



Master Plan Report

GREAT FALLS GRANGE PARK

PREPARED FOR
Fairfax County Park Authority

PREPARED BY
Dewberry & Davis



Fairfax County Park Authority

MEMORANDUM

TO: Chairman and Members

August 12, 1985

FROM: Ellen vanHulle-Bronson, Architect
Joseph E. Sicenavage, Landscape Architect
Design Division

SUBJECT: Great Falls Grange Master Plan Approval

RECOMMENDATION:

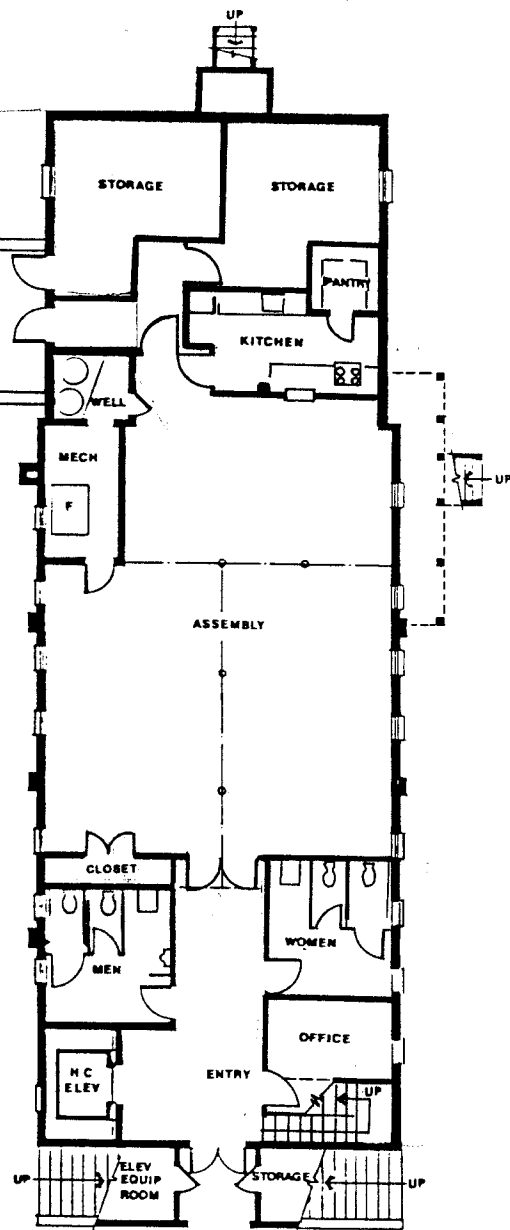
Approve the Great Falls Grange Park master plan as presented at the public hearing with the following changes:

1. Designate the vehicular access point at Innsbruck Avenue as "exit" only, controlled by a locking gate into the park.
2. Install a "NOT A PARK ENTRANCE" sign on Innsbruck Avenue at Rt. 193.
3. Reduce the number of parking spaces on site to a total of 90 and preserve 6 additional mature trees.
4. In lieu of paving a section of Innsbruck Avenue, enter into an agreement with all other landowners involved in the maintenance of that road to determine a proportionate share of maintenance required of the Park Authority.
5. Grange Hall:
 - a. On completion of Grange Hall addition, eliminate existing backstage wall and replace with a moveable, modular wall.
 - b. Reduce restrooms backstage to a unisex restroom.
 - c. Add two sinks outside of restroom wall backstage.
 - d. Reduce width of service ramp on west side of building to 12 ft.
 - e. Upgrade interior stairway.
 - f. Designate area for office on ground level between stairs and assembly area.
 - g. Designate office shown at rear of building as storage.
 - h. Shift womens restroom to allow space for office.
 - i. Add closet to front wall of assembly area and shift assembly area accordingly.
 - j. Eliminate pedestrian ramp at rear of building.
 - k. Perform cost/benefit analysis for air conditioning.

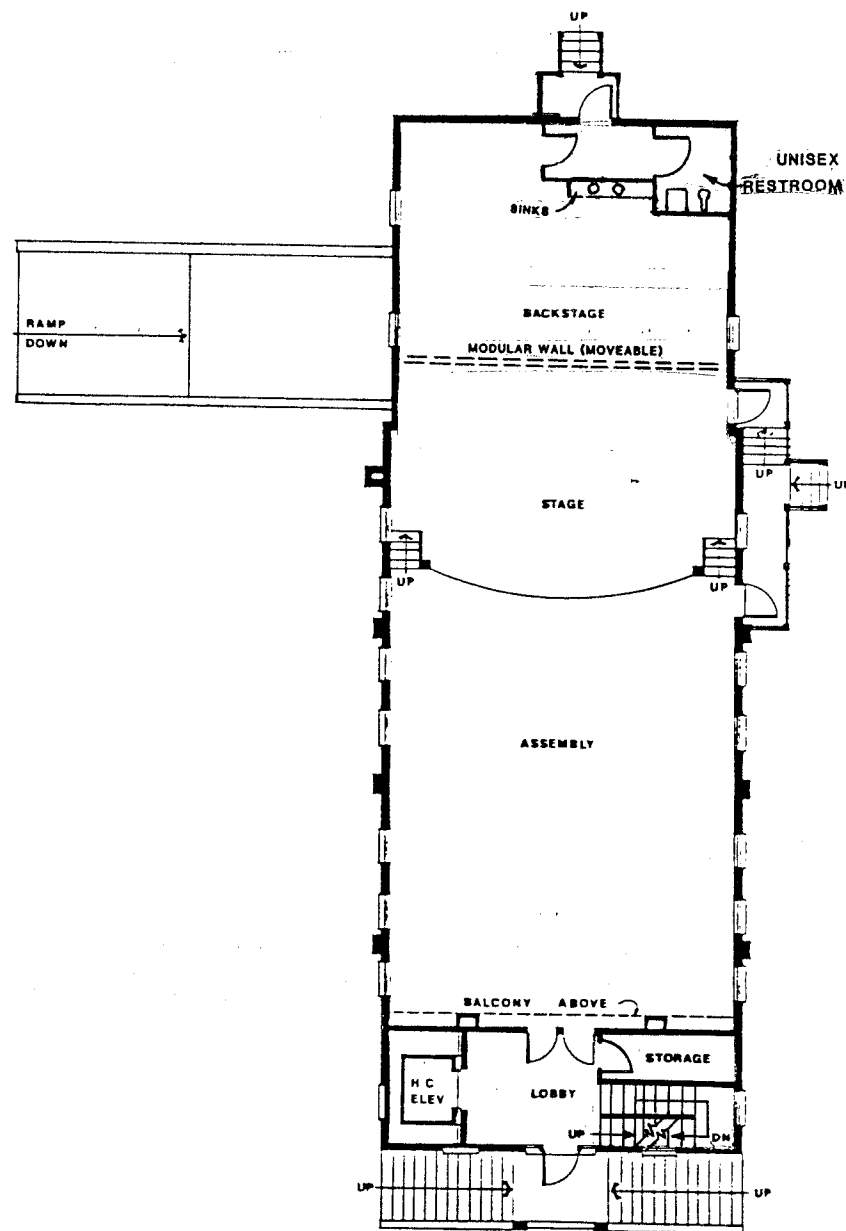
GREAT FALLS GRANGE MASTER PLAN AMENDMENT

Given the conceptual nature of the master plan and the absence of detailed building and site information, staff's recommendation shall be amended as follows:

1. The Grange will be accessible to the disabled.
2. If funds are available and program requirements are satisfied at the time when building construction plans are prepared, the project shall include an elevator to accommodate accessibility for the disabled. If this cannot be done, an outdoor ramp will be specified. In addition, the construction plans will be implemented with community input (Citizen's Committee) through the design development phase of the project to insure harmony of the plan and community concern.
3. The underlying theme of the site plan shall be to save as many trees on site as possible. The construction plans will be implemented with community input (Citizen's Committee) through the design development phase of the project to insure harmony of the plan with community concern to preserve all trees.



GROUND LEVEL



MAIN LEVEL

STATEMENTS RECEIVED FROM COMMUNITY:

The public hearing was held on January 23, 1985. The following concerns have been expressed during and since the hearing.

Access

1. To insure the privacy of the residential areas, we urge the erection of a suitable sign indicating "No Outlet" or "Not a Park Entrance" to discourage parking on Innsbruck Avenue.
2. It should be noted that Innsbruck Avenue is a designated avenue in name only. It is not a boulevard. It is not a public roadway. This gravel road is, in fact, nothing more than a residential access easement over private property.
3. Responsibility for grading and maintenance of this section of the road has also been borne by those who rely on the road for access, mostly out of necessity and the desire to prevent misalignment of autos and to minimize auto repair bills. Inasmuch as the cost of maintenance of this gravel section which serves the community runs two to four thousand dollars a year, it is difficult to restrain our enthusiasm over the proposal of the Park Authority to pave one of the most troublesome sections of Innsbruck Avenue.
4. An entrance or set of entrances onto Innsbruck Avenue for regular traffic use will unduly burden that private land and cause hardship to all the neighbors who depend upon it for access to the public right-of-way.
5. Consider a second exit/entrance.
6. The proposed gate entrance should be designated for emergency use only and generally closed at all times.
7. The vehicular entrance from Route 193 in the area of the old schoolhouse should be retained to allow a second access to the park for convenient ingress and egress. The current plans call for reducing three entrances to the park area from Route 193 to one entrance. We believe two entrances from Route 193 will allow for a separate entrance and exit, thus reducing the dangers inherent with a single entrance.
8. The suggested pedestrian entry from the access easement over private property should be eliminated and access to the jogging trails be limited to areas from within the park where parking is provided.
9. The parking area in front of the old bank building should be reduced. We note that the extension of the parking area apparently extends over the septic field. This is not permissible under County standards according to the Office of Environmental Health. Further, setting the parking boundaries to the edge of the drain field is no guarantee that the drain field boundaries will be honored. We urge the elimination of those additional proposed parking spaces in the area of the drain field which might interfere with operation of the drain field and retention of the vehicular entrance at the old bank site, we believe it would be prudent to maintain a ten foot boundary around the drain field.
10. It is our feeling that access to the park should be strictly limited to entering and exiting via 193. This would help protect the privacy and character of the closely adjacent neighborhood.
11. Wants old schoolhouse to be preserved but doesn't want people on Innsbruck Avenue. They have spent their own money on road improvements and if the Park Authority uses this road they should be reimbursed and the FCPA should participate in its upkeep.
12. The Innsbruck Avenue easement over private property was designed only as a limited access to residential lots. It should not be turned into a public roadway which it most assuredly will become by encouraging both pedestrian and vehicular access to the park via Innsbruck Avenue.

We do, however, question and express our concern as to the possible effect this repaving will have on the use of Innsbruck Avenue and whether this repaving will lead to an intrusion on the privacy of the neighborhood from park use overspill. Because overspill from park activities is already a fact and a problem which we must contend with, we cannot help to conclude that the proposal for expanding access to the park from entries along Innsbruck Road would condition people to think of Innsbruck Avenue as a public road and a back entrance to the park and would increase this overspill.

Parking

13. Need a maximum of 80-90 parking spaces, placed in existing parking areas. For special events, parking is available at Great Falls Elementary School, connected to the Park by a newly donated trail or at the shopping center across the street.
14. Eliminate "alternate paving" parking area toward ballfields, approximately 37-40 spaces. Elimination of this parking area will save six healthy large white and red oaks. County arborists stated that other trees in this area may also be lost due to parking construction disturbance.
15. Use water-pervious asphalt.
16. It is crucial to rework the parking and circulation plan behind the School House and on the line toward the front between the School House and the Grange Hall in order to allow space around trees numbered #7, #8, #12 and #13. These large oaks must be saved. (Railroad tie islands should be created around large trees.)
17. Concur with the views submitted by Edward Kondracki on behalf of the Marmota Farm Homeowner's Association.
18. Support FCPA efforts to make this area more useful to the community.
19. Avoid traffic on Innsbruck Avenue; eliminate parking in front of the Post Office.
20. Support the recommendations that any vehicular access to the park from Innsbruck Avenue be for emergency use only, and normally closed.
21. There should be at least two accesses from Rt. 193.
22. There is no need for pedestrian access to the park from Innsbruck Avenue.
23. For traffic to have to utilize the same entrance as is being used as an exit by vehicles from within the park would provide an inevitable congestion and confusion, and unquestionably a dangerous traffic situation on Rt. 193.
24. The opposition to the Authority's plans manifest at the 23 January 1985 meeting was unreasonable. The opposition's resistance to additional parking space does not acknowledge that existing limited parking space is severely inadequate during the busy summer day when there is a sport contest or festival on the grounds, even for library patrons. The suggestion that additional parking for the Grange Park patrons may be found in the Great Falls Shopping Center is specious, as well as unreasonable. It is the right of those shops and the owners and operators of that shopping center to have that parking space available for their customers.

More importantly, these parking spaces are not in close or safe proximity to the Grange facility, but would require walking along Georgetown Pike where there are no sidewalks or good walkways, and crossing Georgetown Pike which is heavily travelled, without benefit of any type of crossing guard. To casually require children to take this route can only be lack of foresight.
25. Parking - the capacity of the Grange is 200 people; they don't need 140 spaces. There were 2500+ people at the Great Falls Festival last spring. He asked the Police where the citizens could park. They said people could use the shopping center parking across the street. He asked the shopping center president and he said "Yes, glad to have them - it means business for us also." These arrangements can be made again for special events.
26. A lot of these trees were planted in memorial to people who made the Grange building possible. It would be tragic to interfere with these.
27. The importance of saving mature oak trees. They are the appeal of this park. Questions the need for additional parking.
28. Some elements of the plan are disturbing to those who worked hard to get it acquired by the FCPA and who want to preserve the loveliness of this area as it was transferred to the FCPA. Would rather see loveliness maintained and parking moved across the road, rather than lose the trees.
29. Do not condone extension of parking; question the need. Do improve existing parking areas out front.

30. What was the method by which the staff came up with 140 spaces? In the master plan report, estimates were made for each facility, including turnover and number of people in cars for the entire year; this equalled 144 cars per day. Was this the rationale for 140 spaces? (The similarity of the two numbers made him suspicious.) This doesn't make much sense if it is so.
31. Trees should be the number one priority. The parking issue should be settled now. Ninety-nine percent of the time there are 30-40 cars. Drop/defer parking area behind the posts and save 4 ancient oak trees. They will give FCPA staff their ideas on saving these. This is a delicate problem. Alternate parking would require 6-8" of excavation; this would mean the end of the trees surrounding these parking areas. Railroad ties are an alternative to concrete curbs. They won't disturb tree roots and will protect trees from cars. Keep any trenching for various utilities away from trees. There is a good deal of rotten asphalt that needs to be removed - be careful of trees when doing this.

Site Development

32. As property owners adjacent to the Grange Park - on the Innsbruck Avenue side - we respectfully request that the Park Authority procure and install a 6 foot stockade-type fence between our property and the park area.

We hear noise from the park all the time. We need our privacy as much as the public needs their options in the park. The FCPA should consider this.

Please save the trees. Need to remember the historical nature of this town.

We like low-key community aspect of the area and would like to encourage its preservation.

Provide additional facilities, if needed, at other sites in the area. We would support bond funds for this purpose.
33. The preliminary master plan does not take into consideration or recognize the possibility of intrusion on private space as a result of overspill of activities within the park.
34. Landscaping:
 - a. Reject "alternate paving" process because digging required to install it would be harmful to tree roots.
 - b. Use railroad ties instead of concrete curbs - again to minimize disturbance to trees.
 - c. A natural look - walks of brick in sand, end post and rail fencing throughout.
 - d. A row of Kousa dogwood to be planted along Georgetown Pike - perhaps to separate the Pike from the County Trail.
 - e. Any water/sewage line or other trenching to be kept away from trees.
 - f. Begin landscape planting as soon as possible.
35. The Grange should continue to function basically as a community center. Parking problems have occurred in the past primarily at times when the Grange was booked for weddings and large parties. The community has also had several festivals and other events that impact on parking. The Grange Preliminary Plan indicates that facilities are being planned to accommodate these quasi-commercial parties and weddings - the delivery truck ramps, expanded kitchen and rest rooms, and additional parking. We have a natural barrier to that sort of growth - 8 treed acres which should not become a parking lot for users which can be accommodated at existing (Colvin Run Mill, Dranesville Tavern) and planned (Spring Hill Rec. Center) Park Authority centers.
36. Place a high priority on saving the large oak trees. These trees are the major attractive feature of the park and we do not wish to lose any of the more mature trees.
37. Since there is no space on the Grange Park property for a basketball court, we urge the Park Authority to work with the Great Falls Elementary School to upgrade the existing facilities which are to be connected by the new trail.

38. Trails: The County Trail along Georgetown Pike should be hard-packed bluestone dust in keeping with the natural look of the park and surface requirements of the County Trails Plan in the Great Falls area. The new trail between the Elementary School and the Park should be 6 ft. of hard-packed bluestone dust as stipulated by the donor of the easements. Jogging/exercise trails should also be bluestone dust.
39. Do not think that this park has the potential to serve district park needs as proposed in this report.
40. Would like to emphasize again that the size and location of this park serves the needs of this community and dictates that it should be neighborhood/community park and not a district park. Although we appreciate the Park Authority's efforts, we would be satisfied with an addition at the rear of the building, landscaping and some rehabilitation inside the building. The Citizens Association, the Great Falls Heritage, the Historical Society and the Great Falls Players feel that the money saved on the scaled-down version of the Grange Park plan could be put to better use by the Park Authority — perhaps to buy additional parkland.
41. Do not know whether the drawing accompanying the preliminary master plan information brochure is intended to accurately reflect the park boundaries. The drawing appears to show the park property encompassing all of Innsbruck Avenue at the 193 approach. The plat that I have examined shows that the old Vienna Trust Company property on which the old school site was located joins the property to the east side of Innsbruck Avenue and the properties on both sides of Innsbruck Avenue form a common line to either side of which is provided a residential access easement. This may be important in connection with the consideration of repaving the road section from Route 193 to the proposed secondary entrance.
42. The zeal for the protection of the trees is excessive. No one should casually endorse the endangering or destruction of a tree decades old. However, there are times when it is in the public interest to take down a tree that is not strong or in good health. In recent years, during a storm, such a tree fell and killed a patron of the Old Post Office.

Phasing

43. Consider switching Phases II and III. If this is done, renovations could start much earlier and preliminary parking and planting will have been done.
44. Install railroad ties as soon as possible to outline parking and landscaped areas in order to protect the trees. Do the landscaping now to begin growth of new trees/shrubbery. Postpone final paving until renovations to building are completed.

The Grange Building

45. Shallowness of the stage — this is difficult to work with. (It is 14 feet from the front of the stage to the back wall.) Many activities are limited as a result of this. The preliminary master plan shows retention of back wall with additional 24' backstage. They propose moving wall 12' further back giving a depth to the stage of 26'. Wall should be soundproof (retain double doors).
46. Recommend having 1 unisex toilet and two additional sinks outside toilet facilities backstage. Outdoor park users should use other toilets in the building.
47. Dressing room facilities can be provided with screens.
48. Have a lift curtain instead of side pull. (At present at least 2' are lost on either side of the stage.)
49. Electric power is barely adequate for lighting purposes. Urge that we double total wattage available.
50. There should be control of house lights at rear.
51. Use of the Grange from early June to early September is severely restricted by lack of air conditioning; on the other hand, it would be costly. A cost/benefit analysis should be carried out on this issue.
52. Grange Building should be preserved as much as possible (remaining an historical structure). Renovation, repairs and restoration rather than extensive alteration and modification.
53. Concur with changes to stage area, even realizing that this may require an extension to the building, because it would fulfill the needs of the community.

54. Enlarging the stage by tearing out the back wall and replacing this with a curtain would make the stage more versatile.
55. Bathrooms will accommodate the second floor and the cast during performances. Also will stop interference between meetings on the different floors.
56. The bathrooms located on the back with an outside entrance would allow patrons using the picnic areas and the ballfields better and quicker access to these facilities. This will keep heavy traffic flow through the main part of building down which in turn will help keep maintenance costs down.
57. Ramp from the new side door to stage to allow access to this area.
58. Eliminate elevator.
59. Eliminate ramp in the back, which gives handicapped access only to the stage.
60. Instead place the handicapped access ramp on the east side with high landscape screen as shown in Concept 1, page 43, "Simple Ramp -- Minimum Construction."
61. By eliminating the elevator, the bathrooms can remain in the existing space, needing only rehabilitation to meet handicapped specifications.
62. A small "checkpoint" office in existing space.
63. Kitchen to be modernized in existing space (by eliminating elevator).
64. Eliminate ramp on west side (to service kitchen).
65. We feel the addition at the back of the building is necessary to provide additional space for the stage, storage and office space.
66. Move wall of stage back 12 ft. at the level of the stage. This new wall needs to be soundproof to muffle backstage activities.
67. A unisex toilet backstage with two sinks outside for make-up.
68. Cost analysis on air-conditioning should be obtained.
69. The Grange Hall presently denies barrier-free access to the handicapped. It would appear that the funding for Phase III will not be available for several years. Would like to suggest an interim-type arrangement and give serious consideration to placement of ramps and a lift.
70. The office should go into the area which is now the kitchen. This will be more central and also closer to the heating source which will help to keep the staff warm without having to keep the thermostat as high during periods of no patrons. This will keep down fuel expenses which means more profits.
71. The area which is now the office can be used as a point of crowd control and storage.
72. New bathrooms should go in the new part of building.

Old Schoolhouse

73. There is some confusion about what to call the building - Post Office vs. Schoolhouse. Let's be consistent and call it the "Old Schoolhouse".
74. Regarding the old schoolhouse next to the Grange Park, the community's primary objective in saving it was to enhance the Grange Park by preventing commercial development 30 feet from this building. To many of us the building was also significant; hence our enthusiasm in restoring it. Additionally, we realized that the Grange would lose parking if the land were sold as Grange patrons have always parked on that site. We did not envision great additional parking there, but were trying to maintain the parking which has always been used by the Grange.

Finally, the library, which is how this whole thing began, has been a roaring success as we all predicted. It is absorbing a great deal of parking and probably cannot be accommodated after its five year agreement with the Park Authority expires. That site and allocated parking spaces will then become available as Grange usage grows.

Art Center

75. They do not want a "Torpedo Factory" type place - just something for community use. They want to stimulate art right here in Great Falls. They do have certain requirements: they need a space where things can remain after class and not have to be put away. This doesn't have to be a large space, but would have to be restricted to their use. They need sinks also. The Schools are cutting back funds on art programs. They would like to have competitive exhibits here and have it be a part of the community.
76. The Centre proposes that the Park Authority modify its plans to provide the following additional space for the exclusive or preferential use by the Centre:

Office and administrative space, 144 square feet
Studio/gallery/classroom combination, 560 square feet
Storage for supplies and easels, 32 square feet

This additional space should be as unobtrusive as possible and in harmony with the existing Grange structure. In addition, it is recommended that an outdoor space be allotted for a sculpture garden.
77. The Centre would undertake to fund interior equipment and facilities such as special lighting, electrical equipment and cleaning equipment. Should the Authority approve in principle these proposals but be unable at the present time to fully fund the structural costs involved, the Centre could undertake a fund raising campaign to help meet costs involved.
78. Incorporated into the floor plan, we would like maximum fenestration to obtain optimum natural light for the use of the artists. The ceiling should be at least twelve (12) feet in height to allow for special lighting fixtures and to obtain maximum use of wall space for large scale exhibits.

NARRATIVE RESPONSES TO STATEMENTS:

I. Site:

Staff recommends that Innsbruck Avenue be utilized as a point of exit "only" from the park and not be used as a secondary entrance as previously planned. This point should be controlled by a gate, generally closed, and should be used for emergency vehicles or for park patrons leaving the site after heavily attended events. In order to discourage any other use of Innsbruck Avenue by the general public, suitable signage should be installed facing south at the intersection with Rt. 193 to read "not a park entrance". The private road right-of-way (Innsbruck Avenue) is 50 ft. wide and encompasses a 20 ft. wide strip of the Old Schoolhouse property (along the Old Schoolhouse eastern boundary line) which is now parkland. A 20 ft. wide outlet road easement lies on the same strip of parkland. The existing gravel road lies partially on and partially off the easement. Staff proposes to enter into an agreement with all other landowners involved in the periodic maintenance of Innsbruck Avenue (a private road) to determine a proportionate share of maintenance required of the Park Authority for that road. This agreement, however, is not a guarantee that Fairfax County Department of Environmental Management won't require the Park Authority to asphalt the road when the first phase of development occurs.

The County-wide trails plan designates a trail alignment located along the west side of Innsbruck Avenue and running the full length of same ultimately connecting Rt. 193 with Arnon Chapel Road to the north. The trail link onto Innsbruck Avenue at the soccer field should be retained on the plan but not built until the County-wide trail plan is put in place.

For reasons of safety, staff together with traffic engineers from Virginia Department of Highways and Transportation recommends that the proposed vehicular entrance from Rt. 193 remain as previously shown. A second access point in front of the park is not recommended by either office because the potential exists for confusion and traffic congestion on Rt. 193. A single, 22 ft. wide entrance provides desired control over the site, is substantially less costly than two entrances and does not require critically located parking spaces to be further relocated.

A total of 54 parking spaces is being recommended for elimination from the previous plan. A revised average daily vehicular count based on actual facility usage per event suggested a total requirement of 90 spaces. For capacity crowd events such as the Great Falls Festival, staff concurs with others that parking will likely occur at the shopping center across the street. In reworking parking space layout, an attempt was made to preserve as many additional trees on the site as possible and to provide an additional buffer to the old schoolhouse septic field. The use of water pervious asphalt, suggested at the public hearing, is not recommended because this type of asphalt requires additional excavation for road subbase requirements which would be even more detrimental to surrounding trees than would standard paving design or "grass paving"

material. An attempt will be made to minimize excavation around and under existing trees by exploring alternatives to standard paving design and types of curbing (i.e., concrete curb and gutter vs. railroad tie) to be used. Staff also recommends, as good resource management practices, that large caliper trees be planted on site in development phase I to maintain the integrity of the park as it is perceived today.

Staff recommends that a portion of the fifty ft. wide buffer located along the eastern property boundary be planted with landscape screening (type) plant material in lieu of a 6 ft. stockade fence that was requested by adjacent homeowners. It is felt that the installation of appropriate plant material will be more in keeping with the character and aesthetics of the Grange Park. The screening material will be implemented in the first phase of development.

The Park Authority has implemented Policy 406 (Criteria for Funding Park Type Facilities on School Grounds) which will be used in evaluating support for an upgraded basketball court request at Great Falls Elementary School. Staff recommends application be made in accordance with this policy.

2. Grange:

Staff recommends that the elevator remain on the plan as previously shown as the most convenient interior means of accessibility for handicap users between the first and second floor. Without the elevator, handicap users in the assembly areas would be forced to use the outside entrance to negotiate between levels.

The only change recommended in the front of the building is to upgrade the interior stairwell, eliminate the adjoining storage area and designate the space on the ground level as the manager's office. This location will provide staff with optimum control of building visitors and will not interfere with groups possibly using the assembly area. Inclusion of the office space will necessitate a shift of the assembly area (to the rear) by several feet. A closet space has been added to the left front wall of the assembly room.

In order to add depth to the existing 14 foot deep stage, staff recommends a modular wall system rather than a standard fixed wall. A modular wall, with an acoustical core to provide damping and sound absorption, will add a desirable measure of positioning flexibility in not only depth location but also wall shape and door opening locations within the wall. The men's and women's restrooms are recommended to be reduced to a unisex restroom. Outside steps to the restroom door should remain; the outdoor ramp should be eliminated. Handicap users in the park will have barrier free access to the restrooms on ground level at the front of the building. Two sinks are recommended outside the restrooms backstage to facilitate makeup during performances. Improvements such as upgrading electrical service to the building; providing control for house lights at the rear of the building; upgrading the side pull curtain to a lift curtain will be incorporated when detail design of interior improvements takes place. A detailed cost/benefit analysis for air-conditioning should occur at the same time.

A handicapped access ramp, suggested for the east side of the Grange to serve the main level assembly area, is not recommended because the elevator will serve that purpose. Given the fact that the elevator and all Grange Hall improvements will not be implemented until the second phase, a suggestion was made for an interim type ramp or lift until permanent improvements can be made. Because of the unique floor plan, any efforts to retrofit with a ramp or lift would be costly, would adversely affect future renovation plans and is not required by Code until Phase III occurs. For these reasons, staff recommends that no interim use ramp/lift be considered at this time. The service ramp on the west side of the building should be reduced in width to 12 feet. Given the lay of the land on the west side of the building, this service entrance will be depressed below the existing grade only a few feet and will be relatively unobtrusive. The term "ramp" connotes a sloped area where as this entrance will be almost flat. This entrance will allow for convenient access to the Grange kitchen and storage rooms without disrupting meetings, etc. in the ground level assembly room.

