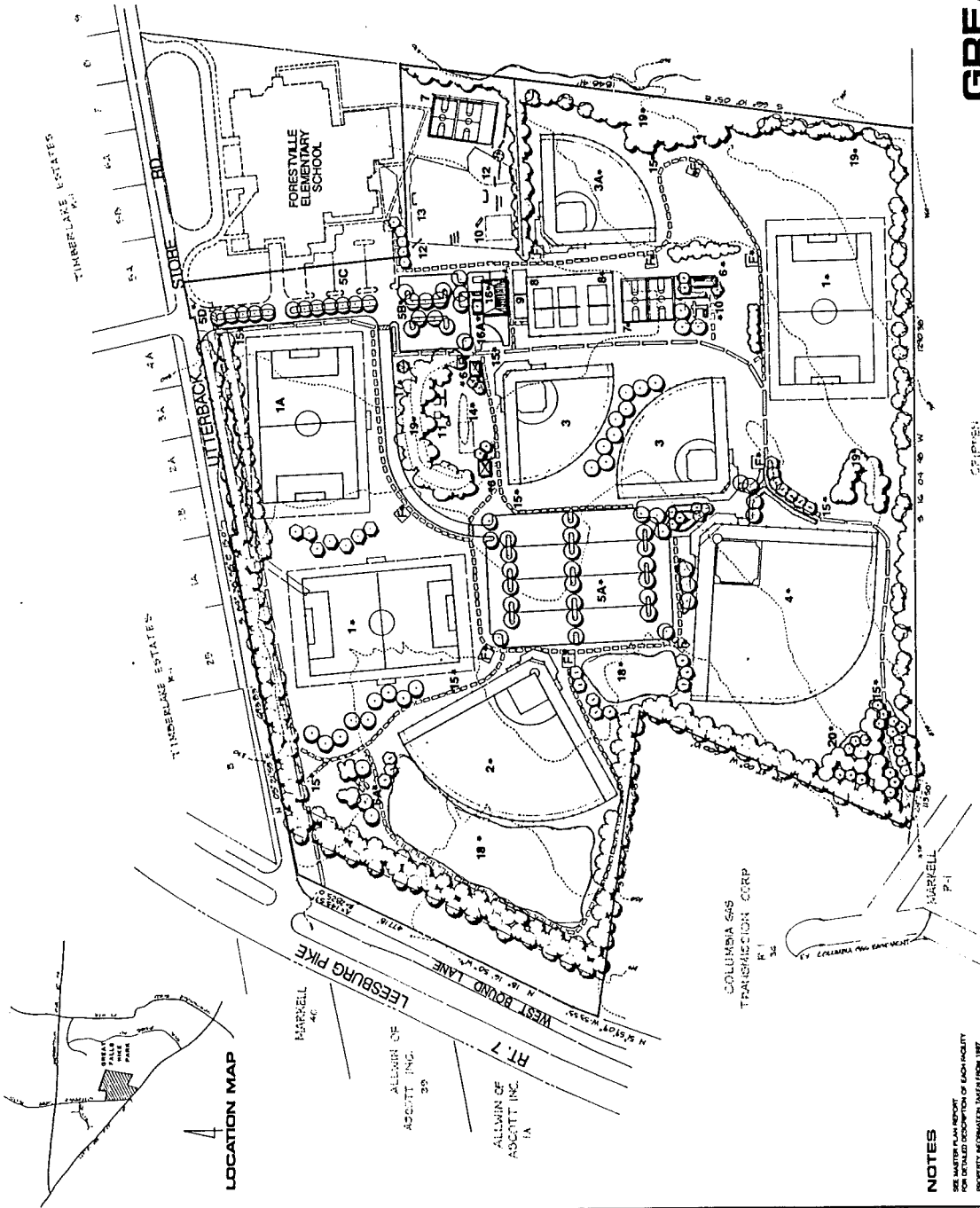
### **New Facilities:**

- 1. Soccer Fields\*
  - 1a. Soccer Field (irrigated, non-lighted)
- 2. Softball Field\*
- 3. Little League Field (non-irrigated, lighted)
- 4. Babe Ruth Field\*
- 5. Parking Lots\*\*
  - 5a. 260 paved spaces (includes 4 handicapped spaces)
  - 5b. 43 paved spaces (includes 3 handicapped spaces)
- 6. Sheltered Picnic Areas
  - 6a. Non-sheltered Picnic Area
- 7. Multi-use Courts\*\*
- 8. Tennis Court\*\*
- 9. Sand-pit Volleyball Court\*\*
- 10. Trails
  - Countywide
  - Fitness/Accessibility
- 11. Multi-purpose Building\*\*
  - 10a. Plaza, Seating/Waiting\*\*
- 12. Storm Water Management
- 13. Preservation Area
- 14. Transitional Screening
- 15. Right-of-way Dedication

\* Fields to be lighted and irrigated.

