

PRELIMINARY REVISED MASTER PLAN REPORT

FAIRFAX COUNTY
PARK AUTHORITY

SEPTEMBER 1984



GREENBRIAR PARK

PRELIMINARY
MASTER PLAN REPORT

OF

GREENBRIAR PARK

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FAIRFAX COUNTY PARK AUTHORITY

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- C - Naturalist Report and memo - 8/20/82
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- E - C.I.P. Project Detail Sheet - 9/83
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I. PURPOSE AND OBJECTIVES

A. PURPOSE

The Greenbriar Park preliminary revised master plan and report are hereby presented in accordance with Fairfax County Park Authority policy regarding adoption of master plans, whereby any major change in a master plan design will follow the Park Authority master planning process.

Additional land acquisition (approximately 16 acres added for a total today of 40.3 acres) subsequent to adoption of the 1970 master plan has significantly expanded the resources of Greenbriar Park. The preliminary revised master plan recognizes these changes in the character of the park and establishes specific goals for future park development.

B. OBJECTIVES

This preliminary revised master plan report for Greenbriar Park was prepared to delineate the planning process and the design criteria that went into the design plan. The report will also serve 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.

Master Plan Definition

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.

Park Categories

The existing and proposed system of Fairfax County parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic

significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. It is also true that the typical types of facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided in Fairfax County is to continue to provide a desirable living environment for its citizens.

Community Park Definition

Greenbriar Park is classified a community park, the most frequently occurring park category, is designed to provide for daily relief within an urban setting. However, due to the community needs, proximity to public facilities, and established use patterns this park has some characteristics of a district park, therefore they are further defined:

Community parks are oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with parking. Criteria for the selection of this type of park are flexible so as to allow for a maximum of local citizen comment on the selection, design, development, and operation of the site. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to 25 acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails, and lighting where necessary. They can be wooded, suitable for passive uses.

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

The preliminary revised master plan report is designed to supplement the preliminary revised master plan in explaining the methodology and rationale which went into the preliminary design of this park.

C. 1970 MASTER PLAN

A master plan for Greenbriar Park was approved by the Park Authority in 1970 after having acquired the site by dedication as a result of the development of Greenbriar Subdivision by Levitt and Sons. Park development took place as Phase I construction in the mid-1970's.

II. INTRODUCTION AND SITE LOCATION

A. LOCATION (Property Identification Map 45-3, 001-9A, 10, part 15)

Greenbriar Park is a 40.3 acre site located in Providence Supervisory District at 4600 Stringfellow Road, Chantilly, VA (see Figure 1).

The site is bounded on the north by Rocky Run Stream Valley Park and Greenbriar Subdivision, on the east and south by Greenbriar Subdivision, and on the west by Poplar Tree Estates Subdivision and Rocky Run Stream Valley Park.

Acquisition:

24.0482 ac. - Dedicated as a result of the development of Greenbriar Subdivision by Levitt and Sons; Sept. 20, 1971.

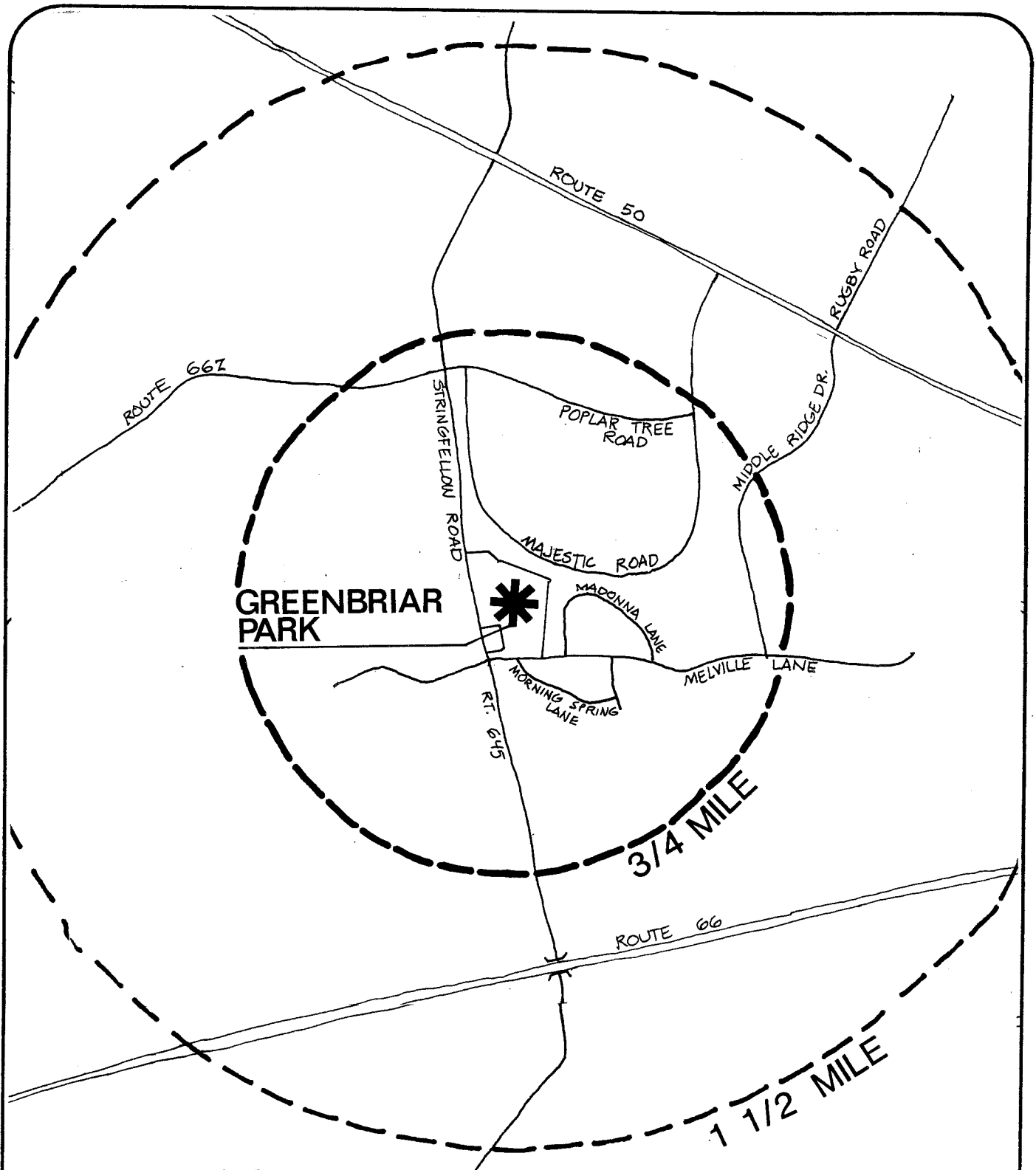
13.0887 ac. - Donated by Fairfax County Board of Supervisors as a surplus sewage treatment facility; March 19, 1981.

3.2304 ac. - Transferred from Rocky Run S.V. Park; July 1982.

40.3673 ac. Total

B. ACCESS

Greenbriar Park can be reached from Route 50 (west of I-66) by turning south onto Stringfellow Road, proceeding 1-1/4 miles south to Melville Lane on the left. The main park entrance is one block on the left. Secondary access is from Stringfellow Road at two entrances. There is a public hard-surfaced trail along the east side of Stringfellow Road and the north side of Melville Lane providing pedestrian access and a gravel trail connection to Rocky Run Stream Valley Park trail on the east.



GREENBRIAR PARK
LOCATION MAP

NO SCALE



III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan for this area states: Area III, Bull Run Planning District, Stringfellow Community Planning Sector: "Public Facilities: Parks, Recreation, Open Space: B. Complete development of Greenbriar Park. C. The site of the former Greenbriar Treatment Plan should be used for recreation purposes."

B. SERVICE AREAS AND POPULATION

Primary Service Area:

The designated primary service area is a planning tool used to generally indicate the area of park users, where they live and their needs. For Greenbriar Park the primary service area is within a 3/4 mile radius from the park, and further defined due to the configuration of neighborhoods and streets and major roads. This represents a distance that park users might ride a bike or a pedestrian might walk to reach the park. The primary service area for Greenbriar Park is: north to Route 50, west to include Poplar Tree Estates Subdivision, south to Interstate 66, and east to include Greenbriar and Oakwood Estates Subdivisions.

Population: Primary Service Area: 7,208 \pm (based on dwelling unit count and Standard Reports).

Secondary Service Area:

The designated secondary service area is a planning tool to further assess the area's park users and where they live and their needs. If a facility is adequately provided and available in the primary service area, but is deficient in the secondary, it might be appropriate then to include it in this park.

As designated for Greenbriar Park: the secondary service area extends from the primary service area to about 1-1/2 miles from the park, north to International Town and Country Club, west to Ellanor C. Lawrence Park, south to Arrowhead Park, and east to Pender Park.

Population: Secondary Service Area: 3869 \pm (based on dwelling unit count and Standard Reports). Area extends from the primary service area to 1-1/2 mile radius from the park.

Population Forecast:

Based on published 1983 Fairfax County Standard Reports population forecasts: for sub-census tracts 903.01, 903.02 and 904.01 (generally the area between Rt. 50 and I-66, and east to West Ox Road and west to Walney Road and approximately 1-1/2 mile radius area from the park).

Year	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Population	12,781	14,561	15,623	15,864

For the Bull Run Planning District where the park is located:

Year	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
Population	23,566	28,657	38,242	50,071	59,861

C. ZONING

The park is zoned R-3, three residential units per acre, and is in the Occoquan Water Supply Protection Overlay District. See Figures 2 and 3.

D. COUNTYWIDE TRAILS PLAN

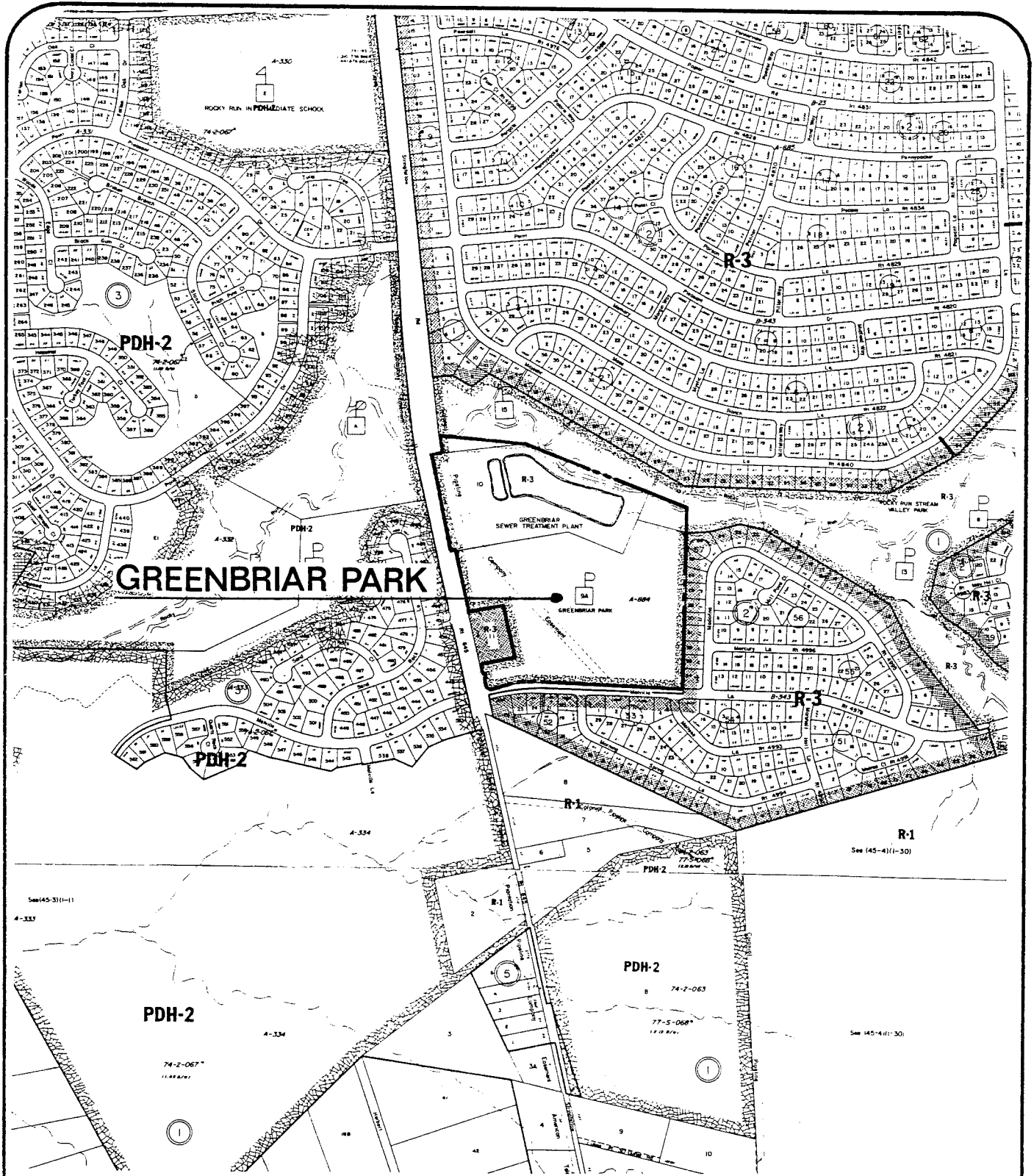
The Countywide Trails Plan (pedestrian/bike) for Fairfax County shows a trail along Stringfellow Road and on Big Rocky Run Stream Valley (see Figure 4).

E. NEARBY PARKS AND SCHOOLS (Figure 5)

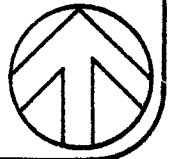
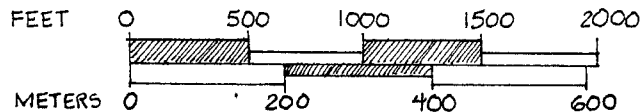
Table I lists public recreation facilities in parks (Fairfax County Park Authority) and schools (Fairfax County Public Schools) in the service areas of Greenbriar Park:

F. OTHER RECREATION FACILITIES:

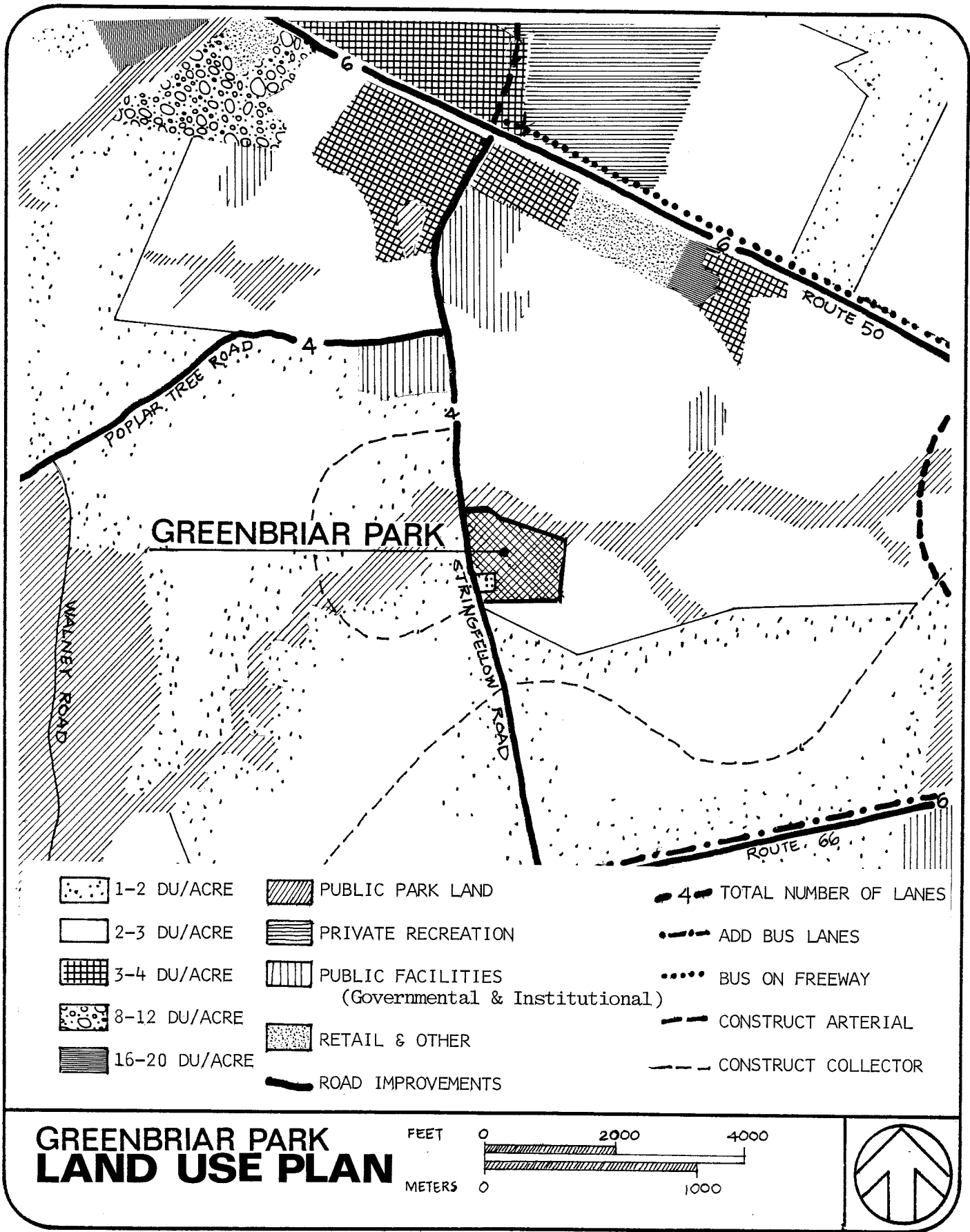
Greenbriar Pool Club, Inc. has (1) outdoor swimming pool, (1) multi-use court, (1) apparatus area. These facilities are for subscription members only and were not included in the public facilities tabulations.