The proposed improvements to the Grange Hall reflect the requirements of the current users needs in improved entry and exit; improved kitchen/restroom facilities and storage space and establishment of an office in the building. These improvements meet barrier free access and fire codes. Staff recommends that development phases II and III occur concurrently (as Phase II) if funding can be identified in a future bond referendum. This will accelerate development of improvements to the Grange Building in accordance with the wishes of the community but will also provide needed parking spaces (to fully protect adjacent trees on site) to accommodate Grange activities.

Given the requirements proposed in behalf of the Great Falls Arts Center, staff can only suggest that a time sharing plan at the established rental rate be considered between all groups requesting use of space in the Grange Hall and Old Schoolhouse buildings. Generally, no single group, at the exclusion of public use for the same space, can have exclusive or preferential use of any Park Authority facility.

3. General:

Given the fact that the Grange Park is expected to serve all of Great Falls rather than just a 3/4 mile radius from the park, the two to three mile service radius of a District Park was used to determine site requirements. Although the park is only nine acres, it can support an extended day's visit and has buildings of historic note which are often found to be the focus in District Parks. Staff feels the Grange will be used for meetings, weddings, etc. because of its unique historical character, no matter what support facilities (i.e. restrooms, etc.) are planned.

COST ESTIMATE:

1. Grange improvements	\$377,920
2. Parking area	\$159,010
3. Gazebo	18,300
4. Picnic area	5,600
5. Trails	27,238
6. Tot lot	6,438
7. Fitness trail	26,800
8. Soccer/football field	6,700
9. Baseball/softball field	6,257
10. Spectator area	7,660
11. Miscellaneous	48,030
12. Deceleration lane	15,767
13. Landscape planting	20,000
14. Utility fees	652
15. 10% design	72,637
16. 11.8% contract admin.	94,283
Total	\$893,292

DEVELOPMENT PHASING:

Phase I: Deceleration lane, parking (42+ spaces), gate, rail fence, landscape planting - \$154,000 (currently funded).

Phase II: Parking (48 spaces), water line, picnic area, soccer/football field, baseball field, Grange renovation/addition, landscape planting - \$604,563 (not funded).

Phase III: Trails, fitness trail, spectator area, gazebo, trail easement to school, landscape planting - \$134,729 (not funded).

ANNUAL MAINTENANCE/OPERATING COSTS (1985):

Grange Hall	\$51,912
School/Post Office	9,888
Soccer/football field	1,066
Baseball/softball field	9,785
Picnic areas	391
Tot lot	1,102
Gazebo	545
Trails	628
Fitness course	236
Open play area	82
Parking lot	1,473
Total Operating/Maintenance Cost	\$77,108

Concerns were reiterated at a meeting held May 29, 1985 with the Great Falls Citizens Association. Their concerns and staff's response are as follows:

A. Site

Concern: The large and beautiful oak trees around the Grange Hall and the School House are a crucial matter for Great Falls. We accept your assurances that trees would be cut only if it is absolutely unavoidable in order to create a safe parking situation. We remain convinced that there is no insurmountable problem in fitting the parking around the trees without losing a significant number of parking spaces, if indeed any.

Response: Since the preliminary master plan was shown, staff has re-evaluated the parking space/tree location problem. A total of three trees should be removed to provide Phase I and II parking lot development. Two of the trees (#10 and 11) are scheduled in the first phase. Both trees are recommended for removal by the County arborist in his April 1984 memorandum. The third tree (#7) is scheduled in the second development phase and is classified as in poor health by the (FCPA) Supt. of Horticulture and Forestry. This tree will not be removed, however, until sometime after 1989. A total of 12 trees had previously been scheduled for removal with the preliminary plan shown at the January 23 public hearing. The plan recommended for adoption effectively saved 9 of those trees. This was achieved by reducing the number of parking spaces from 140 to 90 and by relocating parking aisle and stall spaces around significant trees.

Concern: We understand that the Park Authority staff will discuss the details of the parking/tree/landscaping program with our community when the appropriate time to contract for the work approaches.

Response: Acknowledged.

Concern: We reiterate our view that the execution of the contract for the Grange Park landscaping and parking will require some special supervision. The contract should probably provide for protective fencing around the trees until the railroad tie protection is installed. Removal of asphalt from the area within several feet of some of the trees should probably be accomplished with pick and shovel rather than backhoe. Any necessary excavation should be routed at least twenty feet away from the trees.

Response: During the development phase of the project, the Park Authority will provide a site (construction) inspector whose responsibility will be to monitor the entire construction process on a daily basis. In addition, the landscape architect, who completes the detail drawings, will have inspection responsibilities to insure that the design intent is fulfilled. Standard operating procedure dictates protective fencing around existing trees (to remain) as a safety measure. A field meeting during the design/development phase of the project will determine if removal of existing asphalt is best accomplished mechanically or by hand. In any event, the welfare of the existing trees will remain paramount.

B. Grange Hall

Concern: The Great Falls community thought that its comments on the proposed Grange Hall plan had accommodated the needs of the handicapped. First, we have the advice of experts that safety for the handicapped requires a ramp from the auditorium floor level to the ground as elevators should not be used in emergencies, such as fire. Since the ground level rises toward the back of the Hall, only about four feet of grade differential exists between the Hall windows on the east and the grade level at the back of the building. With the stage addition in place, a short, low-grade ramp would be easy to install and relatively inexpensive. (We continue to see no need for a second ramp at the rear of the building.)

Response: The Fairfax County Commission for the Handicapped has specifically requested that an elevator be included at the Grange Hall as the safest means of access and egress for the disabled. A disabled person, including crutches, cane, walker, etc. moves very slowly and can obstruct ambulatory persons. This can create a very dangerous situation especially during an emergency evacuation of the building. Also walking aids can become caught in the railing causing a loss of balance or fall. Exterior ramps are subject to inclement weather, again setting dangerous circumstances for the disabled. It should also be noted that FCPA staff will find the elevator very useful to move tables, chairs, stage props, etc. from floor to floor. If a ramp were to be built in lieu of the elevator, it would require 58 feet of length (48 feet of ramp plus 2-5 foot landings) to drop a vertical height of four feet. This meets the minimum requirements of the BOCA code.

- Concern: Great Falls generally regards the proposed elevator and its consequences as exorbitantly expensive and out of scale for the Grange Hall. We are impressed with the fact that neither County nor state standards require such an expensive device in a structure under 12,000 square feet. This is why we discussed with you possible alternatives, such as unisex toilets on both floors, adapted for the handicapped. We urge the Park Authority to give that serious consideration.
- Response: The Fairfax County Commission for the Handicapped has specifically requested that an elevator be included at the Grange Hall as the safest means of access and egress for the disabled. It is true that at this time an elevator is not required by code, however codes are constantly changing and within five years it could be required for public buildings. It should be noted that the difference in cost between the FCPA plan (with elevator) and the Great Falls Citizen Plan (without elevator) is \$15,800. See attached preliminary cost estimate.
- Concern: However, if the Authority feels that the exigencies of being a public body absolutely require the installation of an elevator, we see two risks that should be dealt with. The first is that the elevator installation where the toilets are now would force the expensive relocation and reconstruction of both the bathrooms and the kitchen. Hence our efforts to come up with an alternative location for the elevator which would leave the toilets and the kitchen where they are, with consequent enormous savings. Suggestions were to put the elevator where the stairs are now and relocate the stairs; or to locate the elevator outside and attached to the building, leaving the stairs and the bathrooms in place.
- Response: Cost effective construction has been taken into account. Both the rest rooms and the kitchen need such extensive renovation that it becomes a moot point whether to renovate or build new. In fact, from past experience including the Grange Hall, renovation can be more costly as hidden problems are uncovered i.e., brittle electrical wiring, leaky pipes, rotted beams, etc. Placement of the elevator outside of the building was considered, however, it was determined that it would probably be more costly plus would not be in keeping with the architectural integrity of the building.
- Concern: These or other alternatives might reduce the costly consequences of the elevator to a more reasonable level which brings us to our second problem. We greatly fear that the projected cost of the Grange Hall would bring down any effort to secure public approval of the necessary bond referendum. It has been difficult for the Great Falls community familiar with the Grange to understand expenditures of \$300,000 to over \$400,000 for the building alone and they have expressed this community view at several meetings through the four organizations listed previously. It has been a consistent statement — they want the expenditures brought down to a reasonable amount by leaving the bathrooms and kitchen in their present location and replacing the elevator with an outside ramp.
- Response: The Grange Hall including existing floor area and proposed addition would equal approximately 5000 SF. In today's market, to build a new structure of 5000 SF with the same facilities, a cost of approximately \$375,000 to \$400,000 could be expected. This averages out to \$75/SF to \$80/SF. Renovation is always costly and often equals the cost to build new. This is caused by unknown problems that are revealed as the structure is laid bare. It is also difficult for a contractor to work in and around existing buildings where special precautions must be taken to protect both building, structure, and patrons — where the facility is kept operational.
- Concern: The essential point about the proposed deepening of the Grange Hall stage we failed to make the other night — that the enlarged stage is the only proposed change which adds a new, substantial amenity to the Hall. We already have toilets, stairs, and a kitchen that could be brought up to County code. This preliminary plan does not show any additional space to meet potential growth in the future. The Hall will hold the same number of people after the improvements are made as before: the number of toilets will only increase from four to five by adding the bathroom on the stage. We emphasize that there will be no expansion of capacity of the Grange Hall, except the improved stage, which would accommodate not just the Great Falls Players, but every other performing art — music, dance, mime, etc.
- Response: The stage is shown enlarged to accommodate larger and more diversified performances. Also included with the stage renovations is a moveable and modular backdrop wall, a rest room facility and make-up sinks and counter. Rest rooms, stairs and kitchen are addressed elsewhere.

Concern: The 12 ft. wide vehicular ramp on the west side of the building is considered too wide.

Response: Staff feels that 12 ft. is the minimum width allowable for a service access area. A typical delivery van measures 11'10" across with both front doors in the open position. A vehicle maneuvering on the "ramp" will require a 12 ft. width just to provide driver accessibility around the vehicle.

Concern: We would like very much to see some improvements to the Grange, as listed in our Public Hearing presentation. However, we are very much afraid that the total expenditures for the Grange are so high that this community will no vote for a referendum containing these kinds of costs. We would, therefore, lose not only the chance to add the much needed enlargement of the stage but also the opportunity to provide handicap access.

Response: Since the Park Authority made the decision to acquire the Grange, staff feels the obligation has been made, as well, to provide the general public with a facility that is safe, useful and aesthetic. See earlier response on total cost of facility.

Concern: It is also critical to the citizens of Great Falls that the Grange Park reflect a community atmosphere. The size and location of the Grange in Great Falls meets the requirements of a long-needed community park. County and district-wide needs will be met at the soon-to-be-built Spring Hill Recreation Center and Colvin Run Mill and Dranesville Tavern.

Response: The typical types of facilities listed under community or district park categories are neither all-inclusive nor mandatory. A combination of park types (community/district park) was used in the planning of this facility to establish full opportunity for visitors to make constructive use of the site.

JES/mlb



Fairfax County Park Authority

MEMORANDUM

TO: Kaye Sloan Burke

DATE: August 12, 1985

FROM: Ellen vanHulle-Bronson

SUBJECT: Great Falls Grange

The following items represent a preliminary cost comparison between the FCPA's plan and the Great Falls Citizens Association's plan as prepared by Robert W. Mobley AIA. Items not listed below are deemed identical between the two plans.

	<u>FCPA Plan</u>	<u>Great Falls Citizens</u>
Mens room	\$ 6,500.00	\$ 5,300.00
Womens Room	\$ 5,500.00	\$ 4,300.00
Uni-Sex Handicap	\$ 0	\$ 0
East Stairs	\$ 3,200.00	\$ 0
Elevator	\$30,000.00	\$ 0
East Ramp	\$ 0	\$14,500.00
Interior Stair	\$ 3,000.00	\$ 4,000.00
Total	\$48,200.00	\$32,400.00

Thus the FCPA's plan would only cost approximately \$15,800 additional over the Great Falls Citizens Association's plan.

In addition to the cost comparison the following items need to be noted:

1. Handicap rest rooms as shown on the Great Falls Citizen Association's plan do not appear to meet code. A clear 5'-0" dia. area must be allowed for maneuverability.
2. The east ramp shown on the Great Falls Citizen Association's plan is not long enough. The ramp according to code must be at least 58 feet in length (48 feet of ramp plus 2-5 foot landings).

Note: Items 1 and 2 above were considered and allowances were made when preparing the above cost estimate.

3. The Fairfax County Commission for Handicap has requested that an elevator be included as the safest means of access and egress for the disabled. Exterior ramps can be very dangerous to many disabled persons especially during inclement weather.

EB/mlb

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I. INTRODUCTION

This report presents the Preliminary Master Plan recommendations for development of the Great Falls Grange Park, a seven-acre District Park serving both the local community and the Great Falls area. The Grange is a valuable resource since it has natural areas desirable for recreation and conservation in the developing Great Falls area. It also has a historic structure, the Grange Hall, valuable both for its cultural heritage and as a future community center that can serve the growing needs of the citizens of the Great Falls area.

II. OBJECTIVE

The purpose of this report is to provide background information and to explain the methodology and decision-making processes which were used in the preparation of the Master Plan for the possible development of the Grange Park. This report has been prepared to supplement the graphic master plan and to provide the foundation upon which future design and development decisions can be made.

III. MASTER PLANNING PROCESS

Master planning is an effort to meet community-wide park and recreation needs in relationship to the park and the delivery of a comprehensive park system. The planning process establishes the character or personality of the park and provides direction/guidelines as to the appropriate types of facilities and areas that will enhance that character and serve demonstrated needs. The result is a master plan which is a guide and can be changed. Normally, master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen or more years). Improvements may be phased according to

the size of the park, facilities and available funding on a short and/or long term basis.

A master plan report is prepared to explain the planning process and the design criteria that went into the design plan. The report serves as a guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject park and recommendations pertaining to its expected utilization and maintenance.

At the heart of the master planning process is the careful evaluation of such diverse and often conflicting factors as current and future user needs and desires, off-site influences of the area, and existing site constraints and potentials. No single factor can outweigh the other in an effort to create a park that addresses all needs and which offers all the utilitarian features within an aesthetically pleasing environment.

The Fairfax County Park Authority employs a design process which is flexible and enables local citizens to comment on the selection, design, development, and operation of the park site.

IV. SITE ANALYSIS

A. Land Use Factors

1. Site Location and Acquisition

The Great Falls Grange Park consists of 7.8 acres located on Georgetown Pike (Rt. 193), approximately 2 miles north of Leesburg Pike, and 800 feet east of Walker Road. The site is referred to as parcel 15 on Tax Assessment No. 13-1(1) (refer to Figure 1 on pg. 3).

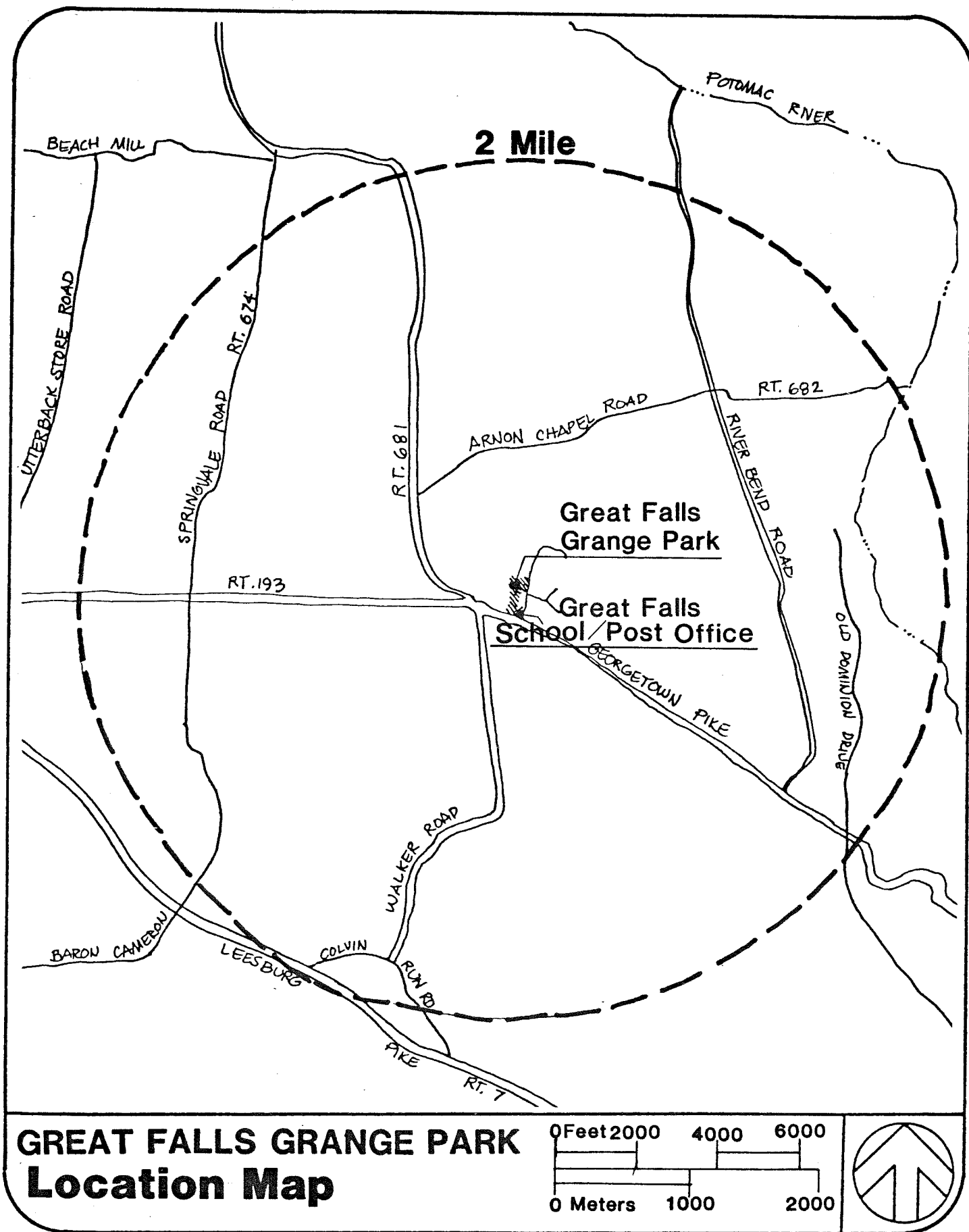


Figure 1

The property was acquired by purchase from the Great Falls Grange, No. 738, Inc., in June 1980 for \$126,250 with 1977 bond funds. The purchase was made in accordance with the Fairfax County Capital Improvement Program and the Fairfax County Comprehensive Plan.

On April 19, 1983, the Park Authority started negotiations to purchase the adjacent 1.2-acre parcel (parcel 18) which was owned by the United Virginia Bank. The adjacent parcel includes a small wood frame structure which has served variously as a school, library, bank, and most recently, a post office. On April 19, 1983, the purchase of the School/Post Office site was approved by the FCPA. The site was acquired in December and made a part of the park.

This purchase was made in cooperation with Great Falls Heritage Incorporated (GFHI). There were several codicils to this purchase. First, the GFHI agrees to and is responsible for restoring the building to public assembly standards. Second, the GFHI agrees to maintain the facility. Third, if the GFHI is unable to restore the building for public assembly within 3 years after the date of purchase, the GFHI will remove the building either to a suitable location or whatever is deemed appropriate. Fourth and last, the building once purchased will be part of the FCPA system and will be managed by the FCPA.

2. Relationship to the Comprehensive Plan

The Grange Park is located in Area III of the Comprehensive Plan and is part of the Springvale Community Planning Sector. The plan specifically called for the acquisition and development of land associated with the Great Falls Grange for "Community Park Use."

Other planning directives call for limiting growth and density in the immediate area in an effort to further the goal of preserving the existing rural quality. The plan also designates Georgetown Pike (Rt. 193) as a "historic byway" by the State of Virginia. This designation will preclude any widening of Georgetown Pike along the frontage of the Grange site.

3. Relationship to the County Park System

a. Park Classification System

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible, and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of six categories: Community Parks, District Parks, County Parks, Natural (or Passive) Parks, Stream Valley Parks, and

Historical Parks. This classification is not to be restrictive, however, since the present and future needs of the county may require a combination of park types or the acquisition of parks that combine the qualities of one or more of the typical park classifications.

The Grange site was originally purchased in order to use the existing Grange building as a community center. Therefore, the original service area was established at a 3/4-mile radius in conformance with typical community park criteria.

b. Service Area

The Grange, however, serves a much broader range of needs than the typical Community Park and functions in many ways as a District Park. These parks are designed to serve a larger area than the community park and normally are 50 to 200 acres in size. Although the Grange is only nine acres, it provides area-wide services as does a District Park and can support an extended day's visit. It also has buildings of historic note which are often found to be the focus of District Parks.

Because the Grange provides the services and meets some of the design criteria of a District Park, the District Park designation is used as well as the two- to three-mile radius service area. This service area is also used for all calculations concerning the park.

(Note that service radii are used as a planning tool and that it is quite possible that additional persons outside the service area may use the park.)

Whereas community parks are generally oriented towards short duration visits and pedestrian or bicycle access, the District Parks two-mile service area increases the potential user population that can be expected to arrive by car. For this reason, parking facilities will be given somewhat more emphasis than would otherwise occur in a park of this size. The two-mile service area also allows a wider, more far-reaching evaluation of existing park and school recreation facilities in order to assess any deficiencies which may need to be addressed in the park program.

4. Neighboring Land Use and Zoning

The predominant land-use in the service area is residential, primarily of a large lot character. Most of the anticipated future development in the vicinity is for 2- to 5-acre single-family lots. There are some parcels in the service area zoned for one acre (R-1) but the Comprehensive Plan stresses that large lot densities be maintained. Therefore, the service area for this park will remain stable, as future development will be large-lot residential (refer to Figure 2, pg. 8).

The properties abutting the Grange site are currently zoned Residential Estate (RE) with the exception of the School/Post Office site which is zoned C-2 (refer to Figure 3, pg. 9).

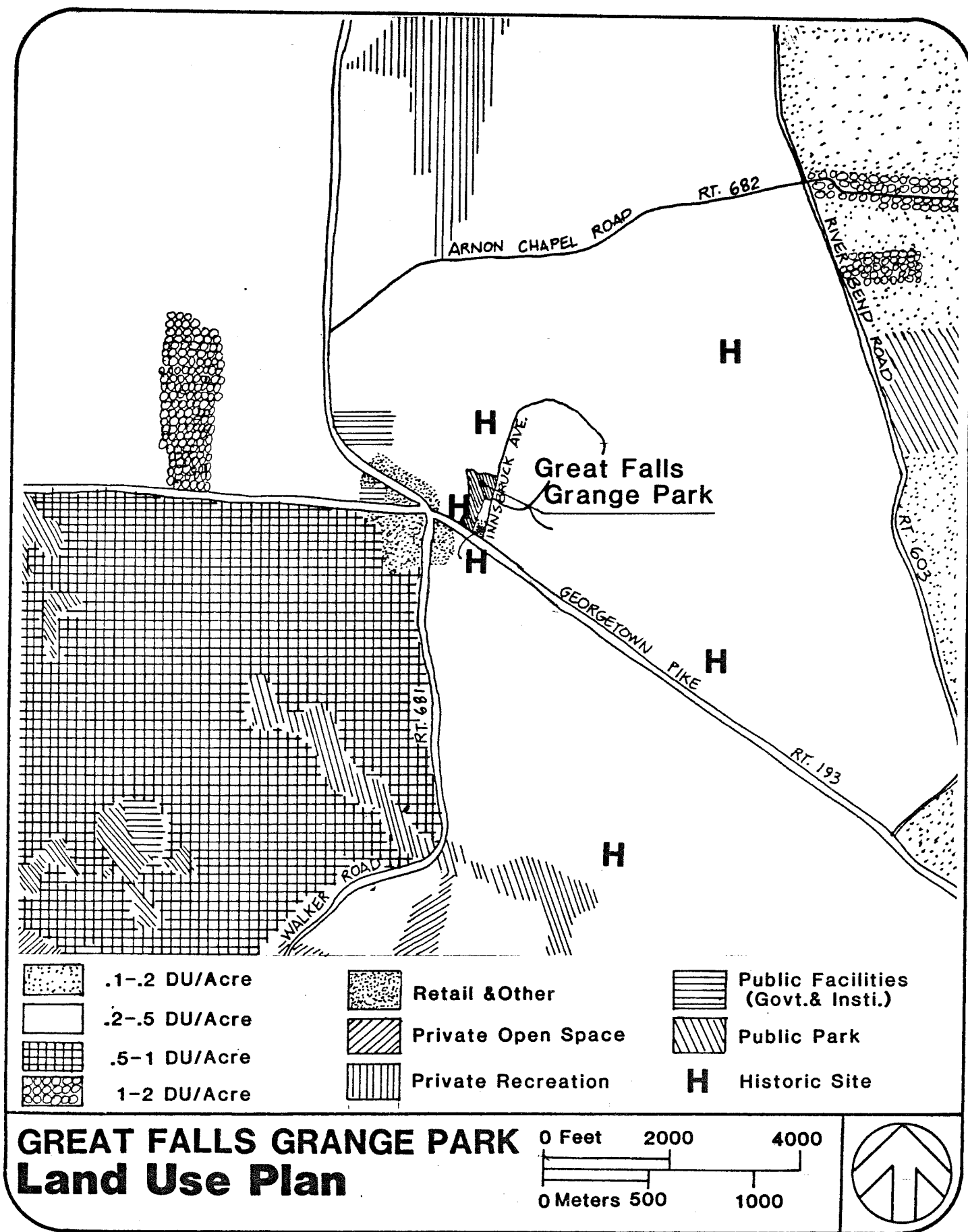


Figure 2

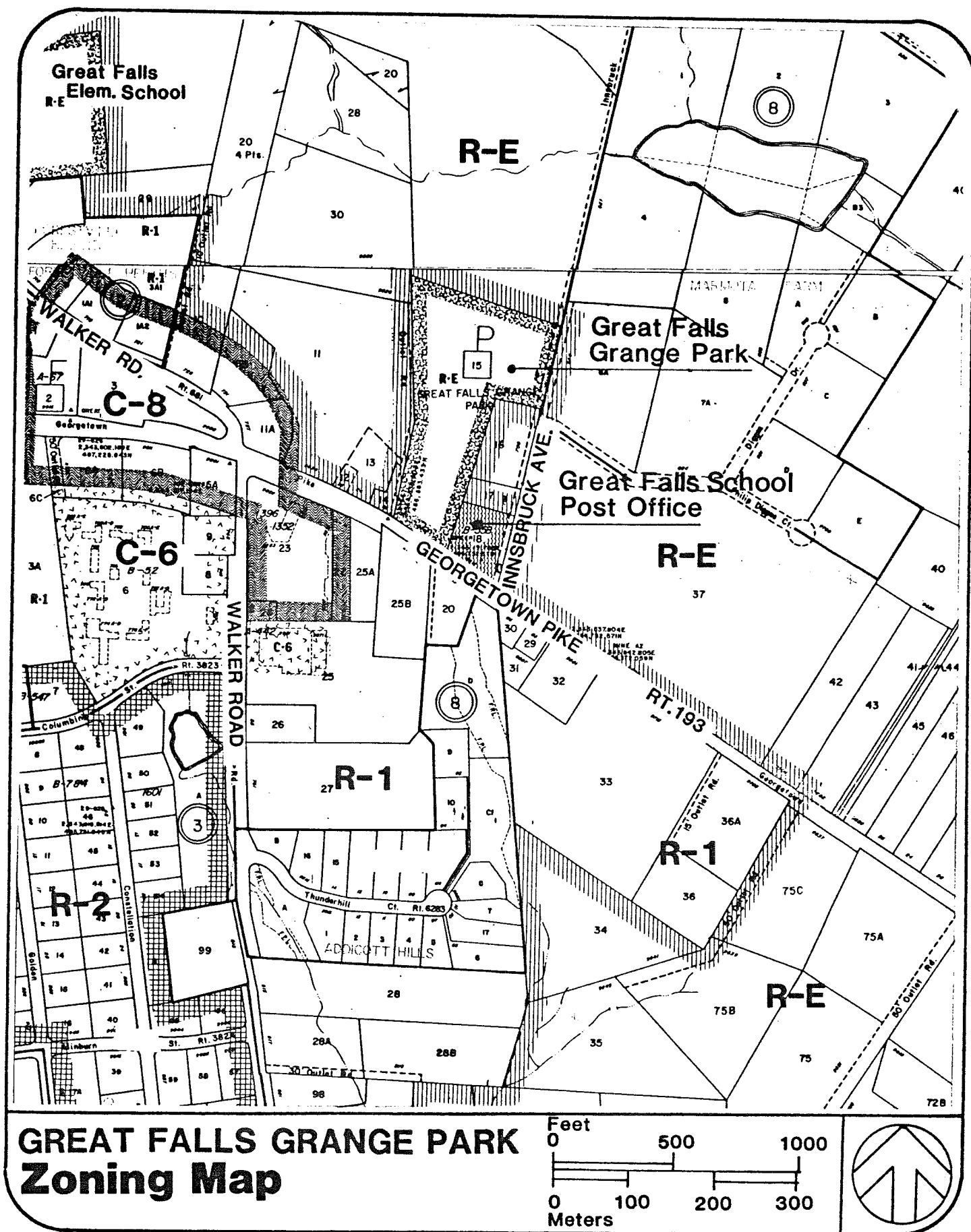


Figure 3

It is standard Park Authority procedure to ultimately provide screening around the periphery of the site in order to protect adjacent residential properties from any adverse effects of park activities.

