



PRELIMINARY MASTER PLAN REPORT GREENWAY HEIGHTS PARK AND SCHOOL SITE

FAIRFAX COUNTY, VIRGINIA

DATE: JULY 1977

GREENWAY HEIGHTS PARK

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Naturalist's Report - Attachment I

LOCATION:

The subject site is located in the Dranesville Magisterial District (tax map no. 20-1). (See Regional Map.) It is made up of seven parcels of Park Authority land, consisting of 34 acres and a school site parcel of land, consisting of 14 acres. The Park is located entirely within the Greenway Heights subdivision, between Georgetown Pike on the north, and Old Dominion Drive on the south. Also between Springhill Road on the east and Bellview Road on the west. (See Location Map.)

ZONING:

The site is bordered by R-1 on the north and east and by R-2 on the south and west. (See Zoning Map.)

COMPREHENSIVE PLAN RECOMMENDATION:

The site lies within Area II in the Springhill Community Planning Sector (MG) (Page II-II-23) (See PLUS Plan Map).

The plan recommends:

1. Consider limited development of Greenway Heights Park.
2. Consider acquisition of the vacant Old Dominion Elementary School Site as an expansion of Greenway Heights Park, if the site is declared surplus.

DEMOGRAPHICS:

While there is a broad range of housing costs in this planning sector, housing is primarily single family detached. There is a large amount of recent residential construction in the sector, much of it in middle to high cost homes on one acre or larger lots.

Except for extremely limited convenience shopping at the Spring Hill - Old Dominion Drive intersection, there are no commercial shopping facilities in the sector.

	EXISTING				ESTIMATED ADDITIONAL 1975 - 1990					
	AC.	DU'S	POP.	DU/AC.	AC.	C. & A. DU'S	ADD'L. DU'S	TOTAL DU'S	POP.	DU/AC.
Residential										
S. F.	1,197	1,462	5,248	1.2	1,095	405	521	926	3,324	0.8
T. H.										
G. A.										
E. A.										
Commercial	2									
Industrial	50									
Parks & Rec.	207				88					
Other	55									
Vacant	2,364				1,181					
TOTAL	3,875	1,462	5,248	0.4	2,364	405	521	926	3,324	0.4