\*\* Facilities to be lighted.

NOTE: See the pages 9-12 of the Master Plan Summary for a more detailed description of each facility.



# LEGEND

1. SOCCER FIELD\* (LIGHTED, IRRIGATED)\*
2. SOCCER FIELD\* (NAT-LIGHTED, IRRIGATED)\*
3. SOCCER FIELD\* (LIGHTED, IRRIGATED)\*
4. SOCCER FIELD\* (NAT-LIGHTED, IRRIGATED)\*
5. TENNIS COURT\* (LIGHTED, IRRIGATED)\*
6. TENNIS COURT\* (NAT-LIGHTED, IRRIGATED)\*
7. TENNIS COURT\* (LIGHTED, IRRIGATED)\*
8. TENNIS COURT\* (NAT-LIGHTED, IRRIGATED)\*
9. BASEBALL FIELD\* (LIGHTED, IRRIGATED)\*
10. BASEBALL FIELD\* (NAT-LIGHTED, IRRIGATED)\*
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## KEY

- COUNTYWIDE TRAILS
- FITNESS/ACCESSIBILITY TRAILS
- EXISTING VEGETATION
- TO BE PRESERVED
- PROPOSED FITNESS STATION
- PROPOSED FACILITY

## F.C.P.A. BOARD

- THOMAS B. WHITEHEAD, CHAIRMAN
- ESTELLE HOLLEY, VICE CHAIRMAN
- RAYMOND W. PHILLIPS, SECRETARY-TREASURER
- LAURE SISON
- MARGARET ANNO
- TOM BEATTY
- JAMES H. DAVIS
- FREDERICK M. CHASTREE
- ROBERT HULL
- GREGORY C. EVANS
- MARK A. HOLSTEEN
- CEOLA A. LAMMERS
- JAMES MASSEY
- LANDSCAPE ARCHITECT
- PROJECT MGR.
- DESIGN DIVISION MGR.

## NOTES

1. SEE MASTER PLAN REPORT FOR DETAILED DESCRIPTION OF EACH FACILITY
2. PROPERTY INFORMATION TAKEN FROM 1987 SITE PLAN BY WILSON JENSEN, P.E.
3. COUNCIL INFORMATION IS FROM 1987 SITE PLAN
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## MASTER PLAN

# GREAT FALLS NIKE PARK

FAIRFAX COUNTY, VIRGINIA

TAX MAP 12-1

45.0 AC.

APPROVED: APRIL 1991

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DATE: 20-Mar-91

SUB-TOTAL

**SUB-TOTAL**

**Recreation Areas:**

[illegible]

Camp Store	- 2,220 SF	\$405,000	/Bldg.
Concession w/Restroom	- 2,100 SF	\$50,000	/Bldg.
Historic Adaptation	- No Site Work	\$48 SF	
Historic Restoration	- No Site Work	\$185 SF	
Ice Link	- 50,000 SF	\$7,500,000	/Bldg.
Maintenance Building	- 3,520 SF	\$94,000	/Bldg.
Nature Center	- 2,200 SF	\$88,000	/Bldg.
Recreation Center	- 62,500 SF	\$10,312,500	/Bldg.
Restroom	- 950 SF	\$20,000	/Bldg.
Restroom w/Shower	- 3,000 SF	\$50,000	/Bldg.
Shelter, Open Air	- 576 SF	\$26,680	/Bldg.
Shelter w/Restroom	- 1,521 SF	\$214,000	/Bldg.

Horseshoe Court	- 50' x 10'	\$1,175	/Court
Multi-use Court	- 82' x 50', Asphalt	\$21,150	/Court
Multi-use Court		\$10,650	/Court
Practice Tennis Court	- 103' x 29', Asphalt	\$17,750	/Court
Practice Tennis Court	Lights	\$10,650	/Court
Shuffleboard Court	- 52' x 10', Concrete	\$2,655	/Court
Tennis Court	- 123' x 63', Asphalt	\$40,000	/Court
Tennis Court Lights		\$24,850	/Court

-----  
Maintenance & Athletic Storage Room  
15' x 15' = 225 SF  
(as an attached structure to the multi-use building)