Note that although the Grange is not an official Historic Overlay District, the Grange Hall is considered by the county Historic Site Inventory as a historic structure. Preservation of the structure is further supported by its rich cultural heritage which establishes a valuable tie to the rural history of the Great Falls area. The continued use of the structure has wide citizen support, as demonstrated by the active participation of the Great Falls Historical Society and the Great Falls Citizens Association in the preliminary planning stages and public exchange forums.

For this reason, the Grange is generally considered to be a historical asset to the community and, as such, any development of the site would probably require Architectural Review Board participation. This participation is granted by the Zoning Ordinance (under Article 19-307, par. 4, 5). A more detailed review by the Board, including a public hearing, would take place when building permits are requested.

5. Neighboring Recreational Facilities

There are no public parks or publicly-owned parkland within the boundary of the 3/4 mile service area. The larger two-mile radius describes an area that includes several small residential

parks, a stream valley park, portions of a county district park, and a national park. There are also recreational facilities at a nearby school.

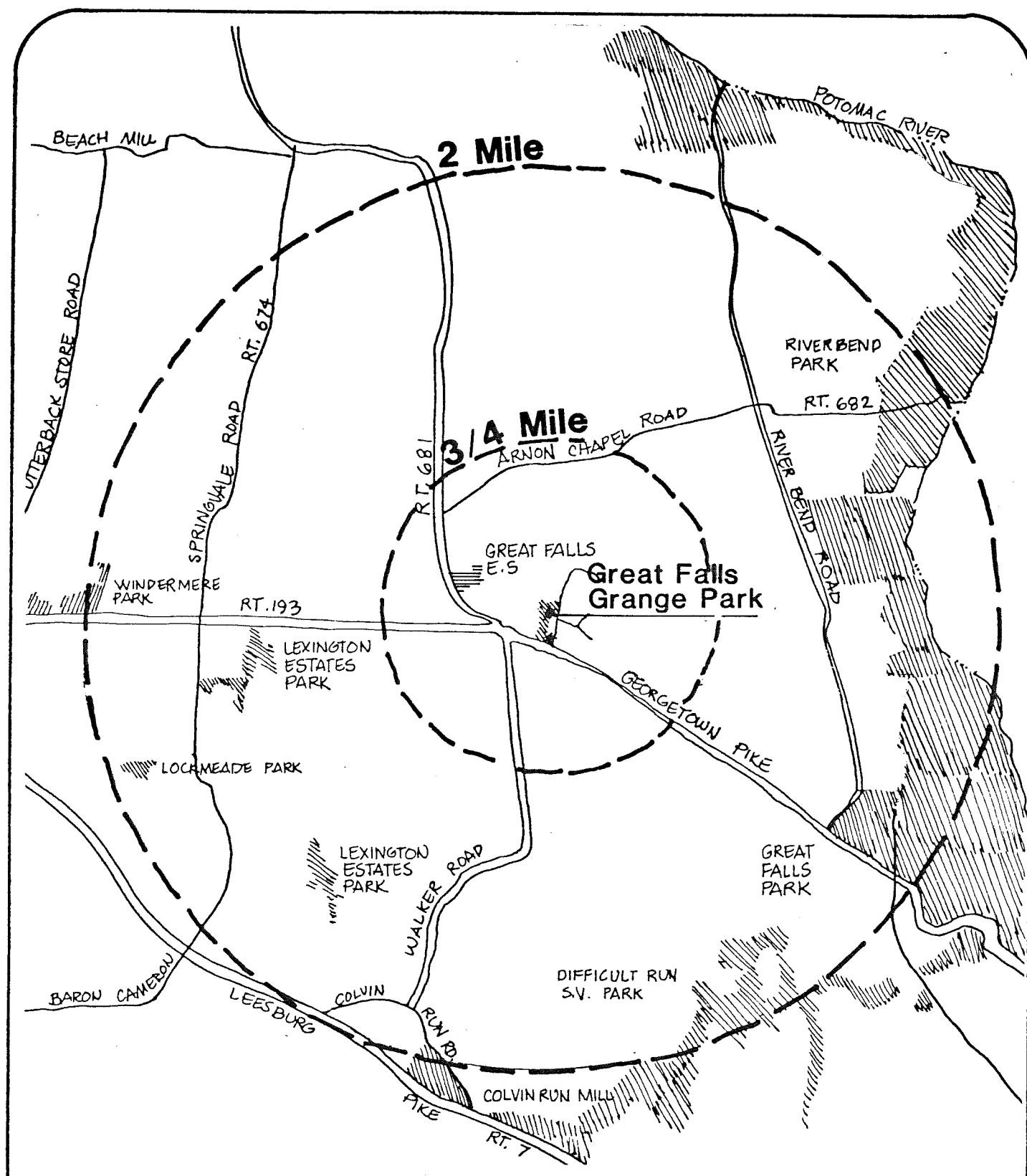
The parks include:

- o Lexington Estates Park
- o Lockmeade Park - Parking, 1 Soccer Field
- o Windermere Park
- o Difficult Run S.V. - Parking, Trail
- o Riverbend Park - Boat Launching, Boat Rental, Conservation Area, Fishing, Horse Trail, Marina, Nature Center, Nature Trails, Parking, Picnic, Playground, Concession Area, Restrooms, Shelter, Tot Lot, and Hiking Trail.
- o Great Falls Park (N.P.S.) - Visitor Center with Auditorium, Snack Bar, Restrooms and Bookstore, Parking (800), Picnic Area, Trails, Overlooks and a Comfort Station.

Nearby school recreation facilities include:

- o Great Falls Elementary School - Adventure Playground, 3 Baseball/Softball Fields, 3 Basketball Courts, Blacktop Area, 1 Soccer Field, 1 Practice Soccer Field.

The breakdown of parks in the two-mile service area are as shown in Figure 4, pg. 12.



GREAT FALLS GRANGE PARK **Nearby Parks** **and Schools**

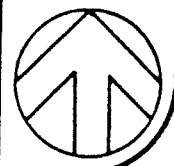
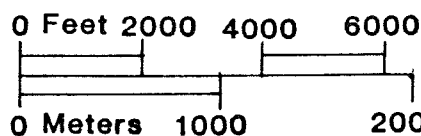


Figure 4

<u>FACILITY</u>	<u>FCPA FACILITY STANDARD</u>	<u>NEEDED FACILITIES</u>	<u>EXISTING PARKS</u>	<u>SCHOOL FACILITIES</u>	<u>SURPLUS/ DEFICIENCY</u>
Tot Lot	1-500	13	1	1	-11
Baseball	1-6,000	1	1	3	+ 3
Softball	1-3,000	2	1	3	+ 2
Tennis	1-1,200	5	0	0	- 5
Basketball/Multi-Use	1-500	13	0	3	-10
Swim Pool	1-15,000	-	-	-	-
Golf Course	1-25,000	-	-	-	-
Soccer	1-1,500	4	2	1	- 1

Estimated Population Within 2 mile Service Area = 6,600

The shortage of active recreation in the area is most likely due to the passive nature of much of the parkland in this rural area. Most of the parkland in the area consists of steep wooded land or stream valley dedicated as open space in the subdivision process, or large forested areas along the Potomac River which are part of the Great Falls Park and River Bend Park. These types of landforms are very adaptable to nature and bridle trails, picnic areas and occasional playgrounds. The landforms generally are not as conducive to large active uses such as ball playing fields or tennis courts.

The Department of Recreation and Community Services has studied the areas' recreational needs and has noted an increasing demand for soccer fields. Of particular concern are scheduling problems that have been encountered regarding adult soccer team play (both men and women). Presently, the adult teams must play during the less than desirable time periods, either late at night or on Sunday mornings. More Saturday gametimes are needed.

The Grange Park has an overlay soccer/football-baseball/softball field. This presents an additional problem when scheduling spring soccer games as little league baseball is also played.

The study also noted that the Great Falls area needs a 90-foot baseball field.

B. Physical Factors

1. Site Access

The site is bordered along the southern boundary line by Georgetown Pike (Rt. 193). Preliminary investigation with the Virginia Department of Highways and Transportation indicates that the existing western entrance on Rt. 193 is adequate in terms of sight distance. There are two other entrances on Route 193 that will be impacted by the required deceleration lane improvements. Construction of this deceleration lane will interfere with these entrances. These entrances will therefore have to be eliminated.

The park is also accessible through the County's Comprehensive Trail system. The planned trails on the Countywide Trails Plan can be seen in Figure 5, pg. 16. Major trails are planned west to east along the Rt. 193 frontage and north to south paralleling Insbruck Avenue. These trails would be of a type which would provide both bicycle and pedestrian access to the site.

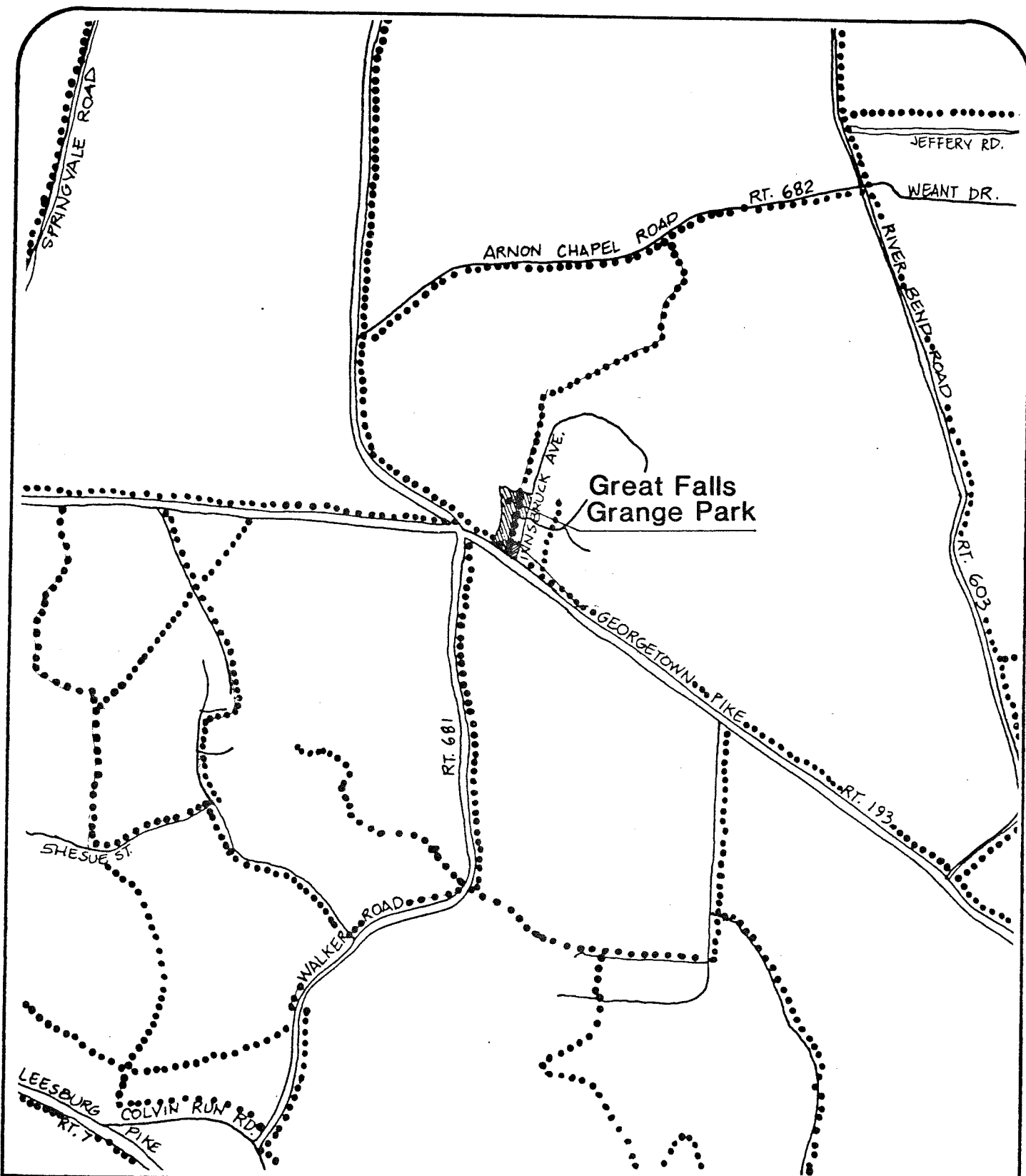
The Park Authority would be responsible for developing that portion of the Countywide Trails that fall within the Park limits. There has been some interest expressed by the local community in creating a trail that connects the Great Falls Elementary School to the Grange. The possibility of such a trail has been studied and is included in the programming section of this report (see Figure 6, pg. 17).

2. Topography

Slopes on the site range from 0-5% on the northern portion of the site on the playing fields to 5-10% throughout much of the remainder of the site. Steeper slopes are located around the playing fields and in some isolated areas near the western edge of the site. This is the low point of the site where drainage may be a problem as storm flows could wash over the adjacent private driveway (refer to Figure 8, pg. 19).

3. Soils

Soils information supplied by the Fairfax County Park Authority indicates that approximately 40% or 3.1 acres of the property consists of Glenelg Silt Loam in the Undulating Phase. The



GREAT FALLS GRANGE PARK **Countywide Trail Plan**

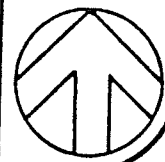
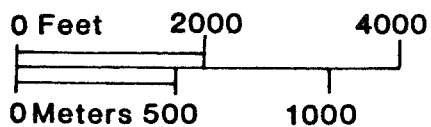


Figure 5

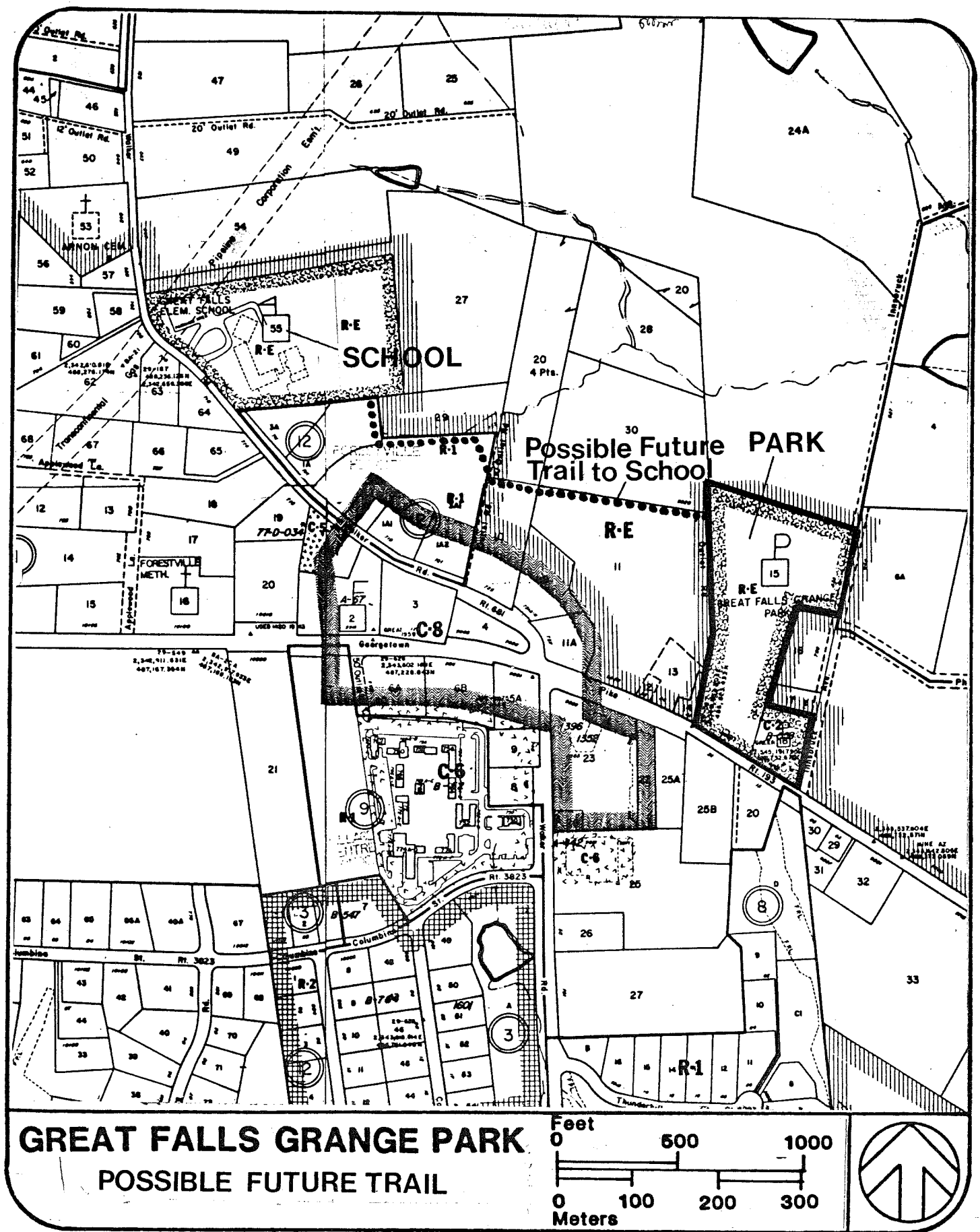


Figure 6

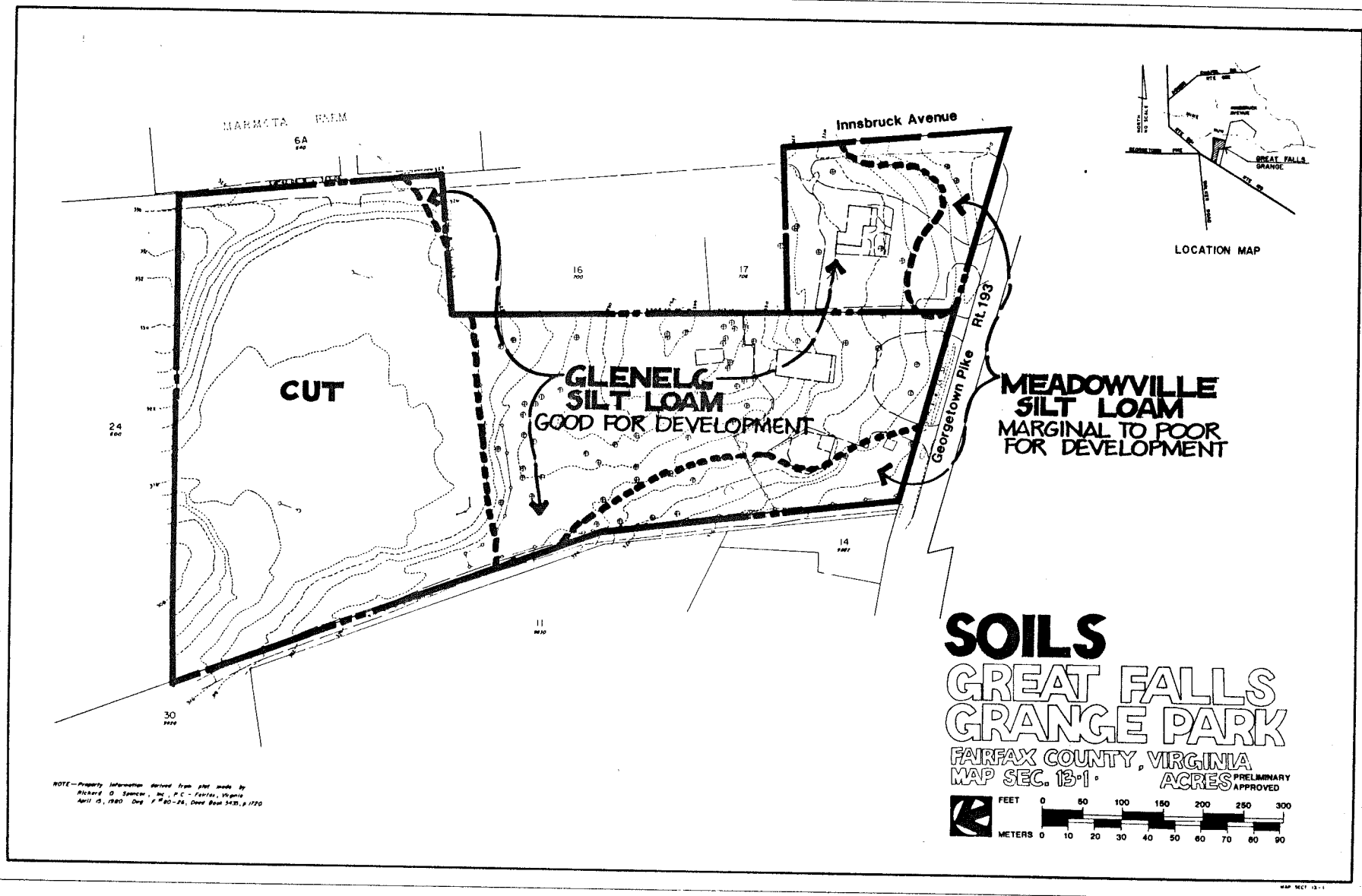


Figure 7

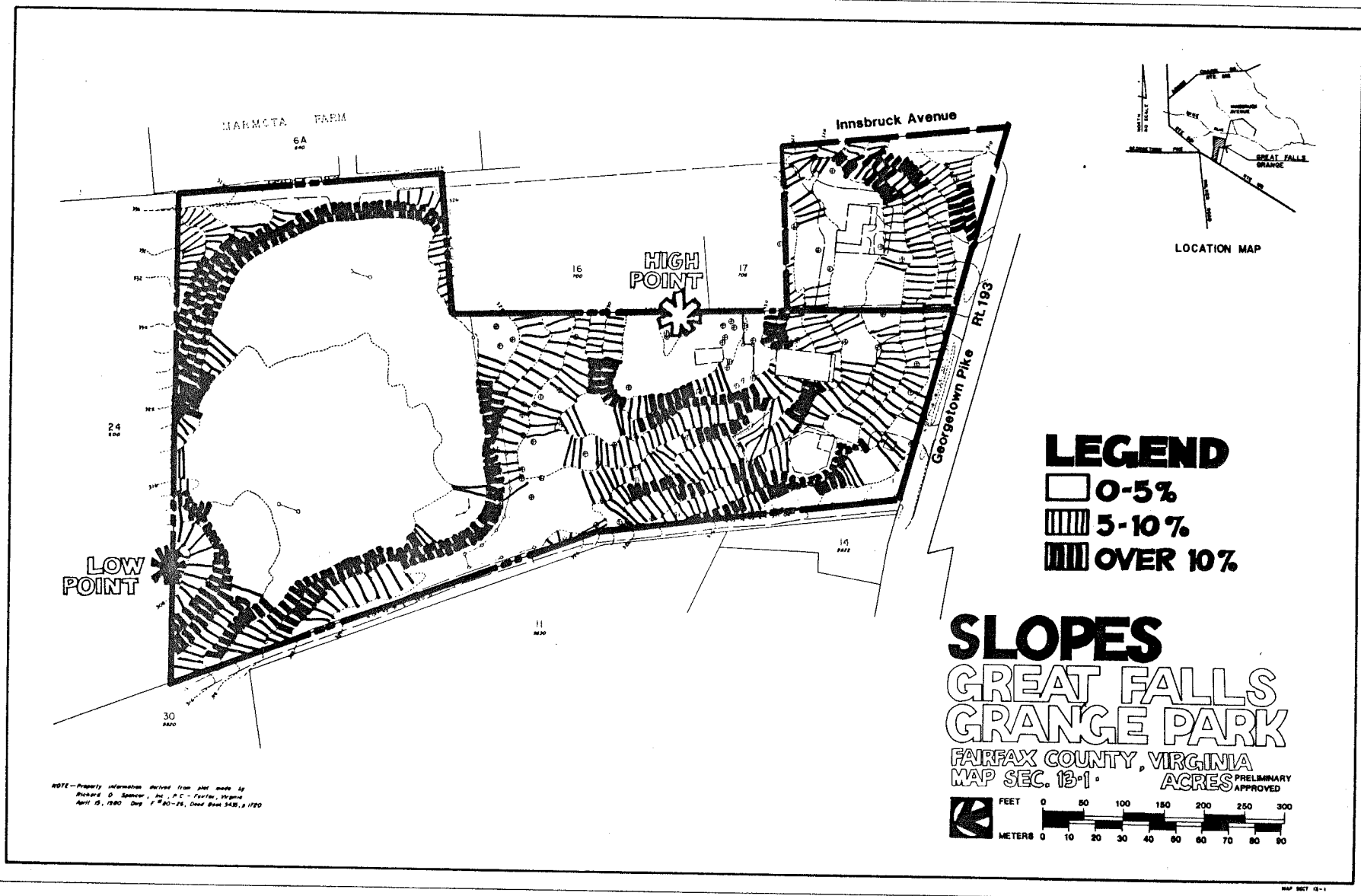


Figure 8

majority (45%) of the site is "made land" consisting of cut and fill soil. The remaining 15% is composed of Meadowville Silt Loam.

Glenelg Silt Loam is easily excavated and is rated good for house sites and septic tank drain fields. The soil usually has to be treated with cement or lime to stabilize it for roads. The soil is rated good for growth of lawns and ornamentals.

Meadowville Silt Loam accumulates seepage water from surrounding slopes and has a high water table during wet seasons. It is, therefore, rated poor for septic tank sewage disposal systems and road subgrade (refer to Figure 7, pg. 18). The complete soil report is included in the appendix.

4. Vegetation

The site is partially wooded, however, most of the trees are spaced intermittently over the site. The trees range in height from 30 to 50 feet. Most of the trees are red and white oak. There are some large conifers (Norway Spruce) at the front of the site which were planted when the building was dedicated in 1929. There are some arborvitae and cedar along the eastern boundary line and a row of tall hemlock along the western property line. Many of the existing trees have dead or broken limbs and some are in a questionable state altogether. It is a possibility that some trees may have to be removed for safety. There are few, if any, understory shrubs. Most of the shrub growth surrounds the playing field area around the northern boundary line. The Grange building has no foundation planting.

The school/post office building has foundation material of Japanese Hollies which are overgrown and need maintenance.

Portions of the interior of the site were, at one time, used for an annual carnival and overflow parking, or by people trying to get closer to the playing fields. Recent efforts to grow grass in this area have been difficult due to the high degree of soil compaction and debris in the area.

5. Utilities

As the Grange has been in operation for a number of years, some of the utilities are quite old. Future expansion of the Grange thus requires a review of existing utilities, with an eye to upgrading utilities if they are outdated or no longer serviceable.

a. Sanitary Sewer

The nearest public sanitary sewer is over 17,400 feet from the park. Because there are no public sanitary lines near the Grange, two sanitary septic fields provide on-site sewage disposal. These fields were designed to accommodate the Library and the Grange by using a lift station, and appear to be operating adequately for the existing levels of use, according to the Fairfax County Health Department. According to a review by the Health Department, a re-evaluation of the septic fields may be required if the Grange facilities are to be expanded because such an expansion would increase peak flows.

If use of the Library were to be discontinued, then potential overloading of the existing system may be avoided. A very preliminary study was done in order to develop alternatives for the continued use of on-site sewage disposal without an expensive connection to public sanitary sewer. The alternatives are:

- o Expansion of the Existing Septic Field: It appears that if the soils near the existing drainfield are adequate, then the existing drainfield area could be expanded by approximately 65%.
- o Construction of a New Septic Field: Since there are very good soils in back of the Grange Hall, a new septic field could be constructed. A new drainfield here would require use of a lift station and the removal of additional trees.

The additional required drainfield area was approximated by establishing a correlation between the approved drainfield area that now serves the Grange and Library, and the area required if the level of use were increased to 280 persons per day.

Further details of the study are included the appendix. Additional study should be done and reviewed by the Health Department when the Grange is developed.

b. Water

The Grange currently uses a well for water supply. The Library has a one-inch service line connected to an existing 12-inch water main directly across Rt. 193.

Although both the Library and the Grange seem to have adequate domestic water service at the present time, expansion of the Grange will probably create an increase in demand, especially if building code requirements (in regards to fire protection), are to be met.