Taken from, Fairfax County Virginia Plan



greenway heights park
and school site



REGIONAL

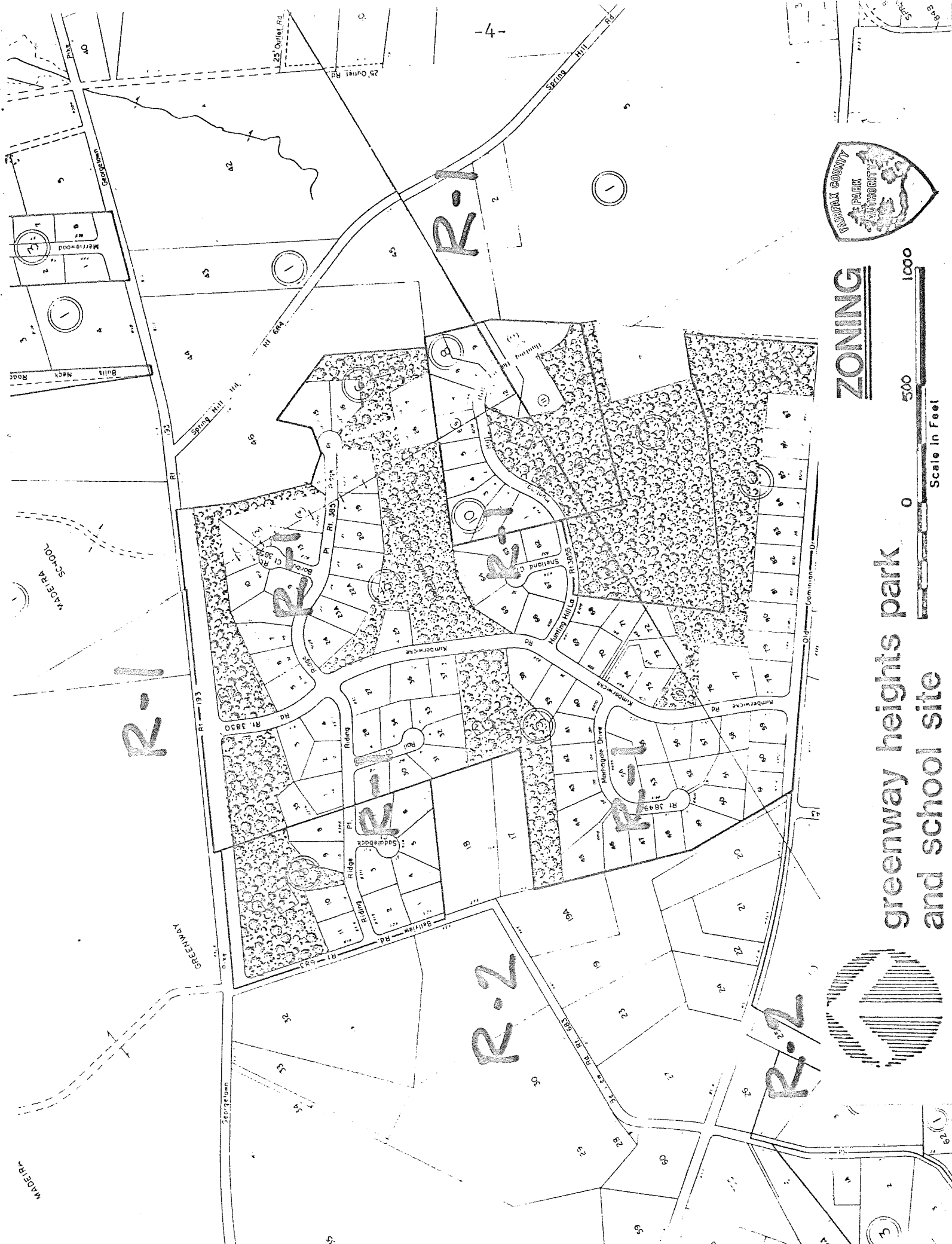


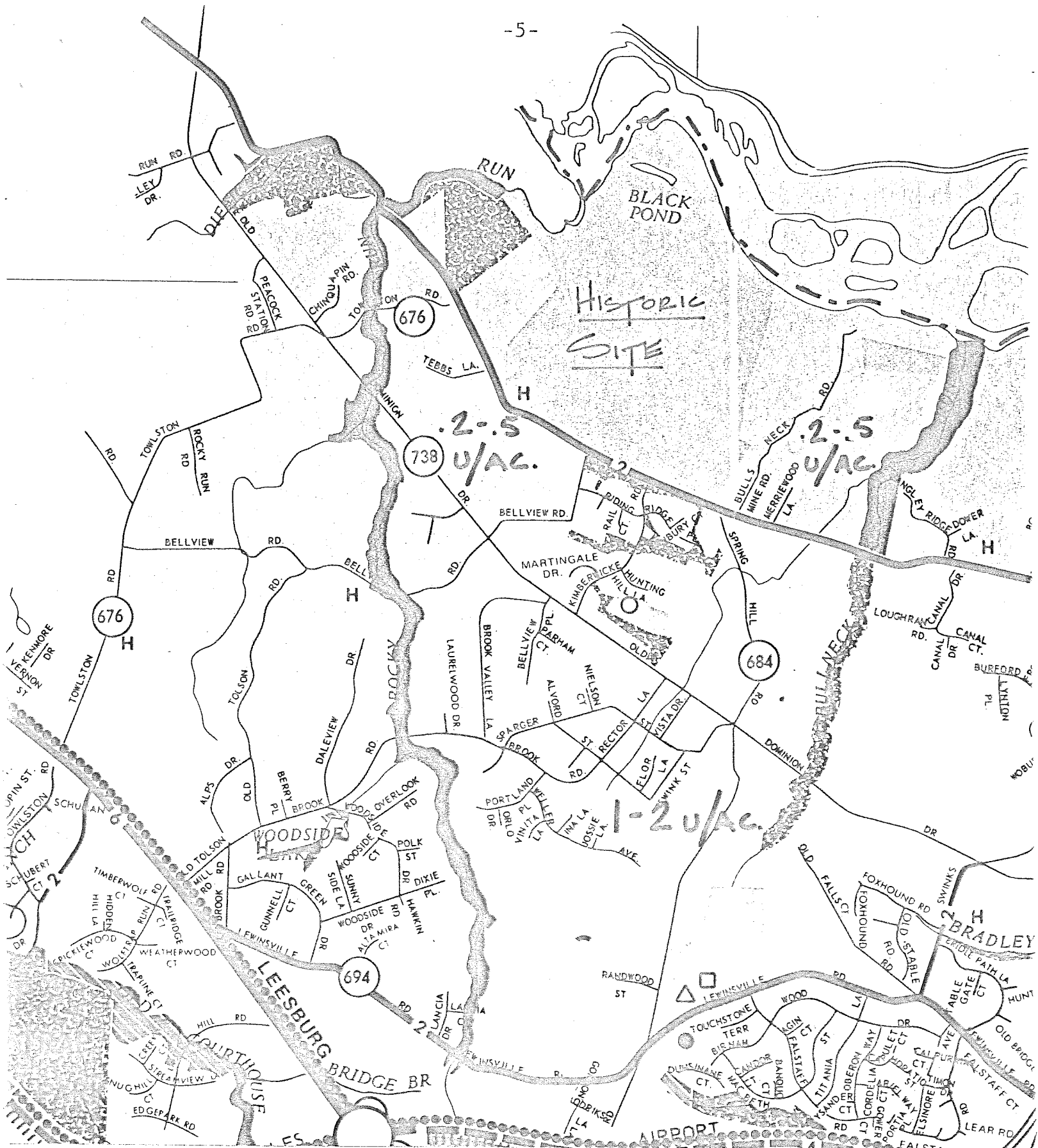


LOCATION

greenway heights park

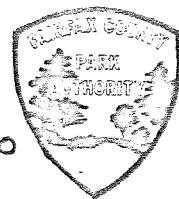






greenway heights park and school site

PLUS PLAN



Sc'A 3/4 M.

SCHOOLS:

The site is located within School Administrative Area III. The sector is served by Langley Secondary, Cooper Intermediate and Springhill Elementary. (See School Map.)

	Langley Sec.	Cooper Int.	Springhill Elem.	Churchill Elem.
Apparatus Area			2	2
Baseball or Softball	5	4*	2	2
60' w/backstop	3	4	2	2
75' w/backstop				
90' w/backstop	2			
Lighted	1			
Basketball Courts	4	2	3	2
Goals	8	4	6	4
Football Fields	1			
Lighted	1			
Soccer Fields		1	3	
100 yd.			1	
80 yd.		1	2	
Tennis Courts	7	4		
Fenced	7	4		
Lighted		4		
Track	1			