REVISIONS DUE TO PUBLIC HEARING 1-29-91

- Drinking Fountain
- Block - wood, hand built
- Landscaping - 20+ Spaces
- Interior Parking Lot Landscaping - Street ROW
- Perimeter Parking Lot Landscaping - Adj. Prop.
- Perimeter Parking Lot Landscaping - Adj. Prop.
- Transitition Yard Requirements Screening
- (INCLUDES SCREENING ALONG GAS TRANSMISSION PROPERTY)

**Trails:**

Asphalt Trail - 6-8 Ft (INCLUDES 2 PLAZAS AREAS)

Boardwalk	- 8 ft.
Bridge - Pedestrian	- 8' - 8"
Concrete Sidewalk	- 4 ft.
Countywide Trail	- 6-8 ft.
Fair Weather Crossing	
Fitness Trail Station - Not Including Trail	- 6-8 ft.
Gravel Trail	- 8-10 ft.
Natural Surface Trail	- 8-10 ft.
Stream Valley Asphalt Trail	- 6-8 ft.
Woodchip Trail	- 6-8 ft.
Walkway Lighting - Shoebox Fixture	14 ft. Hgt.

**Utilities:**

Street Lights - Virginia Power Standard Fixture  
Telephone Line - No Equipment or Fees  
Water Line - 3/4", No Valves or Connection Fee

FACILITIES SUB-TOTAL - CURRENT FISCAL YEAR

PROJECT: GREAT FALLS NIKE SITE - NP

PROJECT NO.: 474188 - 112

FILE: c:\123\ofm\gfnapest.wk2

PHASE:

112

DISTRICT: DRANESVILLE

DATE: 20-Mar-91

## DEVELOPMENT COSTS

UNIT COST UNIT SUB-TOTAL

County Design Engineer (961, 971)

Design Consultant Contract Administration - 3%  
In-House Design - 10%

SUB-TOTAL

\$0  
\$506,356  
\$506,356

Inspection &amp; Plan Review (962, 972)

DEM Site Plan Review  
DEM Site Plan Waiver  
Fire Marshall - Fire Lane Only  
Fire Marshall - Building Only  
1 Bldg. (\$114 - \$304 for 10,000 to 250,000 SF)  
2 Bldgs. (\$228 - \$456 for 50,000 to 250,000 SF)  
3 Bldgs. (\$304 - \$532 for 100,000 to 250,000 SF)  
4 Or More Bldgs. (Add \$76 To 3 Bldg. Phase)  
Construction PM Review - 1%

SUB-TOTAL

\$5,000 /Each  
\$784 /Each  
\$304 /Each  
114 /Each  
\$0 /Each  
\$0 /Each  
\$0 /Each  
\$50,636  
\$56,054

County Engineering Construction and Survey (963, 973)

Inspection: Construction PM and Inspector - 5%  
Inspection: Design PM - .75%  
Construction Contract Contingency - 10%

SUB-TOTAL

\$253,178  
\$39,876  
\$58,257  
\$851,311

Outside Architect/Engineering (964, 974)

Design Consultant Fee - 12%  
Design Consultant Contract Contingency - 10%  
As-Builts

SUB-TOTAL

\$0  
\$0  
\$6,000 /Each  
\$1,150 /Each  
\$32,300

Outside Construction (966, 976)

Facilities Sub-Total  
Master Plan Contingency - 20%  
Construction Contingency - 10%  
FY 1991 FACILITIES TOTAL - 0%  
FY 1992 FACILITIES TOTAL - 5%  
FY 1993 FACILITIES TOTAL - 10%  
FY 1994 FACILITIES TOTAL - 15%  
FY 1995 FACILITIES TOTAL - 20%\$4,219,631  
\$443,976  
\$0  
\$5,063,557  
\$5,316,735  
\$5,582,572  
\$5,861,700  
\$6,154,785

## DEVELOPMENT COSTS

UNIT COST UNIT SUB-TOTAL

Utility Fees, Payments, and Permits (967, 977)

VDOT Permit And Bonding

\$200 /Each 1 \$200

Virginia Power Service Connection

\$3,080 /Each 1 \$3,080

Fairfax County Water Authority

Accounts Charge  
Local Facilities  
Service Connection:  
3/4" Meter  
2" Meter  
Availability Charge:  
3/4" Meter  
2" Meter\$20 /Each 1 \$20  
\$1,600 /Each \$0  
\$700 /Each \$0  
\$1,100 /Each \$0  
\$4,100 /Each \$0  
\$21,870 /Each \$65,610