The Grange does not meet the on-site fire flow requirements at this time. A fire hydrant should be installed within 350 feet of the Grange Hall and the School/Post Office building. This could be done by extending the existing 12-inch main at least 100 feet and tapping it with a six-inch main. Two methods to accomplish this are included in the appendix of this report. If public water is to be provided for the Grange, the well should be abandoned to conform to local and state health code requirements, or its use for irrigation could be investigated.

c. Electricity

Electrical power is provided on-site at this time. The location of utility poles is noted on the plan. The provision of some entrance improvements and parking lot paving may require relocation of some utility poles.

d. Oil/Gas

There are buried oil tanks serving the Grange and the Post Office. Oil tank filler pipe locations are noted; however, the exact size and location of the tanks is not known at this time. These tanks will have to be located before any design or site development takes place. Preliminary investigation indicates the oil tank serving the Grange is approximately 250 to 500 gallons.

6. Existing Conditions

The seven-acre site is presently used as a community park. The site is unusual due to the historic value of the existing Grange Hall, which is presently being used for theatre and dance workshops, arts and crafts classes, dance and exercise classes, and weddings. The baseball/softball and soccer/football fields are also used for both organized and "pick up" games. Presently, there is a picnic shelter and some tot lot type play equipment on-site and there is the occasional use of a portable amphitheatre stage.

The park has some existing asphalt parking areas, however, the paving surface is unmarked and needs repair in some areas. Actual tabulation of the parking capacity is made difficult because of the lack of pavement markings, however, it is estimated that the parking area, in its present form, could accommodate 84 spaces.

The Grange Hall is the most dominant structure on the site. There are, however, two other structures of interest. One is the new portable or "porta" library. The other is the School/Post Office building. The porta-library is a temporary structure that is, by agreement, to remain on-site for a 5-year period, beginning July 1982. After this time period, the agreement must be renegotiated. The School/Post Office building is to be restored for public use within a 3-year period, beginning December 1983, by the Great Falls Heritage Inc. By agreement with the FCPA, the structure is to be removed if restoration is not possible within this time-frame. (Details of this agreement can be found in the appendix.)

The Grange Hall and the School/Post Office have been examined by both the Park Authority and private architectural consultants. The School/Post Office building is being evaluated by the G.F.H.I. under the terms of their agreement with the FCPA (see appendix).

In summary, both structures are in need of renovation. The Post Office requires extensive work, while the Grange Hall needs primarily upgrading and expansion of the existing facilities. A preliminary building evaluation by the Park Authority revealed evidence of structural damage to the interior of the School/Post Office. The original wood floors have been covered with successive layers of modern wood floors which are buckling due to water damage. Window sills have rotted and the walls are in need of repair.

The Grange Hall has a stage, but needs improved stage storage facilities. The existing kitchen and restroom facilities are in need of repair or renovation. The improvements proposed for the Grange Hall and Post Office building are discussed in greater detail in the Program Development sections of this report.

As mentioned previously, landscaping is non-existent around the Grange Hall and is in need of maintenance around the Post Office. The lawn areas and playing fields are in need of care as surrounding slopes have eroded and soil has washed onto the softball fields, choking the existing turf. Repeated attempts to grow grass under the trees have had marginal success due to years of soil compaction and large amounts of debris in the soil.

C. Analysis Conclusions

1. Development Constraints

The site is partially wooded with some fairly steep slopes greater than 5 percent. The large trees scattered over the site and the steep slopes will make the siting of parking and large active recreation facilities difficult if the site is to be maintained in its natural state.

The soils are well-suited for recreational use and no severe development constraints exist.

As the site is fairly small and of an odd configuration, careful attention will have to be given to the siting of recreational activities. Activity areas should be buffered where they abut residential uses.

2. Development Potentials

The site has an attractive cover of large deciduous trees in many areas. Passive recreation uses (such as picnicing) can be planned in these areas so that existing trees can provide shade. These picnic areas can also be located to take advantage of a direct view of the playing fields.

The existing structures provide the basis for a creative renovation and an adaptive re-use program, which could provide new activities for the community as well as maintaining a historic character for the park.

The existing structures will require careful planning in order to provide the facilities required of a "new" public use. Particular attention should be given to meeting current building code requirements while preserving the historic nature of the facility.

There are several existing features such as softball and soccer fields, a picnic shelter, and tot lot play equipment that can be salvaged or whose use continued with proper maintenance.

V. PROGRAM DEVELOPMENT

A. Public Information/Exchange Forum

As part of the Fairfax County park planning process, the Park Authority conducts a public information exchange to inform the public of the Park Authority's park planning objectives and to compile an accurate account of user's needs.

On June 6, 1983, an information exchange forum was held at the Grange Hall with about 25 citizens in attendance. The residents of the service area were informed about the proposed park improvements and opinions regarding the development of the park were solicited. The highlights of the public contribution to the process are as follows:

Primary Interest (expressed by large numbers with no opposition:

1. Acquire the Post Office site.
2. Upgrade the Grange facilities (with particular emphasis to restrooms, kitchen, stage area and lighting, air conditioning, etc.).
3. Upgrade the Post Office building (to provide small meeting spaces historical exhibit and storage spaces).
4. Provide an exercise/jogging course.
5. Improved parking area.

Other Interests (expressed by smaller numbers with no opposition):

1. Bleachers for sports field events
2. Maintenance of playing fields
3. Tot lots
4. Tennis

Major Dislikes (expressed by large numbers with no opposition):

1. Historical restrictions imposed on area
2. Major architectural changes to the Grange Hall
3. Fencing around the site
4. Horse or vehicle traffic on trails
5. Major expanses of asphalt and tree cutting

Conflicting Interests (some disagreement expressed by small numbers):

1. Continuation of the Library
2. Picnic areas
3. A natural trail

The Park Authority also received letters from local citizens regarding the park. The letters expressed a strong desire to improve handicapped access and the provision of platform tennis courts and a basketball court.

A more detailed review of the results of the forum is included in the appendix.

Other agencies have also made recommendations concerning the Grange and Post Office.

- o The Department of Recreation recommended upgrading the playing fields and the provision of parking facilities close to the fields.
- o The district naturalist recommended removal of paving in front of the building and relandscaping with lighting.
- o There are also recommendations from the consulting architect/engineer regarding specific structural improvements to the Grange and an analysis of the Post Office by the Park Authority.

B. Site Analysis Conclusions

The site is already equipped to provide some of the recreation needs or at least a foundation upon which to expand.

- o Playing fields for softball and soccer can be upgraded and maintained.
- o The picnic shelter provides for some picnic use.
- o Tot lot equipment can be used or moved to a new area for expansion.
- o Existing trees can be saved for shade and screening purposes.

The existing structures require detailed analysis in order to provide for new user functions. They may need considerable renovation to provide for all of the needs expressed by the local citizens.

C. Summary and Recommendations

The public forum showed that facility upgrade and adjacent site acquisition are the most popular interests. Upgrading the Grange and incorporating the adjacent site presents some concerns.

One major concern is the degree of renovation required to accommodate new user demands while still complying with modern building codes.

New construction, if it is fairly substantial, may require bringing the entire building up to building code standards (electrical, mechanical, and structural).

Therefore, an important question to consider in the selection of a design strategy for the master plan is to what degree the building should be renovated. Do we select a strategy that provides all of the user's needs and, therefore, a large amount of new construction that requires a comprehensive upgrade of the building? Or, do we select a low cost alternative that avoids the costly upgrade but does not address all of the user's needs?

Several options were studied. Some of these options required less construction but did not provide all of the user needs.

Since upgrading the Grange Hall was so highly rated in the public forum, this report assumes that the citizens want new facilities which require new construction.

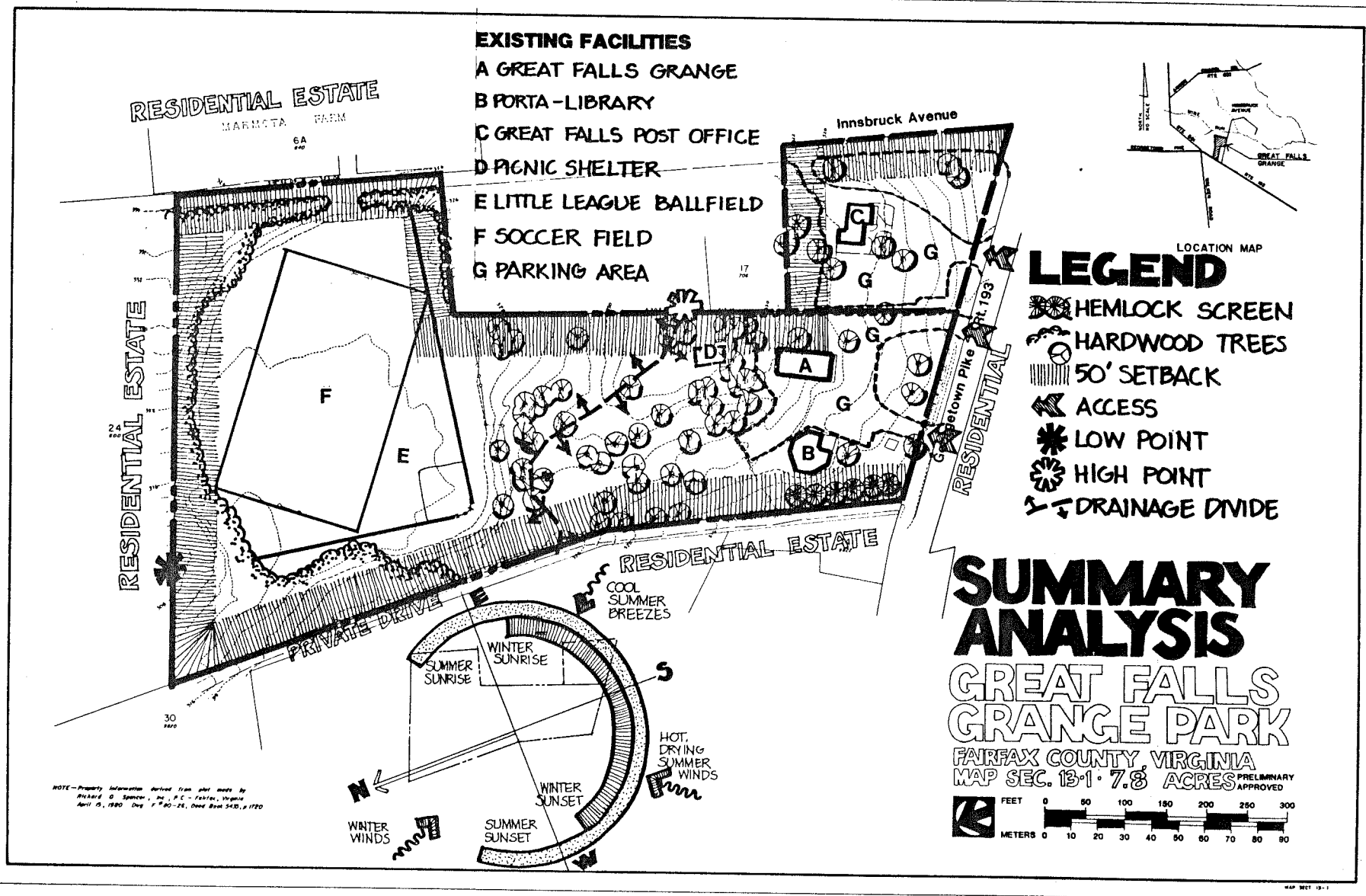


Figure 9

The final plan, therefore, shows a solution which provides most of the user's needs by creating an addition to the main Grange Hall structure (see Figure 13, pg. 51).

This addition should:

1. allow for handicapped access to the second level assembly and stage area
2. provide increased stage area, especially back-stage area
3. provide new storage areas
4. provide for new restrooms that meet handicapped design criteria
5. provide modern catering type kitchen facilities

Careful consideration should be given to the following:

1. How much construction can take place without undue impact to the historic character of the Grange Hall?
2. How much construction can take place within the budgetary limitations of the Park Authority?
3. How much construction can take place without a complete costly, upgrade of the entire Grange building?

Building Recommendations

- o Since the historic character of the Grange is the reason the site was selected for a park, it is recommended that the size of the addition be minimized and the location be one that is less obvious to those that would view the structure from the road and major entry points.

Site Recommendations - Recreation

- o The site has several recreation facilities that should be repaired or relocated and maintained. The Baseball/Softball field is used for occasional organized league play, but its use is secondary to the soccer field which is used more often.

- o Other recreation areas should be sited to take advantage of existing trees and views of adjacent activities.

The analysis of existing recreational facilities noted a deficiency of "active" facilities such as basketball/multi-use courts, tot lots, and tennis courts. The park can accommodate the smaller, less space-consuming activities like tot lots. Temporary facilities like volleyball and badminton courts could also be provided for. However, as noted in the Site Analysis section, the slopes and tree cover preclude construction of large recreational facilities such as tennis courts.

- o Avoid the construction of large active recreation areas.
Since the park cannot physically support a tennis court or basketball multi-use court without excessive impact on the environs, they are not recommended. Such facilities are already located nearby at Great Falls Elementary School. With a trail provided to the school, these facilities will be more accessible to the park.
- o Provide additional picnic areas.

The public forum revealed a conflict regarding any provision of picnic areas and nature trails. Although these "passive" facilities are already in abundance at nearby RiverBend and Great Falls Parks, these picnic areas will not create any impact on the environment of the Grange and their use is sure to be increased when the Grange is renovated.

- o Provide a concert area.

One new user need that was not promoted in the public forum but has been mentioned since then is the provision of a concert area for open area concerts. A gazebo structure is recommended for such concerts to function as a bandstand for a small musical ensemble and which could double as a ceremonial structure for outdoor weddings. It would not be difficult to design the gazebo to blend with the architectural style of the period.

Site Recommendations

- o Provide additional parking areas.

The provision of parking facilities for the new Grange Park has been the subject of considerable study. The Grange requires at least 96 parking spaces. The Library would require 16 parking spaces; the School/Post Office, 8 spaces; and the playing fields would require 20 spaces.

Future parking needs were calculated using the current County requirements and projected use levels. Variations of a plan to provide parking both on and offsite were considered. The provision of parking offsite in a "shared" arrangement was considered as a method to save trees onsite, but as offsite parking facilities would be difficult to insure, the final recommendation was to provide parking on the park site. If, in the future development of the Grange Park, parking is eliminated in order to save trees, then the result will be an increased reliance on offsite parking.

Since some of the parking should be close to the playing fields, a narrow parking bay could be extended toward the playing fields if care is taken to save trees.

- o Provide Landscaping and Screening

Buffering and screening should be implemented where parking and noise generating activities abut residential properties.

Although a 50-foot buffer is usually provided by the Park Authority for all of its parks, the unusually small size and configuration of the site and existing structures will prohibit provision of the full 50 feet of buffer. Screening as required by the Zoning Ordinance may have to be modified, particularly if the School/Post Office is to remain and additional parking is to be provided on the same lot.

In those areas where space allows, ample landscaping should be provided.

- o Provide landscaping for building entrances

Attractive landscaping treatments would provide emphasis to the entrances of the Grange and the School/Post Office. Landscaping could also screen objectionable foundation clutter (utility fixtures, exposed foundations).

Other Recommendations

- o Consider Acquiring Additional Land

As a future capital project, additional land acquisition should be considered. Land in the vicinity which may become available

could, if nearby, provide additional parking spaces, recreation areas, or other needed facilities.

VI. PRELIMINARY MASTER PLAN

A. Concept Plans

After the Site Analysis and Public Exchange Forum, and after general recommendations are made, the Preliminary Master Plan design process calls for the evaluation of several design concepts or sketch plans prior to the selection of any particular design scheme.

The following concept plans illustrate three different concepts for development of the Grange.

1. Concept Plan A

This plan shows development of the Grange with the adjacent School/Post Office site included. Parking is distributed on both sites, with a narrow parking bay on the Grange site, allowing many trees to be saved and a large area for picnic use and passive activities. Additional parking is required off-site in a shared arrangement to accommodate intensive use of the park.

2. Concept Plan B

This plan shows a concept for development of the park prior to the acquisition of the School/Post Office site. The parking is shown entirely on the Grange site, and smaller picnic areas as shown. Trees would be impacted to a greater degree and off-site parking is required to accommodate intensive use, since there are no parking spaces provided with the School/Post Office site.

3. Concept Plan C

This plan shows development with the adjacent School/Post Office Site included. The larger parking area of Concept Plan B is used with additional parking on the School/Post Office site. This scheme requires no off-site parking for intensive use of the park.

Since this scheme provides all of the parking required on-site, the recreation areas are smaller, similar to those in Concept Plan B.

After careful consideration, Concept Plan C was chosen for further study since acquisition of the adjacent School/Post Office was made possible and the scheme provided for all of the parking "on-site" without relying on off-site parking. Further study was directed towards saving as many trees and providing for as much recreation area as possible.

B. Preliminary Master Plan Description

The final plan for the Great Falls Grange Park incorporates the School/Post Office building with the Grange building and temporary Library (refer to Figure 13, pg. 51).

1. Vehicular Access

The plan proposes to close two existing entrances on Rt. 193 and improve two other existing entrances. One of the entrances would be the primary entrance and would continue to serve the Grange Hall and Library. The other entrance is on the adjacent School/Post Office site fronting on Innsbruck Avenue. This

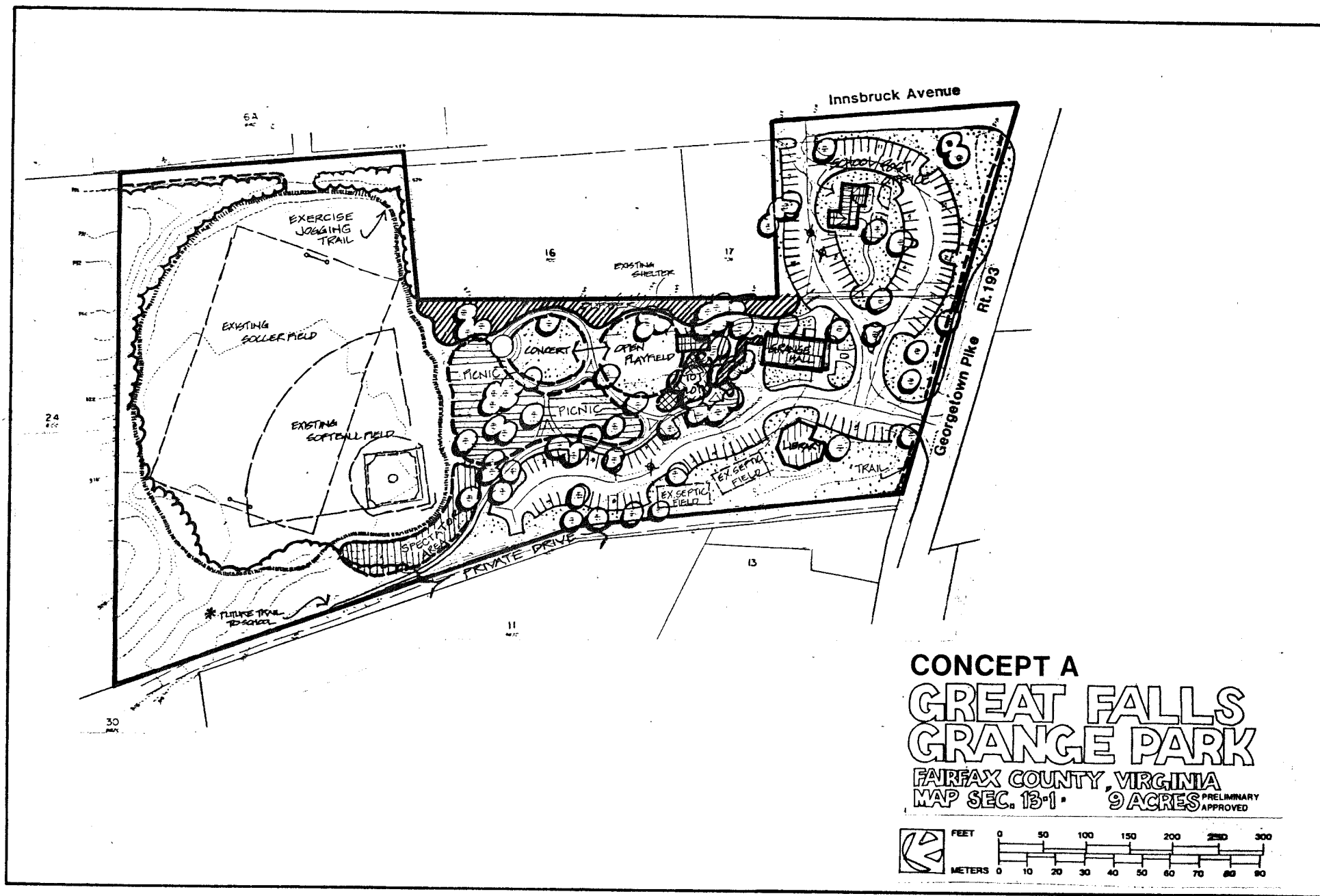
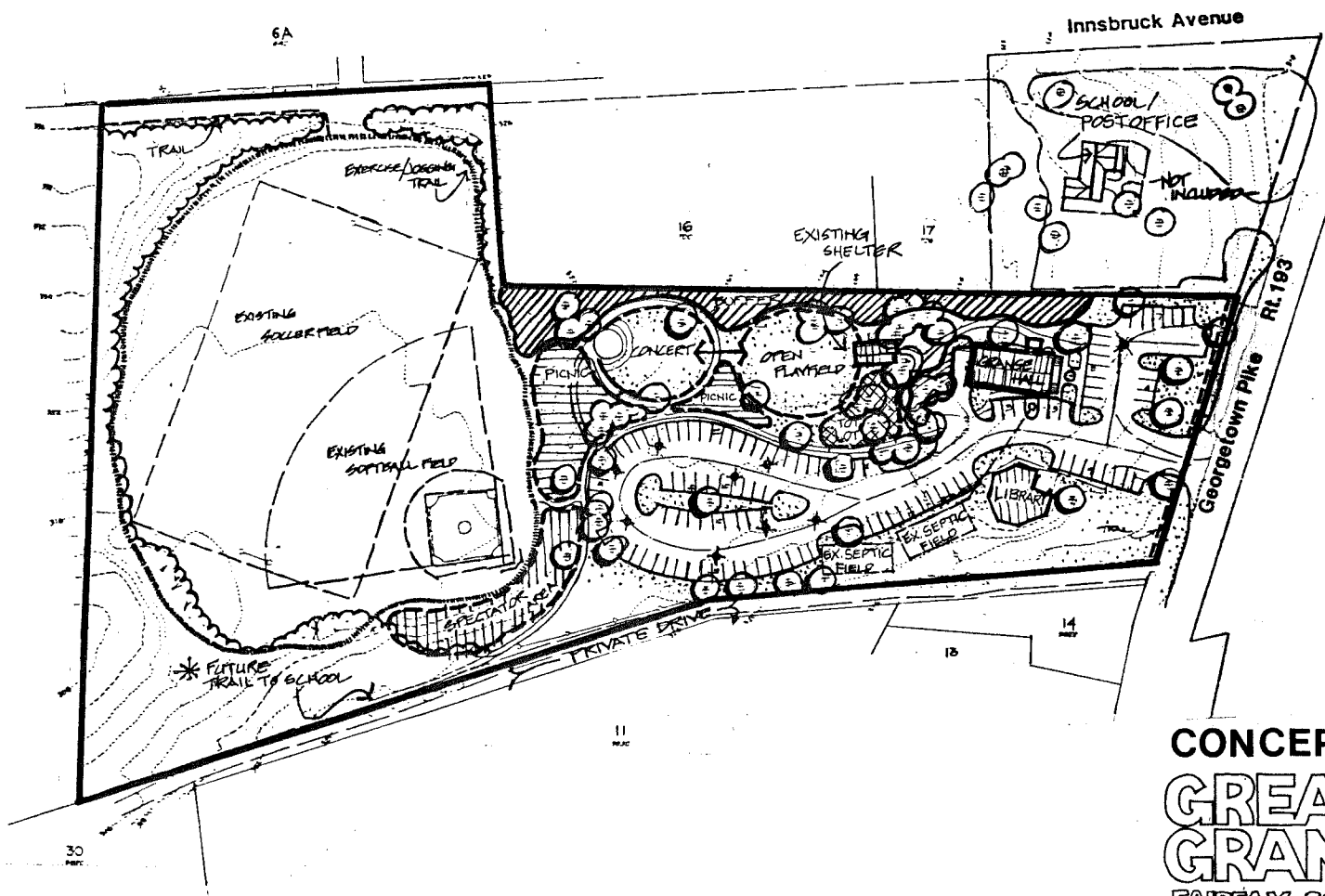


Figure 10a



CONCEPT B
GREAT FALLS GRANGE PARK
FAIRFAX COUNTY, VIRGINIA
MAP SEC. 13-1 • 7.8 ACRES
PRELIMINARY APPROVED

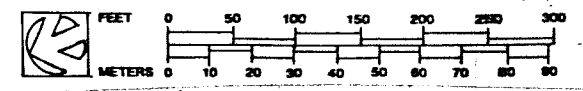


Figure 10b

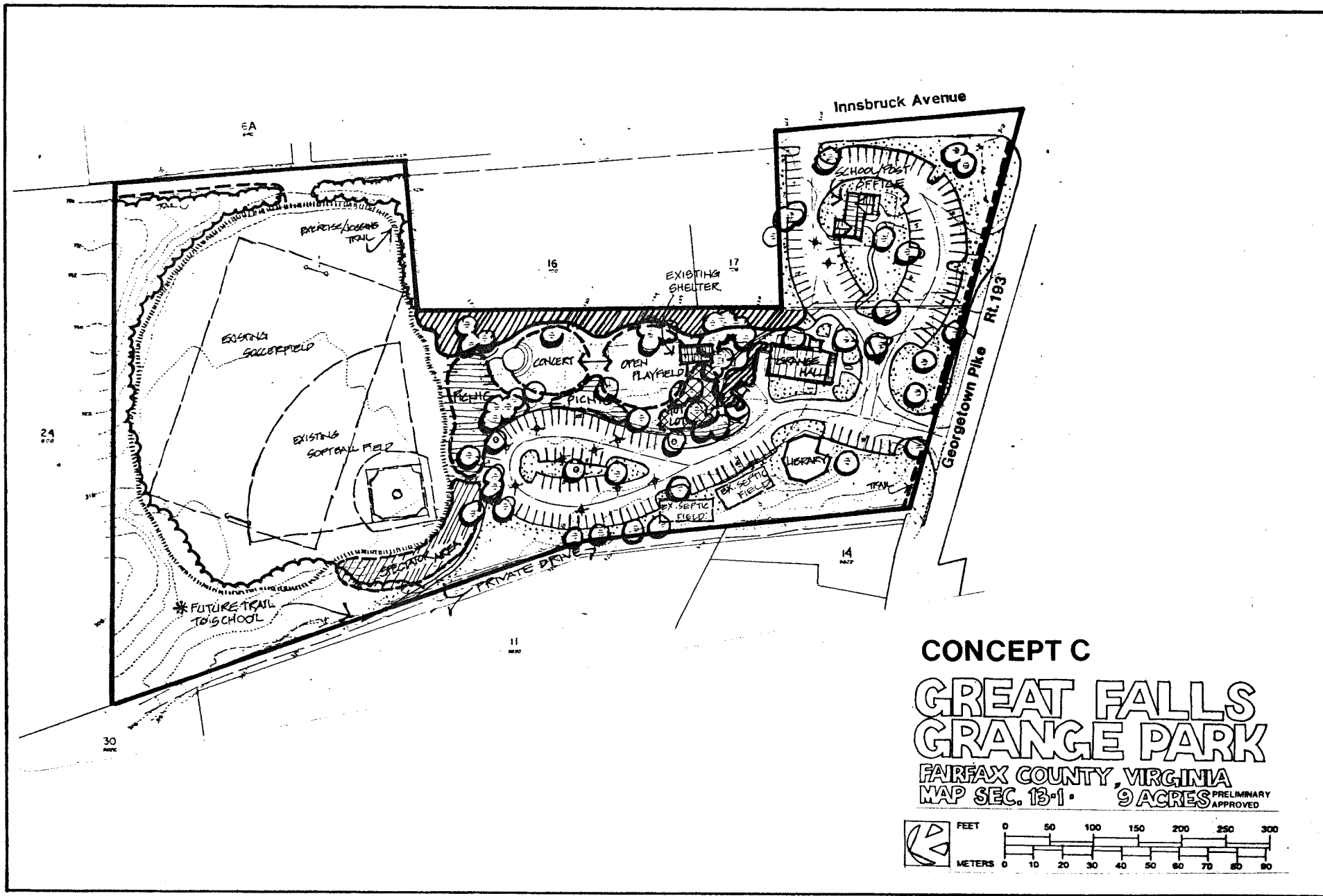


Figure 10c

would be a secondary entrance controlled by the FCPA and would be used during heavily-attended Grange activities. This entrance would have a gate and would be closed most of the time. Note that a portion of Innsbruck Avenue would be paved up to this secondary entrance to comply with County Design standards. The two entrances that would be closed are at the boundary line between the Grange Site and the adjacent School/Post Office. These would be closed to provide for a deceleration lane for the main entrance on Rt. 193 and to alleviate confusion and excess traffic movement onto Rt. 193.