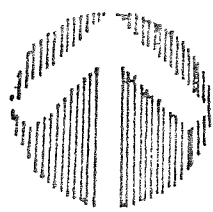
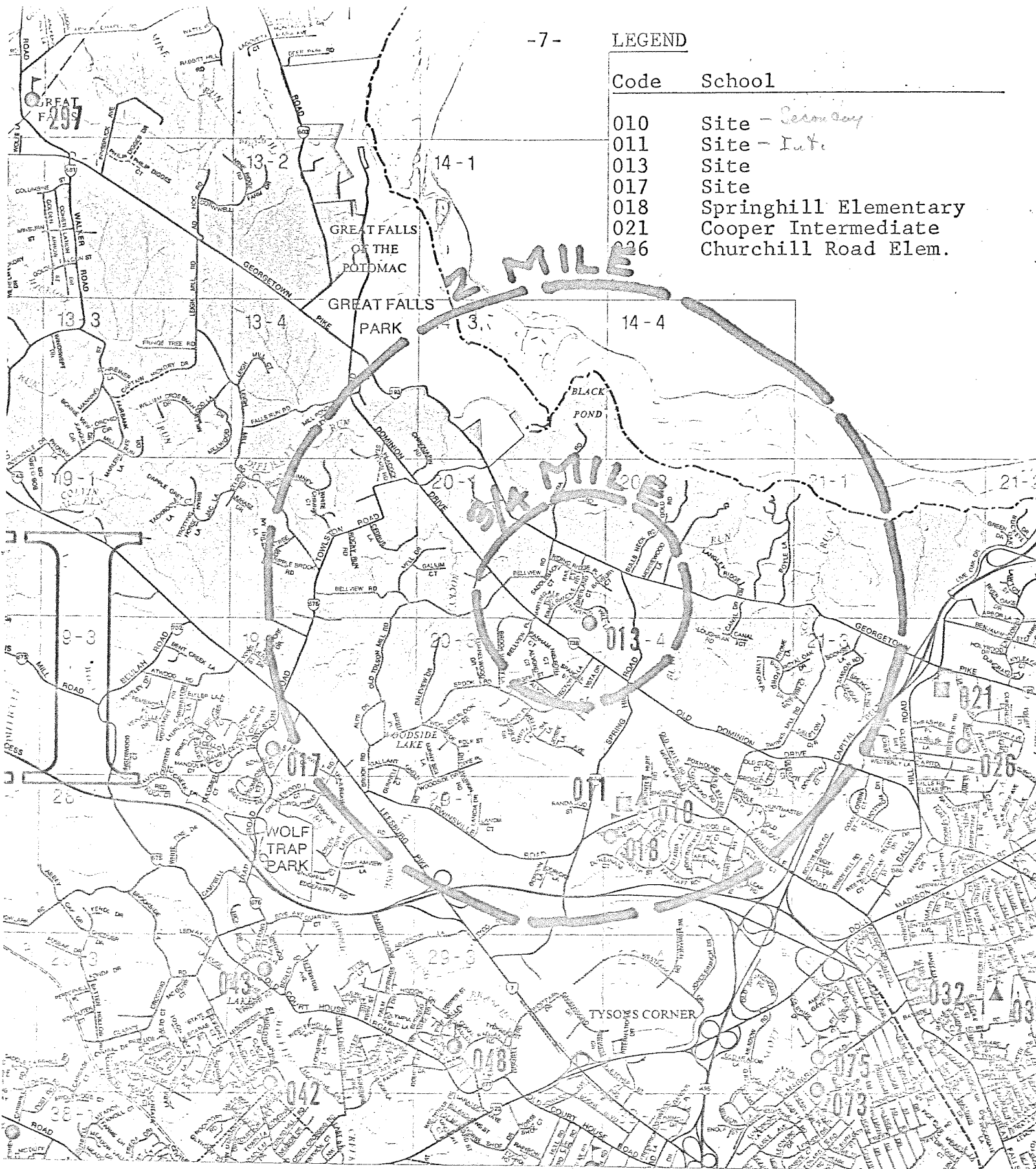
*Three ballfields may be used simultaneously as long as soccer is not played.

PARKS:

Within the 3/4 mile radius of the subject site are no developed park facilities. Other parks within the two mile radius of the subject site are:

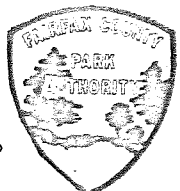
LEGEND

Code	School
010	Site - <i>Seemingly</i>
011	Site - <i>Int.</i>
013	Site
017	Site
018	Springhill Elementary
021	Cooper Intermediate
026	Churchill Road Elem.



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SCHOOLS



	Drainville District	McLean Hunt Estates	Timberly	McLean Hamlet	Falstaff Road	Springhill Sch Site
Historic Site	*					
Nature Trail	o					
Conservation Area	*			*		
Football Field						
Parking						o (100)
Fishing	*					
Open Play				*		
Football/Soccer						o (2)
Baseball						o (2)

*existing
o proposed

See Reg. Map

UTILITIES:

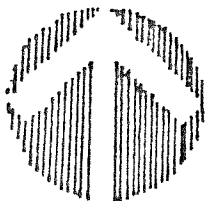
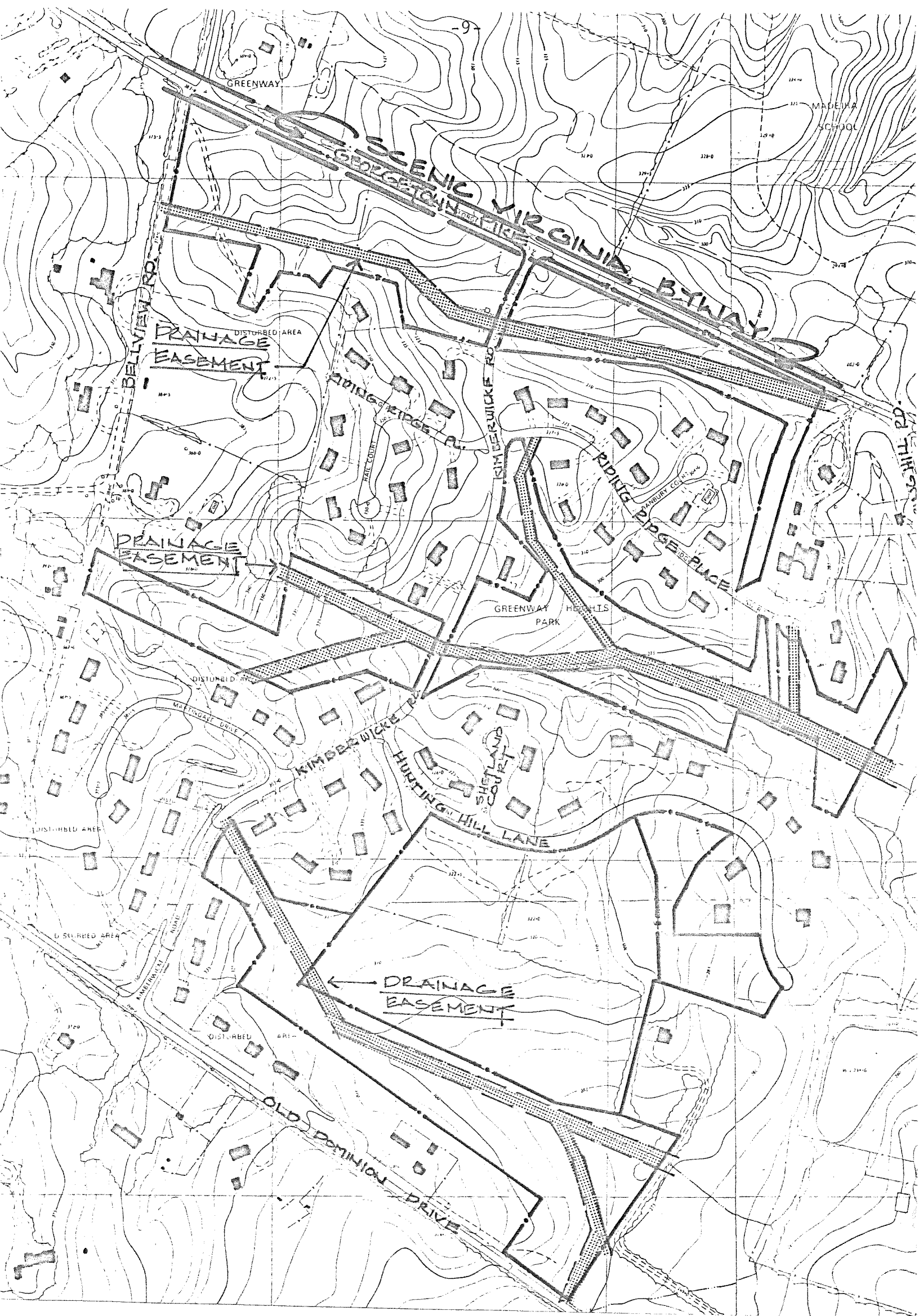
Sanitary sewer - The site is within the Bullneck Run and Difficult Run sewersheds however the Greenway Heights Subdivision uses septic fields.

Electric - There are existing underground power lines throughout the Greenway Heights Subdivision.

Gas - There are existing gas lines located within Kimberwicke Road and Old Dominion Drive.

Water - Water service is available from an 8" main located within Kimberwicke Road.

Easements - Storm drainage easements run through the center of most parcels of the parkland (see easement map). Although not an easement, Georgetown Pike is a Virginia Scenic Byway. This borders the northern parkland parcels.



greenway heights park
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EASEMENTS



SITE ANALYSIS:

The subject park and school site has slopes ranging from 2% to 40% (see Slope Map).

Soils of the site are: (see Soils Map)

1A - Mixed Alluvial - This soil is derived from recent soil materials which have washed from the uplands and deposited along the smaller stream bottoms. It consists mainly of somewhat poorly drained soils and mixed soil materials. This soil is subject to frequent flooding and is acidic in most places. The soil is best adapted to permanent pastures or forests. It is very poor for home sites, septic tanks and road subgrade material.

8B - Worsham Silt Loam - Worsham Silt Loam is a poorly drained, gray, flat soil that occurs along the shallow slopes and upper drainage ways of the site. It is best suited for pasture or forest. This soil is very poor for home sites, septic tank drainage fields and road subgrade material.

10B - Glenville Silt Loam - This soil is a deep moderately well to somewhat poorly drained soil that occupies upper slopes of drainage ways. The surface soil is a brown to grayish brown silt loam. Workability is fair to poor. It is strongly acidic. The soil is well suited for pasture lands. This soil is poor for septic tank drainage fields, road subgrade materials and home sites.

20B - Meadowville Silt Loam - The Meadowville silt loam is a deep, well to moderately drained, friable, fertile soil that is derived from recent colluvial materials. This soil occurs mainly in the low areas and side slopes of drainage ways. The soil is poor for septic and drainage fields and road subgrade materials.

21D2 - Manor Silt Loam - Hilly Phase - Manor silt loam, hilly phase, is a strongly sloping, excessively drained, weakly developed, highly micaceous soil that is derived from quartz sericite schist rock materials. This soil occurs on the steepest slopes of the site. It is not good for any kind of development.

24B2 - Elioak Silt Loam - Undulating Phase - This soil is a deep, well drained soil that is formed from the weathered products of quartz sericite schist rock materials. This soil occurs only on a small portion of the site and is suitable for development.

24C3 - Elioak Silt Loam - Rolling Phase - This soil is similar to the Elioak silt loam - undulating phase, in all aspects except in it occurs on ridge tops in association with other soils. It is very good for development.

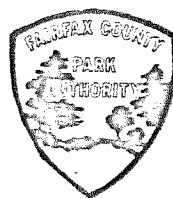


LEGEND:

- | | | | |
|---|-----------|---|------------|
|  | 0-10% |  | 20% + OVER |
|  | 10% - 20% | | |

**greenway heights park
and school site**

SLOPE





greenway heights park
and school site

SOILS



32B1 - Fairfax Silt Loam, Undulating Phase - This soil is well to moderately well drained occurring on the high terraced portion of the school site. The soil has moderately slow internal drainage and is strongly acid in reaction. It is fair to poor for septic tank drainage fields and good for home sites.

55B1 - Glenelg Silt Loam, Undulating Phase - 55C2 - Glenelg Silt Loam, Rolling Phase - These soils are a brown, friable, well drained soil that is formed from quartz sericite schist rock materials. They occur on the favorable, gently rolling topography of the site. Because of their organic content, these soils are one of the most productive in the County. These soils are good to excellent for septic fields.