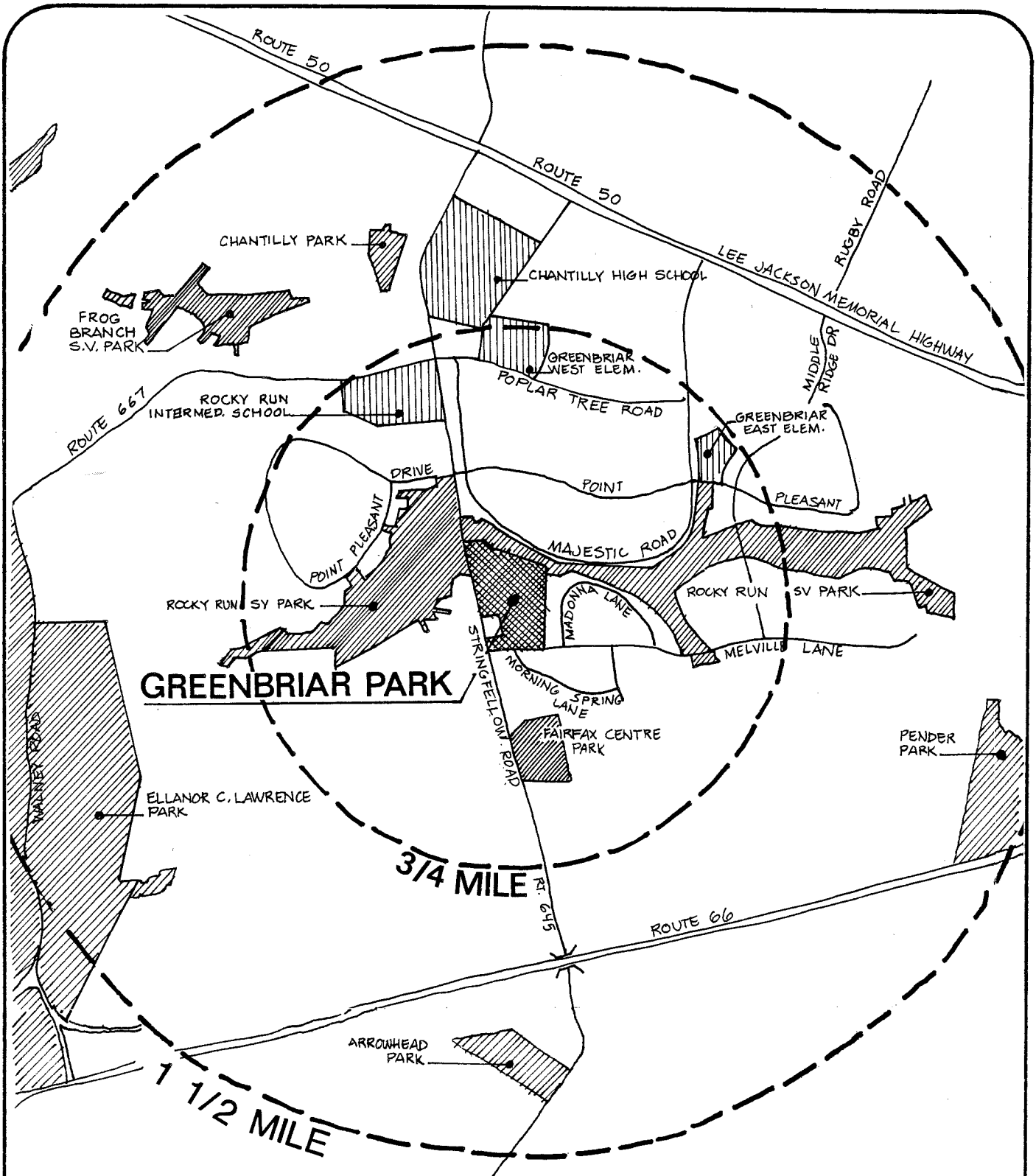


GREENBRIAR PARK ZONING MAP









GREENBRIAR PARK NEARBY PARKS & SCHOOLS

FEET 0 2000 4000 6000
METERS 0 1000 2000

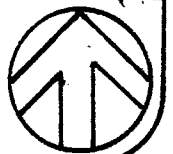


TABLE I

PRIMARY SERVICE AREAPARKS: Fairfax Center (community, 39 ac.)

Undeveloped

Rocky Run S.V. (stream valley, 135 ac.)

SCHOOLS: Greenbriar East Elementary

*

*

*

*

2

2

Greenbriar West Elementary

*

2

*

2

2

*

Rocky Run Intermediate

*

*

2

3

Chantilly High School

*

2

4

6

*

Subtotal

2

4

3

1

2

4

1

8

11

6

1

1

1

1

1

0

0

0

0

0

0

0

0

0

0

0

0

0

0

0

SECONDARY SERVICE AREAPARKS: Arrowhead (community, 12 ac.)

Undeveloped

Chantilly (community, 6 ac.)

*

Frog Branch S.V. (stream valley, 24 ac.)

Undeveloped

E.C. Lawrence (county, 639 ac.)

2

*

*

*

*

*

*

*

*

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*

*

*

*

*

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*

Pender (county, 56 ac.)

*

SCHOOLS: Brookfield Elem.

2

3

2

Subtotal

0

2

0

0

2

0

0

3

2

0

0

0

0

0

2

0

1

1

1

1

1

1

1

1

1

1

1

1

1

1

TOTAL

2

6

3

1

4

4

1

11

14

6

1

1

1

1

3

1

1

1

1

1

1

1

1

1

1

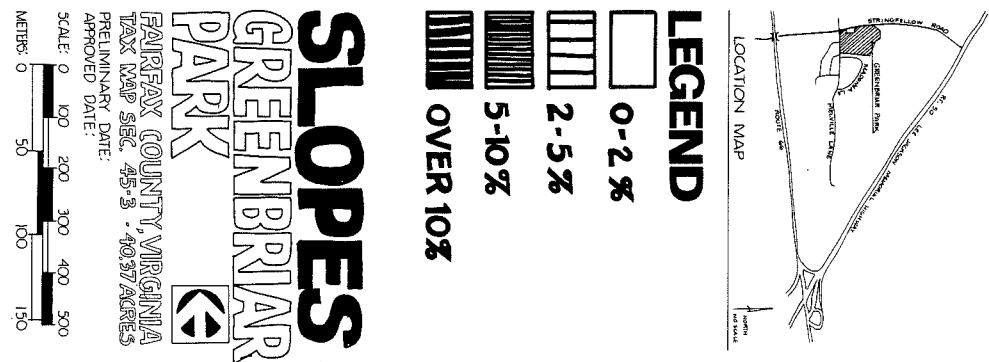
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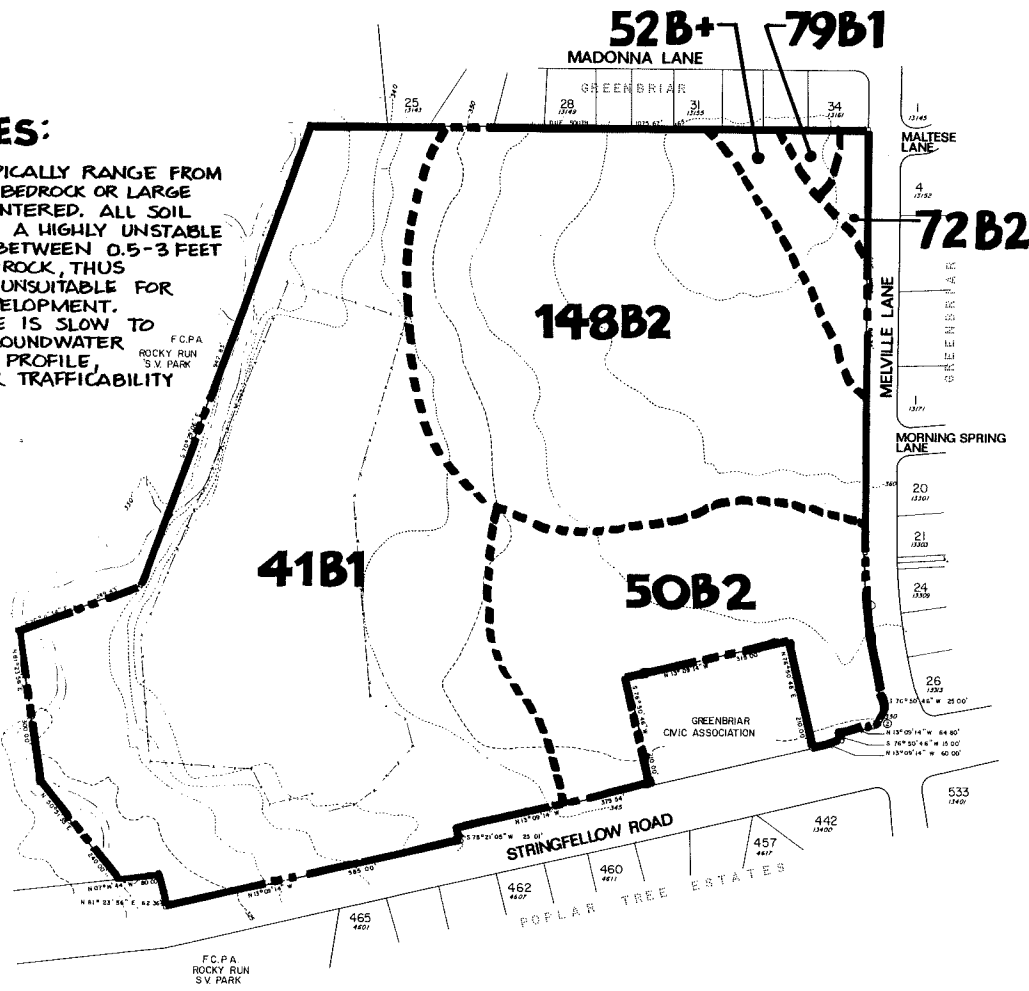
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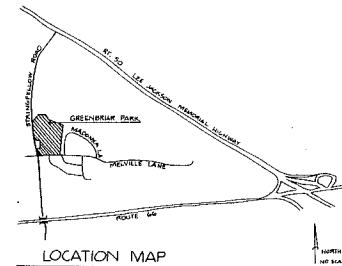


GENERAL NOTES:

SOILS ON THIS SITE TYPICALLY RANGE FROM 0-9 FEET DEEP BEFORE BEDROCK OR LARGE BOULDERS ARE ENCOUNTERED. ALL SOIL TYPES GENERALLY HAVE A HIGHLY UNSTABLE CLAY LAYER VARYING BETWEEN 0.5-3 FEET THICK AT OR NEAR BEDROCK, THUS RENDERING THESE SOILS UNSUITABLE FOR MAJOR STRUCTURAL DEVELOPMENT. SUBSURFACE DRAINAGE IS SLOW TO VERY SLOW, CAUSING GROUNDWATER TO PERCH IN THE SOIL PROFILE, THUS RESULTING IN POOR TRAFFICABILITY DURING WET PERIODS.



NOTE - Property information derived from plot by Springfield Surveys, Springfield, VA, July 1988, revised July 1991, from deed descriptions in Deed Book 3516, Page 420 and Deed Book 3242, Page 1 and from mathematical calculations made by F.C.P.A., Alexandria, VA, June 1982.
 - Contour information is from county 200' topo and is for master planning only - fenced area is fit & no accurate topo is available
 - Contour interval - 5 feet



LEGEND

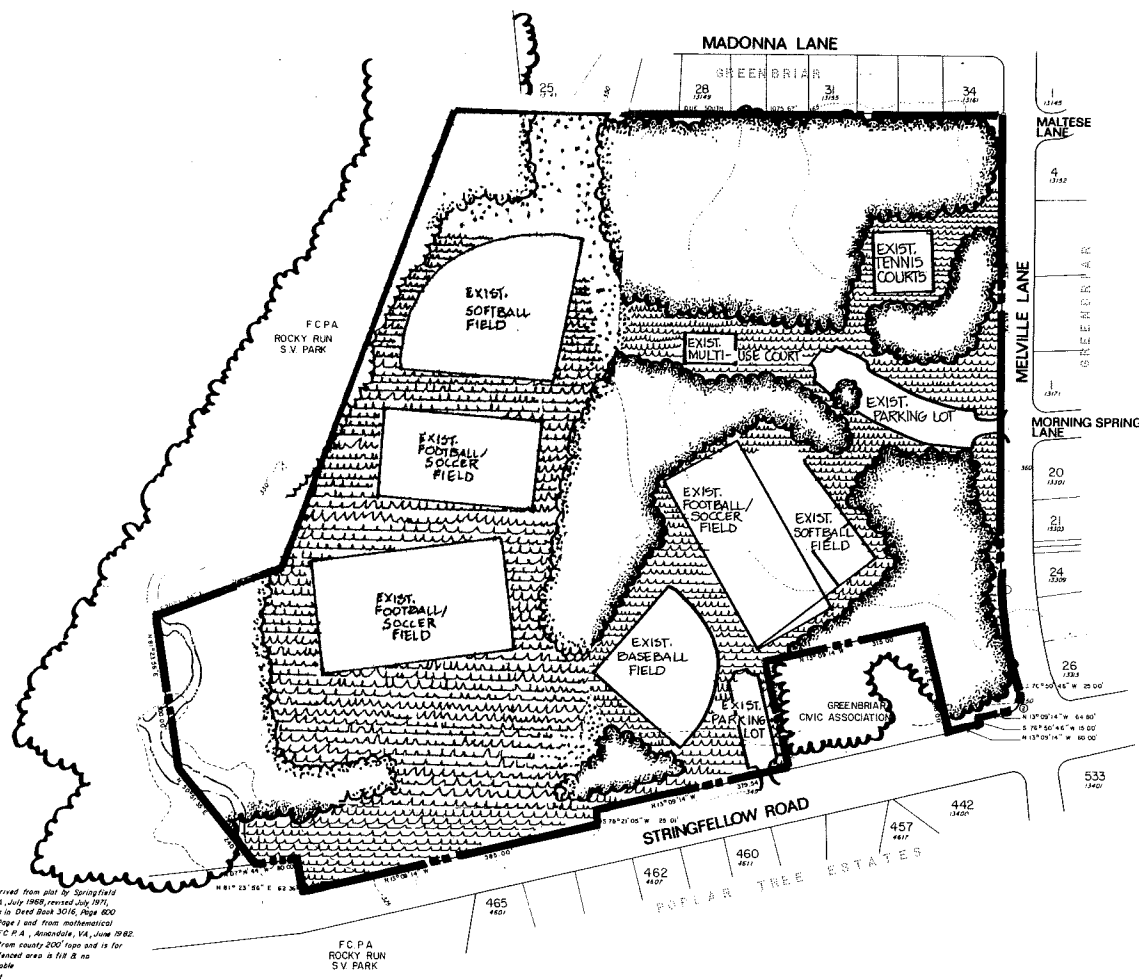
- 41B1 * ROCKY LAND
- 148B2 * IREDELL-MECKLENBURG SILT LOAM
- 50B2 * IREDELL-MECKLENBURG STONY SILT LOAM
- 52B+ * ELBERT SILT LOAM
- 79B1 * KELLY SILT LOAM
- 72B2 * BUCKS LOAM

SOILS GREENBRIAR PARK

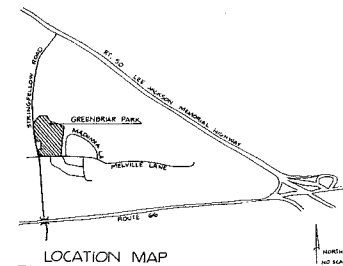
FAIRFAX COUNTY, VIRGINIA
 TAX MAP SEC. 45-3 - 40.37 ACRES

PRELIMINARY DATE:
 APPROVED DATE:

SCALE: 0 100 200 300 400 500
 METERS: 0 50 100 150



NOTE - Property information derived from plot by Springfield Surveyors, Springfield, VA, July 1988, revised July 1971, from deed descriptions in Deed Book 3016, Page 600 and Deed Book 3242, Page 1 and from mathematical calculations made by F.C.P.A., Alexandria, VA, June 1982.
 - Contour information is from county 200' tops and is for master planning only - fenced area is fit & no accurate top is available
 - Contour interval - 5 feet



LEGEND

MIXED FOREST

OAK, HICKORY, TULIP POPLAR & MAPLE INTERSPERSED WITH PINE - UNDERSTORY THICKLY OVERGROWN WITH HONEYSUCKLE, BRAMBLES & SHRUBBY GROWTH

MAINTAINED OPEN AREA

EXIST. RECREATIONAL FIELDS & FACILITIES, PARKING LOTS AND OTHER REGULARLY MOWED AREAS

OPEN MEADOW

ANNUAL AND PERENNIAL WEEDS, MIXED GRASSES AND SOME NON-NATIVE WILDFLOWERS

VEGETATION GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
 MAP SEC. 45-3 - 40.37 ACRES

PRELIMINARY DATE:
 APPROVED DATE:

SCALE: 0 100 200 300 400 500
 METERS: 0 50 100 150

4. Vegetation

The majority of the site is open, with wooded buffer areas, there are (3) distinctive vegetation types:

Mixed Forest: Oak, hickory, tulip poplar and maple interspersed with pine, understory thickly overgrown with honeysuckle, brambles and shrubby growth.