2. Pedestrian Access

Trails are proposed in two locations on the plan. The first trail would be constructed along the frontage on Rt. 193. The second would parallel Innsbruck Avenue and would be located at the back of the site. These trails comply with the County-wide Trail Plan and would be designed to County standards to accommodate both pedestrian and bicycle traffic.

Figure 6, page 17, shows a trail that could be constructed to connect Great Falls Elementary School with the park if the necessary easements were acquired. The cost of easements would be approximately \$25,000. An additional \$19,200 would be required for trail construction.

3. Facility Areas

a. Grange Hall

After studying the proposed needs of the Grange community the best solution for many of the user requirements was to

construct an addition to the building which would provide full handicapped access to the second floor auditorium and additional storage space and restroom facilities.

The process of planning the Grange Hall improvements included the analysis of many options. Each option is somewhat more costly than the preceding option, but provides a greater degree of upgrade to the facility. They range from the fairly simple covered ramp and storage space addition of Concept 1 to the fairly substantial construction proposed in Concept 3 (see Figure 11, pg. 44).

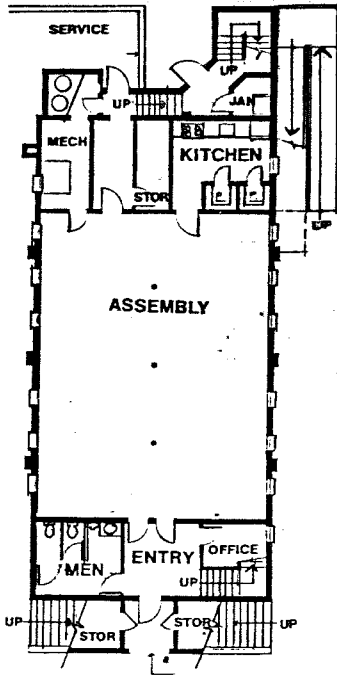
Note that the basic requirement in each option is the provision of barrier free/handicapped access to the second floor auditorium and an improved entry and exit to meet fire code requirements. The options also address increased storage space, improved kitchen facilities, and either renovated or totally new restroom facilities.

Concept 3 was found to have the most potential as it provided more space to provide for the many projected user requirements.

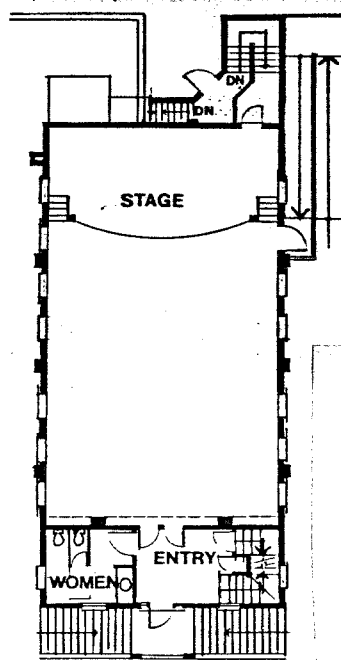
After an extensive analysis and review of several variations of Concept 3, a solution was reached. This solution is illustrated by the floor plans on Figure 14, page 52.

This arrangement provides for the location of the addition to the Grange to the rear of the existing structure, which minimizes impact on the historic building. A new elevator

GRANGE HALL - Sketch Plans



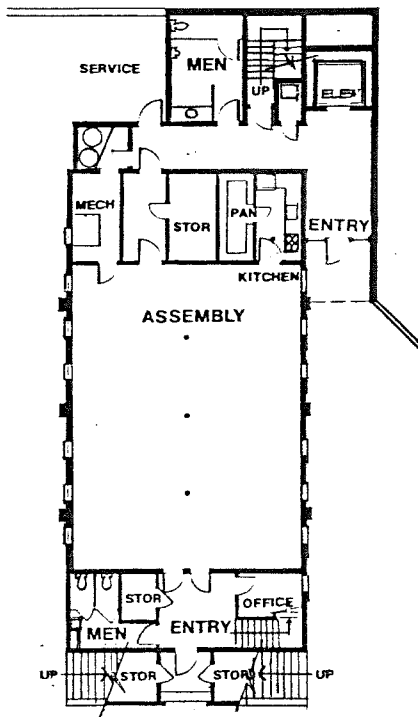
GROUND LEVEL



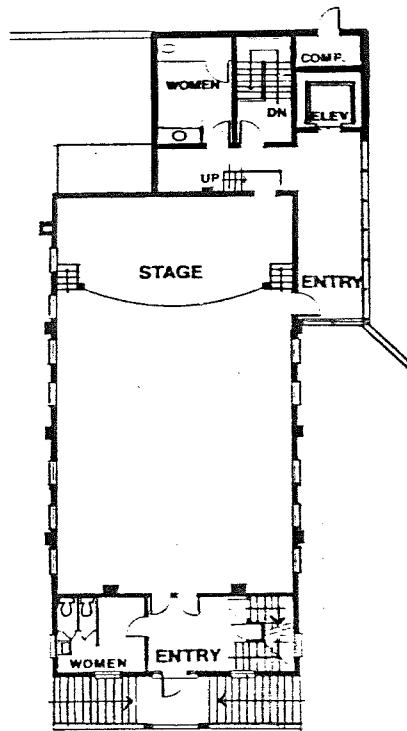
MAIN LEVEL

CONCEPT 1

Simple Ramp-Minimum Construction



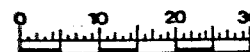
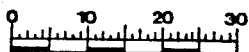
GROUND LEVEL



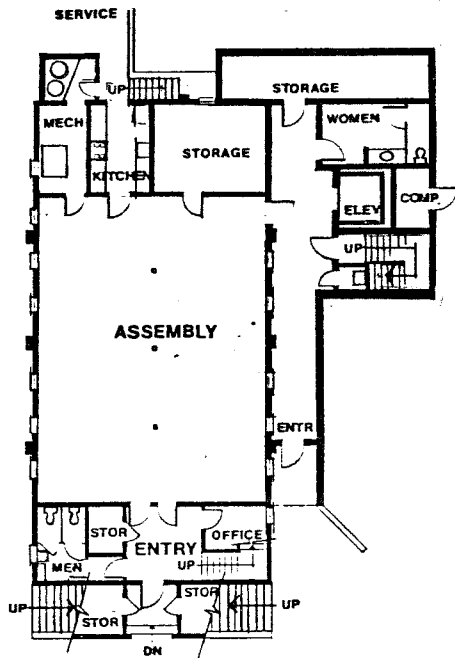
MAIN LEVEL

CONCEPT 2

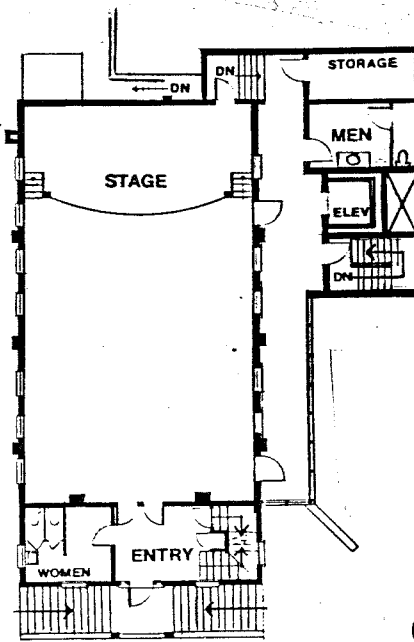
Small Addition-Moderate Construction



GRANGE HALL - Sketch Plans

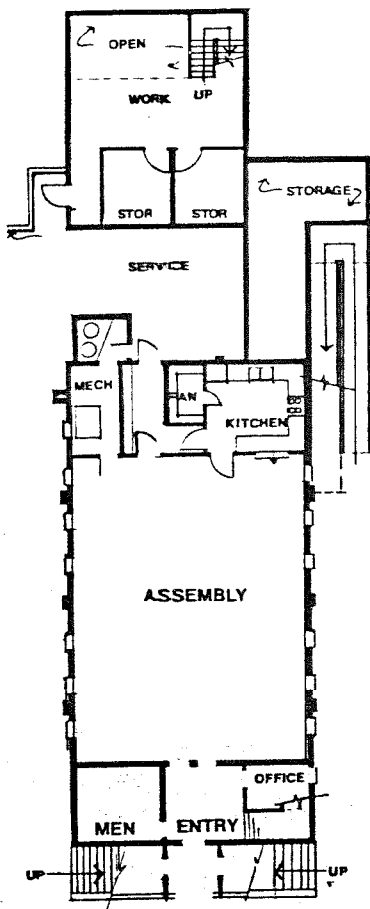


GROUND LEVEL

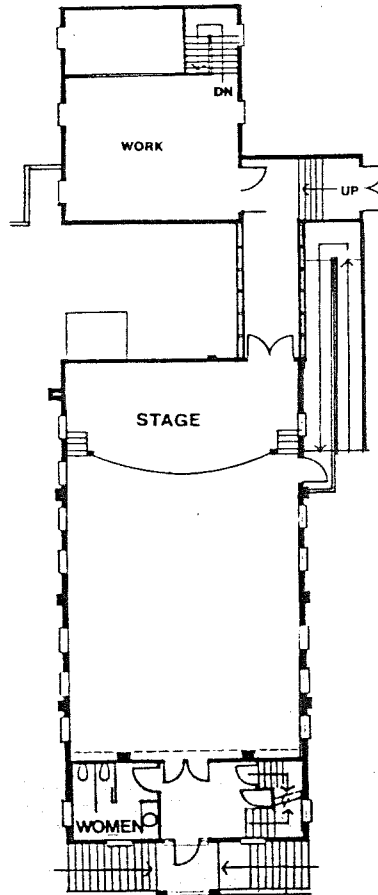


MAIN LEVEL

CONCEPT 3
Large Addition

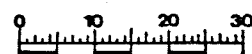


GROUND LEVEL

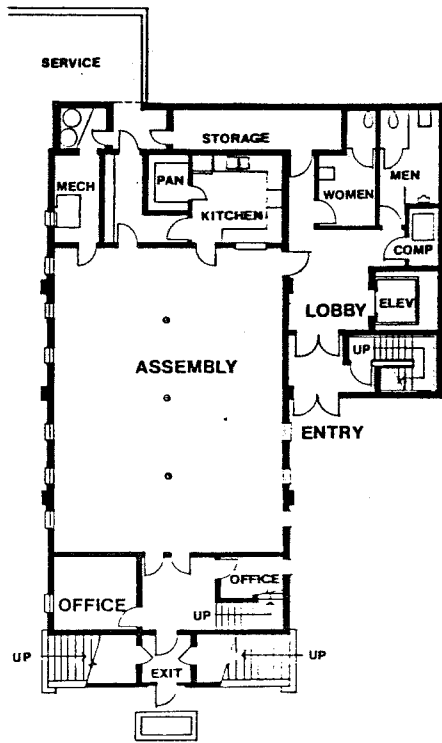


MAIN LEVEL

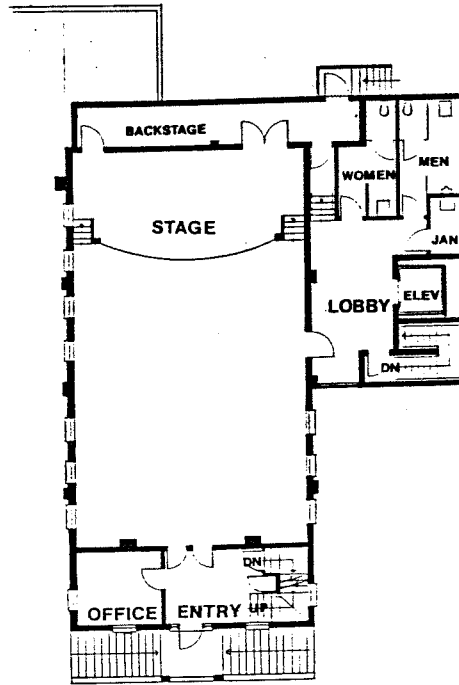
CONCEPT 4
Separate Addition



GRANGE HALL - Sketch Plans

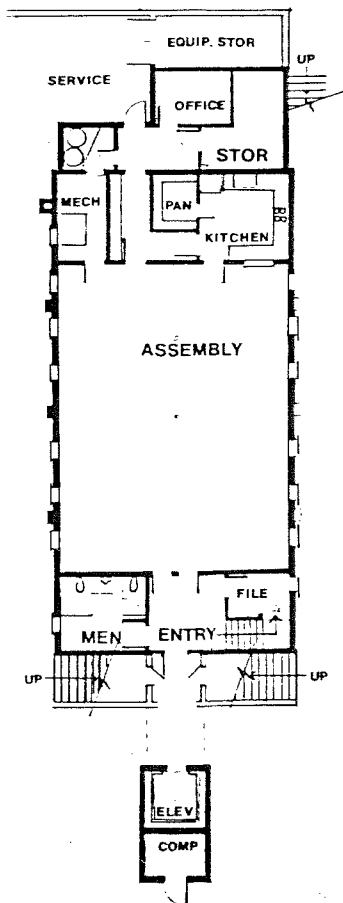


GROUND LEVEL

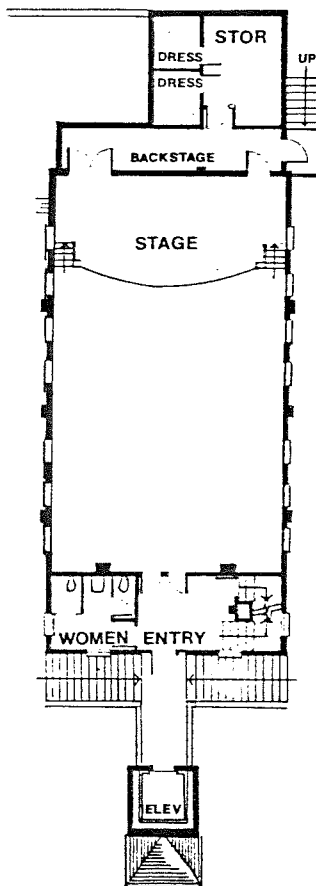


CONCEPT 5

Variation of Concept 3
- with less impact on facade



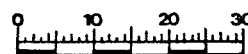
GROUND LEVEL



MAIN LEVEL

CONCEPT 6

Elevator/Tower Entrance



is proposed near the entrance to provide handicapped access to the main hall on the second floor and to new restrooms on the first floor.

The plan also shows improved parking areas and landscaping around the building. Parking is extended into the site towards the playing fields and the adjacent School/Post Office site. Handicapped spaces are located close to the Grange Hall, connected by an interior trail and walkway system that links the adjacent School/Post Office site to the Grange and the proposed user areas.

An improved entry condition features a "reclaimed" landscape in front of the Grange Hall with a courtyard entrance and adjacent "drop-off" plaza area which could be connected via a visible paving change across the travelway. Generous landscaping would be featured on the west facade to obscure utilities.

b. School/Post Office

The school/post office is served by an entrance/exit on Innsbruck Avenue. The use of this entrance is intended primarily for vehicles leaving the park following a very heavily attended function.

The Post Office building itself is currently the subject of additional study by the Great Falls Heritage Inc., since they are, by agreement with the Park Authority, charged with restoration and maintenance of the structure. Basic

picnic sites would have direct viewing of the soccer and softball fields.

f. Picnic Shelter

The existing picnic shelter is considered to be a valuable amenity, especially since it is constructed of material that blends with the character of the site.

g. Tot Lot

The tot lot is shown on the plan near the picnic shelter for supervision of children. It is heavily buffered to eliminate direct access to the parking area while still maintaining a supervised, indirect access to the Grange Building. There is some play equipment on-site which could be used. Additional items could be purchased providing funds are available.

h. Soccer Field/Football Field

The Soccer/Football field has been reoriented to allow for a clear, unobstructed run past third base of the overlay ballfield.

i. Baseball/Softball Field and Spectator Area

A standard commercially available bleacher area is proposed for the softball field. Adjacent slopes will be repaired and maintained to prevent further erosion. Reconditioning and seeding of the infield is also proposed.

j. Parking

Parking spaces are located in a manner to serve the adjacent School/Post Office, Grange Site, and the Library. The

Parking area extends to the playing fields and the picnic areas. Care was taken to position the parking spaces in areas where there are less trees and to provide landscape islands where trees may be saved.

An evaluation of the condition of the existing trees was conducted for the Park Authority by the in-house Division of Forestry and Horticulture as well as the County's Arborist office. The existing trees were evaluated for size and health. This information was used in the design of the building addition and the parking areas (see appendix for details).

The final plan proposes to remove 12 trees to expand the parking area. Four of these trees were also to be removed for poor health. The plan calls for 3 trees (also in poor condition) to be removed for the new addition to the Grange Hall.

Note that some impact on the trees is unavoidable, even when efforts to minimize impact are employed. Attention was given to preserve the existing trees of larger size and healthier condition in each case.

k. Trail System

As mentioned previously in the "Site Access" section, pedestrian trails are provided in accordance with the County-wide Trail Plan. An internal "hard" walkway and "natural" trail system are also proposed. There is also

a jogging exercise trail which encircles the playing fields. Exercise stations are sited periodically along the jogging/exercise trail.

1. Landscaping

The plan proposes additional landscaping to serve three purposes:

1. Screening
2. Definition of user areas
3. Visual enhancement

The use of screening material will provide a noise and visual buffer for the adjacent residential properties which are located very close to the Post Office site and the eastern boundary. It will also provide separation and increased definition between individual areas (i.e. picnic, concert, tot lot). The use of landscape material will also enhance the front of the Grange Hall which is currently devoid of any landscaping.

The proposed material should be indigenous to the area and characteristic of a woodland understory. This will ensure plant material survival and that the natural appearance of the site remains intact. Plant material selections could also respond to bird and wildlife habitat needs.

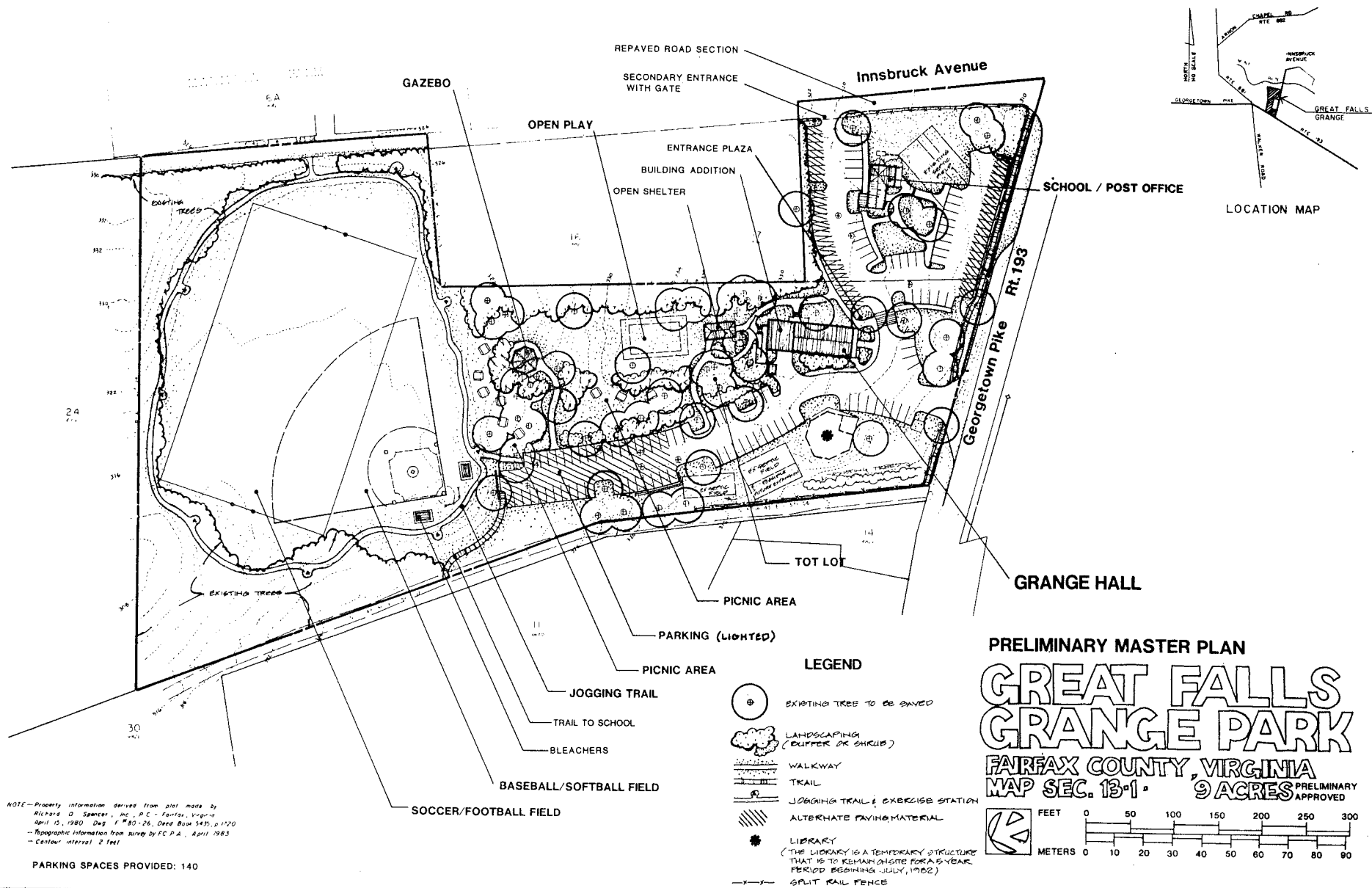
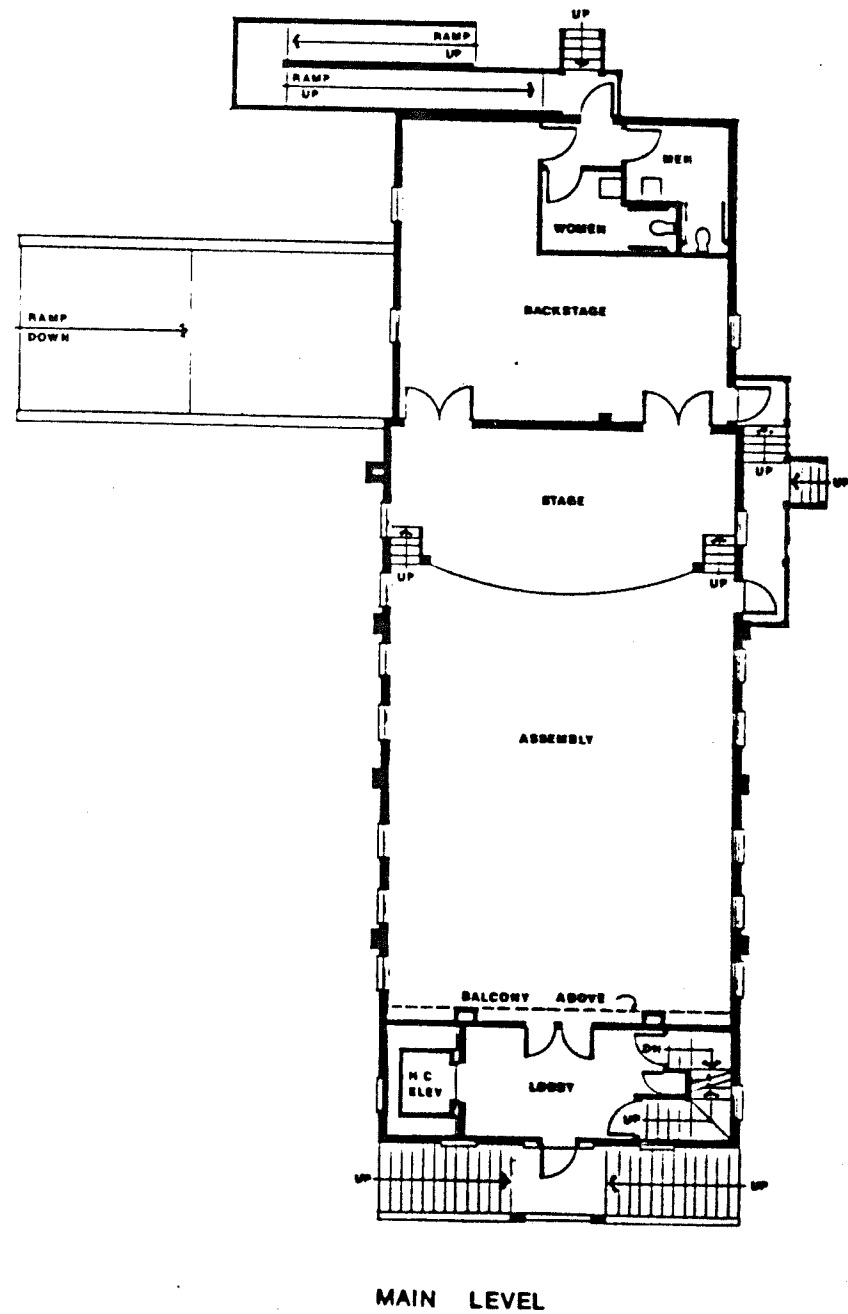
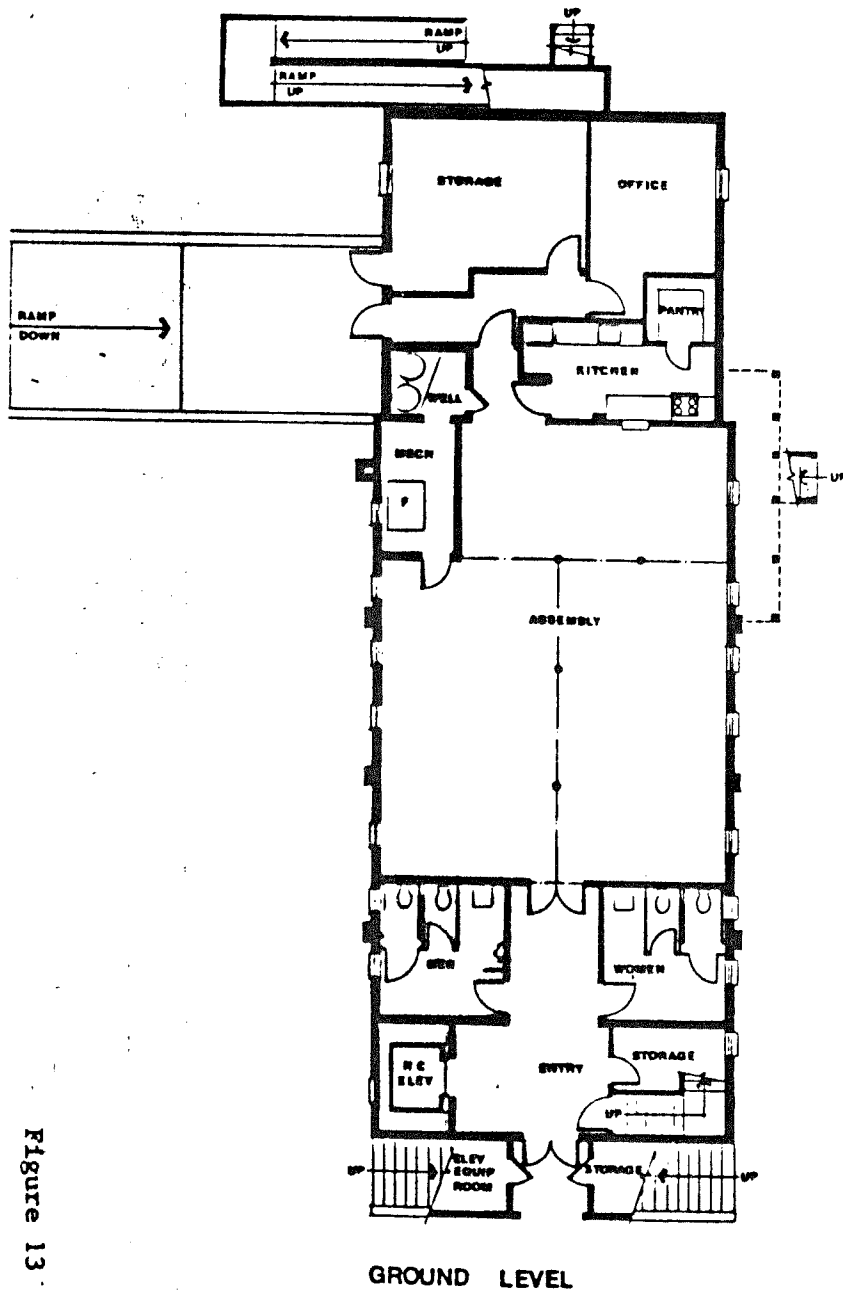
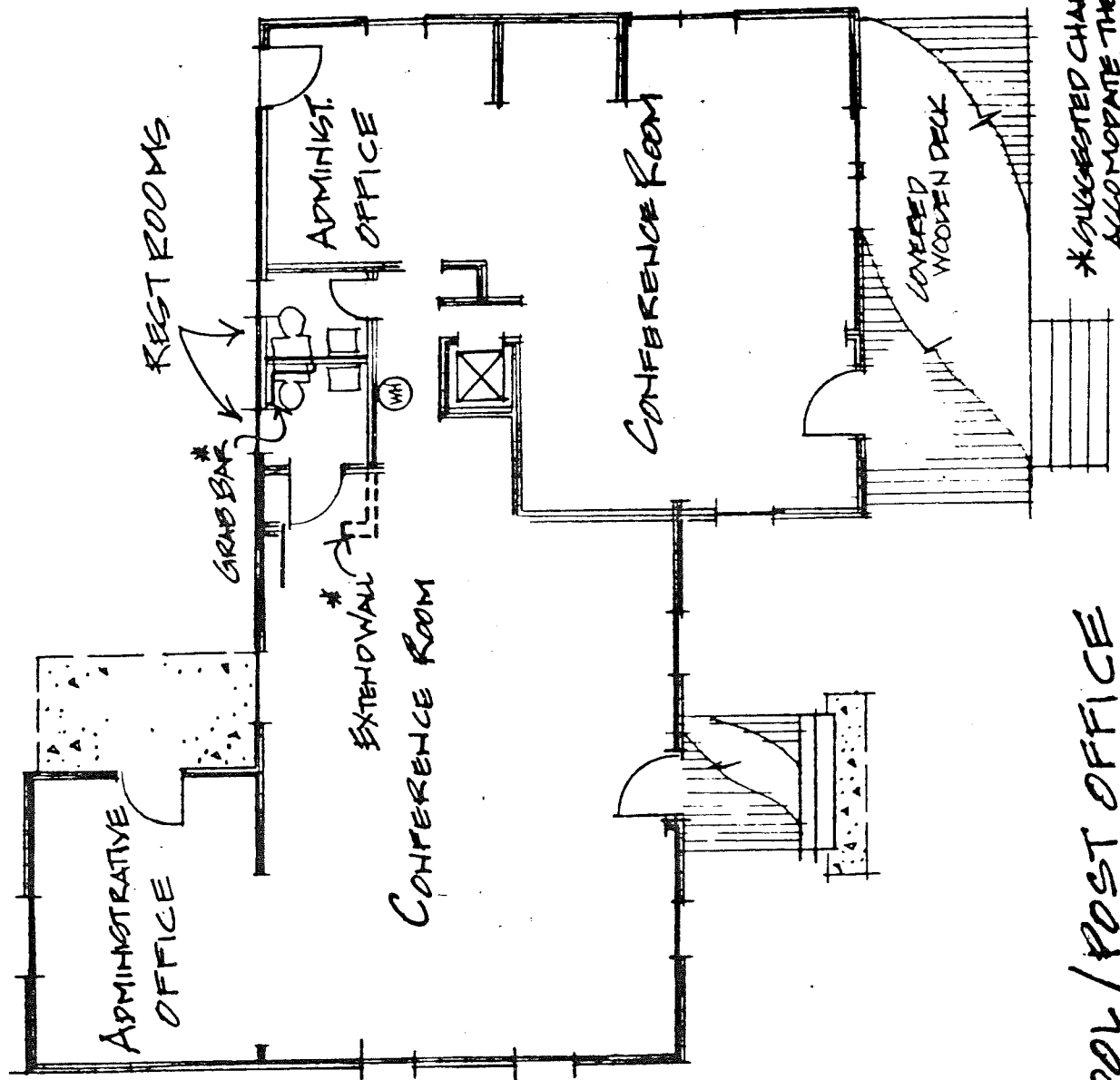
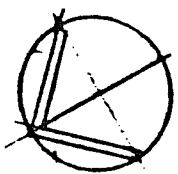


Figure 12



* See Attachment II in appendix for possible variations in floor plan.