(Soil information taken from Soils of Fairfax County, Revised 1958.)

Sparse vegetation occurs on most of the site with the steep slopes of the drainage easements being heavily wooded.

DEVELOPMENT PREFERENCE SURVEY:

Preliminary research involved the distribution of questionnaires within a 3/4 mile radius of the park. (See Regional Map.) On August 19, 1976, the questionnaires were distributed to the following subdivisions: Spring Haven Estates Civic Association (150 distributed); Greenway Heights (105 distributed); Dogwood C.A. (45 distributed). Of the 250 distributed, 75 were returned.

Amount Distributed: 250
Amount Returned: 75 (30%)

Returned with Children - 53
Returned without Children - 22

Children's ages:

1-5: 19
6-12: 58
13-18: 38
18-21: 14

Development Priorities:

Priority	Activity	Yes Votes	Percentage
1	No Development	30	40
2	Bicycle Trail	24 - 53%	32
3	Tennis Courts	24 - 53%	32
4	Nature Trail	19 - 42%	25
5	Nature Area	16 - 35%	21
6	Open Play Field	16 - 35%	21
7	Play Apparatus Area	12 - 26%	16
8	Multi-Use Court	10 - 22%	13
9	Tot Lot	6 - 13%	8
10	Picnic Area	4 - 08%	5

45 D.C.A.
75-30 = 45 WHO WANT DEVELOPMENT

FAIRFAX COUNTY PARK AUTHORITY
GREENWAY HEIGHTS PROPERTIES QUESTIONNAIRE

The Fairfax County Park Authority is in the initial stages of master planning for the development of the Greenway Heights Properties. This is a composite of four parcels (See location map.)

As a potential user of this park, we are interested in your ideas on how it can be developed to provide the type of recreational activities you and your community desire.

If you are interested in assisting us in the planning process, please respond to the questions below and return this questionnaire to the Fairfax County Park Authority by September 24, 1976.

All suggestions will be considered in planning the park and a public hearing will be held before the final adoption of the master plan by the Park Authority.

1. Your name and address _____

2. Number of persons in family and their ages
____/____/____/____/____/____/____/____/

3. Which of the following facilities would be desirable in this park and be most used by you and your family?

	<u>Yes</u>	<u>No</u>
Apparatus Area (children 6-12)	_____	_____
Tot Lot (pre-school)	_____	_____
Bicycle Trail	_____	_____
Picnic Area	_____	_____
Nature Area	_____	_____
Nature Trail	_____	_____
Open Play Fields	_____	_____
Tennis Courts	_____	_____
Multi-use Courts (Basketball)	_____	_____
No Development	_____	_____

4. Which facilities would you like to see developed first? Include any that were not mentioned in the above list.

5. Do you feel development should be aimed towards a passive area with walkways and benches maintained by the Fairfax County Park Authority?

6. Do you have any other ideas or suggestions that we should consider in planning these properties?



To: Fairfax County Park Authority
 P.O. Box 236
 4030 Hummer Road
 Annandale, Virginia 22003

REPORTS:

In the initial stages of planning this park and school site, the following agencies or departments were contacted: Fire, Police, Recreation, History, and Conservation.

Gary Johnston, District Naturalist, inspected the site. His report is Attachment I.

At the time of this writing, the other departments have not responded.

FUNDING:

There is approximately \$28,841 available in the FY 1977 budget for the development of this park.

CONCLUSIONS:

Based upon the results of the questionnaires, a trend in development preference begins to surface, and is indicative of the needs of the residents of the area. Applying the needs as surveyed and NRPA standards to the region and the subject site, it is evident that certain types of development can be placed on the site while other types cannot. The land owned by the Park Authority can accommodate minimal development, such as landscaping. However the school site can accommodate the development necessary to meet the needs of the area; therefore it is recommended entering into a five year interim use agreement with the School Board, after the public hearing phase of the master plan. In the early stages of planning, staff coordinated with Mr. Ed Moore and received a plan showing where future development of the school site may occur. The design of the park reflects this information. The school site shall be developed within the constraints of the future development by the School Board.

PLAN DESCRIPTION:

The development of the park and school site are different in nature. Most of the park sites should be kept natural and not developed. The parcel along Old Georgetown Pike should be landscaped and a trail should be located from Bellview Road to Riding Ridge Place. This trail will be a part of the Countywide Trail planned along Old Georgetown Pike. The other park parcels should not be developed.

The school site should receive development of a more active nature. Minor clearing and grading will be required to locate an open play area approximately 200' x 300'.

Two tennis courts and a multi-use court should be located in the lower portion of the school site beyond the limits slated for school development.

An apparatus area, including a tot lot, should be located east of the tennis court and multi-use court.

The parking lot entrance should be opposite Shetland Court. The access road and parking area should be gravel. Parking for 10 cars should be provided.

Picnicking should be provided near the play apparatus area and the tennis area.

Walkways should be asphalt and should link all development together. The Countywide Trail Plan shows trail development along Old Dominion Drive; when this is completed, a walkway should link the park trails to the Countywide Trail.

COST ESTIMATE:

1.	Tennis courts (2) LS	\$ 35,000.00
2.	Play apparatus and tot lot LS	\$ 8,000.00
3.	Site furnishings: LS picnic tables, grills, trash receptacles, signs, bollards	\$ 3,000.00
4.	Gravel, 10 car parking lot and gravel access road LS	\$ 8,000.00
5.	Landscaping LS	\$ 13,000.00
6.	Trails (asphalt 6' wide) 6000 LF LS	\$ 36,000.00
7.	Multi-use court LS	\$ 8,000.00
8.	Open play field, clearing and grading LS	\$ 3,000.00
	Subtotal	\$114,000.00
	15% contingency	\$ 17,000.00
	TOTAL	\$131,000.00

Alternate: Gravel trails, 6000 LF
6' wide LS - \$30,000.00

MAINTENANCE COSTS:

The maintenance cost estimates are provided from the Productivity Report - Cost and Work Guidelines for Park Maintenance and Preparation - Oct. 1975.