Sanitary Sewer Connection Fees

Camp Store  
Concession W/Restroom  
Ice Rink  
Maintenance Building  
Nature Center  
Recreation Center  
Restroom  
Restroom W/Shower  
Shelter, Restroom- 18 Fixture Units  
- 30 Fixture Units  
- 60 Fixture Units  
- 30 Fixture Units  
- 30 Fixture Units  
- 60 Fixture Units  
- 18 Fixture Units  
- 30 Fixture Units  
- 18 Fixture Units  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$83 /PU  
\$0  
\$1,230  
\$0  
\$0  
\$0  
\$0  
\$0  
\$0  
\$0  
\$0

Building Permit

\$0.13 /SF 1000 \$133

SUB-TOTAL

\$70,293

DEVELOPMENT COST SUB-TOTAL (Not Including Facilities Cost)

\$1,516,313

## Total Development Cost

FY 1991 0%  
FY 1992 5%  
FY 1993 10%  
FY 1994 15%  
FY 1995 20%\$6,579,870  
\$6,908,863  
\$7,254,307  
\$7,617,022  
\$7,997,873

Sub-Object Code Summary - Current Fiscal Year

961/971 County Design Engineer  
962/972 Inspection & Plan Review  
963/973 County Engineering Construction & Survey  
964/974 Outside Architect/Engineering  
966/976 Outside Construction  
967/977 Utility Fees, Payments, and Permits\$506,356  
\$56,054  
\$58,257  
\$32,300  
\$5,463,557  
\$470,293

PROJECT: GREAT FALLS NIKE SITE -MP

PROJECT NO.: 474188 - 112

PHASE:

112

DISTRICT:

DRANESVILLE

FILE: c:\123\gfm\gfmpest.wk2

DATE: 20-Mar-91

FACILITIES		UNIT COST	UNIT	SUB-TOTAL	FACILITIES		UNIT COST	UNIT	SUB-TOTAL
Land Acquisition		\$540.00 /Acre		\$0	Recreation Areas:				
Athletic Fields:					Conservation/Natural Area				
Baseball Field		- 90' Basepath			Open Play Area		\$574.00 /Acre	2	\$1,148
Baseball Field Lights					Picnic Area		\$2,868.00 /Acre	1.2	\$3,442
Baseball Field Irrigation					Playground		\$800.00 /Acre	2.5	\$2,000
Little League Field		- 60' Basepath			Tot Lot		\$1,500.00 /Each	1	\$1,500
Little League Field Lights					Roads And Parking:		\$1,500.00 /Each	2	\$3,000
Little League Field Irrigation					Asphalt Parking				
Soccer/Football Field		- 225' x 360'			Asphalt Road - 24' Wide W/6" C&G		\$32.00 /Space	303	\$9,696
Soccer/Football Field		- 195' x 300'			Gravel Parking		\$2.83 /LF	1340	\$3,792
Soccer/Football Field		- 120' x 240'			Gravel Road - 24' Wide W/V-Ditch		\$22.00 /Space		\$0
Soccer/Football Field Lights					Gravel Parking		\$2.00 /LF		\$0
Soccer/Football Field Irrigation					Site Amenities:				
Softball Field		- 65' Basepath			Landscaping Planting				
Softball Field Lights					Large County or Historical		\$5,032.00 /Site		\$0
Softball Field Irrigation					Major Government Facility - Formal Lawns		\$5,032.00 /Site		\$0
Buildings:					Community or District Park		\$3,356.00 /Site		\$0
Shelter, Open Air		- 576 SF			Neighborhood or Community Park W/Some Landscap		\$1,693.00 /Site	1	\$3,356
Courts:					Neighborhood or S. V. W/Little or No Landscap		\$679.00 /Site		\$0
Multi-Use Court -82' x 50', Asphalt (See note below)					Trails:				
Multi-Use Court Lights (See note below)					Asphalt Trail		\$0.95 /LF	6370	\$6,052
Tennis Court - 123' x 63', Asphalt					Bridge - Pedestrian, Steel/Wood - 8'		\$900.00 /Each		\$0
Tennis Court Lights					Concrete Sidewalk		\$0.63 /LF		\$0
Miscellaneous Facilities:					Fitness Trail Including Trail (20 Station)		\$1.41 /LF	2595	\$3,659
Fencing					Gravel Trail		\$0.65 /1000 LF		\$0
Garden Plot					Natural Surface Trail		\$0.61 /LF		\$0
					Nature Trail Signs		\$3.33 /Each	20	\$67
					Woodchip Trail		\$2.00 /1000 LF		\$0

NOTE: MULTI-USE COURT COSTS (5) = 4 MULTI-USE COURTS + 1 VOLLEYBALL COURT

FACILITY MAINTENANCE COST SUB-TOTAL - CURRENT FISCAL YEAR

\$136,102