* SUGGESTED CHANGES TO
ACCOMMODATE THE HANDICAPPED
SCALE: 1/8" = 1'

SCHOOL/POST OFFICE
FOR GREAT FALLS HERITAGE INC.

VII. DEVELOPMENT COST ESTIMATE

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
A. FACILITY COSTS-ONSITE					
1. GRANGE HALL (Renovation & Addition) -see Attachment I in appendix	--	--	--	--	Low: \$318,500 High: \$414,700
2. PARKING AREA - GRANGE*					
o Site Preparation	1	AC	\$1,800/AC	\$ 1,800	
o Grading	300	SY	6.00/CY	1,800	
o Asphalt Parking (96 cars)	96	EA	1,340/EA	128,640	
o Tree Removal	4	EA	500/EA	2,000	
o Paving Removal	1,400	SY	5.00/SY	7,000	
o Seeding, Sodding, Mulching	1,390	SY	1.10/SY	1,530	
o 6 Ft. Concrete Walk	325	LF	12.50/LF	4,062	
o Landscaping	LS	LS	5,000	5,000	
SUBTOTAL				\$151,832	
20% Contingency				30,366	
TOTAL				\$182,198	\$182,198
3. PARKING AREA-SCHOOL POST OFFICE*					
o Site Preparation	LS	LS	900	900	
o Grading	205	CY	6.00/CY	1,230	
o Asphalt Parking (8 Cars)	8	EA	1,340/EA	10,720	
o Tree Removal	5	EA	500/EA	3,400	
o Paving Removal	775	SY	5.00/SY	3,875	
o Seeding, Sodding, Mulch	800	SY	1.10/SY	880	
o Low Timber Wall	60	LF	15.00/LF	900	
o 6 Ft. Concrete Walk	475	LF	12.50/LF	5,938	
o Landscaping	LS	LS	3,000	3,000	
SUBTOTAL				\$ 30,843	
20% Contingency				6,170	
TOTAL				\$ 37,013	\$ 37,013

*Note: An alternate paving material (concrete/grass pavers, reinforced turf material, etc.) could be substituted in some parking areas as shown on the Master Plan. This would result in a +40% savings in construction cost, but maintenance costs may increase.

DEVELOPMENT COST ESTIMATE (continued)

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
A. FACILITY COSTS-ONSITE					
4. PARKING AREA-LIBRARY					
o Site Preparation	LS	LS	\$ 200	\$ 200	
o Grading	60	CY	6.00/CY	360	
o Asphalt Parking (16 cars)	16	EA	1,340/EA	21,440	
o Paving Removal	170	SY	5.00/SY	850	
o Seeding, Sodding, Mulch	170	SY	1.10/SY	187	
o 6 Foot Concrete Walk	75	LF	12.50/LF	938	
SUBTOTAL				\$ 23,975	
20% Contingency				4,795	
TOTAL				\$ 28,770	\$ 28,770
5. PARKING AREA-PLAYING FIELDS*					
o Site Preparation	LS	LS	300	300	
o Grading	70	CY	6.00/CY	420	
o Asphalt Parking	20	EA	1,340/EA	26,800	
o Tree Removal	7	EA	5.00/EA	3,500	
o 6 Foot Concrete Walk	50	LF	12.50/LF	625	
o Low Timber Wall	60	LF	10.00/LF	600	
SUBTOTAL				\$ 32,245	
20% Contingency				6,450	
TOTAL				\$ 38,695	\$ 38,695
6. CONCERT AREA					
o Grading	5	CY	6.00/CY	30	
o Seeding, Sodding, Mulch	700	SY	1.10/SY	770	
o Gazebo	LS	LS	15,000	15,000	
o 6 Foot Concrete Walk	200	LF	12.50/LF	2,500	
SUBTOTAL				\$ 18,300	
20% Contingency				3,660	
TOTAL				\$ 21,960	\$ 21,960

*Note: An alternate paving material (concrete/grass pavers, reinforced turf material, etc.) could be substituted in some parking areas as shown on the Master Plan. This would result in a +40% savings in construction cost, but maintenance costs may increase.

DEVELOPMENT COST ESTIMATE (continued)

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
A. FACILITY COSTS-ONSITE					
7. PICNIC AREA					
o Site Preparation	LS	LS	\$ 200	\$ 200	
o Benches & Tables	10	EA	400/EA	4,000	
o Grills	5	EA	150/EA	750	
o Trash Containers	5	EA	130/EA	650	
SUBTOTAL				\$ 5,600	
20% Contingency				1,120	
TOTAL				\$ 6,720	\$ 6,720
8. TRAILS**					
o 8 Foot Asphalt Trail (Rt. 193)	390	LF	13.40/LF	5,226	
o 6 Foot Asphalt Trail (To school)	1,705	LF	11.25/LF	19,200	
SUBTOTAL				\$ 24,425	\$ 24,425
20% Contingency					
TOTAL					
9. TOT LOT					
o Site Preparation	LS	LS	200	200	
o 4" Sand Box	100	SY	8.00/SY	800	
o Play Equipment	LS	LS	1,500	1,500	
o 6 Foot Concrete Walk	235	LF	12.50/LF	2,938	
o Landscaping	LS	LS	1,000	1,000	
SUBTOTAL				\$ 6,438	
20% Contingency				1,288	
TOTAL				\$ 7,726	\$ 7,726
10. FITNESS TRAIL					
o 6 Foot Gravel Trail	1,400	LF	10.00/LF	14,000	
o Fitness Station	8	EA	1,600/EA	12,800	
SUBTOTAL				\$ 26,800	
20% Contingency				5,360	
TOTAL				\$ 32,160	\$ 32,160

**A substitution of gravel/stonedust surfaced trails for the asphalt trails will result in an estimated 20% savings in cost.

DEVELOPMENT COST ESTIMATE (continued)

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
A. FACILITY COSTS-ONSITE					
11. SOCCER/FOOTBALL FIELD					
o Grading	250	CY	\$ 6.00/CY	\$ 1,500	
o Seeding, Sodding	4,725	SY	1.10/SY	<u>5,200</u>	
SUBTOTAL				\$ 6,700	
20% Contingency				<u>1,340</u>	
TOTAL				\$ 8,040	\$ 8,040
12. BASEBALL/SOFTBALL					
o Grading	250	CY	6.00/CY	1,500	
o Seeding, Sodding	4,325	SY	1.10/SY	<u>4,757</u>	
SUBTOTAL				\$ 6,257	
20% Contingency				<u>1,340</u>	
TOTAL				\$ 7,600	\$ 7,600
13. SPECTATOR AREA					
o Site Preparation	LS	LS	900	900	
o Grading	10	CY	6.00/CY	60	
o Seeding, Sodding	1,225	SY	1.10/SY	1,350	
o Bleachers	2	EA	2,000/EA	4,000	
o Bleacher Pad	2	EA	675/EA	<u>1,350</u>	
SUBTOTAL				\$ 7,660	
20% Contingency				<u>1,532</u>	
TOTAL				\$ 9,192	\$ 9,192
14. MISCELLANEOUS					
o Waterline & Hydrant (see appendix)	LS	LS	5,500	5,500	
o Gate	LS	LS	1,600	1,600	
o Fence	840	LF	8.00/LF	6,720	
o Trail Equipment (to school)	LS	LS	25,000	<u>25,000</u>	
SUBTOTAL				\$ 38,820	
20% Contingency				<u>7,764</u>	
TOTAL				\$ 46,584	\$ 46,584

(Note: Waterline & Hydrant costs based on least expensive option - see in appendix)

DEVELOPMENT COST ESTIMATE (continued)

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
A. FACILITY COSTS-OFFSITE					
12. DECELERATION LANE AND DITCH					
o Site Preparation	LS	LS	\$ 900	\$ 900	
o Grading	323	CY	6.00/CY	1,938	
o Seeding & Sodding	190	SY	1.10/SY	209	
o Gravel	380	SY	7.00/SY	2,660	
o New Asphalt	450	SY	6.00/SY	2,700	
o Drain Pipe	80	LF	17.00/LF	1,360	
o Telephone/Utility Pole Relocation	2	EA	3,000/EA	6,000	
SUBTOTAL				\$ 15,767	
20% Contingency				3,153	
TOTAL				\$ 18,920	\$ 18,920
16. ROAD IMPROVEMENTS (Innsbruck Avenue)					
o New Asphalt	610	SY	6.00/SY	3,660	
o 5 Foot Shoulder	135	SY	11.00/SY	1,485	
o Drain Pipe (15" R.C.P.)	30	LF	23.00/LF	690	
o End Sections	2	EA	400/EA	800	
SUBTOTAL				\$ 6,635	
20% Contingency				1,327	
TOTAL				\$ 7,962	\$ 7,962
B. UTILITY FEES, PAYMENTS AND PERMITS					
o VEPCO (No Outdoor Lighted Sports Facilities)	N/A	N/A	N/A	--	
o VDH&T	2	EA	200/EA	400	
		entrance			
o Building Permit	6,318	SF	.04/SF	252	
				\$ 652	\$ 652
C. DESIGN/ENGINEERING FEES					
10% x Total Facility					Low: 79,646 High: 89,266

DEVELOPMENT COST ESTIMATE (continued)

<u>FACILITY</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>	<u>FACILITY TOTAL</u>
D. CONTRACT ADMINISTRATION					
o Plan Review (1%)			\$ 8,445	\$ 8,445	
o Inspection (8%)			67,565	67,565	
o Site Plan Review			3,425	3,425	
o Contract Administration (2%)			16,890	16,890	
o As-Built Survey			3,618	<u>3,618</u>	
(All above assumed on an average facility cost of \$844,565)				\$ 99,943	\$ 99,943
TOTAL COST					Low: \$976,706 High: \$1,082,526

VIII. ESTIMATED USER LEVELS

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

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day), is as follows:

- A. Grange Hall: Records of the number of meetings, stage plays and audience attendance, and numbers of classes given are not available. FCPA has recorded 29,253 visitors to the Grange building in FY 1983 (July 1, 1982 - June 30, 1983).

Estimated users based on past attendance figures = 32,750 users/year

- B. School/ Post Office: Exact projections of meetings by GFHS are not known at this time. For this report, the projected are estimated at:

1 General Meeting/month x 30 users	=	360 users/year	2
2 Committee Meetings/month x 10 users	=	240 users/year	1
1 Club or other use/month x 10 users	=	120 users/year	
10 Visitors per working day (260 days x 10)	=	<u>2,600</u> users/year	
		3,320 users/year	

- C. Soccer/Football Field: Estimate a 6 month (24 week) season with:

8 games and 5 practice sessions per week:

24 weeks x 8 games x 45 users	=	8,640 users/year
24 weeks x 5 practice games x 30 users	=	<u>3,600</u> users/year
		12,240 users/year

- D. Baseball/Softball Field: Estimate a 5 month (20 week) season with 25 users per week:

$$20 \text{ weeks} \times 25 \text{ users} = 500 \text{ users/year} \qquad 500 \text{ users/year}$$

- E. Picnic Areas: Picnicking is estimated at 4 persons per table with the heaviest use on weekends between April and October. The turnover rate is estimated at 2 persons per table per day.

$$16 \text{ tables} \times 4 \text{ users} \times 2 \times 196 \text{ days} = 25,088 \text{ users/year}$$

- F. Tot Lot: Accurate number of users per day is difficult to determine due to random use. Assume

$$1,500 \text{ children per year} = 1,500 \text{ users/year}$$

- G. Concert Area: Accurate number of users per day is difficult to determine due to random use. Assume 3 to 4 concerts with 75 attending:

$$4 \times 75 \text{ users} = 300 \text{ users/year}$$

- H. Exercise/Jogging Trail: Accurate number of users per day is difficult to determine due to random use. Assume 5 persons per day:

$$5 \text{ persons} \times 365 \text{ days} = 1,825 \text{ users/year}$$

- I. Pedestrian/Bike Trail: Accurate number of users per day is difficult to determine due to random use. Assume 10 users per day:

$$10 \text{ persons} \times 365 \text{ days} = 3,650 \text{ users/year}$$

- J. Library: Based on statistics from the library, an approximate 200 persons use the facility on any open day. The library is open 5 days a week.

$$200 \times 5 \text{ days} \times 52 \text{ weeks} = 52,000$$

TOTAL USERS:

= 133,173 users/year

<u>Facility</u>	<u>Estimated Number of Users/Year</u>	<u>Estimated Potential Number of Vehicles Per Year*</u>
Grange Hall	32,750	13,100
School/Post Office	3,320	1,328
Soccer/Football Field	12,240	4,896
Baseball/Softball Field	500	200
Picnic Areas	25,088	10,035
Tot Lot	1,500	600
Concert Area	300	120
Exercise/Jogging Trail	1,825	730
Pedestrian/Bike Trail	3,650	1,460
Library	<u>52,000</u>	<u>20,800</u>
	133,173	53,270

*One vehicle estimated for every 2.5 persons

Total estimated users of the park in a year is 133,173 persons. Given a factor of 2.5 persons per car, a total of 53,270 vehicles would visit the park each year, or 145 vehicles per day.

According to VDH&T, the average daily traffic volume on Route 193 is 12,450 vehicles per day (1984). The park would contribute another 145 vehicles per day.

IX. COST VS. BENEFIT

The total estimated implementation cost for the park is \$976,706 to \$1,082,526. With an estimated 6,600 people in the 2 mile radius service area of the park, the total development cost breaks down to \$148.00 to \$164.00 per resident. During the first 20 years of operation, the development cost is estimated to be \$7.40 to \$8.20 per resident.

The total estimated implementation cost for the park is \$976,706 to \$1,082,526. With an estimated 6,600 people in the 2 mile radius service area of the park, the total development cost breaks down to \$148.00 to \$164.00 per resident. During the first 20 years of operation, the development cost is estimated to be \$7.40 to \$8.20 per resident.

With an estimated 133,173 persons using the park per year, there would be an estimated potential of 2,663,460 persons using the park during the first 20 years after its completion. This translates into a cost of \$0.37 to \$0.40 per person per visit.

X. ANNUAL MAINTENANCE/OPERATION COSTS

<u>Class*</u>	<u>Facility</u>	<u>Unit Quantity</u>	<u>Unit Cost</u>	<u>Cost</u>
A	Grange Hall	6,300 Sq. Ft.	\$ 8.00/S.F.	\$50,400.00
A	School/Post Office	1,200 Sq. Ft.	\$ 8.00/S.F.	\$ 9,600.00
A	Soccer/Football			
	Field	1.5 AC.	\$ 690.00/AC.	\$ 1,035.00
A	Baseball/Softball			
	Field	1	\$9,500.00/L.S.	\$ 9,500.00
A	Picnic Areas	.3 AC.	\$1,245.00/AC.	\$ 380.00
B	Tot Lot	1	\$1,070.00/L.S.	\$ 1,070.00
A	Concert Area	1	\$ 530.00/L.S.	\$ 530.00
A	Walkway	815 L.F.	\$.38/L.F.	\$ 310.00
B	Exercise/Jogging			
	Trail	350 L.F.	\$.65/L.F.	\$ 230.00
C	Pedestrian/Bike			
	Trail	750 L.F.	\$.40/L.F.	\$ 300.00
A	Open Play Area	.15 AC.	\$ 530.00/AC.	\$ 80.00
B	Parking Facility	140 Car	\$2,226.00/L.S.	\$ 2,226.00
TOTAL OPERATING/MAINTENANCE COST				<u>\$75,661.00</u>

*Maintenance Schedule

- A. Mowed/Maintained once every 7 - 14 days.
- B. Mowed/Maintained once every 14 - 30 days.
- C. Mowed/Maintained once each year.

**Unit Costs from FCPA Maintenance and Operations Costs of park improvement for FY 1982, updated to 1984 by 5% per year.

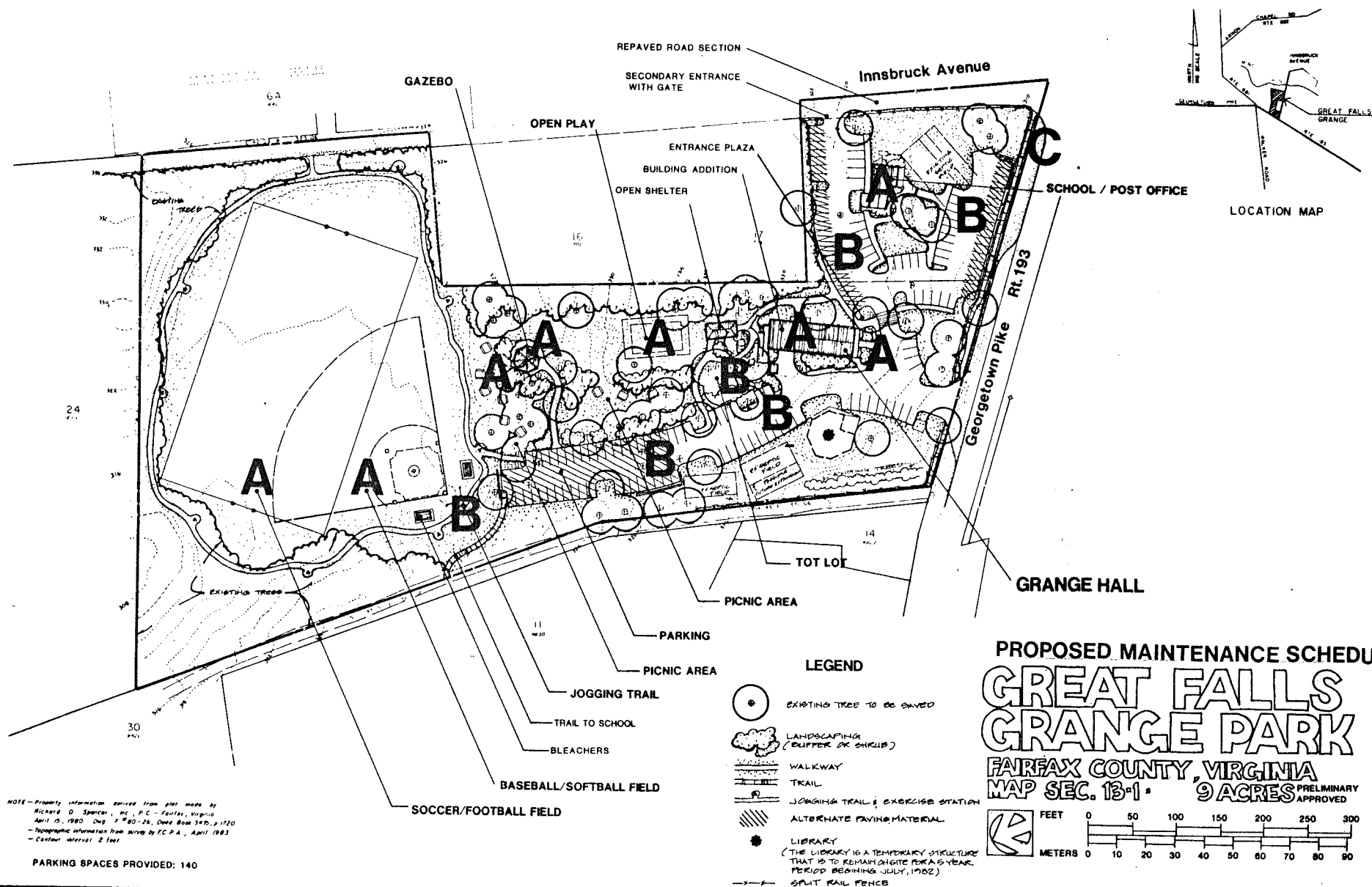


Figure 15

XI. DEVELOPMENT PHASING

Capital Improvement Funds from the 1977 Bond Plan made available \$277,230.00 for Great Falls Grange Park improvements and adjacent land acquisition. Funds from the 1982 Bond Program in the amount of \$100,000.00 originally programmed for FY 1984 have been moved forward and are currently available. This brings the total funding to \$377,230.00.

However, approximately \$150,000 was used for acquisition of the School/Post Office building and another \$70,000 was used for necessary design and upgrading of the Grange Hall. Therefore, there is currently about \$154,000 currently available for park improvements.

The total estimated cost for the park is \$976,706 to \$1,082,526. Since this exceeds the total funds available, construction will occur in phases.

PHASE I

(Funding available: \$154,000)

1. Facility Development (Site Improvements)		
o Parking Area - Playing Fields		\$ 38,695
o Parking Area - School/Post Office		37,013
o Parking Area - Library		28,770
o Deceleration Lane; entrance		<u>18,920</u>
		\$123,398
2. Project Administration		
o Design/Engineering	10%	\$ 12,340
o Inspection	8%	9,871
o Plan Review	1%	1,233
o Site Plan Review	\$4,500	4,500
o Contract Administration	2%	2,467
o VDH&T	\$191	<u>191</u>
		\$ 30,602
TOTAL ESTIMATED COST FOR PHASE I:		<u>\$154,000</u>

PHASE II

(Funding available: None programmed)

1. Facility Development

(Site Improvements & Recreation))

o Parking Area - Grange Hall		\$182,198
o Picnic Areas		6,720
o Miscellaneous		16,584
o Fence, Gate, Waterline		13,820
o Soccer/Football Field		8,040
o Baseball/Softball Field		7,600
o Road Improvement		<u>7,962</u>

\$242,924

2. Project Administration

o Design/Engineering	10%	\$ 24,292
o Inspection	8%	19,434
o Plan Review	1%	2,430
o Site Plan Review		11,175
o Contract Administration		<u>4,858</u>

\$ 62,381

TOTAL ESTIMATED COST FOR PHASE II:

\$305,305

PHASE III

(Funding available: None programmed)

1. Facility Development:

(Building renovation and addition)

Low: High:
\$318,500 - \$414,700

o Design/Engineering	10%	\$ 36,660
o Inspection	8%	29,328
o Plan Review	1%	3,666
o Building Plan Review	\$18,330	18,330
o Building Permit	\$252	252
o Contract Administration	2%	<u>7,332</u>

(All above assumes an average
building development cost of \$366,600)

\$ 95,568

TOTAL ESTIMATED COST FOR PHASE III: \$414,068 to \$510,268

PHASE IV

(Funding available: None programmed)

1. Facility Development

o Trails (including trail to school)		\$ 24,425
o Fitness Trail		32,160
o Spectator Area		9,192
o Trail Easement to School		25,000
o Concert Area		<u>21,960</u>

\$112,737

o Design Engineering	10%	\$ 11,273
o Inspection	8%	9,018
o Plan Review	1%	1,127
o Site Plan Waiver	\$1,500	1,500
o Building Permit (Gazebo)	\$20	20
o Contract Administration	2%	<u>2,255</u>

\$ 13,920

TOTAL ESTIMATED COST FOR PHASE IV:

\$126,657

Appendix



MEMORANDUM

TO: Tom Martin & Jim Strauss
FROM: Bob Green **BG**
DATE: January 17, 1984
RE: Great Falls Grange Park
Water Supply and Fire Protection

Mr. Roger Zieg of the Fairfax County Water Authority and Mr. Dave Thomas of the Fire Marshal's office were contacted relative to fire flow requirements and locations of existing water lines.

Mr. Thomas indicated that a fire flow of 1,500 gpm will be required for the subject property. A fire hydrant will have to be located within 350 feet of Grange Hall and the post office.

A 12-inch water main exists on the south side of Georgetown Pike (Route 193). However, extension of the water line will be required in order to provide the required coverage. If the necessary easements can be obtained, the existing water line on the south side of Route 193 can be extended approximately 100 feet and a hydrant installed at an estimated construction cost of \$5,000 to \$5,500. If the necessary offsite easements cannot be obtained, the water line will have to be extended onsite and a fire hydrant installed. Thus, boring under Route 193 will be required. Construction cost is estimated to be approximately \$16,000.

Mr. Zieg indicated that a tap to the existing 12-inch line should provide the required fire flow. Mr. Zieg also indicated that a service line has already been installed for the library. Once domestic uses and sprinkler requirements are established, the Fairfax County Water Authority should be contacted to determine if the existing water service is adequate to serve the proposed uses.

Attached to this memo are back-up computations and information utilized to prepare this memo.

RLG:cas

Attachments

1. Option #1 - Extension on South Side Rte. 1983

Connect to existing line	\$ 500
Water Line 100 LF @ 30.00	3,000
6" Waterline 20' @ 16.00	320
Tee	400
6" Valve	500
Fire Hydrant	1,000
Blowoff	<u>400</u>
	\$5,120

2. Option #2 - Boring and Extension Onsite

Connect to existing line	\$ 500
Boring 60 LF @ 175	10,500
Waterline 80 LF @ 30.00	2,400
6" Waterline 10' @ 16.00	160
Tee	400
6" Valve	500
Fire Hydrant	1,000
Blowoff	<u>400</u>
	\$15,860

I. Utilizing ISO Standards:

A. Grange Hall 2 story
 3,200 s.f./floor
 Type 3C

Required 1,500 gpm @ 20 psi from Tables
Computed $F = 18 \text{ BCAJ} \cdot 5 \div 1,440$
For Low Hazard, reduce by 25% 1,125 gpm

B. Post Office
 1 Story
 1,300 s.f.
 Type 4B

Required 1,000 gpm @ 20 psi
For Low Hazard, reduce by 25% 750 gpm

II. Fire Marshal's Office (Dave Thomas)

Grange Hall	1,500 gpm @ 20psi	This Controls
Post Office	1,000 gpm @ 20psi	

Use Fire Marshal's #'s 1,500 gpm 20psi



Discover your parks...