1.	Open play field	\$ 300.00
2.	Tennis courts	\$1,500.00
3.	Parking lot	\$ 300.00
4.	Asphalt trails	\$ 600.00
5.	Picnic area	\$ 200.00
6.	Apparatus area and tot lot	\$1,600.00
7.	Multi-use court	\$ 250.00
	Total	\$4,750.00

NATURALIST'S REPORT ATTACHMENT I

The park was walked on 14 Dec. ' 76 to prepare a statement for the master plan of this park.

The park has been divided into three areas, large blue numbers on attached map. The following will be discussed for each area; terrain, habitat, wildlife and suggestions for development.

Area 1 is located between Georgetown Pike and Riding Ridge Road.

The terrain is mostly rolling, fairly steep, hills with the slopes running to the southeast. A small seepage runs through the center of both sections.

This section of the park is mowed grassland with a class B mowing schedule. In effect this section is entirely grassland about six inches high. There are a few patches of brambles and shrubs near the seepage area. There is one very large black walnut tree, brown X on map.

The wildlife in this area is limited to small mammals and insect populations indicative of grassy areas. There is not sufficient protective cover available to attract diverse wildlife as is the case with the other areas of the park.

The area should not be developed for the following reasons:

1. The terrain would require use of heavy equipment for grading and filling to create suitable land areas.
2. Should development occur, runoff would create problems on parkland as well as residences below parkland. A storm sewer system would have to be added.

There are several uses still available for this land:

1. Leave the area as is and continue mowing operations under class B or C schedule.
2. Discontinue altogether the mowing operations, which will have two effects:
 - a. The Park Authority will save man hours and equipment time.
 - b. The land will begin the slow process of succeeding to a climax forest. Each year more wildlife will be attracted to the area. As the area attracts more wildlife, so will people be attracted and use the area.
3. Plant the area in natural vegetation: pines, cedars, maples, blackberries, etc.. Plantings would speed up the succession process and make the area more immediately attractive to the residents. Also the Park Authority should consider making the plants available and allowing Garden Clubs and/or Civic groups do the planting. Should this alternative be chosen, the feasibility of constructing a pond or ponds in this area, should be considered. The terrain is suitable, however, hydrology and soil studies would be needed.

Area 2 is located between Riding Ridge Road and Martinsdale Drive and Hunting Hill Lane. The topography of area 2 is again fairly steep with slope to the south-east. There is an intermittent stream running through the area.

The vegetation is typical stream valley growth; briars, low, dense shrubs. The trees are very young, composed of maples, plus other species.

Because of the edge effect created by this area, the wildlife habitat is very good; signs of rabbit, quail, raccoon, possum and the typical winter bird populations were observed.

This area should not be developed for the following reasons:

1. The slope is fairly steep and runoff problems could develop if the area is disturbed.

2. Access to the area by other than pedestrian methods is very limited.

It is recommended that this area remain as is and provide a buffer between sections of the Greenway Heights Development.

Area 3, including adjacent school board property, is bordered by Old Dominion Drive, Kimberwicke Road and Funting Hill Lane.

The terrain is the flattest of all three areas of the park. The slope is to the south-east and fairly gentle. Again there is intermittent stream flow in this section.

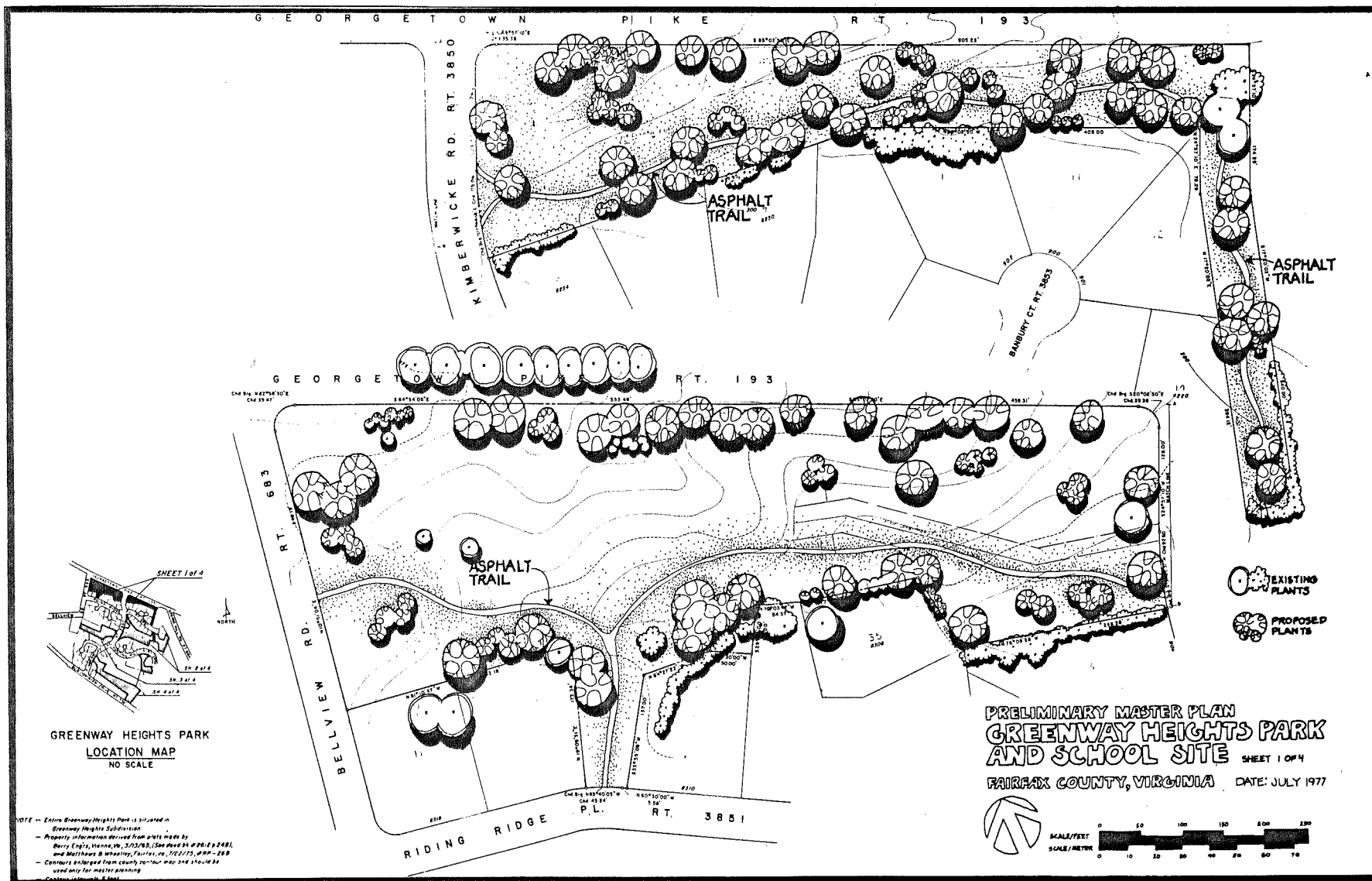
The vegetation is at the 15-20 years succession stage; mixed conifers, grasses shrubs, etc..