Maintained Open Area: Existing recreation fields and facilities, parking lots and regularly mowed areas.

Open Meadow: Annual and perennial weeds, mixed grasses and some non-native wildflowers.

See Figure 8.

B. MAN-MADE FEATURES

1. Existing Facilities and Uses (Figure 9)

Existing facilities in the park include: (developed as Phase I under the 1970 master plan)

Two (2) lighted tennis courts

Two (2) asphalt parking areas - 66 car car spaces at the intersection of Melville Lane and Morning Spring Lane, and 29 car spaces at the little league field off of Stringfellow Road.

One (1) paved multi-use court.

One (1) lighted combination football/baseball field (90' baseline, 310' foul line).

One (1) lighted little league ballfield (60' baseline, 200' foul line) with press box and storage building.

A press box/storage building at the little league field.

Gravel and asphalt trails for hiking/biking, access, and connecting facilities within the park. There is a lighted trail from the Melville Lane parking lot to the community center.

Natural area is along the east side of the park.

A storage building (formerly offices and control room for the sewage treatment plan) is off of Stringfellow Road.

Under construction in the park: (being developed under mutual benefit agreement 1983)

One (1) softball field (60' baseline, 285' foul line).

One (1) soccer field (165' x 300').

One (1) soccer/football field (225' x 360').

Construction of these facilities involved the draining and filling of the ponds and removing concrete structures of the former Greenbriar sanitary treatment plant. The Park Authority obtained an agreement with William A. Hazel, Inc. whereby they provided demolition, fill material and grading in exchange for the area to place their excess fill material from nearby construction projects. This fill material was provided installed at no cost to the Park Authority. The value of this agreement is estimated at \$750,000 to \$1,000,000. A portion of Greenbriar funds were used to contract the adjustment in elevation of sanitary sewer manholes, storm drainage pipe and structures and asphalt trails as necessary related work to the ballfields.

Also existing adjacent to the park is the Greenbriar Civic Association Community Center, which includes a small parking lot, fenced tot area and trails connecting to the park. The Association is a non-profit organization which owns and operates the community center.

2. Easements and Utilities

Easements:

Colonial Pipeline Company, 50 feet wide traverses the site north to southeast (gas line)

Sanitary sewer easements, east to west and north to south

Storm sewer and storm drainage easements

Electric underground cable easements

Fairfax County Water Authority easement

Slope and construction easements

Utilities:

Sanitary Sewer - existing lines within the park may be utilized. The area is serviced by the Upper Occoquan major treatment area.

Storm Sewer - Existing storm and drainage structure within the park may be utilized.

Electricity - Existing power is available on two sides of the park.

Water - Existing 12" water main on Stringfellow Road may be utilized. The site and vicinity is served by the Fairfax County Water Authority.

Highway Dedication:

In December 1984 the Park Authority dedicated a 0.548 acre portion of the park to the Fairfax County Board of Supervisors for public street purposes along Stringfellow Road.

C. SUMMARY SITE ANALYSIS

The major features of the site are the existing facilities which were developed as Phase I under the 1970 master plan and the ballfields under construction.

The slope of the ground is not severely restrictive for most park development. Grading would be required for development of major facilities such as tennis courts, multi-use courts, and parking lots. Minor grading would be required for picnic areas, play apparatus areas and tot lots.

The soils on the site are rated fair to poor for development. The soils are primarily restrictive due to large boulders and bedrock near the surface and poor drainage. These limitations do not preclude development for many park and recreational activities, however, modifications may be required when investigated during the design/development process.

The Greenbriar Park site is a mix of vegetation types. The majority is open grassed area. The mixed forest areas on the east side of the park serves as a buffer with the single family residential area. Vegetation does not limit development, however, as many trees as possible should remain. Picnic areas, play apparatus areas and tot lots may be located in tree areas with minimal clearing and retaining the large trees.

Existing utility lines and easements may be utilized and are not limiting development. Technical requirements may be needed at specific situations, i.e., amount of cover over pipe and adjustment of manholes in proposed parking lot.

The area best suited for development is the central portion of the site adjacent to the existing facilities which would retain the wooded buffers and natural area.

G. PUBLIC PARK FACILITIES SURPLUS/DEFICIENCY (TABLE II):

GREENBRIAR PARK
FCPA FACILITY STANDARDS
AS RELATED TO STUDY AREA - 1984
(PPrimary Service Area - 3/4 Mile Radius)

FACILITY	FCPA FACILITY STANDARD	NEEDED FACIL.	EXIST. PARKS	EXIST. SCHOOL FACIL.	TOTAL	SURPLUS (+) DEFICIENCY (-)
Tot lot	1-500	15	0	6	6	-9
Baseball	1-6000	2	0	1	1	-1
Softball	1-3000	3	0	8	8	+5
Tennis	1-1200	6	0	6	6	0
Basketball/ multi-use	1-500	15	0	11	11	-4
Swim pool	1-15,000	1	0	0	1	-1
Golf course	1-25,000	1	0	0	1	-1
Soccer	1-1500	5	0	6	6	+1

Estimated population within primary service area = approx. 7,208.

(Secondary Service Area
extending from the primary service area
to about 1-1/2 miles from the park.)

Tot lot	1-500	8	0	2	2	-6
Baseball	1-6000	1	0	0	0	-1
Softball	1-3000	2	0	3	3	+1
Tennis	1-1200	4	0	0	0	-4
Basketball/ multi-use	1-500	8	1	2	3	-5
Swim pool	1-15,000	1	0	0	0	-1
Golf course	1-25,000	1	0	0	0	-1
Soccer	1-1500	3	2	0	2	-1

Estimated population within secondary service area = approx. 3869.

IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Slopes

Slopes do not limit development at this park. Slopes vary from flat to over 10%. The steepest slopes are along Rocky Run. As a general guide for recreation planning:

0-5% = slight slope, excellent for recreation.

5-10% = moderate slope, good for recreation, grading required.

10% or greater = moderate to steep, poor for active recreation, extensive grading required.

See Figure 6.

2. Soils

Soils are rated fair to poor for development and may require modification and removal of bedrock or large boulders and positive sub-surface drainage. There are (6) six soil types:

Rocky land (41B1)

Iredell-Mecklenburg silt loam (148B2)

Iredell-Mecklenburg stony silt loam (50B2)

Elbert silt loam (52B+)

Kelly silt loam (79B1)

Bucks loam (72B2)

Limitations:

Bedrock and/or large boulders typically range 0-9 feet below the surface. A highly unstable clay layer varying between 1/2-3 feet thick at or near bedrock over the entire site render these soils unsuitable for major structural development. Subsurface drainage is slow to very slow, causing groundwater to perch in the soil profile, thus resulting in poor trafficability during wet periods.

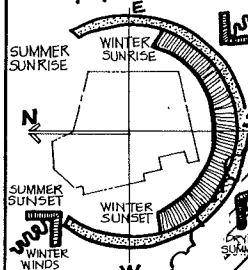
Modifications may be required to remedy these problem materials during the design/development process. See Figure 7.

3. Elevations

There is a difference of approximately (41) forty-one feet from the highest point to the lowest point on the site. The high point is at the southeast corner (east of the existing tennis courts.) The lowest point is along Rocky Run in the northwest corner. See Figure 9.

EXISTING FACILITIES

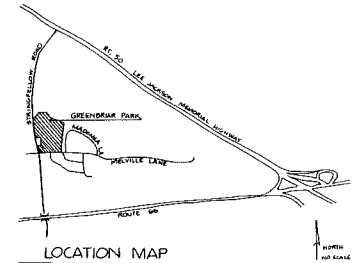
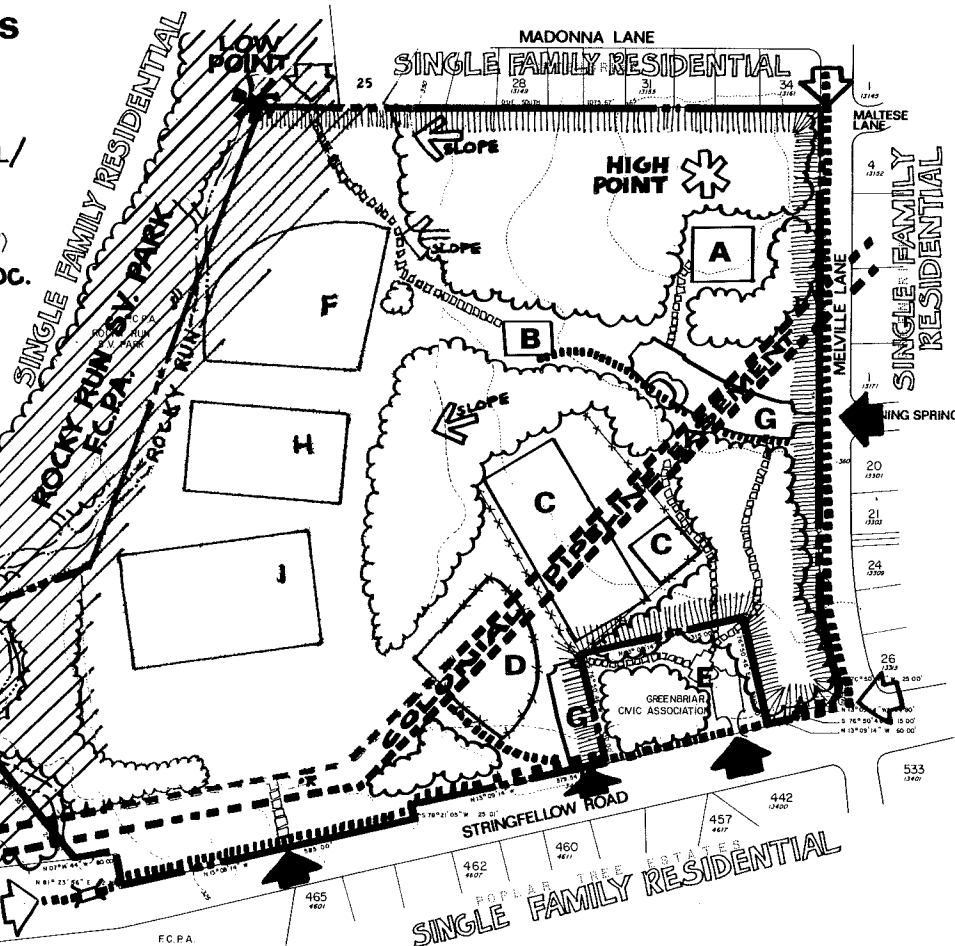
- A** 2 TENNIS COURTS (lighted)
- B** MULTI-USE COURT
- C** BASEBALL & FOOTBALL/
SOCCER FIELDS (lighted)
- D** LITTLE LEAGUE
BASEBALL FIELD (lighted)
- E** GREENBRIAR CIVIC ASSOC.
COMMUNITY CENTER
- F** SOFTBALL FIELD
(265' outfield)
- G** PARKING LOT



H FOOTBALL/
SOCCER FIELD
(165' x 300')

I SOCCER/
FOOTBALL FIELD
(225' x 360')

NOTE - Property information derived from plat by Springfield
Survey, Springfield, VA, July 1968, revised July 1971,
from deed descriptions in Deed Book 3016, Page 800
and Deed Book 3040, Page 1 and from mathematical
calculations made by F.C.P.A., Alexandria, VA, June 1982.
- Contour information is from county 200' topo and is for
water planning only - fence area is not as
accurate as topographic map
- Contour interval - 5 feet



LEGEND

- EXIST. PEDESTRIAN/
BICYCLE ACCESS
- EXIST. VEHICULAR ACCESS
- EXIST. GRAVEL PATH/TRAIL
- EXIST. ASPHALT TRAIL/
SIDEWALK
- FLOOD PLAIN
- 50' SETBACK

SUMMARY ANALYSIS GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
MAP SEC. 45-3 • 40.37 ACRES

PRELIMINARY DATE:
APPROVED DATE:

SCALE: 0 100 200 300 400 500
METERS: 0 50 100 150

V. PROGRAM DEVELOPMENT

A. COMMUNITY FORUM

On Sept. 29, 1982, a community forum was held at Greenbriar West Elementary School to inform the residents and interested citizens within the service area of the revised master plan process and to solicit opinions from them as to desired facility and program development. Fairfax County Park Authority staff members and approximately 90 citizens discussed the park and its potential opportunities.

Summary of the community forum is as follows: (A complete summary of the meeting is in the Appendix)

LIKES: Total of the five groups (top five priorities)

Item	Red Team	Blue Team	Green Team	Yellow Team	Fifth Team	Total Points
Multi-purpose athletic field	33		14	71	40	158
Lighted soccer fields		24	9	38		71
Playgrounds (creative, adventure)		21	14	16	10	61
Soccer fields		35	18			53
Picnic area	36				16	52
Restroom and storage (exist. bldg.)			13	28		41
Fitness trail or center	10	14		16		40
Natural and open areas		28				28
Two lighted tennis courts			10		16	26
Parking				26		26
Upgrade trails	19					19
Field lighting					18	18
Indoor sports center				16		16
Fishing pond	10					10

These desired facilities are for the most part feasible on this site and able to function with one another, with the exception of the indoor sports center and fishing pond (each having a low priority in the overall ranking).

DISLIKES: Total of the five groups (top priorities)

Item	Red Team	Blue Team	Green Team	Yellow* Team	Fifth* Team	Total Points
Dirt bike trails _____		57	18			75
Tree clearing _____	41					41
Swimming pool _____	40					40
Horseshoes _____	27		12			39
Tennis courts _____		37				37
Shuffleboard courts _____	28		6			34
Expenditures for planning, design and use of consultants _____			30			30
Loud PA systems _____			20			20
Excessive noise activities _____		20				20

*Group did not rank a "Dislikes" list.

Some of the dislikes listed are covered by park regulations and are passed along to Park Operations and enforcement personnel. The use of funds for planning and design is an approved budget item that insures the carrying out of Park Authority master plan policy. The Park Authority is dedicated to the multiple use of parks which includes the conservation of natural resources, therefore, as many trees as possible will remain after any facility development.

B. REPORTS

The following agencies or departments were asked to make recommendations regarding development of the park: Fairfax County Soil Scientist, Fairfax County Department of Recreation and Community Services, Fairfax County Police, Fairfax County Office of Comprehensive Planning, Fairfax County Department of Environmental Management, Fairfax County Park Authority Operations, Conservation, Historic Preservation, and Land Acquisition and Planning. A summary of their recommendations are below and full reports are in the Appendix.

Soil Scientist: Contained in the soils section of this report.

Department of Recreation and Community Services: Should be developed primarily for active recreational use; that two (2) lighted soccer/football fields be developed in filled area of retention ponds; a creative play area; convert existing brick structure to concession, restroom and storage building; and adequate

parking for new facilities and existing ballfields. Any additional soccer facilities which can be developed at the Greenbriar Park or other parklands anywhere in the County, will assist greatly in efforts to provide minimum practice/game opportunities to all programs.

Fairfax County Park Authority Conservation: Wildlife areas include the adjacent stream valley and mixed forest areas of the park. Recommended public use is recreational, with a marginal interpretive potential.

C. ADDITIONAL INPUT

Following the community forum, the Fairfax County Park Authority received:

1. A statement submitted by the Rocky Runners Men's Soccer Team (on Sept. 29, 1982) stressed the importance of Greenbriar Park for soccer use. Specifically, their letter proposed the following facilities be developed:
 - a. Two regulation size soccer fields including lights.
 - b. One of those fields be dedicated to adult use.
 - c. At least one additional field be established for youth soccer.
 - d. Play benches and bleachers be included.
2. A letter received from the Greenbriar Civic Association dated Oct. 6, 1982 suggested the following non-prioritized improvements and additions be made at Greenbriar Park:
 - a. A creative apparatus playground be placed near the existing tennis courts and playing field.
 - b. The installation of a fitness course suitable for handicapped use.
 - c. A lighted basketball court and additional lighted tennis courts.
 - d. There is a need for additional multi-use athletic fields for football, baseball, soccer, and other community-sponsored activities.
 - e. Picnic tables.
 - f. Restroom facilities near the multi-purpose fields.
 - g. A gravel parking lot be located near the multi-purpose fields.

It was further recommended that available funds from the 1977 Bond Referendum be used to fulfill these needs.

3. A letter (dated Oct. 26, 1982) from Reuben S. Thomas, Coordinator of the T-Ball program for the Chantilly Youth Association highlighted the importance of including multi-purpose playing fields, which include T-ball, in the proposed improvements to Greenbriar Park. Mr. Thomas also pointed out that the temporary use agreement which currently allows the CYA recreational use of the four game fields located between Chantilly High School and Route 50 may be terminated by the owner at any time.

D. FUNDING

Currently Available (Fiscal Year 1985)	\$385,375
Fiscal Year 1986	<u>\$ 7,156</u>
Total through Fiscal Year 1987	\$392,531

Funds were approved by the 1977 and 1982 Park Bond Referendum programs.

VI. CONCEPT DEVELOPMENT

A series of conceptual plans were prepared to illustrate the response to citizen input and technical analysis. Each individual plan in the series is within the range of desires of the community, and is oriented towards active recreation. See the four concept plans (Figures 10, 11, 12, 13).

After the concept plans were prepared the opportunity to construct three (3) ballfields under a mutual benefit agreement was evaluated, prior to agreement approval and actual construction, the selection of field type and size was determined from input and concurrence by local sports groups, (Chantilly Youth Association, Rocky Runners Mens Soccer Team), civic associations (Greenbriar Civic Association), and other County agencies (Department of Recreation and Community Services).