PA 250
5-11-83

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

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON GREAT FALLS GRANGE PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Great Falls Grange Park on Monday, June 6, 1983 at 8:00 p.m. in the Great Falls Grange Building, 9818 Georgetown Pike, Great Falls, Virginia. To reach the Grange, take Georgetown Pike (Rt. 193) to its intersection with Walker Road. The Grange is located about 800 feet east of the intersection.

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

Great Falls Grange Park is a 7.8+ acre community park in the Dranesville Supervisory District. Existing facilities located on the site include a baseball field with overlapping soccer/football field, a picnic shelter, a porta library, the grange building and parking area. The site generally slopes from the high point in the middle of the site to the north and south. The site is about half open field and half wooded.

Immediately adjacent to the Grange is the +1 acre Great Falls Post Office site. Parts of the small wood frame structure on this site which is now vacant were built in 1889. It has been used as a school, library, bank and most recently a post office. The Park Authority, at its meeting of April 19, 1983, passed the following motion: That the Authority negotiate an option with the United Virginia Bank for the purchase of the property adjacent to the Grange. The funds for this acquisition will come from the Great Falls Grange acquisition account of the FCPA and contributions from the Great Falls Heritage, Inc. Such contributions will make up the difference between the purchase price and the Authority funds currently available. There are some codicils to that: (1) that the GFHI agrees to and is responsible for restoring the building to public assembly standards; (2) the GFHI agrees to maintain the facility; (3) if the GFHI is unable to restore the building for public assembly within three years after date of purchase, the GFHI will remove the building either to a suitable location or whatever is deemed appropriate; and (4) the building, once purchased, will be part of the FCPA system and will be managed by the FCPA.

Capital Improvement Funds from the 1977 Bond Plan are available for improvements in the amount of \$281,000+ (+ \$145,300 acquisition and + \$135,995 for development) if deemed appropriate at the conclusion of the planning process. There is also \$100,000 allocated in FY 87 from the 1982 Bond Plan for site improvements to include: (1) multi-use court, (1) gravel parking area (50 spaces) and refurbishing of existing (2) ballfields. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

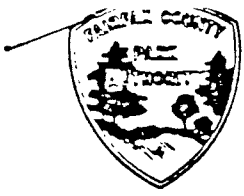
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

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

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

The project coordinator for this park is Ed Nenstiel, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 289.

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



Discover your parks...

GREAT FALLS GRANGE DEC
M. PLAN

6-16-83

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

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR THE GREAT FALLS GRANGE PARK

FROM: ED NENSTIEL, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE GREAT FALLS GRANGE COMMUNITY FORUM

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

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

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

GREAT FALLS GRANGE COMMUNITY FORUM - SUMMARY

HELD: June 6, 1983 at 8:00 p.m. at the Grange Building

ATTENDEES: Rod Brandstedter (Dranesville District), Alan Mayer (Mason District), John Mastenbrook (Providence District), and Fred Crabtree (Centreville District) from the Fairfax County Park Authority Board; Joseph Downs (Director), Don Lederer, Joe Sicenavage, Daryl DePrenger, Ed Nenstiel, Kirk Holley, Joanne Kruege, and Lauren Bisbee from the FCPA Design staff; Bill Beckner; Paul Engman, Mark Spencer, and Mona Enquist-Johnston from the FCPA Conservation Division staff; Wayne Cottrill from the FCPA Park Operations Division staff; Lynn Tadlock, Manager of the Grange; Len Gunsior from the F.C. Department of Recreation and Community Services; and approximately 25 citizens representing themselves and local groups such as the Great Falls Players, the Great Falls Historical Society, Great Falls Womens Club, Great Falls Civic Association, and Great Falls Heritage, Inc.

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

Mr. Brandstedter thanked the citizens for coming out to help us design the park. He encouraged them to let their ideas out during the evening and to give us any comments they might have.

Ed Nenstiel, project coordinator, reviewed the park planning process. He explained the types of parks, types of resources available at different kinds of parks, and the community park classification. Using overhead graphics, Ed showed the service area of the park, location map, nearby parks and schools and their facilities, zoning, land use plan, and the Countywide Trail Plan. Summary analysis of the

existing conditions was explained including soils, slopes, vegetation, site access, existing facilities and the Grange Building. Slides of the site showed the Grange Building, Post Office Building, picnic area and shelter, ballfields, and the site adjacent to the Grange, (1.1 acre containing the Old Post Office building).

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

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

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

BLUE TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Purchase of post office
- Priority 2 - Post office use - historic exhibits, library and archives, meeting rooms
- Priority 3 - Renovate restrooms at the Grange
- Priority 4 - Get kitchen operational
- Priority 5 - Designate parking slots

LIKES - COMPLETE LISTING AND VOTING COUNT

- Old Post Office: exhibit area, museum, historic library, meeting room - 24 points
 - Mini-theatre stage (kids) (not in post office) - 0 points
 - Purchasing of post office for above - 30 points
 - Continue ballfields - 0 points
 - Tot lot - 2 points
 - Get kitchen operational - 6 points
 - Office for Lynn Tadlock - 0 points
 - Renovate restrooms - 11 points
 - Air condition - 0 points
 - Fitness trails - 3 points
 - Outdoor amphitheatre, grass seating/stage - 4 points
 - Storage structure - 0 points
 - Ballfield seating (logs, etc.) - 3 points
 - Designate parking slots - 6 points
- total*
trails

DISLIKES - TOP TWO PRIORITIES

- Priority 1 - Do not use 2 mile radius for planning (this should correspond more to entire community of Great Falls)

Priority 2 - No fencing of property

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Do not use 2 mile radius for planning - 30 points
- No fencing of property - 24 points

SPECIAL CONCERNS

- Limited parking
- Good access to traffic (Innsbruck Avenue)
- Police will not monitor private road violations
- Maintenance - ballfields, benches
- Increase local publicity on Grange activities
- Continue porta-library
- Visual aide equipment (move/slide projector and screen)
- No fireworks display

YELLOW TEAM

LIKES - TOP SEVEN PRIORITIES

- Priority 1 - Bike trails
- Priority 2 - A/C at the Grange
- Priority 3 - Restrooms, water fountains, benches
- Priority 4 - Upgrade grange building
- Priority 5 - Amphitheatre - movie night - outdoors or indoors
- Priority 6 - Teen and young adult activities
- Priority 7 - Upgrade post office

LIKES - COMPLETE LISTING AND VOTING COUNT

- ~~Upgrading building (Grange) - 29 points~~
- Post office - 25 points
- Teen and young adult activities/activity room - 28 points
- Upgrade kitchen - 23 points
- Tennis courts - 8 points
- Basketball courts - 9 points
- Additional parking - 19 points
- Historical showcase - 18 points
- Outside building lighting - 17 points
- A/C - 30 points
- Upgrade balcony to County codes - 22 points
- Movie night/amphitheatre - 28 points
- Swimming pool - 11 points

Tennis
Basketball
Parking
Amphitheatre
Pool

DISLIKES - TOP FIVE PRIORITIES (Each item has equal rank)

- No historical classification for Grange (no imposed restrictions)
- No abundance of asphalt/cutting of trees
- No motorized vehicles on trails - noise factor
- No horses on trails
- No chain link fences

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- No historical classification - 30 points
- No abundance of asphalt - 30 points
- No motorized vehicles on trails - 30 points
- Chain link fences - 30 points
- Delay in development - 30 points
- Prohibition - 25 points
- Unnecessary cutting of trees - 30 points
- Horses on bicycle trails - 30 points

SPECIAL CONCERNS

- Restructure fees for non-profit activities at the Grange
- Proper maintenance
- Site coordination of buildings
- Facilities for teens and young adults
- Local publicity for activities
- Community-funded projects (like purchase of audio-visual equipment)

GREEN TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Upgrade existing facilities (kitchen, restrooms, parking, electric wiring, a/c, insulation, improve stage area)
- Priority 2 - Meeting and community-use facility
- Priority 3 - Acquire/renovate bank property
- Priority 4 - Collection/preservation of Grange memorabilia
- Priority 5 - Small meeting/office/storage space for community organizations

LIKES - COMPLETE LISTING AND VOTING COUNT

- Meeting and community use facility - 21 points
- Swimming facilities (indoor/outdoor) - 4 points
- Tennis courts (outdoor) - 4 points
- Small meeting and office space for community organizations - 7 points
- Upgrade existing facilities (kitchen, restrooms, parking, electric) - 3 points
- Storage space for community groups/extension of stage area (portable) - 2 points
- Continuation and expansion of programs, e.g. childrens' programs - 2 points
- Crowd control/security during activities - 0 points
- Teenage social activities - 0 points
- Collection and preservation of Grange memorabilia - 11 points
- New chairs - 1 point
- Programming performances - 0 points
- Maintenance of existing athletic fields - 3 points
- Additional landscaping - 0 points
- Handicap access to building and facilities/restrooms - 3 points
- Roof/heating plant replacement (zone heating), insulation - 4 points
- Expanded library - 0 points
- Acquire/renovate bank property - 20 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Failure to purchase/renovate bank property
- Priority 2 - High user fees
- Priority 3 - Reduction of operating hours
- Priority 4 - Architectural character change of the site
- Priority 5 - Natural areas, trails, picnic areas (enough of these in the Great Falls area)

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Failure to purchase/renovate bank property - 27 points
- Natural areas, trails, picnic areas - 10 points
- High user fees - 23 points
- Minimum tree removal - 1 point
- Architectural character change - 17 points
- Motorbikes/motorcycles on trails - 8 points
- Reduction of operating hours - 18 points

SPECIAL CONCERNS

- Upgrade existing facilities
- Importance of acquiring/renovating adjacent bank property

RED TEAM

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Self-guided nature trail between school and Grange (connect with exercise course)
- Priority 2 - Restrooms
- Priority 3 - Acquisition/improvement of bank
- Priority 4 - Improved parking
- Priority 5 - Exercise/jogging course

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis courts w/practice tennis - 5 points
 - Nature trail, interpretive area - self-guided between school & grange - 14 points
 - Improved parking - 10 points
 - Exercise/jogging course - 9 points
 - Soccer/football field w/bleachers - 9 points
 - Baseball/softball field w/bleachers - 1 point
 - Outdoor ice skating/roller skating - 0 points
 - Picnic area w/shelter - 7 points
 - Tot lot/play apparatus/sand box area - 6 points
 - Putting green - 0 points
 - Miniature golf course - 4 points
 - Equestrian hitching post - 2 points
 - Public bathrooms - 13 points
 - Multi-use court - 0 points
 - Volleyball - 0 points
 - Acquisition/improvement of bank property - 10 points
 - Swimming pool - 1 point
- Tennis
Bleachers

DISLIKES - TOP TWO PRIORITIES (This group did not rank)

Priority 1 - Porta-structure

Priority 2 - Alcoholic beverages in building/park

SPECIAL CONCERNS

- Eliminate porta-library/combine with bank building
- Better use of Grange building for recreational/educational classes
- Publicize availability of Grange
- Need for additional athletic fields in Great Falls area
- Home for historical society materials (in bank building)

Mr. Brandstedter thanked the citizens for attending and contributing their ideas. Bill Beckner explained that we will be back with some alternative plans in six months or so.



M E M O R A N D U M

To: Ed

Date:

From: Lynn (Grange)

Subject: Surveys

- 15 - requests for tot lot play area
- 22 - more classes - crafts / dance
- 3 - general info

8911 Weant Drive
Great Falls, Va. 22066
May 23, 1983

Mr. Louis Cable
Assistant Director
Fairfax County Park Authority
4030 Hummer Road
Annandale, Va. 22003

Dear Mr. Cable:

This is in reference to the master plan for the Great Falls Grange. One of the top priorities of the plan at this time is the need for handicap accessibility. A ramp is needed at the lower entrance, and a single ele-
second level.

I am a quadriplegic, and during visits to the Grange for church and other events I have to be carried from one level to another. This is especially dangerous for access to the upper level. There are other handicapped individuals in Great Falls who use the Grange and still others who would use it if it were accessible.

I will be glad to devote my time and ability in whatever way possible to help with this problem. Your time and interest will be a great help to me and to others. Thank you for your support.

Sincerely,

Norman H. Tadlock, Jr.
Norman H. Tadlock, Jr.

Wick → *Deal - 1* / *Ed* ^{*over*} *can*
Please regard... *Off*
file

1 June 1983
9130 Potomac Ridge Rd.
Great Falls, Va.
22066

Mr. Louis Cable
Assistant Director
Fairfax County Park Authority
4030 Hummer Rd.
Annandale, Va. 22003

Dear Mr. Cable,

I am writing you in reference to the hearing for the preliminary planning for improvements to Great Falls Grange Park to be held June 6, 1983. Since I will be out of town at that time, I would like to express my views on that issue.

As a long time Great Falls resident (11 years) and an avid and active sports enthusiast with two sports-minded children, I would like to see consideration of two specific facilities for the Grange Park:

- 1) a platform tennis court--of the design and fabrication found at Wakefield Park.
- 2) a basketball court--similar to that at the park behind the McLean Community Center.

Because of the small space requirements and the absence of similar sports facilities nearby, I think that each of these is suited to the nature of the site and to the community to be served and I would hope that you would add these items to your agenda for consideration.

May I add finally, that I use your parks regularly and have always been impressed with the quality of design and function. I hope that the Great Falls Grange Park will reflect this approach and that you will develop the Park with us "athletes" in mind.

Sincerely,

Sandra Lee Simmers

Sandra Lee Simmers (Mrs. R.C.)

8/17/83
Mr. Louis Cable
Fairfax County Park Authority
4030 Hummer Road
Annandale, Va. 22003

Dear Mr. Cable,

This letter expresses the views of the Executive Committee of the Great Falls Citizen Association with respect to rehabilitation and improvement of the Great Falls Grange.

Initially, we wish to compliment the Park Authority for its wisdom in acquiring the Grange as it has become the center of the Great Falls community activities.

We also wish to express appreciation for Lynn Tadlock. She has occupied a unique position of respect and affection in our community in the short time she has been with us.

Suggestions for the Grange building:

1. -- Improvement of the rest rooms, with the ladies room as first priority.
2. -- Appropriate draperies for the hall windows, installed so as not to interfere with passage of air in warm summers.
3. -- The community feels that we do not require air conditioning, but a very large and very quiet exhaust fan should be installed at the balcony window, so as to remove hot air in summer without obscuring what is taking place in the hall.
4. -- The fine hard wood floor in the hall deserves special protection. It needs to be refinished with a very good floorsealer which would resist wear and abuse. And it requires a budget for regular maintenance..

LOW L - While it's a bit late,
use this info in preparing
the preliminary master
plan; send post card reply.

2 - large source

5. -- The community would like to see the Grange kitchen back in working order for community affairs.

6. -- Very long range, a shed-like structure at the back (not the sides), providing back-stage storage and work space, would make the stage much more useful to the Great Falls Players and other potential users.

Suggestions for the Grange Park:

7. -- Playing fields at the back of the park.

8. -- Childrens play equiptment.

9. -- The Grange needs a coordinated landscaping and parking plan, which should include the schoolhouse property. Highest priority should be to a basic plan for the entire property. The areas outlined in railroad ties which should be located so as to keep all cars at least 6 feet away from the trees. Gravel in the parking area is preferred.

The Grange building itself should be surrounded with appropriate landscaping, at least several feet deep along the sides and with an appropriate landscaping arrangement in the front. Native plantings would be appropriate for much of the area.

The Grange trees deserve special consideration. They should be protected from automobiles and other hazards. Any excavation which takes place should stay a minimum of 25 feet away from the ancient trees.

We are not sure that any additional lighting of the Grange property is needed, but if any outdoor lights are to be installed, care should be taken to keep the lighting low (not to exceed 10 feet)

and to direct the beams on the ground and not into surrounding
airspace.

Sincerely,

Charles Null

President
Great Falls Citizens Association

aej

October 18, 1983

Proposed Vepco-Ravensworth/Sideburn Transmission Line Easement

Mr. Cable presented a staff report on Vepco's easement request and recommended (1) That the Park Authority authorize staff to grant a limited permanent easement to Vepco for the Ravensworth-Sideburn 230 KV Transmission Line, subject to the route being approved by the State Corporation Commission, said easement to be 50 ft. wide, stretching about 1800 feet on the south side of the Southern Railway Systems tracks, based on our 301 Easement Policy; (2) that our concerns for adequate tree conservation/replacement, trail improvement, streambank stabilization and restoration of disturbed land be addressed prior to issuance of construction permit; (3) that the existing Vepco easement on parkland north of the tracks next to the Lakepointe Community be vacated; and (4) that the transmission line be placed underground on all Park Authority holdings, if feasible. Dr. Moss MOVED the staff recommendation; seconded by Mr. Mastenbrook.

Mr. Crabtree asked what the benefits to the Park Authority would be. Mr. Cable responded we would receive easement fee, restoration and landscaping, and vacation of the other easement. Vepco addressed questions that were raised on going underground vs. running lines aboveground. The Chairman called for the vote. The Motion was APPROVED with Ms. Burke abstaining.

Foundation Committee Report/Recommendation

Mr. Crabtree, Chairman of the Foundation Committee, reported on a meeting which was held at 2:00 P.M., October 7, 1983. Mr. Crabtree MOVED that the Park Authority direct the Foundation Committee to develop a plan to organize a fund development office within the Authority, with orders to expand the Authority's funding capabilities, the Office to be funded preferably by the General Fund, and if that is not successful, by Fund 50 or Fund 40; seconded by Mr. Mayer.

The Authority discussed the plan to offset general fund revenue by setting up a society rather than a foundation to be responsible for raising revenues and the pros and cons of using an outside group for fund raising. Ms. Burke stated that a recent attorney general opinion ruling changed the relationship a government agency can have in relation to a non-profit organization and suggested we should review the new ruling regarding development of a friends organization. Mr. Crabtree AMENDED his Motion, "that the Park Authority direct the Foundation Committee to develop a plan to organize a fund development office"; seconded by Mr. Mayer; UNANIMOUSLY ADOPTED.

Great Falls Grange Acquisition

Mr. Downs stated that Philip Stone of Great Falls Heritage, Inc., sent the letter stating that they have successfully completed fund raising efforts for \$37,500 for acquisition of the historic school house site. The Park Authority took out an option agreeing to pay a total purchase price of \$200,000 of which, if the Committee raised \$50,000, we would provide \$150,000. The mathematics do not quite work out; however, Mr. Stone stated the bank had agreed to match funds raised by \$1 for every \$3 raised by the Committee. Mr. Gander, Vice President of the bank, confirmed by phone that the bank will

make up the difference between the \$37,500 and \$50,000 by dropping the purchase price from \$200,000 to \$187,500.

Mr. Wild stated originally the \$50,000 was to be paid flat out by the group, and if it was less, it would be less for the Park Authority; however, if the Board has no problems with this, no Motion is necessary since the option was approved previously, and we could exercise the option. There was no adverse response. Mr. Downs said that he would exercise the option. He stated because of appraisal costs which were paid out of our original \$150,000, we will have to put in \$7,400 out of development funds.

Mr. Downs stated the Board may want to deal publicly with the second portion of the commitment, which covers fund raising efforts required to restore the building and long range maintenance of the building. The group would like to meet with the Authority to discuss how the building might be used. A reminder will be sent back to the group on the following: (1) restoration commitment; (2) long range maintenance of the building; (3) the three year time limit on restoration which starts on the date of purchase; and (4) management of the property by the Park Authority once purchased.

Great Falls Grange -Donations

Ms. Burke MOVED staff recommendation to accept the donation from the Optimist Club of a #655 Dome Climber for the Great Falls Grange Park, to include installation under Park Authority direction, and to accept donation of a Texas Instrument Computer from Mr. Dowling to the Great Falls Grange Park; seconded by Ms. Norpel; UNANIMOUSLY ADOPTED.

Due to the fact that there was a stipulation on waiver of fees attached to the proposed donation of upgrading of electrical services to the Theater at Great Falls Grange Park in the amount of \$600 by the Great Falls Players, Ms. Burke requested that she talk with the group about our position on fee waiver and resolve any questions. A Motion will be put forth at a later time.

Huntley Historic Home

Mr. Downs presented some background on the Huntley Home. We had funds in the 1977 bond referendum to acquire this property, together with some funds for restoration. At one time we offered to purchase the property, it was rejected, and we did not pursue it further. The funds were reprogrammed out of that site totally and there are no funds left for acquisition. The site is going through rezoning process; there are proffers on what requirements will be placed on landowners as to restoration of the historic site itself. Up to now, staff's position has been that the Authority would not acquire this property, but we are available to receive other guidance, if that has been a misinterpretation.

Mr. Wild addressed this item and stated the proffers include the house, tenant house, ice house, and the necessary, to be brought up to Secretary of Interior standards, because it is in a historic district. At that point, it may go into public ownership. If, however, they do have the option of selling it, whoever buys it would have to restore it to those standards. There is also a facade



Fairfax County Park Authority

M E M O R A N D U M

To: MICHAEL C. RIERSON

Date: 3/31/

From: LOUIS A. CABLE

Subject: PRELIMINARY BUILDING EVALUATION: GREAT FALLS POST OFFICE

At your request, I have performed an on site evaluation with the Great Falls Post Office for the purposes of (1) developing a preliminary structure analysis and (2) recommend potential use(s) for the building if acquired by the Park Authority.

First, a brief historical background statement:

Original owner: Trustees of Dranesville School District

Present owner: Vienna Trust Company

Approximate Date Constructed: 1890. additions: 1911; renovated 1967

The earliest section of the Post Office building was constructed in about 1890 as the Forestville School. In 1911 the Floris Elementary School was moved to the site and added to the original one-room section. The building's function as a school ended in 1922, and since that time it has served successively as a residence, realty office, bank, library and meeting hall. During the 1950's the structure was owned by the Grange and housed various Grange sponsored activities. In 1959, the Post Office opened in the original part of the building and since 1979 has occupied both sections until closing the Post Office in 1982. Presently it is vacant. The building is a simple one story white frame structure, clearly a connection of two separate structures.

The Great Falls Post Office and the adjoining property where the Great Falls Grange sits, represent the 19th and early 20th century core of the old rural community of Great Falls. While neither struc-

ture represent the more conservative view of important pla significant happenings, people or architecture) they are cul. remains of what once was the more predominant landscape of Fair County during its more recent modern history. The buildings are the visual statement of the local folk history of Great Falls and it is their location overlooking the Georgetown Pike they are in contrast to the modern shopping center across the way.

Structure Evaluation

Presently the Post Office is vacant and in various stages of disrepair and based on a limited evaluation done on 3/30/83, the following general observations are made:

1. The building has approximately 1,250 sq. ft. of useable floor space.
2. The appearance of the interior and exterior of the building reflect the 1967 renovation performed by the U.S. Postal Service: Specifically:
 - Exterior aluminum siding covers the 1911 wood "German Siding" which still retains its white paint.
 - The original wood floors (c 1890 and 1911) are covered with successive layers of modern wood floors (which are buckling due to water and unheated conditions) beaver board, vinyl tile and carpet. The early wood floors appear to be in restorable condition.
 - Interior walls are covered with sheetrock with most needing repairs.
 - Acoustical drop cielings (with recessed panel light fixtures) cover most of the ceilings and are unsightly
 - wiring
 - central heating (oil furnace)
 - window A/C units - all are unuseable and have caused rotting of window sills and base board below units.

Observations made: - continued

- two small bathrooms (approximat 4'x4' each) fixtures i. but were not drained of water and since building has sa unheated over this winter there could be freezing damage to pipes/fixtures.
 - rear 'lean to' type addition (10½' x 14') on concrete.
 - general signs of continuous repairs and modifications to accommodate post office function.
3. The roof is a painted raised seam embossed tin type and appears to be the original to the 1911 modifications. It also needs to be replaced and is the source of much of the water damage.
 4. Both front porches are in poor condition - wood flooring rotted or buckling, handrails/balasters missing or rotted and steps need replacing.
 5. Most exterior doors and windows are in good condition with the exception of the front main entrance which has been smashed in by vandals.
 6. Asphalted parking lot (approximately 4000+ sq. ft.) in fair condition but access from Georgetown Pike is poor (no deaccel or accel lanes etc.)
 7. Some building landscaping exists and in fairly good condition needs weeding, pruning, etc.

General Comments

Overall the building is basically structurally sound and most of its deficiencies are typical of a building of this age (with insensitive renovations/repairs) and one that has been vacated. Much of its early fabric appears to be in tact and could be uncovered and restored. The major problem to be faced is if this structure is to be renovated under an adaptive reuse program (see Research Recommendations). BOCA codes will have a major impact on

General Comments - continued

the renovation components and of course related costs.

Potential Program Use: Evaluation/Recommendation

Based on the building size/configuration, location, local historical significance, community interest and discussions with Park Ops staff I am recommending one program and detailing it.

Others I considered were:

- Office (private use)
- Community Center: extension of Grange
- Community Center: independent of Grange

Recommended Program

Joint Venture between the Park Authority and the Great Falls Historical Society in developing and operating the Great Falls Post Office, under an adaptive reuse program, as offices, museum, archives and community meeting house.

The house size and layout lends itself very nicely to the above noted program and is reactive to real community needs/interest, regional identity by way of a museum/community commitment (dollars & people), political considerations clearly known to exist by way of local groups, and finally the minimizing of operational impact to the Park Authority through the Post Office acquisition.

Reference Attached drawing-

- A. Small (450 sq.ft.) local museum for changing exhibits, photo essays, exhibit cases, and literature distribution. Area to be administered by the Great Falls Historic Society
- B. Staff offices for Park Ops Grange staff. Presently, the existing Grange offices are inadequate plus the relocation to the P.O. would serve two functions:

Referenced Attached drawing - continued

1. correct present office deficiency
2. Cooperate with Great Falls Historic Society in operating museum by providing occasional floor coverage

Total space in new location: 147 sq. ft.

- C. Small meeting room (400 sq. ft.) for local societies, clubs and individuals.
- D. Great Falls Historical Society Office and library (130 sq.ft.)
- E. Fire rated archives storage area (G.F. Historic Sotiety presently has substantial collection of phots and documents related to Great Falls
- F. Public/staff restrooms.

Development costs would be shared between Park Authority and Great Falls Historical Society (the front fund raising drive) at a 1 to 3 match. EST: \$50,000.

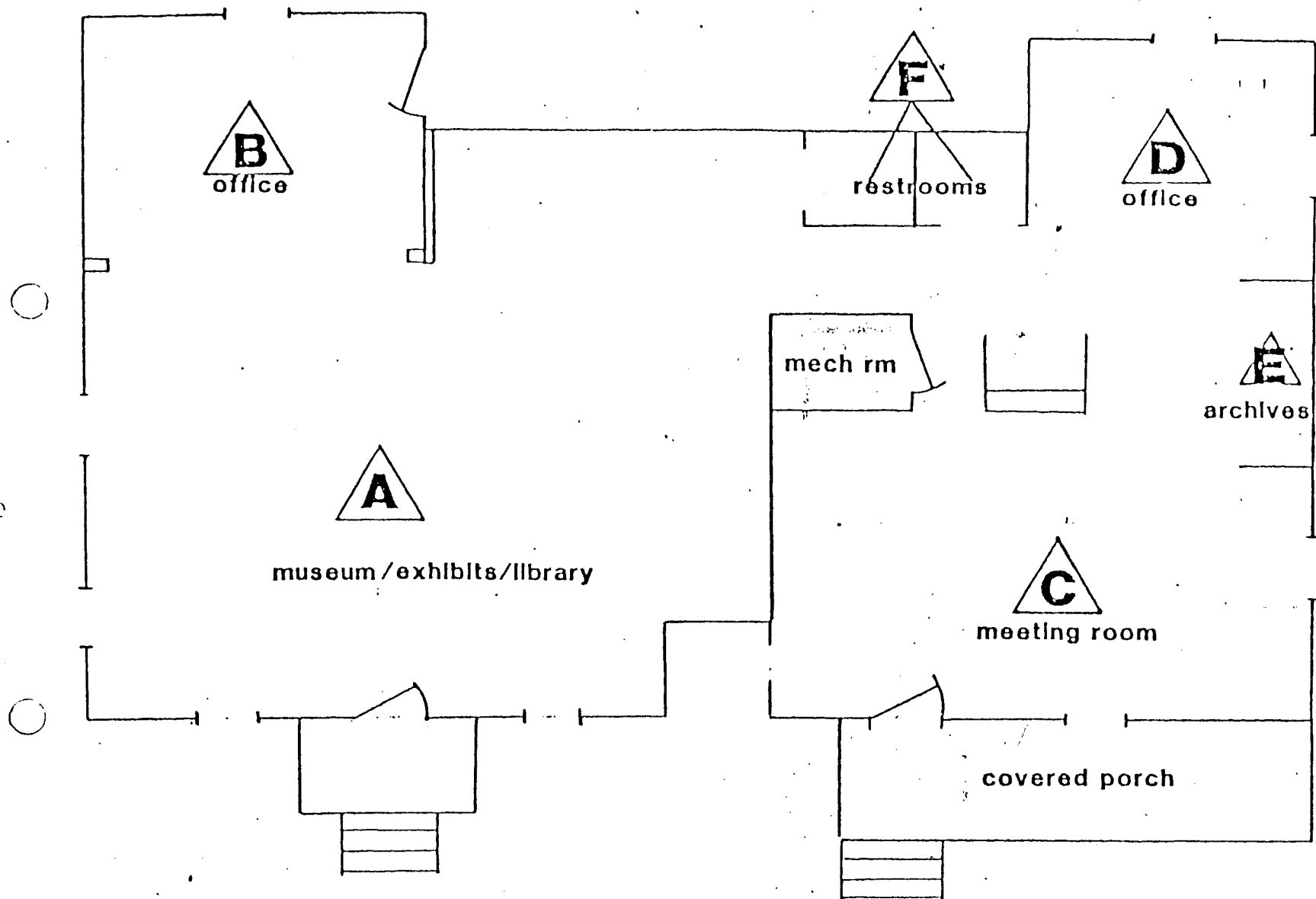
Operationals costs would be shared on a 50/50 split with revenues generated from facility use be designated to operating facility.