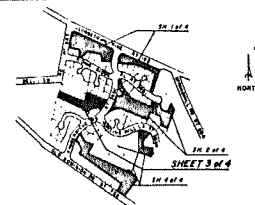
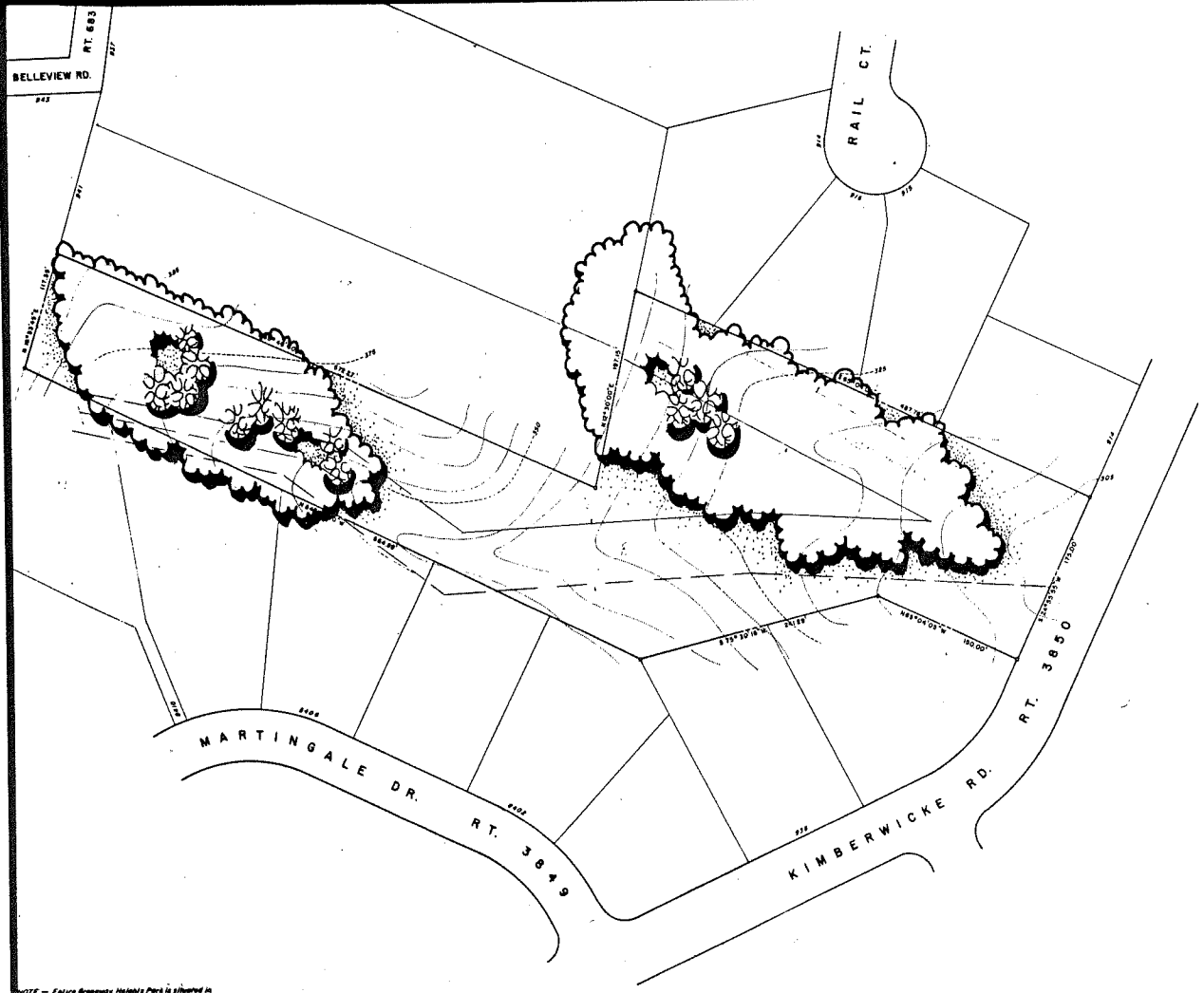
Like area 2, area 3 is also very good wildlife habitat, offering more diversity than area 2 and provides the visitor with an excellent opportunity to view wildlife.

Providing that the adjacent school board land can be used, the following could be developed.