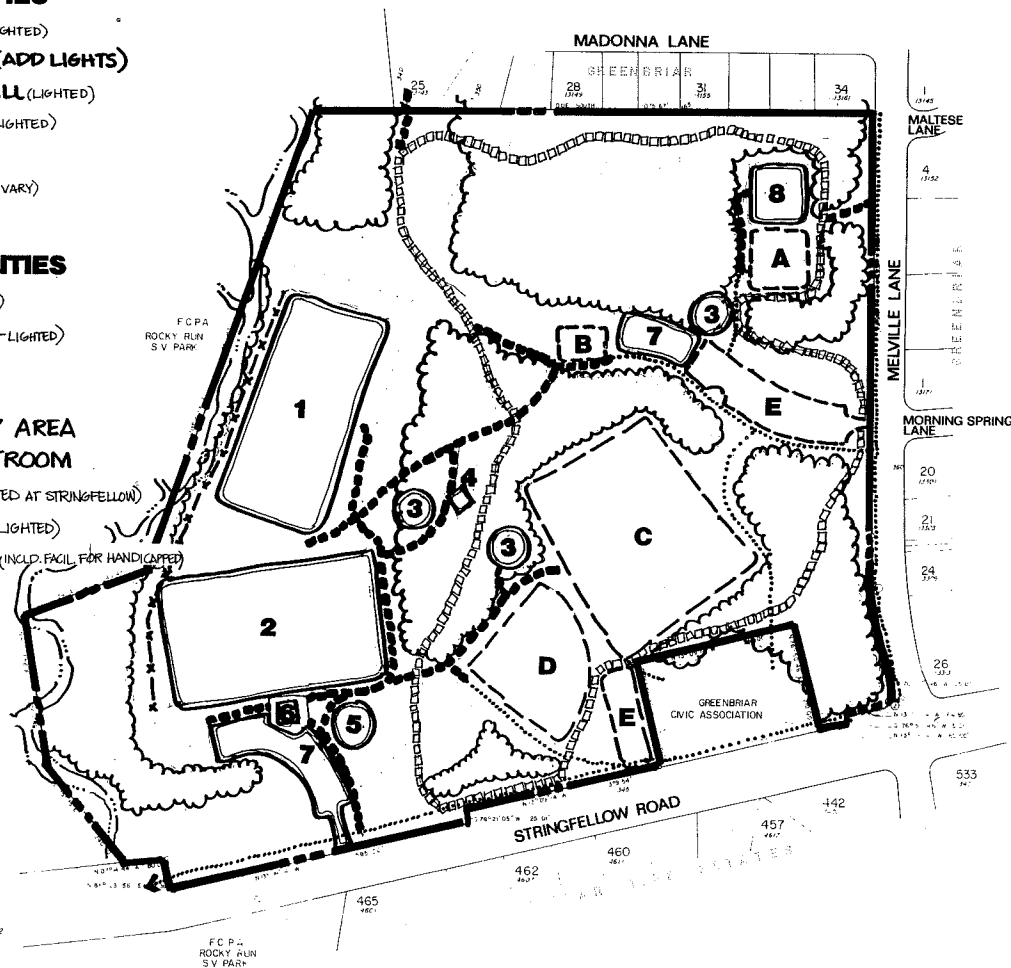
Therefore, subsequent plans reflect those existing fields.

EXISTING FACILITIES

- A** TENNIS COURTS (2 LIGHTED)
- B** MULTI-USE COURT (ADD LIGHTS)
- C** FOOTBALL/BASEBALL (LIGHTED)
- D** BASEBALL FIELD (LIGHTED)
- E** PARKING (84 CARS) A5
- TRAILS (TYPE AND WIDTH VARY)
- X- FENCE (TO REMAIN)

PROPOSED FACILITIES

- 1** PLAYFIELD (180'x360')
- 2** PLAYFIELD (225'x360'-LIGHTED)
- 3** PICNIC AREAS (3)
- 4** PICNIC SHELTER
- 5** ADVENTURE PLAY AREA
- 6** CONCESSION/RESTROOM
- 7** PARKING (80 CARS-LIGHTED AT STRINGFELLOW)
- 8** TENNIS COURTS (2 LIGHTED)
- EXERCISE TRAIL (INCLD. FACIL. FOR HANDICAPPED)
- OTHER TRAILS



CONCEPT A GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
TAX MAP SEC. 45-3 • 40.37 ACRES

PRELIMINARY DATE:
APPROVED DATE:

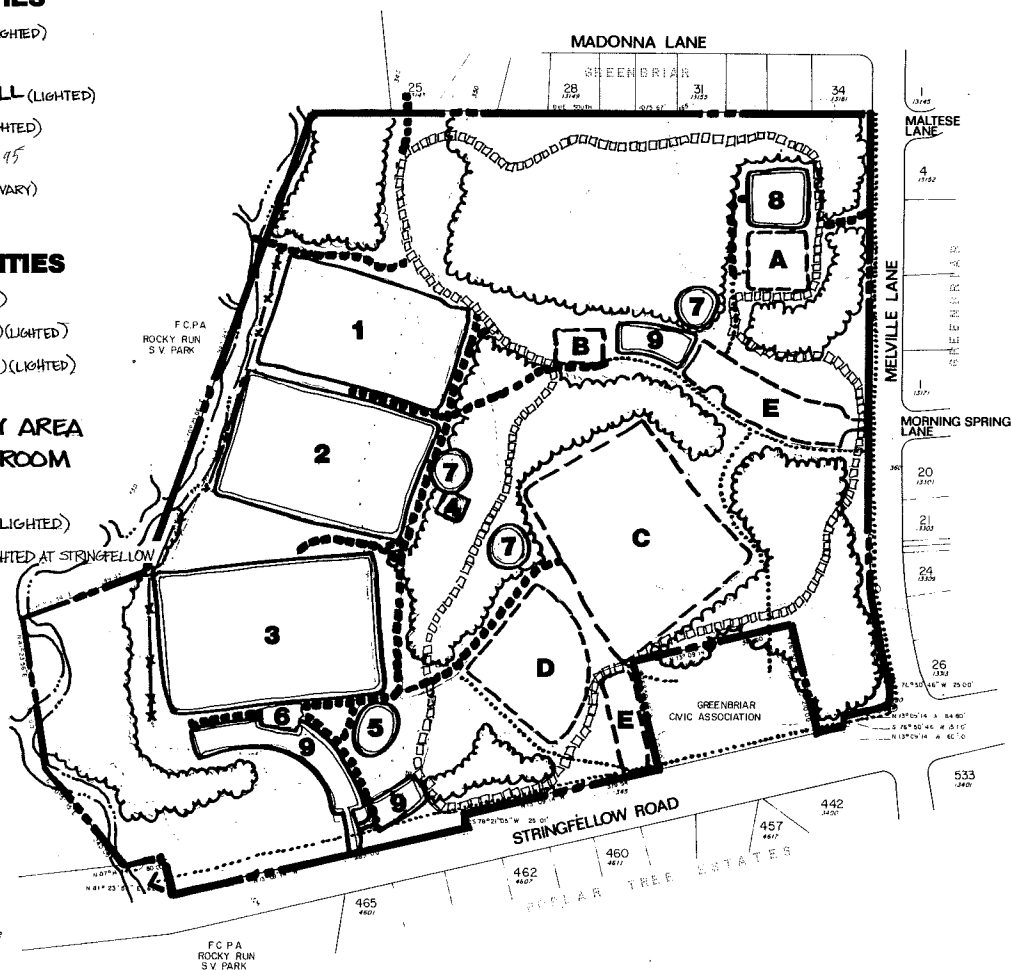
SCALE: 0 100 200 300 400 500
METERS: 0 50 100 150

EXISTING FACILITIES

- A** TENNIS COURTS (2 LIGHTED)
- B** MULTI-USE COURT
- C** FOOTBALL/BASEBALL (LIGHTED)
- D** BASEBALL FIELD (LIGHTED)
- E** PARKING (84 CARS) 95'
- ~ TRAILS (TYPE AND WIDTH VARY)
- x-x FENCE (TO REMAIN)

PROPOSED FACILITIES

- 1** PLAYFIELD (165' x 300')
- 2** PLAYFIELD (195' x 330') (LIGHTED)
- 3** PLAYFIELD (225' x 360') (LIGHTED)
- 4** PICNIC SHELTER
- 5** ADVENTURE PLAY AREA
- 6** CONCESSION/RESTROOM
- 7** PICNIC AREAS (3)
- 8** TENNIS COURTS (2 LIGHTED)
- 9** PARKING (120 CARS - LIGHTED AT STRINGFELLOW)
- EXERCISE TRAIL (INCL. FACIL. FOR HANDICAPPED)
- OTHER TRAILS



NOTE - Property information derived from plot by Springfield Survey, Springfield, VA, July 1968, revised July 1971, from deed descriptions in Deed Book 3016, Page 100 and Deed Book 32-42, Page 1 and from mathematical calculations made by F.C.H.A., Alexandria, VA, June 1982. Contour information is from county 200' top and is for master planning only - fenced area is full & no accurate top is available. Contour interval - 5 feet.

CONCEPT B GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
TAX MAP SEC. 45-3 - 40.37 ACRES

PRELIMINARY DATE:
APPROVED DATE:

SCALE: 0 100 200 300 400 500
METERS: 0 50 100 150

VII. DESIGN DEVELOPMENT (Concept Selection)

Concept C with modifications was selected by staff as the design development "stake out" plan and the proposed facilities were located in the field, staked and reviewed by staff on site in order to see the specific conditions as they exist.

The stake out plan provides for the majority of the desired facilities as expressed by the community. They are shown located in proximity to each other and connected with trails. The fitness trail and creative playground were not selected because they are provided at the local public school sites. The desired indoor sports center and fishing pond were not selected due to the limited amount of useable area and the low priority in the overall ranking.

Design Development Plan:

Existing Facilities:

- Tennis courts (2 lighted)
- Multi-use court (relocated)
- Football, 160' x 360'/Baseball, 90' - 310' field (lighted)
- Little league field, 200' (lighted)
- Soccer field, 225' x 360' (lighted)
- Soccer field, 165' x 300' (lighted)
- Softball field 285' (not lighted)
- Parking: 66 @ tennis courts + 29 @ little league field = 95 spaces
- Trails (type, width vary, lighted from parking lot to community center)
- Fence on north side of soccer fields
- Natural area

Proposed Facilities:

- Picnic areas (3)
- Picnic shelter
- Playground
- Concession/restroom building with storage
- Parking: (50 cars) extension of existing at tennis courts, (50 cars) at soccer fields on Stringfellow Road, (30 cars) overflow at soccer fields on Stringfellow Road = 130 spaces
- Tennis courts (2 lighted)
- Practice tennis court (lighted)
- Trails (type, width vary)
- Landscape planting

The comments to the design development plan were received, considered and minor modifications recommended. Modifications include adding a tot lot north of the tennis courts, add a small open play/practice area near the soccer fields, move the playground into the wooded area north of the football/baseball field, add lighted to the relocated multi-use court and the existing parking areas.

VIII. PRELIMINARY REVISED MASTER PLAN DESCRIPTION (Figure 14)

Access - The two main points of access are from Melville Lane and Stringfellow Road (pedestrian and vehicular each). In addition, there is an existing trail (pedestrian) access from Rocky Run Stream Valley at the northeast corner of the park. Trails are proposed within the park to connect facilities, types and widths may vary; asphalt or gravel surfaces are lowest in maintenance.

Parking - Vehicle spaces are proposed to provide for users who are not within walking distance of the park, particularly the ballfield and court users. Surfaces of parking lots would be asphalt, except the overflow parking may be an alternate dustless surface (i.e., grass pavers, treated gravel or stabilized grass). Parking breakdowns:

From Melville Lane:	66 existing spaces (asphalt)
	<u>50</u> proposed spaces (asphalt)
Subtotal	116 spaces
*From Stringfellow Road:	29 existing spaces (asphalt)
	50 proposed spaces (asphalt)
	<u>30</u> proposed overflow spaces (alt. surface)
Subtotal	<u>109</u> spaces
Total	225 spaces

*If possible at time of development a single entrance from Stringfellow Road and internal access to parking may be developed per recommendation of the Office of Transportation for a minimum number of curb-cut access points along Stringfellow Road.

Parking Areas - (including existing) would be lighted for safety and security.

Tennis Courts - Two (2) lighted tennis courts are proposed adjacent to the two (2) existing lighted courts for a total of four (4). A lighted practice tennis court (two-sided wall) is proposed adjacent to the tennis courts. A small seating area for waiting players and spectators would be adjacent to courts. Some mature trees would be lost in this area on the west side of the existing tennis courts. Access/circulation walkways would be provided at the courts.

Multi-Use Court - The existing multi-use court is proposed to be relocated to make space for the parking lot extension. This lighted paved court would include basketball goals, connecting trails, and volleyball pole sockets and line painting. Some trees would be lost in this area, but all attempts will be made to locate/modify grading to minimize loss of trees.

Football/Baseball Field - This is an existing combination field, a 160' x 360' football field overlaying a baseball field with 90' baselines and 310'± foul lines. The field is fenced and lighted. All existing facilities are to remain.

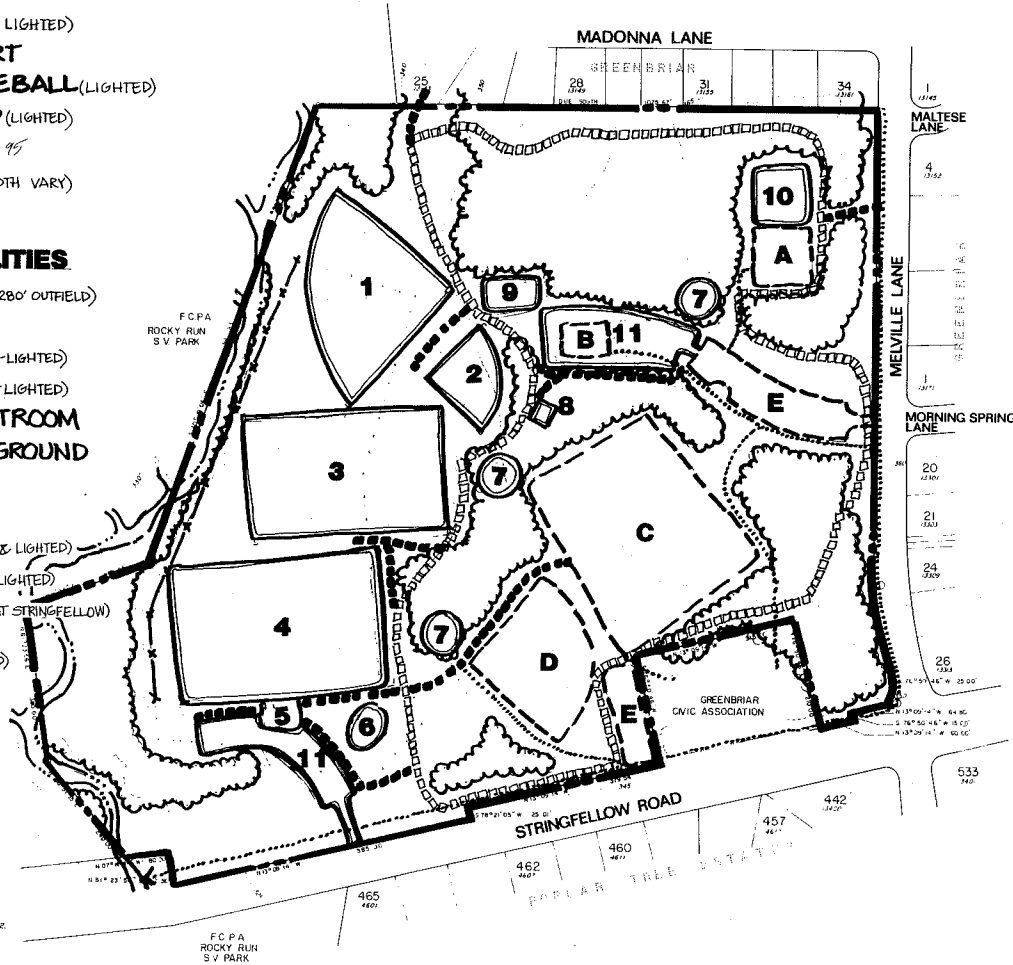
Little League Baseball Field - This is an existing lighted field with 60' baseline and 200'± foul lines. The field is fenced and gravel trails provide access. An existing press box/storage building is adjacent. All existing facilities are to remain.