Fund 01 would support Park Authority half of operating costs.

Parking area would be utilized by the museum functions, as well as its continued use for Grange activities.

Attachments: Building Floor Plan
Historic Landmarks Survey

GREAT FALLS POST OFFICE



scale *1/4"*



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
HISTORIC LANDMARKS SURVEY

Name of Property: Great Falls Post Office

Owner: Vienna Trust Company

Location (Street Address): 9812 Georgetown Pike, Great Falls, VA

Mailing Address: 515 Maple Avenue East, Vienna, VA 22180

Other Locational Data: On Georgetown Pike, northeast of its intersection with Walker Road

Acreage: 51,880 square feet

Property Identification Number: 13-1 ((1)) 18

Deed Book Reference: Deed Book 3128, p. 130

Location of Title: Fairfax County Courthouse

Assessed Value: \$121,630 (\$43,810 improvements), January 1980 listing

Zoning Status: C-2

Present Use: Post Office

Restrictions: --

Magisterial District: Dranesville

Planning District: Upper Potomac

Open to Public: Yes

Setting: -

Additional Material Available: -

April 19, 1983

Great Falls Post Office - Tax Map 13-1 ((1)) 18

Mr. Brandstedter introduced Supervisor Nancy K. Falck who complimented the Authority for the cooperation last weekend on the Great Falls Festival; she said that Lynn Tadlock had been extremely helpful and that Mr. Downs had taken part in the ceremonies.

Mrs. Falck stated that the community was most anxious to work with the Authority to reunite the bank property with the Grange property. Mr. Ziegler, representing the Great Falls Heritage, Inc. (GFHI), asked that the Authority support the acquisition as outlined in their letter and he would be happy to answer any questions the Members might have.

Mr. Brandstedter MOVED that the Authority authorize staff to negotiate an option with United Virginia Bank for the purchase of the property adjacent to the Grange at an amount not to exceed the dollar value specified in Executive Session. The funds for this acquisition will come from the Great Falls Grange acquisition account of the FCPA and contributions from the GFHI. Such contributions will make up the difference between the purchase price and the Authority funds currently available. There are some codicils to that: (1) that the GFHI agrees to and is responsible for restoring the building to public assembly standards; (2) the GFHI agrees to maintain the facility; (3) if the GFHI is unable to restore the building for public assembly within three years after date of purchase, the GFHI will remove the building either to a suitable location or whatever is deemed appropriate; and (4) the building once purchased will be part of the FCPA system and will be managed by the FCPA. Seconded by Mr. Philipps.

GFHI is prepared to file articles of incorporation and by-laws with the State of Virginia and also is prepared to file for tax exempt status with IRS.

With regard to the citizens request for a 99-year lease back of the property, Mr. Brandstedter informed them that the Authority's attorney has stated that public funds could not be used to purchase a property and then lease it for 99 years.

Dr. Moss expressed concern about the cost per acre of this land and buying commercial property. Also pointing out that the cost of bringing this building up to county code will be great. Mr. Mastenbrook stated that he could not support the purchase of any commercially zoned property.

THE MOTION WAS APPROVED by vote of 7 - 2 with Dr. Moss and Mr. Mastenbrook voting against it.

(*the Grange*)

AGREEMENT

THIS AGREEMENT is made and executed this 22 day of July, 1982, by and between the FAIRFAX COUNTY LIBRARY BOARD (Library) and the FAIRFAX COUNTY PARK AUTHORITY (Park Authority).

WHEREAS, the Park Authority is the owner of a certain property located in Fairfax County, Virginia, known as the Grange Site and more particularly shown on the plan approved by the Department of Environmental Management; and

WHEREAS, the Park Authority operates a facility located on the property known as the Grange Building; and

WHEREAS, the parties desire to set forth their respective rights and obligations for the development and maintenance of the facility;

IT IS THEREFORE agreed between the parties that:

1. TERM. The Library may locate the Great Falls Porta-Structure on that portion of the Grange Site designated on the plan approved by the Department of Environmental Management. Subject to the terms of this Agreement, the Library shall have the right to maintain the Structure on the Grange Site for a period of five years. Thereafter, this Agreement will be continued in force unless either party gives written notice one year prior to its intent to terminate the Agreement.

2. RULES. At all time the Library, its agents, employees, and patrons shall comply with the rules and regulations adopted by the Park Authority on August 25, 1980, for the use of the Grange Site.

3. ENTRANCE. The existing west entrance to the property shall be as shown on the plan approved by the Department of Environmental Management. The entrance is to be used by both the Library and the Park Authority. If future improvements to the common entrance are required, the Library agrees to request funding of their proportionate share of the cost from the Board of Supervisors. There is no guarantee that the Board of Supervisors will grant such a request. If no funding by the Board of Supervisors is authorized for the construction of this entrance, the Library has no obligation to pay any costs for the construction of this entrance.

If such funding is authorized, the proportionate share of costs of constructing the entrance shall be based upon the parking provided for e:

(*the Grange*)
AGREEMENT

THIS AGREEMENT is made and executed this 22 day of July, 1982, by and between the FAIRFAX COUNTY LIBRARY BOARD (Library) and the FAIRFAX COUNTY PARK AUTHORITY (Park Authority).

WHEREAS, the Park Authority is the owner of a certain property located in Fairfax County, Virginia, known as the Grange Site and more particularly shown on the plan approved by the Department of Environmental Management; and

WHEREAS, the Park Authority operates a facility located on the property known as the Grange Building; and

WHEREAS, the parties desire to set forth their respective rights and obligations for the development and maintenance of the facility;

IT IS THEREFORE agreed between the parties that:

ARTICLE I. The Library may locate the Great Falls Porta-Structure on that portion of the Grange Site designated on the plan approved by the Department of Environmental Management. Subject to the terms of this Agreement, the Library shall have the right to maintain the Structure on the Grange Site for a period of five years. Thereafter, this Agreement will be continued in force unless either party gives written notice one year prior to its intent to terminate the Agreement.

2. RULES. At all time the Library, its agents, employees, and patrons shall comply with the rules and regulations adopted by the Park Authority on August 25, 1980, for the use of the Grange Site.

3. ENTRANCE. The existing west entrance to the property shall be as shown on the plan approved by the Department of Environmental Management. The entrance is to be used by both the Library and the Park Authority. If future improvements to the common entrance are required, the Library agrees to request funding of their proportionate share of the cost from the Board of Supervisors. There is no guarantee that the Board of Supervisors will grant such a request. If no funding by the Board of Supervisors is authorized for the construction of this entrance, the Library has no obligation to pay any costs for the construction of this entrance.

If such funding is authorized, the proportionate share of costs of constructing the entrance shall be based upon the parking provided for e:

use or some other mutually agreed upon funding formula. Thereafter, the entrance will be maintained by the Park Authority.

4. SEWER. New drain fields shall be built to be adequate for both the Library and the Grange Building. The Grange Building shall be connected to the new drain fields. All construction and operation costs shall be borne by the Library.

5. MAINTENANCE OF GROUNDS AND LAWNS. Since the Park Authority maintains its grounds at the Grange Site at present, the Park Authority will provide this service to the Library at no cost to the Library.

6. TRASH PICKUP. A common trash collector bin shall be installed at the site and used by both facilities. The Fairfax County Park Authority will pay for this item.

7. ELECTRIC SERVICE. The Porta-Structure shall be provided with a separate electric meter and the Library shall be responsible for the cost of hook-up charges and service.

8. PARKING AREA. The Library shall have its own separate parking area as designated on the plan approved by the Department of Environmental Management. The Library shall be responsible for any cost of construction and maintenance of this parking area.

9. SNOW REMOVAL. The Library shall be responsible for removal of snow from the Library parking area and other areas of the property which directly service the Porta-Structure.

10. MODIFICATION. The parties agree that no change of any provision of this Agreement shall be effected except by subsequent written agreement signed by both parties.

FAIRFAX COUNTY LIBRARY BOARD

By Barbara L. Clay, III

FAIRFAX COUNTY PARK AUTHORITY

By Joseph P. [Signature]



Fairfax County Park Authority

MEMORANDUM

To Ed Nenstiel

Date 5/26/83

From Barbara Naef *Bm*

Subject Great Falls Grange

Attached are some brief comments on the Great Falls Grange Hall. After conversations with members of the Great Falls Historical Society and review of research done by staff of the Great Falls Gazette, I concluded that the Hall is of interest primarily because of the organization it served and its role as the community center for the then-rural area of Great Falls. The building is a typical Grange Hall with kitchen facilities for the standard Grange activity - the community "supper".

The building stands as it has for over 50 years; it was deeded to the Grange in 1929.

The land, as noted, was probably part of the Gunnell holdings prior to purchase by the Grange Corporation. One of the Grange activities, in the 1950's, was to clear part of this land for ballfields.

As Great Falls rapidly becomes a suburb, the Grange Park should continue to serve as a community center with physical ties to the rural past.

The local Grange chapter had been established in 1920 by Mr. and Mrs. Mark Turner. Members purchased eight acres of land in November 1927, the land had most probably been part of the original 676 acre Gunnell farm which lay north of Georgetown Pike in this area. Grange members sold stock (309 shares) at \$10 a piece to fund the construction of their building. The hall was deeded to the Grange on May 4, 1929.

The building stands today as it did over 50 years ago. It has served as a community center throughout this period.

The local Grange was established as part of a national farmer's organization, The Patrons of Husbandry, which was farmers' insurance and social fraternity founded by Oliver Kelly in the 1860's. Women were included as members from the earliest days. The original purpose of the Grange (the word is an archaic term for BARN) was educational and social. Secret ceremonial rituals added to the camaraderie. Members sought to better themselves "culturally and technologically" with "constructive or inspirational talks and demonstrations about fertilizer, and 'righteous citizenship'".

The Grange suppers were famous (the Great Falls Grange has a large kitchen). The national organization became a farmers' grassroots political organization in the 1870's and 80's and entered the cooperative movement with the production of sewing machines for women, creameries, grain elevators and the manufacturing of farm machinery.

It is doubtful that the local chapter had any such ambitious activities; by the time of its establishment the Grange movement was primarily a social, community-oriented group again.

The Great Falls Grange held carnivals for many years to benefit the Grange activities and the Great Falls Fire Department.

In the 1950's the Grange cleared some of its land for the ball-fields. Members included small truck farmers, the dairy farmers of the area and interested non-farming residents.

The Grange Hall was sold to the Fairfax County Park Authority in 1980.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

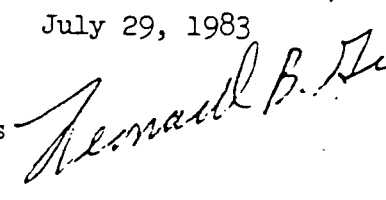
TO: Ed Nenstiel, Landscape Architect, FCPA DATE July 29, 1983
David Jillson, Landscape Architect, FCPA

FROM: Leonard B. Gunsior, Assistant Director
Department of Recreation & Community Services

FILE NO:

SUBJECT: Master Plans for Great Falls Grange, Chapel Road and Bush Hill Parks

REFERENCE:



After reviewing subject sites, the following recommendations are submitted for your consideration:

1. Great Falls Grange Park, a partially wooded site with the following existing facilities: grange building, porta library, baseball field with an overlapping soccer field, picnic shelter and parking areas. The existing facilities should be retained and improved. In addition more parking, trails, apparatus area and multi-use court should be placed at this site. The need to upgrade the athletic fields and to provide additional parking close to this area is emphasized because these facilities are essential for the continuation of community sponsored sports programs.
2. Chapel Road Park, a mostly grassy site with a wooded area and some steep slopes should be developed for active and passive recreational activities. It is suggested that one (1) soccer/football field, one (1) baseball/softball field, trails for hiking, biking and horses, creative play area, picnic area and parking be placed on this site.
3. Bush Hill Park, a heavily wooded site with steep slopes on approximately two-thirds (2/3) of the property. We suggest retaining most of the site in its natural state except for appropriate trails and limited development in the northeast portion of the property to include a multi-use court, apparatus and picnic areas.

LBG:pms

cc: Louis A. Cable, Assistant Director, FCPA

COMMUNITY USE OF PUBLIC OUTDOOR ATHLETIC FACILITIES

At the request of the Athletic Council, the Recreation Department made a presentation at the April Council meeting identifying areas of the County experiencing the most difficulty in meeting community needs for athletic facilities.

Following the meeting, the Chairman of the Council asked that the information presented be summarized and sent to all Council members. The data included herein pertains to community use of athletic fields during the 1983 and 1984 spring sports seasons and was compiled from information extracted from forms submitted by groups requesting use of facilities. The spring season was used because the demand for facilities is greater in the spring than in the fall.

Growth continues in community sports programs as reflected by the following:

	<u>Spring Seasons</u>		<u>(Teams)</u>
	<u>1983</u>	<u>1984</u>	<u>Increase</u>
Baseball	1648	1755	107
Soccer	1558	1624	66
LaCrosse	<u>15</u>	<u>15</u>	<u>0</u>
TOTAL	3221	3394	173

On the enclosed map the County has been divided into ten (10) geographic areas. Based on input from the Recreation Department Scheduling Division, the areas are identified by Roman Numerals I to X, with area I experiencing the most difficulty in getting adequate facilities to support its programs and area X having the best facility to participant ratio.

- I - Braddock Road, Springfield, Burke
- II - Great Falls
- III - Reston/Herndon
- IV - Chantilly
- V - McLean
- VI - Bailey's, Annandale, Falls Church
- VII - Vienna
- VIII - Lorton, Gunston
- IX - Clifton
- X - Lee, Mt. Vernon

All available fields are scheduled; some areas have more practice time per team. Every organization gets, at the minimum, allocation of two time slots per team per week. Allocations are developed considering the following:

(1) assignments of the previous comparable season; (2) actual number of participants of the previous season; and (3) estimated number of players for the current season.

May, 1984

Major problem areas:

Soccer

- o There are 24,360 people playing soccer this spring; more than 8,834 (over one-third) live in area I where four (4) regulation soccer fields are needed now.
- o Adult soccer - games are played at less than desirable times; late at night or Sunday mornings. Saturday game times are needed for the 92 teams (men and women).

Baseball/Softball

- o The Great Falls community does not have a 90' baseball field available for their 13-18 age groups.
- o Adult softball - teams have severe scheduling programs for game space this year with more than 667 teams; the completion of the Braddock Park for the 1985 season will add six (6) lighted softball fields for community use.

The availability of athletic fields has improved over the last five years but community needs are still greater than the supply. More fields are needed for soccer so that existing fields can be taken out of service on a rotating basis allowing for restoration of playing surfaces.

Future field construction should be prioritized and scheduled in those areas where there is the greatest demand and the need is immediate.

JLF:gr

FAIRFAX COUNTY

1983

DULLES INTERNATIONAL AIRPORT

WASHINGTON, D.C.

COUNTY OF ARLINGTON

CITY OF ALEXANDRIA

CITY OF FARMERS CHURCH

ANNANDALE

SPRINGFIELD

LEE

PROVIDENCE

DRANVILLE

CENTREVILLE

TOWN OF HERNDON

FAIRFAX

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M E M O R A N D U M

To: Ed Nenstrel, Landscape Architect

Date: 5/19/83

From: Paul Engman, District Naturalist *PE*

Subject: Great Falls Grange - Masterplan

The following thoughts and observations are offered with regard to future development of this site.

ACCESS AND PARKING

The asphalt in front of the building should be removed and the area re-landscaped as a courtyard/garden. The large white oak trees there should be carefully managed and protected. The parking and entrance should be redesigned utilizing the post office property. A separate entrance should be provided to the library. The entire parking should be lighted for night use.

BUILDING

Improvements as recommended by the consultant plus the following items for programming purposes:

- 1) accessibility for the handicapped.
- 2) lighting controls for the auditorium that can be centralized to one point on-stage and activated from a portable podium.
- 3) installation of speakers and a large power-driven screen for audio/visual presentations. A rear screen projection booth would be preferable if it could be made compatible with the stage.
- 4) installation of shades in the auditorium for day-time presentations and energy efficiency.
- 5) Built-in storage areas along the sides of the auditorium for portable chairs.

GROUNDS

Improvements should be designed keeping in mind that the site lends itself to special groups use more than regular walk-in or league-type visitation. As a result the picnic shelter/pavilion should be expanded and include restrooms, electricity and a fire-place and grills for use on a reservation basis. The area around

the pavilion should have appropriate support facilities including a tot lot/playground, horse-shoe pits and a small multi-use court. The athletic fields should be upgraded but not necessarily to league play specifications. Flexibility should be built in for a variety of open play including softball/baseball, soccer, frisbee and portable volleyball and badminton capabilities. Drainage and erosion problems around the athletic fields must be addressed. Slopes could be altered to allow mechanical mowing and then be used for spectator seating. Removal of woody vegetation from the slopes on the southern end of the field poses no environmental problems.

cc: Beckner
Aldridge
Dist. IV Files

The tentative plan for Great Falls Grange Park

JP 2/11/84

Our modifications are motivated primarily by a desire to minimize damage to the ancient trees growing here. The original plan would eliminate many of them immediately and others slowly as they are choked by concrete and asphalt.

So we propose a modification of the original plan which will concentrate parking in the existing parking areas, already in part asphalted; provide some parking in new areas; and avoid the use of asphalt and concrete curbs in new areas and particularly around trees. We believe that the modified plan will provide all of the services sought in the original plan, but at the same time preserve and protect the trees which give the park and Great Falls its basic character. The trees were one of the major motivations in the community's drive to secure the Grange and the schoolhouse for our community use.

In the new parking areas, we would use gravel as a weather-proof surface, as has been done around the library building. This was agreed on between the community and Mrs. Falck ~~xxxx~~ at the time the library was installed. We would employ railroad ties or some similar material -- or, alternatively, movable concrete slabs such as are now in place at the Grange -- to outline parking areas and to protect trees from damage from automobiles.

Our objection to concrete paths near trees and to concrete curbs around parking lots is based on the fact that they require trenches to be dug in the ground. Hence, they cut tree roots. We do not wish to cut the roots of our trees and thus to lose them gradually over a period of time as they fail to adjust to such treatment. Similarly, we do not wish to add new areas of impervious asphalt to the Grange Park because this deprives trees with roots under the asphalted areas of badly needed water. Gravel parking does not have this disadvantage.

We know from experience that gravel parking works quite well. We offer the example of the parking lot at the restaurant, ~~xxxx~~ Chez Francois, where there are a large number of very large Oak trees. The county wished to have that lot

asphalted but we prevailed upon them to leave it in gravel. Those of us who use that lot all around the year find that it works admirably.

Our committee has examined the proposed plan in a careful visit to the Grange Park and we have proposed a series of detailed revisions which, as we said, we believe will achieve the goals of the Park Authority and at the same time preserve the trees long into the future. We would be glad to go over the plan with you and review proposed changes.

Ultimately, however, we believe that the best approach would be for your designer and our committee to review the plan together on the ground. Your designer could thus give us the benefit of his professional knowledge and training. We could not, for example, make a precise count of parking spaces under our revised plan. And together we could come up with a final plan which would be the very best for the Grange Park. We would like to resurface those areas of the park ~~mm~~ which were previously asphalted, to provide for a smoother surface and for better appearance. But we would go with gravel in those areas which are now in soil or in gravel.

FAIRFAX COUNTY, VIRGINIA

Memorandum

TO: Ed Nenstiel
Landscape Architect

DATE: April 17, 1984

FROM: Galen K. Stees *GKS*
Ass't Arborist

SUBJECT: Great Falls Grange Tree Evaluation

TAX MAP: 13-1((1)) 15 & 18

The following is an evaluation of the trees at the above referenced site as requested. Trees are identified by number on the attached plan.

Number	Size (DBH)	Species	Remarks
1	30"	White Oak	Minor pruning to remove dead wood.
2	37"	White Oak	Large dead limb hanging from tree. A few dead branch ends requires minor pruning.
3	41.5"	White Oak	Full Crown. Minor pruning to remove a few dead limbs.
4.	26.5"	White Oak	Minor pruning to remove a few dead limbs.
✓ 5&6	37"	White Oak	One tree. Butt swell may indicate heart rot. Bark coming off base of trunk.
✓ 7	34.5"	White Oak	A few lower limbs are dead and <u>should be removed</u> .
✓ 8	23.7"	White Oak	Adventitious branches on lower trunk due to previous limb removal. Minor pruning to remove a few dead limbs.
9	44.8"	White Oak	Full Crown, minor pruning required.
10	26.8"	White Oak	Tree in poor health. It has had a lot of die-back. Large woodpecker hole 1/3 the way up the tree. Tree should be removed.
11	24"	Red Oak	Top completely dead. All terminal branches dead. Tree should be removed.
✓ 12	29"	White Oak	Requires minor pruning of a few dead branches.
13	28.8"	White Oak	Full Crown, minor pruning to remove dead wood.
14	11.2"	White Oak	A few dead branches. Minor pruning required.
15	16.6"	Red Oak	Large cavity at base. Tree should be removed.
16	12.9"	Red Oak	Tree all right

✓ FINAL PLAN REQUIRES REMOVAL

17	14.8"	Red Oak	Tree all right.
18	16.2	Red Oak	Cavity where bench was supported. Minor pruning to remove a few dead branches.
✓ 19	10.9"	Red Oak	Same as 18.
✓ 20	16"	Red Oak	Root exposed around trunk. Some are scarred. Lacks signs of vigor. <u>Should be removed.</u>
21	12.5"	Hickory	Buds beginning to swell. Full Crown. However, tree should be removed due to cavity from base to 5' up tree trunk.
22	26"	White Oak	Full Crown. A few of the lower limbs are dead and they should be removed.
23	29.8"	White Oak	Full Crown. In good health.
24	12'	Va. Cedar	Bagworms, Honeysuckle on it. Tree should be removed.
25.	11.5"	Red Oak	Small Crown. Top dead. Tree should be removed.
26	10.1"	Red Oak	Small crown, lack signs of vigor. A few dead branches should be removed. May be released when 25 is removed.
27	14.7"	White Oak	Some limbs previously removed. Appears all right.
28	16.1"	White Oak	Lacks signs of vigor. Tree should be removed.
✓ 29	16.8	Red Oak	Some terminal branches are dead. Tree leans toward grange building and for this reason I <u>would suggest removal.</u>

In summary, trees numbered 10, 11, 15, 20, 21, 24, 25, 28, and 29 should be removed and all others should be put on a dead wood removal program.

GKS/mn
cc: File

✓ FINAL PLAN REQUIRES REMOVAL

Innsbruck Avenue

Rt. 193

Georgetown Pike

GRANITE HALL

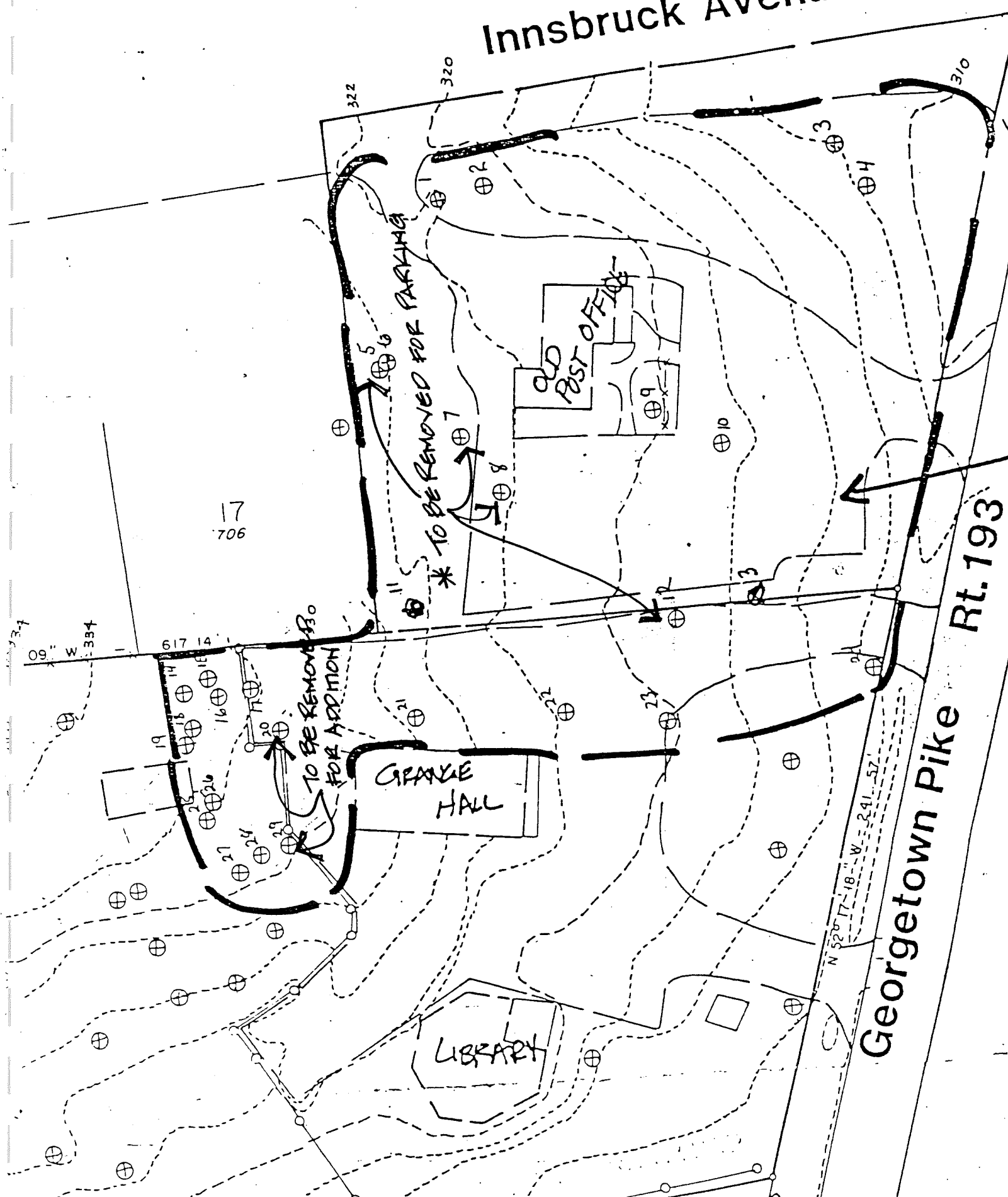
LIBRARY

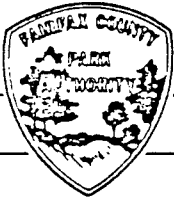
OLD POST OFFICE

17
706

TO BE REMOVED
FOR ADDITION

* TO BE REMOVED FOR PARKING





Fairfax County Park Authority

MEMORANDUM

file: Great Falls Grange

To Ed Nenstiel

Date April 6, 1984

From Bill Ference *will*

Subject Tree Evaluation - Grange

On Thursday, April 5th, I did an evaluation of the trees on the property of the old Great Falls Post Office and the Grange as per your request.

As I suspected, most of these trees, especially the white oaks around the post office, have been heavily impacted by the heavy compaction from years of parking and are deprived of proper moisture by the paving that has been placed around them. Increment borings show that the trees have virtually stopped growing and have just enough strength to survive; only the ones that are away from the paved areas are healthy (see plan).

Almost every tree evaluated was on the decline and will most likely die within a period of 5 - 30 years. Impacted trees such as these can often survive for long periods of time if the impact has been gradual and they have had time to adjust. Most likely these trees could not take a drastic change such as extensive grading or paving.

I think it would be worthwhile to try to save those trees that I have indicated on the plan. The large specimen next to the building, while not in the best shape, could probably be saved for a period of time. It is a magnificent specimen and would serve as a focal point and reminder of what used to be.

Any tree that is left will require extensive work to keep it alive and safe for the park users. What we should not do, under any circumstances is to try to "save" trees that have no reasonable chance of survival as was done at Jefferson District Park.

Attachment

Healthy

Innsbruck Avenue

RT. 193

town Pike

7-18" W-241-57

⊕ ALMOST DEAD

Amount
Toward

back TO BE REMOVED
AND DESTROYED.

TO BE
REMOVED
FILE

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706

617.14'