EXISTING FACILITIES

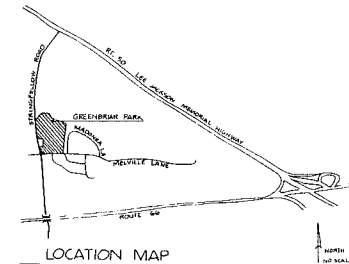
- A TENNIS COURTS** (2 LIGHTED)
- B MULTI-USE COURT**
- C FOOTBALL/BASEBALL** (LIGHTED)
- D BASEBALL FIELD** (LIGHTED)
- E PARKING** (84 CARS) 95
- ... **TRAILS** (TYPE AND WIDTH VARY)
- x-x **FENCE** (TO REMAIN)

PROPOSED FACILITIES

- 1 SOFTBALL FIELD** (280' OUTFIELD)
- 2 T-BALL FIELD**
- 3 PLAYFIELD** (195' x 330' - LIGHTED)
- 4 PLAYFIELD** (225' x 360' - LIGHTED)
- 5 CONCESSION/RESTROOM**
- 6 ADVENTURE PLAYGROUND**
- 7 PICNIC AREAS** (3)
- 8 PICNIC SHELTER**
- 9 MULTI-USE** (RELOCATED & LIGHTED)
- 10 TENNIS COURTS** (2 - LIGHTED)
- 11 PARKING** (140 - LIGHTED AT STRINGFELLOW)
- **EXERCISE TRAIL**
(INCL. FACIL. FOR HANDICAPPED)
- **OTHER TRAILS**

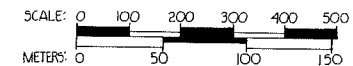


NOTE - Property information derived from plat by Springfield Surveyors, Springfield, VA, July 1968, revised July 1970, from deed descriptions in Deed Book 3076, Page 400 and Deed Book 3242, Page 1 and from mathematical calculations made by F.C.P.A., Alexandria, VA, June 1982.
 - Contour interval - 1' in 10' from county 200' topographic map for master plan.
 - "Fenced area in fill & no accurate topographic available.
 - Contour interval - 5 feet



CONCEPT C GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
 TAX MAP SEC. 45-3 - 40.37 ACRES
 PRELIMINARY DATE:
 APPROVED DATE:

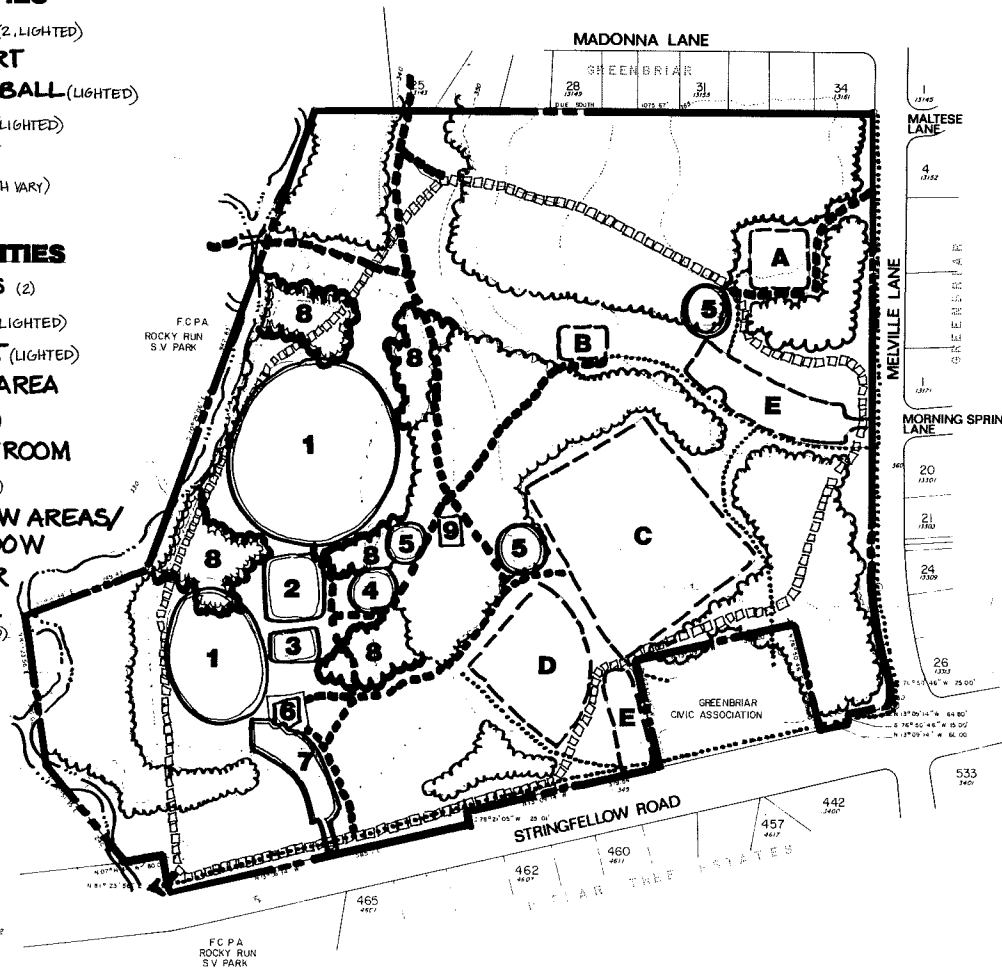


EXISTING FACILITIES

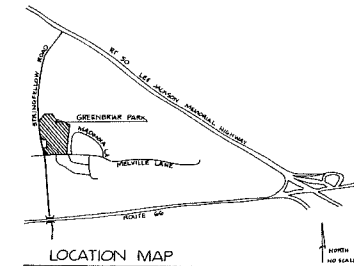
- A TENNIS COURTS** (2, LIGHTED)
- B MULTI-USE COURT**
- C FOOTBALL/BASEBALL** (LIGHTED)
- D BASEBALL FIELD** (LIGHTED)
- E PARKING** (84 CARS) 95
- ... **TRAILS** (TYPE AND WIDTH VARY)

PROPOSED FACILITIES

- 1 OPEN PLAY AREAS** (2)
- 2 TENNIS COURTS** (2, LIGHTED)
- 3 MULTI-USE COURT** (LIGHTED)
- 4 PLAY APPARATUS AREA**
- 5 PICNIC AREAS** (2)
- 6 CONCESSION/RESTROOM**
- 7 PARKING** (30 CARS ±)
- 8 PLANTING-NO MOW AREAS/REVERTING MEADOW**
- 9 PICNIC SHELTER**
- **EXERCISE TRAIL**
(INCL. FACIL. FOR HANDICAPPED)
- **OTHER TRAILS**



NOTE - Property information derived from plat by Springfield Survey, Springfield, VA, July 1988, revised July 1970, from deed descriptions in Deed Book 3016, Page 400 and Deed Book 3242, Page 1 and from mathematical calculations made by F.C.P.A., Alexandria, VA, June 1982. - Contour information is from County 200' topographic map; master planning only - fenced area is fill & no accurate data is available. - Contour interval - 5 feet.



CONCEPT D GREENBRIAR PARK

FAIRFAX COUNTY, VIRGINIA
TAX MAP SEC. 45-3 - 40.37 ACRES

PRELIMINARY DATE:
APPROVED DATE:

SCALE: 0 100 200 300 400 500
METERS: 0 50 100 150

Soccer Fields - Two (2) existing fields were constructed under a mutual benefit agreement which enabled the filling of the former sewage treatment plant ponds. The large field is 225' x 360' and suitable for soccer and football. The smaller field is 165' x 300'. Lighting of the fields is proposed. Access trails will be provided.

Softball Field - The existing field was graded under the mutual benefit agreement. This field would not be lighted. Access trails will be provided.

Open Play/Practice Area - A small open grass area for play and field games practice is proposed to be located near the little league and soccer fields.

Concession/Restroom with Storage - The proposed renovation of the existing former treatment plant office/control room building (1024 sq. ft.) would provide a combination of public restrooms and a concession facility with the addition of approx. 1000 sq. ft. Storage space in the building would be provided for use by sports groups using the ballfields. The exterior will also be renovated to conform to the park character. Access trails will be provided. A drinking fountain will be adjacent to the building. Operation of the concessions is proposed as an "off-site" operation whereby the Park Authority contracts to private profit or non-profit organizations to staff and operate for a percentage of the gross receipts.

Picnic Areas and Shelter - Three (3) picnic areas are proposed: one north of the tennis courts and two north of the baseball fields. They will include picnic tables, grills and trash receptacles. A shelter is shown in the picnic area near the parking lot north of the football/baseball field. It would be approximately 30' x 44' open on all sides. Trails will provide access to each area.

Playground - One area for school age and older is shown north of the football/baseball field located in the wooded area. Equipment to be selected for safety, a wide range of activity, durability, and vandal resistance would be provided. Access will be from adjacent trail. Area under equipment will have a woodchip surface for safety.

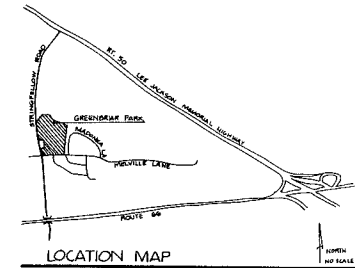
Tot Lot - One area for pre-school aged youngsters is shown between the tennis courts and multi-use court. Equipment will be selected for safety and of appropriate size and activity. Benches will be provided for attendants. Woodchips under and around the equipment will provide protection from falls.

Natural Area - The existing wooded area along the east side of the park will remain undisturbed and designated a natural area. This buffer is approximately 200 feet wide.

Landscaping - Plant material will be added to enhance the new development and existing facilities. This material will be natural to the area and suited for the environment, including trees and shrubs, evergreen and deciduous. Selective thinning and removal of low hanging branches may occur to provide better security and surveillance.



NOTE - Property information derived from plat by Springfield Survey, Springfield, Va., July 1968, revised July 1971, from deed descriptions in Deed Book 3016, Page 800 and Deed Book 3045, Page 1 and from mathematical calculations made by F.C.P.A., Alexandria, Va., June 1982.
 - Contour information is from county 200' top and is for master planning only - fenced area is 1/4" @ no accurate top is available
 - Contour interval - 5 feet



PRELIMINARY
 REVISED
 MASTER PLAN
**GREENBRIAR
 PARK**
 FAIRFAX COUNTY, VIRGINIA
 MAP SEC. 45-3 • 40.37 ACRES

SCALE: 0 100 200 300 400 500
 METERS: 0 50 100 150

Handicap Accessibility - Facilities and walkways will be designed to be in conformance with public access standards. Upgrading of existing facilities to access standards will be accomplished when and where feasible.

IX. DEVELOPMENT COST ESTIMATE

A. FACILITY COSTS	<u>Subtotal</u>	<u>Total</u>
1. <u>Trails*</u>		
Asphalt trail, 8' wide, 3400 LF @ \$12 LF		\$ 40,800
Asphalt trail, 6' wide, 2350 LF @ \$10/LF		<u>\$ 23,500</u>
Subtotal		\$ 64,300
20% Contingency	<u>\$ 12,860</u>	
Total Trails		\$ 77,160

*Gravel type surface material may be substituted
in lieu of asphalt when and where appropriate
on trails.

2. <u>Parking</u>		
50 asphalt spaces on Stringfellow Road, @ \$1300 ea	\$ 65,000	
Lighting of 195 spaces, LS	\$ 58,500	
30 gravel spaces (overflow area) @ \$570 ea	\$ 17,100	
50 asphalt spaces (extension of Melville La. parking) @ \$1300 ea	\$ 65,000	
(Above includes clearing, grubbing, grading, related sitework, paving and line painting.) (Does not include trails or sidewalk.)		
Subtotal		\$205,600
20% contingency	<u>\$ 41,120</u>	
Total Parking		\$ 246,720

3. Tennis Courts

Two (2) asphalt courts, LS \$ 47,700
(Includes clearing, grubbing,
grading, related sitework,
paving, line painting, fences,
and nets.)

Subtotal \$ 47,700
20% contingency \$ 9,540

Total Tennis Courts \$ 57,240

4. Practice Tennis Court

Two-sided wall and court, LS \$ 21,500
(Includes clearing, grubbing,
grading, related sitework,
paving, wall, line painting,
and fences.)

Asphalt walkway, 6' wide,
175 LF @ \$12/LF \$ 2,100

Subtotal \$ 23,600
20% contingency \$ 4,720

Total Practice Tennis Court \$ 28,320

5. Seating Area (@ tennis courts)

Asphalt paving, 70 SY @ \$14/SY \$ 980

Benches (2) @ \$300/EA \$ 600

Bicycle (1) rack @ \$350/EA \$ 350

Subtotal \$ 1,930
20% contingency \$ 386

Total Seating Area \$ 2,316

6. Lighting for Tennis & Practice Courts

Two (2) tennis court lights, LS \$ 29,700

One (1) practice court light, LS \$ 12,700

Subtotal \$ 42,400
20% contingency \$ 8,480

Total Lighted Courts \$ 50,880

7. Multi-Use Court

One (1) paved court, LS (Includes clearing, grading, related sitework, paving, goals and line painting.)	\$ 21,200	
Court lighting, LS	<u>\$ 13,440</u>	
Subtotal	\$ 34,640	
20% contingency	<u>\$ 6,928</u>	
Total Multi-Use Court		\$ 41,568

8. Soccer Field Goals & Bleachers

Soccer goals (1) set, LS	\$ 600	
Combination soccer/football goals, (1) set, LS	\$ 700	
Bleachers (4) sets, @ \$1500/EA	<u>\$ 6,000</u>	
Subtotal	\$ 7,300	
20% contingency	<u>\$ 1,460</u>	
Total Soccer Goals		\$ 8,760

9. Soccer Field Lighting

VEPCO service	\$ 5,000	
Field (2) lights @ \$74,200/EA (Includes wiring, poles, fixtures, and related materials.)	\$148,400	
Subtotal	\$153,400	
20% contingency	<u>\$ 30,680</u>	
Total Soccer Field Lighting		\$ 184,080

10. Softball Field

Backstop and concrete bleacher pad	\$ 9,400	
Bleachers (2) sets @ \$1500/EA	\$ 3,000	
Outfield fencing, 455 LF @ \$12/LF	\$ 5,460	
Sideline fencing, 460 LF @ \$8/LF	\$ 3,680	
Infield preparation, LS	\$ 5,800	
Warning track and mow strip 420 SY @ \$2.75/SY	<u>\$ 1,155</u>	

Subtotal	\$ 28,495	
20% contingency	<u>\$ 5,699</u>	
Total Softball Field		\$ 34,194
11. <u>Open Play/Practice Area</u>		
Grading, 2750 SY @ \$1.00/SY	\$ 2,750	
Seeding, 2750 SY \$1.20/SY	<u>\$ 3,300</u>	
Subtotal	\$ 6,050	
20% contingency	<u>\$ 1,210</u>	
Total Open Play/Practice		\$ 7,260
12. <u>Concession/Restroom with Storage</u>		
Renovation of existing bldg., 1024 SF @ \$30/SF	\$ 30,720	
Addition of concession and storage, 1000 SF @ \$130/SF	\$130,000	
Water fountain, LS	\$ 800	
Sewer charges, LS	\$ 2,800	
Water charges, LS	\$ 2,300	
VEPCO charges, LS	<u>\$ 5,000</u>	
Subtotal	\$171,701	
20% contingency	<u>\$ 34,340</u>	
Total Concession/Restroom		\$ 206,041
13. <u>Picnic Area #1 and Shelter</u>		
#1, clearing and minor grading, .5 acre @ \$4000/AC	\$ 2,000	
Picnic grills, 6 @ \$180/EA	\$ 1,080	
Picnic tables, 18 @ \$200/EA	\$ 3,600	
Picnic shelter, 30' x 44', LS	<u>\$ 24,000</u>	
Subtotal	\$ 30,680	
20% contingency	<u>\$ 6,136</u>	
Total Picnic Area #1 and Shelter		\$ 36,816

*When is sample cost
also
with*

14. Picnic Areas #2 and #3

Clearing and minor grading,
.5 acre @ \$4000/acre \$ 2,000

Picnic grills, 6 @ \$180/EA \$ 1,080

Picnic tables, 18 @ \$200/EA \$ 3,600

Subtotal \$ 6,680

20% contingency \$ 1,336

Total Picnic Area #2 and #3 \$ 8,016

15. Playground

One (1) playground, LS \$ 42,400
(Includes clearing, grading,
woodchips, and play equipment.)

Subtotal \$ 42,400

20% contingency \$ 8,480

Total Playground \$ 50,880

16. Tot Lot

One (1) tot lot, LS \$ 33,900
(Includes clearing, grading,
woodchips, benches, play
equipment and fence, if
required.)

Subtotal \$ 33,900

20% contingency \$ 6,780

Total Tot Lot \$ 40,680

17. Landscaping

Trees, 100 @ \$150/EA \$ 15,000

Shrubs, 500 @ \$40/EA \$ 20,000

Subtotal \$ 35,000

20% contingency \$ 7,000

Total Landscaping \$ 42,000

Total Facilities Cost \$1,122,931

B. FEES, PAYMENTS, PERMITS

Building Permit, LS	\$ 81	
Site Plan Review (DEM)	<u>\$ 2,000</u>	
Total Fees, Payments, Permits		\$ 2,081

C. DESIGN/ENGINEERING

10% of facilities cost	<u>\$112,293</u>	
Total Design/Engineering		\$ 112,293

D. CONTRACT ADMINISTRATION

Plan review (1%), LS	\$ 11,229	
Inspection (8%), LS	\$ 89,834	
Contract administration (2%), LS	\$ 22,459	
As-built survey, LS	<u>\$ 3,500</u>	
Total Contract Administration		<u>\$ 127,022</u>

GRAND TOTAL MASTER PLAN COST ESTIMATE		\$1,364,327
---------------------------------------	--	-------------

X. 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:

Facility	Estimated No. of User Days/Year	Estimated No. of Persons/ Year	Estimated Potential No. of Vehicles/Yr.
A. Softball field	28,600	19,066	9,079
B. Little league ballfield	16,800	11,200	5,333
C. Soccer/football field	32,400	21,600	10,286
D. Soccer field	32,400	21,600	10,286
E. Football/baseball field	21,440	14,293	6,806
F. Open play/practice area	2,100	1,400	667
G. Tennis courts	17,280	11,520	5,486
H. Practice tennis court	3,840	2,560	1,219
I. Multi-use court	2,700	1,800	857
J. Tot lot	3,600	2,400	-
K. Playground	5,400	3,600	-
L. Picnic areas and picnic shelter	<u>14,400</u>	<u>9,600</u>	<u>4,571</u>
Total Estimated User Days/Year	180,960	-	-
Total Estimated Persons/Year (1-1/2 user days = 1 person)	-	120,639	-
Total Estimated Vehicles/Year (2.1 persons = 1 vehicle)	-	-	54,590

Breakdown

- A. Softball Field - One (1) softball field is planned, primary use is for organized play, 50 users (including spectators) per game, 22 games/week, 26 weeks per year. ($1 \times 50 \times 22 \times 26 = 28,600$)
- B. Little League Ballfield - One (1) field, lighted, primary use is for organized play, 50 users (including spectators) per game, 21 games per week in a 16 week season. ($1 \times 50 \times 21 \times 16 = 16,800$)
- C. Soccer/Football Field - One (1) large field, lighted, primary use for organized play, 60 users (including spectators) per game, 27 games per week, in a 20 week season. ($1 \times 60 \times 27 \times 20 = 32,400$)
- D. Soccer Field - One (1) small field, lighted, primary use for organized play, 60 users (including spectators) per game, 27 games per week, in a 20 week season. ($1 \times 60 \times 27 \times 20 = 32,400$)
- E. Football/Baseball Field - One (1) overlay field, lighted; football - 12 week season, 12 games per week, 60 users per game. Baseball - 16 week season, 16 games per week, 50 users per game. ($1 \times 12 \times 12 \times 60$) + ($1 \times 16 \times 16 \times 50$) = 21,440
- F. Open Play/Practice Area - Primary use is associated with use of soccer fields and little league field as a warm-up field, because of this relationship those users of the ballfields are included in the estimate for open play area. Based on 10 users/day, a 7 month season: ($1 \times 10 \times 210 = 2,100$)
- G. Tennis Courts - Four (4) lighted courts, unorganized play, 8 month season, 3 users per court, 6 times per day. ($4 \times 6 \times 240 \times 3 = 17,280$)
- H. Practice Tennis Court - One lighted court, open use, 2 users per court, 8 times per day, 240 day season. ($1 \times 2 \times 8 \times 240 = 3,840$)
- I. Multi-Use Court - One court for unorganized play, 10 players per court per day, a 270 day season. ($1 \times 10 \times 270 = 2,700$)
- J. Tot Lot - One (1) tot area, assume 15 children and attendants per day during an 8 month season. ($1 \times 15 \times 240 = 3,600$)
- I. Playground - One (1) area, assume 20 children per day during a 9 month season. ($1 \times 20 \times 270 = 5,400$)
- J. Picnic Areas and Picnic Shelter - Three (3) picnic areas and one (1) picnic shelter, total 36 tables, 2 users per day, in a 200 day season. ($36 \times 2 \times 200 = 14,400$)

The trails, seating area, and natural area were not estimated due to many variables and insufficient information which would affect the accuracy.

XI. COSTS VS. BENEFITS

The total estimated implementation cost for the park is \$1,364,327. With an estimated 11,077 people living within the service area of the park, the cost breaks down to \$123.16 per person. Taking into account the projected population of 15,864 in the year 2000, the total cost will amount to \$86.00 per person.

With an estimated 120,639 people using the park per year, there would be an estimated potential 2,412,780 people using the park during the first 20 years of operation. This translates into a cost of \$0.56 per person per visit.

XII. TRAFFIC AND TRANSPORTATION

According to the Fairfax County Office of Transportation the average daily traffic volume on Stringfellow Road is 3736 vehicles (per day). Based on the estimated number of vehicles/year (54,590) as shown in the Estimated User Level section of this report, this would add about 150 vehicles per day to the present traffic volume on Stringfellow Road. The concern for increased volume is mitigated due to most vehicle trips to the park are not occurring during peak times.

Future public street improvement: Stringfellow Road is planned for four lane improvement (may include a raised median if required). This improvement is not funded and is not a high priority project.

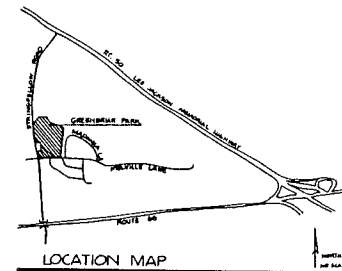
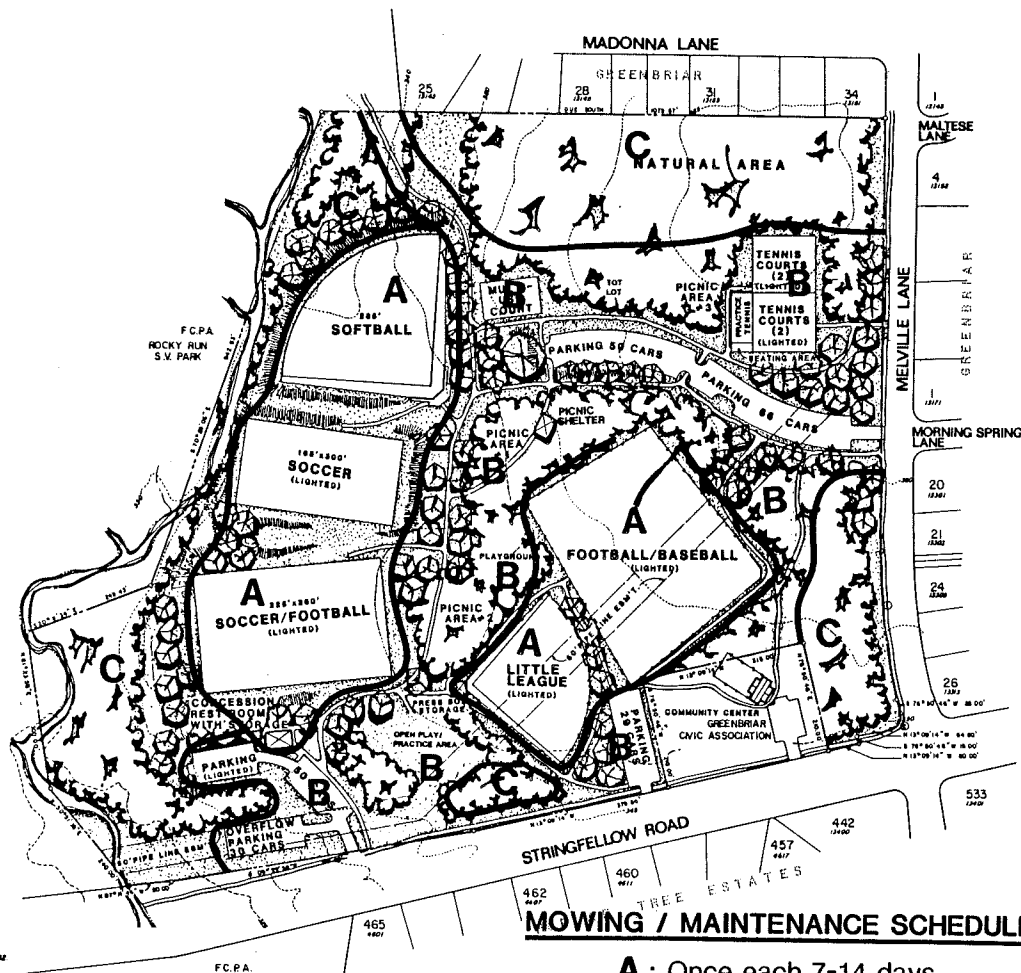
The Office of Transportation has recommended a minimum number of curb-cut access points along Stringfellow Road and suggested if possible the existing entrance to the 29 space parking lot at the little league field be eliminated by combining with the area of proposed parking.

XIII. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE*

Facility	Class**	Unit Qty.	Unit Cost	Total Cost
Softball field	A	1	\$9,624	\$ 9,624
Soccer (lighted)	A	2	\$2,720	\$ 5,440
Little league (lighted)	A	1	\$11,341	\$11,341
Football/baseball (lighted)	A	1	\$11,366	\$11,366
Tennis courts (lighted)	B	4	\$1,370	\$ 5,480
Practice tennis (lighted)	B	1	\$625	\$ 625
Multi-use court	B	1	\$598	\$ 598
Playground	B	1	\$1,883	\$ 1,883
Tot lot	B	1	\$1,041	\$ 1,041
Natural area	C	8.5 AC	\$332/AC	\$ 2,822
Open play area	B	.75 AC	\$2,563/AC	\$ 385
Parking	B	225 SP	\$768/50 SP	\$ 3,456
Trail (asphalt)	B	6,100 LF	\$383/1000 LF	\$ 2,336
Trail (gravel)	B	400 LF	\$635/1000 LF	\$ 254
Picnic areas and (1) shelter	B	3	\$1207/AC	\$ 1,569
Concession/restroom	A	1	\$9,181	\$ 9,181
TOTAL				\$67,401

*Prepared from Productivity Report #11-1975 (10/74 Rev. 6/77) by Office of Research and Statistics and FCPA. Figures updated to fiscal year 1985 dollars.

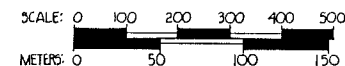
**Mowing/maintenance schedule: A = once each 7-14 days, B = once 14-30 days, C = once a year. (See Figure 15)



MAINTENANCE PLAN

**GREENBRIAR
PARK**

FAIRFAX COUNTY, VIRGINIA
MAP SEC. 45-3 - 40.37 ACRES



MOWING / MAINTENANCE SCHEDULE

- A** : Once each 7-14 days,
B : Once 14-30 days,
C : Once a year

NOTE - Property information derived from plat by Springfield Survey, Springfield, VA, July 1988, revised July 1977, from deed registrations in Deed Book 3018, Page 800 and Deed Book 3246, Page 1 and from astronomical calculations made by F.C.P.A., Alexandria, VA, June 1982.
 - Contour information is from county 300' type and in the master planning only - fenced area in file B no accurate map is available.
 - Contour interval - 5 feet

T&E MAP SEC. 45-3

XIV. RECOMMENDED PHASING

There is currently (fiscal year 1985) \$385,375 available for planning, design and development at the park. Another \$7,156 from 1982 Park Bond Funds are scheduled to become available in fiscal year 1986. Therefore, a total of \$392,531 is available for capital improvements at the park, if desired.

With a total cost estimate of \$1,364,327 for improvements, it is not possible to complete all proposed improvements within one phase. In order of preference, the recommended development priorities are as follows:

PHASE I:

Soccer fields (2) goals and bleachers	\$ 7,300
Softball field fencing and bleachers	\$ 28,495
Tot lot	\$ 33,900
Trails (8' wide, 2400 LF)	\$ 28,932
Parking (100 spaces)	\$ 130,000
Multi-use court (lighted)	\$ 28,932
Subtotal	\$ 263,267
Contingency (20%)	\$ 52,653
Subtotal	\$ 315,920
Fees, Design, Contract Admin (+ 24%)	\$ 76,611
TOTAL PHASE I	\$ 392,531

PHASE II:

Playground	\$ 42,400
Picnic areas (3) and picnic shelter (1)	\$ 37,360
Concession/restroom with storage	\$ 171,701
Open play/practice area	\$ 6,050
Tennis courts (2), lighted	\$ 77,400
Practice tennis court (1), lighted	\$ 36,300

Seating area	\$ 1,930
Overflow parking	\$ 17,100
Trails (8' wide, 1000 LF)	\$ 11,868
Trails (6' wide, 2350 LF)	\$ 23,500
Lighting soccer fields (2)	\$ 153,400
Lighting parking lots	\$ 58,500
Landscaping	<u>\$ 35,000</u>
Subtotal	\$ 672,509
Contingency (20%)	<u>\$ 134,502</u>
Subtotal	\$ 807,011
Fees, Design, Contract Admin. (+ 20%)	<u>\$ 164,785</u>
TOTAL PHASE II	<u>\$ 971,796</u>
GRAND TOTAL	\$1,364,327

APPENDIX

Revised

PROPERTY RECORD FORM

NAME Greenbriar Community Park

MAP REFERENCE 45-3 ((1)) 9A

NUMBER OF ACRES 24.0482 ✓

DEED BOOK Number 3506 Page 22 Recorded 9/20/71

DATE OF DEED 9/9/71

CERTIFICATED OF TITLE Date _____

PURCHASE PRICE Donated

ACQUIRED BY Purchase _____ Donation x

Cluster _____

CONSERVATION EASEMENT _____ Leased _____

Owned by _____

Address _____

Phone No. _____

MATCHING MONIES Federal Aid _____ Agency _____ Matching % _____

TYPE Neighborhood _____ Community x District _____

Stream Valley _____ Historic _____ County _____

LOCATION Stringfellow Road & Melville Lane

MAGISTERIAL DISTRICT ~~Springfield~~ PROVIDENCE

PLANNING DISTRICT Bull Run

PLAT Yes x No _____ Number _____ Date _____

Surveyor _____

PREVIOUS OWNER Levitt & Sons

APPRAISALS Yes _____ No _____ By _____ Date _____

EVALUATION _____ By _____ Date _____

REMARKS _____

Revised

S.T.P. PROPERTY RECORD FORM
NAME Greenbriar Park

MAP REFERENCE 45-3 ((1))-10

NUMBER OF ACRES 13.0887

DEED BOOK Number 5534 Page 1041

Recorded 3-19-81

DATE OF DEED

CERTIFICATION OF TITLE

Date

PURCHASE PRICE

ACQUIRED BY Purchase

Donation ☒

Cluster

CONSERVATION EASEMENT

Leased

Owned by

Address

Phone No.

MATCHING MONIES Federal Aid Agency Matching %

TYPE Neighborhood Community District

Stream Valley Historic County

LOCATION

MAGISTERIAL DISTRICT Springfield PROVIDENCE

PLANNING DISTRICT Area III, BR-4, Springfield Community
PLAN. Sector

PLAT Yes ☒ No Number Date

Surveyor

PREVIOUS OWNER Board of Supervisors


APPRAISALS Yes No ☒ By Date

EVALUATION By Date

REMARKS

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Chris Bogart/Landscape Architect
Fairfax County Park Authority
FROM: Larry K. Johnson/Soil Scientist
Soil Survey Office
FILE NO:
SUBJECT: Greenbrier Park 
REFERENCE: Tax Reference No. 45-3-001-9A, Part 15

In accordance with your memo requesting information on the subject site I am providing our available soil survey information. The soil series are shown on the existing Fairfax County Soil Survey. A site investigation was not made for purposes of this memo.

The soils on the site are underlain primarily by diabase which is an ancient intrusive rock. The soils are primarily residual, having developed in-place by chemical and physical weathering of the underlying bedrock. The soils along the Rocky Run flood plain on the northern part of the tract consist of alluvium overlying bedrock at shallow depths.

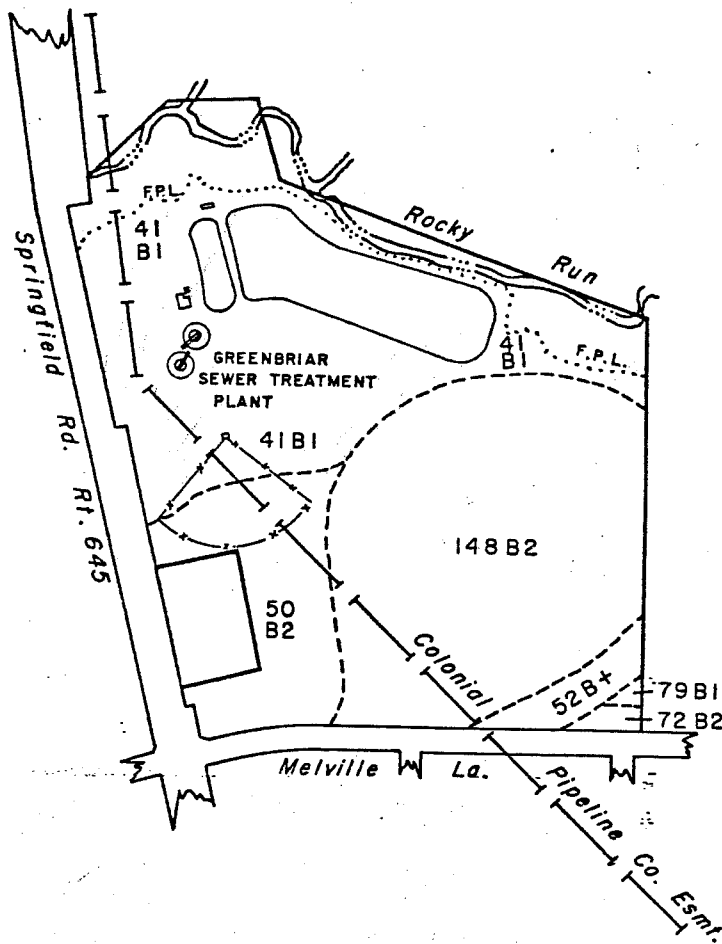
The use of parts of the tract may be limited during wet periods of the year because of poor trafficability. The general description and characteristics of these soils is described in the attachments.

lv

attachments: 2

SPECIAL STUDY OF GREENBRIER PARK SITE STUDY REQUESTED BY CHRIS BOGART,
FAIRFAX COUNTY PARK AUTHORITY.

TAX REFERENCE NO: 45-3-001-9A, 10, PART 15



LEGEND

Soil Symbol

Soil Name

41B1	Rocky Land
→ 50B2	Iredell-Mecklenburg stony silt loam
52B+	Elbert silt loam
72B2	Bucks loam
79B1	Kelly silt loam
→ 148B2	Iredell-Mecklenburg silt loam
-----	Soil Boundary
.....	Limits of Flood Plain District

Soil Study By:

L.K. Johnson, Soil Scientist

Date:

August 16, 1982

Scale:

1" = 500 feet



IREDELE SOILS GROUP

The soils within this group have developed primarily from materials weathered from intrusive diabase dikes and sills. The depth of weathering over the diabase bedrock is usually 3 to 15 feet but ranges from less than 1 to over 20 feet. Joints in the bedrock are near-vertical with subhorizontal joints near the surface. The rock weathering at the deeper depth range is primarily along the near-vertical joints. Large boulders or massive bedrock will often present excavation difficulties in areas of the Iredele and other associated soils within this group. Boulders or bedrock are typically encountered at 3 to 5 feet and excavation below this depth may require blasting.

The Iredele and similar soils within this group typically have a 1 to 3 feet thick plastic clay strata underlying a 0.5 to 1.0 thick silty surface layer. Weathered rock materials lying below the plastic clay strata and above hard diabase bedrock are usually sandy clay or clayey sand. The plastic clay strata typically has plasticity indices of greater than 30 and liquid limits of 50-95. Permeability in and below the clay strata is slow to very slow.

The clay type in these soils is predominantly montmorillonite which gives the clay strata a very high shrink-swell potential during changes in soil moisture content. The clays become soft when saturated and have low bearing values. Ground water readily perches in the soil profile during wet periods of the year.

The Fairfax County Code requires that investigation, site recommendations and inspections must be undertaken by a qualified geotechnical engineer in problem areas of these soils. The Iredele soils group occupies approximately 10,400 acres in Fairfax County.

Typical recommendations for residential construction in these soils are as follows: All house foundations must extend through any expansive clay subsoils to weathered or unweathered diabase rock. Expansive clays under floor slab subgrades should be removed and replaced with select structural fill. No expansive clays are to be used as backfill behind basement or retaining walls. Exterior perimeter drains should be used to intercept and remove perched ground water. Underslab drains may be required in some areas. No expansive clay soils should be used as backfill over utility trenches or for structural fill. Rock blasting may be required for excavation of utility trenches. Soil stabilization, fills or soil removal may be required for street subgrade improvement.



ORANGE SOILS GROUP

The soils in this group have developed in materials weathered from metamorphosed igneous rock commonly known as greenstone. The bedrock is typically massive but is foliated in some areas and is characterized by randomly oriented diagonal joint systems. The depth to bedrock within this group is usually 1 to 9 feet. The depth to bedrock within the Orange soils which is the predominant series within this group is typically 2 to 5 feet. A 0.5 to 1.5 foot thick plastic clay strata closely overlies the bedrock in most places. Surface soil materials overlying the plastic clay strata are typically clayey silt to silty clay. A very thin layer of clayey sand weathered rock lies between the plastic clay strata and hard bedrock. Excavations below the bedrock surface usually require blasting.

Permeability is slow to very slow in the Orange soils. Water levels are perched in the soil profile during wet periods of the year. The plastic clay strata typically has plasticity indices greater than 30 with liquid limits of 50 to 90. The clay type in these soils is predominantly montmorillonite which gives the clay strata a very high shrink-swell potential during changes in soil moisture content. The clays become soft when saturated and have low bearing values.

The Fairfax County Code requires that investigation, site recommendations and inspections must be undertaken by a qualified geotechnical engineer in problem areas of these soils. The Orange soils group occupies approximately 6,700 acres in Fairfax County.

Typical recommendations for residential construction in these soils are as follows: All house foundations must extend through any expansive clay subsoils to weathered or unweathered bedrock. Expansive clays under floor slabs should be removed and replaced with select structural fill. No expansive clays are to be used as backfill behind basement or retaining walls. Exterior perimeter drains should be used to intercept and remove perched ground water. Underslab drains may be required in some areas. No expansive clay soils should be used as backfill over utility trenches or for structural fill. Soil stabilization, fills or soil removal may be required for street subgrade improvement.



Fairfax County²⁶⁻ Park Authority

M E M O R A N D U M

To: Chris Bogert, Design Division

Date: 8/20/82

From: Susan Allen, District Naturalist *SA*

Subject: Greenbriar Park Master Planning: Environmental Assessment

Greenbriar Park is a 40.4+ acre site located in the extreme western end of Providence Magisterial District (Tax Map 45-3). Existing development on-site consists of three ballfields (two lighted), parking lot, multi-purpose court, lighted tennis courts and a trail connecting park facilities with the Greenbriar Community Center. Also located on-site is an abandoned sewage treatment plant and utility easements. The park is bordered on the north by, and has access to, Rocky Run Stream Valley Park.

The southern portion of the park contains a section of mixed forest with oak, hickory, tulip poplar and maple interspersed with pines. The under-story is thickly overgrown with honeysuckle, brambles and shrubby growth which affords cover for local small wildlife venturing forth from the stream valley. This forested section also provides visual buffering between the ballfields and the houses across Stringfellow Road.

Most of the park however is open. A portion of open field behind the active recreation facilities was seeded with wildflower mix last year as was the sewer easement in the adjacent Rocky Run Stream Valley.

The stream valley provides extensive wildlife habitat and opportunities for trail walk/passive recreation activities scheduled with community groups with Greenbriar Park being the point of origin.

The ballfield lighting is among the oldest, and therefore most energy inefficient, of the FCPA stock. Assuming these lighted facilities are incorporated into the approved master plan, consideration should be given to retrofitting with energy efficient equipment. The size of the park and peripheral buffering would facilitate use of high pressure sodium lights.

The following information is to be obtained by assigned personnel in the preparation of requested reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name Greenbriar Tax Map # 45-3 Acres 40.37 Mag. District Providence

Street Location/Access _____

Naturalist District 16 Planner Assigned Chris Bagert

II. NATURAL FEATURES

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

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest					
Mixed Forest	1	2	2	0	
Open Field	1				used for seedling for reforestation in small clearcut
Managed Field	4		0	0	existing ball fields
Reverting Field					
Stream Valley	3		4	2	Trail
Marsh	0				
Swamp	0				
Pond/Lake	0				
Other	3				Disturbed area - sewage treatment plant

Note any particular items deemed important regarding IIA.

1. Mixed forest "islands" should be preserved to provide aesthetic relief and wildlife cover from large cleared and disturbed areas.
2. Apparent Rocky Run Stream Valley trail has good potential for interpretation - led trail needed. Greenbriar good meeting place

II. Cont.

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

Soil Series: 1 _____, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

Chen - you already know -

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

Basically flat, sloping to Rocky Run stream valley

III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion		0	
Water Quality		2	
Impact (Human)	4		
Litter			
Vandalism			
Illegal Use			
Other			

*- Sewage treatment
gas & sewer easements.*

*Chen -
lot for public hearing*

Note any particular information deemed important regarding III.

? Have I will soil samples been/ be done in sewage treatment plant area for any potential leaching of toxic wastes from treatment activities in past? (I know its sewage treatment, not landfill or toxic dump, but some folks out there may raise "love Canal" type concerns.)

5/77

IV. OTHER: Indicate by checkmark those items which apply to the site/areaOn-site features

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

Adjacent lands

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

Nearby Parkland Facilities (1 mile)

Tennis _____	Trails <u>adjacent</u>
Ballfields <u>on site</u>	Walkways <u>0</u>
Playground _____	Swimming _____
Tot Lot _____	Nature Trails _____
Picnic _____	Cons. Area _____
Multi-Use Ct. <u>on site</u>	Other _____
Shelter _____	_____
Restrooms _____	_____
Parking Lot <u>on site</u>	_____
Fishing _____	_____
Boating _____	_____

Briefly describe initial impressions of the site:

*active recreation use pattern well established.
 Sewage treatment plant will require major effort to adapt for recreation purposes.*

Briefly describe any special features of the site:

Proximity to Rocky Run stream valley (and trail) affords ample passive recreation opportunities and wildlife areas.

Recommended public use (recreational/interpretive):

recreational

Recommended further actions (Conservation Division):

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

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

Site Survey Completed _____

DATE

BY

5/77

-33-
FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF RECREATION AND COMMUNITY SERVICES (DRCS)

MEMORANDUM

TO: Chris Bogert, Landscape Architect, FCPA DATE July 30, 1982

FROM: Leonard B. Gunsior, Assistant Director, DRCS

Leonard B. Gunsior

FILE NO:

SUBJECT: Master Plans for Greenbriar and Mosby Woods Parks

REFERENCE:

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

1. Greenbriar Park, a site which is currently being filled and graded after use as a sewage treatment plant, should be developed primarily for active recreational use. It is suggested that two (2) lighted soccer/football fields be developed in areas previously used as retention ponds; a creative play area should be installed where the treatment tanks are located; the existing brick structure should be converted to a concession building with rest rooms and storage for community athletic organizations; and adequate parking should be developed on the west portion of the site to support the use of the soccer fields as well as the adjacent baseball/softball fields.
2. Mosby Woods Park, a heavily wooded site with some steep slopes and flood plain area, should be left in its natural state except for appropriate trails and limited development in the northern portion of the property to include a nature interpretive area and rustic play apparatus with a nearby picnic area.

At present, there is an inadequate supply of soccer fields to satisfy community needs. The fields currently being established at the E.C. Lawrence Park will help but are insufficient to serve the Greenbriar area. Any additional soccer facilities which can be developed at the Greenbriar Park, or other parklands anywhere in the County, will assist greatly in our efforts to provide minimum practice/game opportunities to all programs.

LBG:br

cc: Louis Cable, Assistant Director, FCPA

Fairfax County Park Authority Capital Project Detail Sheet

Form 1b

Park Greenbriar		# 4391	Date Prepared	Sept. 1983	Priority:	Countywide	A# 85	Acquisition	Design/Development	X					
District Providence			Master Planned	9-70 and	District		A#	Prepared by & Division	DP - Design						
Softball field (1), open play areas			revised 2-84				D# 9								
for athletics (2), asphalt trails (1500 LF),															
parking (asphalt, 50 spaces),		1.	2.												
entrance road (1), restroom (1),		Total													
picnic & shelter (1), picnic		Park Estimate													
area (1), tennis courts(2).		Current	Revised												
DESIGN/ENGINEERING -				3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
02 COUNTY		46,381	46,381	Increase/ (Decrease) (Col.2-1)	PRIOR YEARS	FY 1983 ACTUAL	FY 1984* THROUGH CARRYOVER	FY 1984 ESTIMATE	INCREASE (DECREASE) (Col. 7-6)	PARK AUTH FY 1985 REQUEST	FY 1986	FY 1987	FY 1988	FY 1989	Future Year(s)
LAND EASEMENTS,						6,096	10,428	10,428		29,857					
03 RIGHT-OF-WAY															
INSPECTIONS AND															
04 PLAN REVIEW		40,171	40,171			797	3,512	3,512		2,986	29,876	3,000			
ENGINEERING CONSTRUCTION															
05 & SURVEY - COUNTY		9,909	9,909				781	781			4,972	4,156			
DESIGN/ENGINEERING															
06 & SURVEY - OUTSIDE		7,367	7,367			122	1,998	1,998		2,247	3,000				
07 CONSTRUCTION - COUNTY															
08 CONSTRUCTION - OUTSIDE		343,826	343,826			6,218	72,984	39,025	(33,959)		298,583				
UTILITY FEES,															
09 PAYMENTS, & PERMITS		7,615	7,615			2,333					5,282				
10 FIXED EQUIPMENT															
11 ADMINISTRATION															
12 CONSTRUCTION MANAGEMENT															
TOTAL		455,269	455,269			15,566	89,703	55,744	(33,959)	35,090	341,713	7,156			

*As of Carryover

PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Location: 4600 Stringfellow Road,
Chantilly, Va.
Size: 40.4 Acres
Service Area: Community/District
Description: Development
Completion: 1986
Commitment: Funds approved by the 1977
and 1982 Park Bond Referendum

The revised master plan process is underway for this park. Development of facilities began in FY 83 under a contract/agreement with a local developer whereby they construct the open play areas for athletic in exchange for a convenient site for the disposal of excess fill material.

Total Seven Year Estimate

\$ 439,703

(Acquisition \$)

(Development \$ 439,703)

This project includes development as a community/district park. Pending the outcome of the revised master plan process, proposed development for each fiscal year is as follows: Revised master plan FY 84; contract FY 84: Softball field (1) (280'), open play area for athletics (1) 225' x 360', open play area for athletics (1) (195' x 300'), trails (asphalt, 1500 LF); detail design FY 85, 86, contract FY 86: parking (50, lighted asphalt spaces) and entrance (600 LF), restroom building (1), picnic shelter (1), picnic area (1), tennis courts (2).

The funds projected for improvements will initiate the planning processes and will create seed money for planning design and development of phased improvements depending on the outcome of the revised master plan process. The project was selected by the Park Authority, based on the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

Completion Schedule(s)/Targets: (By Quarter)

Acquisition, Starts	-Pre Master Plan, Starts	-Detail Design, Starts	Phase I	Phase II	-Bid Advertisement	Phase I	Phase II
Acquisition, Final	-Pre Master Plan Hearing 2Q FY 84	-Detail Design, Final	1Q FY 85	1Q FY 86	-Contract Award	1Q FY 86	1Q FY 87
	-Master Plan Adoption 3Q FY 84				-Contract Final	4Q FY 84	1Q FY 87



Discover your parks...

PA 373
7-30-82

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

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY REVISED MASTER PLAN CYCLE: COMMUNITY FORUM ON GREENBRIAR PARK

The Fairfax County Park Authority is holding a community forum pertaining to revising the master plan of Greenbriar Park on Wednesday, September 29, 1982 at 7:30 p.m. in the Greenbriar West Elementary School cafeteria, 13300 Poplar Tree Road, Fairfax, VA. To reach the school, travel north on Stringfellow Road approximately 3/4 mile past the Greenbriar Community Center and Park, then turn right onto Poplar Tree Road. The school is located approximately .1 mile on the left.

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.

Greenbriar Park is a 40.4+ acre community park in the Providence Magisterial District located at 4600 Stringfellow Road, Chantilly. Facilities currently existing on the site include two lighted tennis courts, one lighted dual use softball and football/soccer field, one lighted little league baseball field, one multi-use court, trails, and parking. Also located on-site is the abandoned Greenbriar Treatment Plant (13 acres+) which was dedicated to the FCPA by the Fairfax County Board of Supervisors in March 1981 for future recreational use. The addition of this ground to Greenbriar Park created the need to revise the original park plan approved in September 1970. The treatment ponds are currently in the process of being filled and graded for possible use as recreational playing fields.

The park gradually slopes from its highest area along Melville Lane down towards Rocky Run Creek. Generally those areas which have not been developed for recreation are covered with a mixture of oak, hickory, maple, and pine growth. The understory is typically rather thickly overgrown with brambles, vines, and shrubby growth.

Capital Improvement Funds are available from the 1977 Bond Referendum for improvements in the amount of \$105,000+ if deemed appropriate at the conclusion of the planning process. Should these funds not be used for phased improvements, they will be reallocated to other park projects in the District.

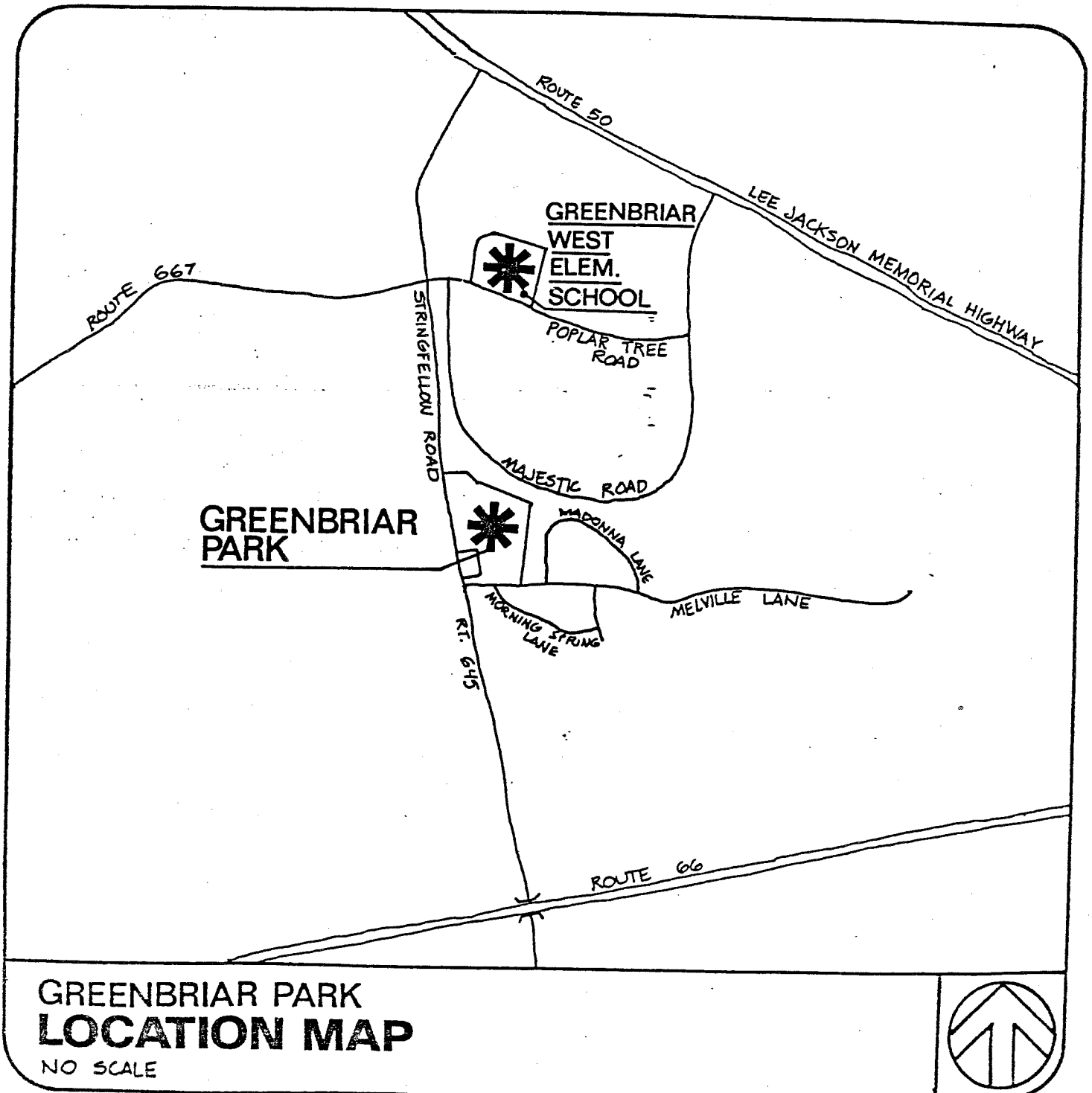
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

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 meeting/forum. All responses will be considered in the preparation of revising the master plan for Greenbriar Park.

A revised preliminary master plan will be presented at a public hearing in the Greenbriar area, to be scheduled in mid-1983, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is Chris Bogert, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 251.

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





Discover your parks... 11-4-82

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

TO: ALL FOLKS INTERESTED IN FUTURE PLANS FOR GREENBRIAR PARK

FROM: CHRIS BOGERT, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE GREENBRIAR PARK COMMUNITY FORUM

The following pages reflect what information 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 work to do before a preliminary master plan will be aired mid-1983 for further review and comment by the community at large.

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

GREENBRIAR PARK COMMUNITY FORUM - SUMMARY

HELD: September 29, 1982 at 7:30 p.m. in the Greenbriar West Elementary School cafeteria

ATTENDEES: John Mastenbrook (Providence Supervisory District Representative) and Fred Crabtree (Centreville District Rep.) from the Fairfax County Park Authority Board; Louis Cable (Asst. Director), Chris Bogert (Landscape Architect), Ed Nenstiel, Joe Sicenavage, Daryl DePrenger, and Lauren Bisbee from the FCPA Design Division staff; Gil Aldridge, Susan Allen, Nancy Cooley, Jim Pomeroy, and Bill Beckner from the FCPA Conservation Division staff; Supv. Suzanne Lambert from the Park Police; Len Gunsior from the Recreation Department; and approximately 90 citizens representing themselves and such groups as: Poplar Tree HOA, Chantilly Youth Association, Chantilly Lace Womens Soccer, Fairfax Hockey Club, Rocky Runners, Fair Oaks Soccer, and the Greenbriar CA.

Mr. Cable welcomed the citizens and explained the forum procedure and its place in the planning process. He explained that we hope to come away with a lot of good information for staff to work with, in addition to gathering other data, and come back here later in 1983 and present some preliminary ideas on how the park might be master planned. If the citizens have additional thoughts or want to change their thoughts after tonight, they can call or write in within the next 30 days. He also asked that they notify others, not here tonight, that may wish to comment.

Mr. Mastenbrook explained that the PA recently acquired additional land (former sewage plant) to add to the park. He noted that the mechanical facility of the sewage plant might make an imaginative play area. There is \$105,000 available from the 1977 Bond Program for development, and \$350,000 will be available from the 1982 Bond Plan if approved at referendum.

Mr. Cable recognized the class from George Mason University, Parks, Recreation and Leisure Program, observing the forum process.

Using transparencies, Chris Bogert (Project Coordinator) gave a quick overview to familiarize the citizens with the site and park planning process. He explained that Greenbriar is an existing, developed park; we added land to it, so now we are re-master planning it. Chris reviewed the existing facilities, types of parks, park resources, definition of a community park, activity potential, nearby parks and schools, vegetation, and summary analysis. Slides of the site showed park access (Melville) and entrance, school sidewalk along Stringfellow Road, existing athletic fields and lights, tennis courts, multi-use court (due to be upgraded this fall or next spring). The filling operation (to fill in old ponds) is being done by a private contractor. The project is 50-75% complete. Other slides showed the Rocky Run Creek, the abandoned Public Works operations building, sewer line construction area, and the existing trail leading to the stream valley.

Five 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 notes, 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:

RED TEAM

Facilitator: Daryl DePrenger

LIKES - TOP FOUR PRIORITIES

1. PICNIC AREA
2. MULTI-PURPOSE ATHLETIC FIELDS
3. UPGRADE TRAILS
4. TIE: FITNESS TRAIL OR CENTER (Like Greenbriar West)
FISHING POND

LIKES - COMPLETE LISTING AND VOTING COUNT

- a. Lighted tennis courts (2) - 9 points
- b. Multi-purpose athletic fields - 33 points
- c. Fishing pond - 10 points
- d. Lighted basketball court - 4 points
- e. Upgrade trails - 19 points
- f. Parking - 9 points

RED TEAM, continued

- g. Picnic area (6 tables) - 36 points
- h. -
- i. Creative apparatus playground - 9 points
- j. Bicycle racks - 8 points
- k. Retain the former DPW operations building on Stringfellow Road - 3 points
- l. Fitness center (trails) - 10 points

DISLIKES - TOP FOUR PRIORITIES

- 1. NO TREE CLEARING
- 2. SWIMMING POOL
- 3. SHUFFLEBOARD COURTS
- 4. HORSESHOES

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- a. Horseshoes - 27 points
- b. Swimming pool - 40 points
- c. Shuffleboard courts - 28 points
- d. Tree clearing - 41 points

SPECIAL CONCERNS

- 1. CLEAN UP STREAMS (debris in Rocky Run)
- 2. UPGRADE TRAILS (4' gravel or asphalt)
- 3. IMPROVE WATER RUN-OFF FROM THE STORM SEWERS
- 4. SIMPLE DESIGN FOR QUICK CONSTRUCTION FOR ALL FACILITIES
- 5. CONNECT COUNTY BIKE TRAILS
- 6. IMPROVEMENTS ONLY ON PARK GROUNDS
- 7. POSSIBILITY OF USE OF SCHOOL GROUNDS WITHIN GREENBRIAR

Note: A representative from the Greenbriar CA stated that they would like to see a creative playground, fitness trail, lighted basketball courts, lighted tennis courts, multi-purpose athletic fields, picnic tables and trails.

BLUE TEAM

Facilitator: Nancy Cooley

LIKES - TOP FIVE PRIORITIES

- 1. SOCCER FIELDS
- 2. NATURAL AND OPEN AREAS
- 3. LIGHTED SOCCER FIELDS
- 4. PLAYGROUNDS
- 5. JOGGING/FITNESS TRAIL

BLUE TEAM, continued

LIKES - COMPLETE LISTING AND VOTING COUNT

- a. Soccer fields - 35 points
- b. Tot lot/upgrade equipment (near tennis courts) - 10 points
- c. Football fields - 5 points
- d. Natural and open areas - preserve - 28 points
- e. Add lighted tennis courts - 11 points
- f. Covered picnic area - 12 points
- g. Playground - 21 points
- h. Lighted soccer fields - 24 points
- i. Basketball courts - 6 points
- j. Jogging trails (handicapped) fitness trails - 14 points
- k. Lighted basketball courts - 0
- l. Limited intensive use (short term only) - 4 points
- m. Limited additional parking - 3 points

DISLIKES - TOP THREE PRIORITIES

1. NO DIRT BIKE TRAILS
2. LIMITED TENNIS COURTS
3. NO EXCESSIVE NOISE ACTIVITIES

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- a. No dirt bikes - 57 points
- b. No excessive noise - 20 points
- c. Limited tennis courts - 37 points

SPECIAL CONCERNS

1. BUFFER ZONE - USE OF OPEN AND NATURAL AREAS (NORTH SIDE) ALONG ROCKY RUN
(CONCERNED ABOUT ADDITIONAL NOISE)
2. LOSS OF SOCCER FIELDS (PRIVATE - AT GREENBRIAR AND RT. 50)
3. ADDITIONAL SOCCER FIELDS
4. WHAT IS ARROWHEAD PARK? (on Stringfellow Road)

GREEN TEAM

Facilitator: Chris Bogert

LIKES - TOP FIVE PRIORITIES

1. SOCCER FIELDS (3)
2. TIE: MULTIPLE-USE FOOTBALL/SOCCER
ADVENTURE PLAYGROUND
3. UPGRADE EXISTING BUILDING FOR RESTROOM AND STORAGE WITH OUTSIDE SECURITY LIGHTING
4. TWO ADDITIONAL LIGHTED TENNIS COURTS
5. ONE LIGHTED SOCCER FIELD

GREEN TEAM, continued

LIKES - COMPLETE LISTING AND VOTING COUNT

- a. Multi-use football/soccer fields - 14 points
- b. Soccer fields (3) - 18 points
- c. Football fields - 0
- d. Adventure playground - 14 points
- e. One lighted soccer field - 9 points
- f. Fitness course w/possibility for handicapped use - 7 points
- g. Upgrade existing building for restrooms (restrooms open only during group activities) and storage, with security lighting - 13 points
- h. Expedite/interim/maximum - 4 points
- i. Additional tennis courts (2 lighted) - 10 points
- j. T-ball - baseball - softball - fields - 6 points
- k. Picnic tables (at least three at each functional area) - 5 points
- l. Basketball court should be lighted - 1 point
- m. Fence around play apparatus area - 0
- n. Parking lot - north side, unpaved - 1 point
- o. Leave some trees - 0
- p. Planted buffer zone for residential area adjacent - 3 points
- q. Lighted multi-use football/soccer

DISLIKES - TOP FIVE PRIORITIES

- 1. MAJOR WASTE OF \$ IN PLANNING, DESIGN, AND USE OF CONSULTANTS
- 2. LOUD P.A. SYSTEMS
- 3. NO MOTORIZED DIRT BIKES
- 4. NO HORSESHOES
- 5. NO SHUFFLEBOARD

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- a. Horseshoes - 12 points
- b. Motorized dirt bikes - 18 points
- c. Major expenditures for designs or consultants - 30 points
- d. Loud P.A. systems - 24 points
- e. Shuffleboard - 6 points

SPECIAL CONCERNS

- 1. NO MOTORIZED USE (primarily dirt bikes)
- 2. LOUD P.A. SYSTEMS
- 3. MAINTAIN BUFFER THROUGHOUT (between the fields and individual residences)
- 4. PREVENT WASTE OF \$ IN DESIGN, PLANNING, AND IMPLEMENTATION
- 5. ACCELERATE FY 87-88 \$ TO FY 83/84 (reprogram)

FELLOW TEAM

Facilitator: Susan Allen

LIKES - TOP FIVE PRIORITIES

1. MULTI-PURPOSE FIELDS
2. LIGHTED SOCCER
3. BATHROOMS
4. PARKING - MORE/ADEQUATE
5. TIE: INDOOR SPORTS CENTER (constructed building - including indoor soccer and recreation activities - ping pong, pool)
CREATIVE PLAYGROUND
FITNESS TRAILS

LIKES - COMPLETE LISTING AND VOTING COUNT

- a. Multi-purpose playing field - 71 points
- b. Lighted soccer field - 38 points
- c. Lighted tennis courts (on school property) - 0
- d. Creative playground - 16 points
- e. Fitness trails - 16 points
- f. Bicycle moto cross track - 0
- g. Picnic area/barbecue - 11 points
- h. Indoor sport center (indoor/missile soccer) - 16 points
- i. Bathrooms - 28 points
- j. Bleachers (temporary - moveable for games) - 8 points
- k. Concession stand - 0
- l. Bike racks - 0
- m. Water fountains - 5 points
- n. Lights on existing basketball court - 8 points
- o. Parking (more needed regardless of development) - 26 points

DISLIKES - TOP TWO PRIORITIES (no voting count)

1. FOOTBALL - NO ADDITIONAL (Exclusive use)
2. NO 4-LANE ON STRINGFELLOW ROAD

SPECIAL CONCERNS

1. VANDALISM (in any constructed areas)
2. MORE PLAYING FACILITIES TO ACCOMMODATE GROWTH (of western Fairfax area)
3. FIELDS TO REPLACE PRIVATELY OWNED FIELDS
4. NO FACILITY WITHOUT PARKING
5. REMEMBER GREENBRIAR IS A COMMUNITY PARK
6. COORDINATE LONG RANGE PLANNING
7. NO 4-LANE ON STRINGFELLOW
8. MAINTENANCE ON FIELDS (don't just build it and then let it fall apart)
9. SECURITY (vandalism)
10. LIGHT MULTI-PURPOSE FIELDS TOO (in addition to soccer field)

FIFTH TEAM

Facilitator: Jim Pomeroy

LIKES - TOP FIVE PRIORITIES

1. ATHLETIC/SOCCER FIELDS
2. FIELD LIGHTING
3. TIE: TENNIS COURTS AND PICNIC
4. CREATIVE PLAYGROUND
5. BLEACHERS ON SOCCER & PLAYING FIELDS

LIKES - COMPLETE LISTING AND VOTING COUNT

- a. Athletic/soccer fields - 40 points
- b. Field lighting - 18 points
- c. Tennis courts - 16 points
- d. Picnic area - 16 points
- e. Creative play area - 10 points
- f. Bleachers - 9 points

DISLIKES - TOP TWO PRIORITIES (no voting count)

1. UNATTENDED RESTROOMS (susceptible to vandalism, etc.)
2. MOTORIZED TRAILS (barricade them out)

SPECIAL CONCERNS

1. INTERIM FIELDS (between now and FY 88 when additional monies become available - level and hydroseed areas for soccer fields - could be done inexpensively with volunteer labor)
2. CREATIVE PLAYGROUND DENSITY (coordinate - there is one planned for Greenbriar East and several other schools have play areas. All groups concerned should coordinate)
3. SAVE THE TREES
4. FOOT TRAFFIC - NE SIDE (really all sides - kids cut through private property)
5. HANDICAPPED ACCESSIBILITY
6. SECURITY (concerned about limited number of Park Police)

Mr. Cable asked the citizens to look at the artwork we received from the Greenbriar East and West Elementary School children.

A citizen noted that there was a lot of talk of motorized bike trails; there is a definite need for the kids to ride somewhere. Has the PA looked into establishing an area for them? Mr. Cable responded that we have entertained it and the Northern Virginia Regional Park Authority has looked into it in more depth. Based on our present inventory, we don't appear to have a suitable site.

Mr. Cable said that it was very obvious to the PA that you are extremely interested and involved and we would ask you to stay that way. We appreciate the opportunity to work with you; if you have any more comments, please write them in within the next 30 days. You've given us a wealth of information; now we have to go and do additional work on it. We will be sending out a summary of the information gathered and we will be back sometime before mid-1983 with the preliminary plan and alternatives. We will inform you of the next meeting and we hope you will be on hand.

SUMMARY OF IDEAS SUBMITTED BY STUDENTS FROM THE GREENBRIAR EAST AND WEST ELEMENTARY SCHOOLS

An adventure playground (like @ Navy School)
Mini-golf course
Paved bike paths
A lake with fish, paddle boats, bumper boats, canoes, and a stand to sell worms
A Tarzan swing (with at least 5 knots)
A swimming pool
Bicycle moto-cross track
Remove pollution from the stream and stock with fish
Water slide
Nature trail with animals
Swing sets, whirly curly slides, underground tunnels, parachutes, towers, sandbox, monkeybars, merry-go-round, spider web, rocket ship, and a big bridge
Stuff for big and little kids
Big fort w/cheese towers
Underground park
Basketball hoops, soccer goals and another football field
A fairground (so kids can work there after school)
Shuffleboard courts
Picnic shelter with tables and grills
A running trail for exercise
Open grassy area to play on
A tree house
Ten hurdles, one boxing ring, nine underground tires, one store underground and one sidewalk underground
An arts and crafts center
Concession stand
Video game room
A park with no bullies allowed

SUMMARY OF LETTERS WE HAVE RECEIVED:

1. A statement submitted by the Rocky Runners Men's Soccer Team (on Sept. 29) stressed the importance of Greenbriar Park for soccer use. Specifically, their letter proposed the following facilities be developed:
 - a. Two regulation size soccer fields including lights
 - b. One of those fields be dedicated to adult use
 - c. At least one additional field be established for youth soccer
 - d. Player benches and bleachers be included
2. A letter received from the Greenbriar Civic Association dated Oct. 6 suggested the following non-prioritized improvements and additions be made at Greenbriar Park:
 - a. A creative apparatus playground be placed near the existing tennis courts and playing field
 - b. The installation of a fitness course suitable for handicapped use

- c. A lighted basketball court and additional lighted tennis courts
- d. There is a need for additional multi-use athletic fields for football, baseball, soccer, and other community-sponsored activities
- e. Picnic tables
- f. Restroom facilities near the multi-purpose fields
- g. A gravel parking lot be located near the multi-purpose fields

It was further recommended that available funds from the 1977 Bond Referendum be used to fulfill these needs.

- 3. A letter from Reuben S. Thomas, Coordinator of the T-Ball program for the Chantilly Youth Association highlighted the importance of including multi-purpose playing fields, which include T-ball, in the proposed improvements to Greenbriar Park. Mr. Thomas also pointed out the temporary use agreement which currently allows the CYA recreational use of the four game fields located between Chantilly High School and Route 50 may be terminated by the owner at any time.