1. Parking with restroom facilities, active recreation facilities, tennis, baseball, soccer, football, etc..

Without use of this land, access is again a problem. In addition to access, not many facilities can be included in area 3 because of its configuration. Development in this area of the park would be the least disruptive to the surrounding area.





GREENWAY HEIGHTS PARK
LOCATION MAP
NO SCALE

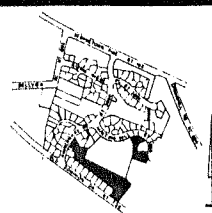
PRELIMINARY MASTER PLAN
**GREENWAY HEIGHTS PARK
AND SCHOOL SITE**
FAIRFAX COUNTY, VIRGINIA DATE: JULY 1977



NOTE - Greenway Heights Park is situated in
Greenway Heights Subdivision.
- Property information derived from plans made by
Berry Engineering, Fairfax, Va. 22031-6808 and Dr. Leifman Associates
Arlington, Va. 22204-7761 (See deed bk. # 6048 p. 162)
- Contours extracted from county contour map and should be
used only for master planning

PRELIMINARY MASTER PLAN
**GREENWAY HEIGHTS PARK
 AND SCHOOL SITE**
 FAIRFAX COUNTY, VIRGINIA

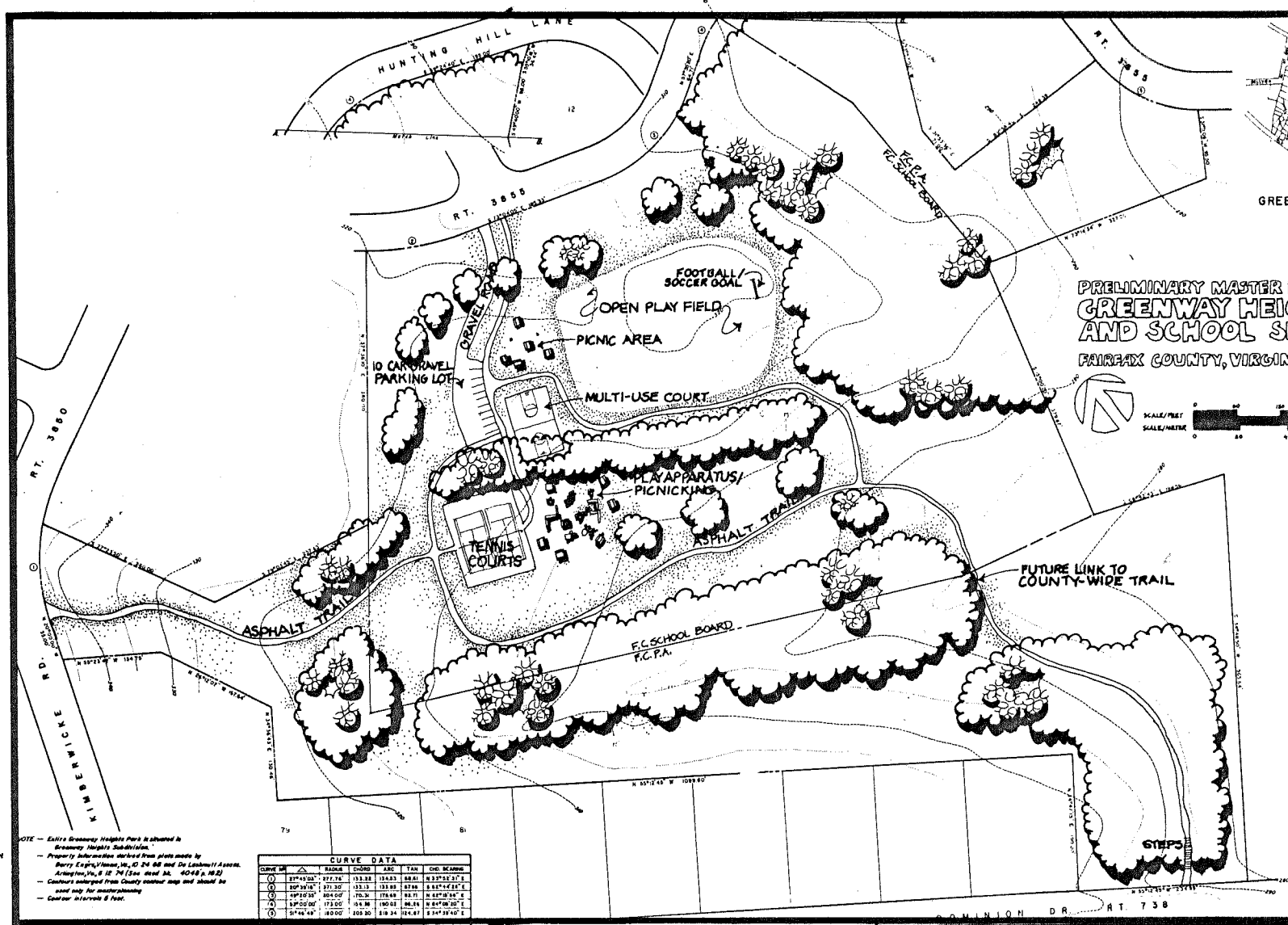
SHEET 4 OF 4
 DATE: JULY 1977



GREENWAY HEIGHTS PARK
 LOCATION MAP
 NO SCALE



SCALE/FEET
 SCALE/METERS



NOTE - Extra Greenway Heights Park is situated in
 Greenway Heights Subdivision.
 - Property boundaries marked from plans made by
 Barry Expts./Vistas, Inc. ID 24 88 and De Leuwitt Assoc.
 Arlington, Va. 6 12 74 (See deed bk. 4048 p. 162)
 - Contours extracted from County contour map and should be
 used only for monitoring.
 - Contour intervals 5 feet.

CURVE DATA									
CURVE NO.	BEARING	PI	CHORD	ARC	TAN	CHD BEARING	CHD DIST	CHD BEARING	CHD DIST
1	S 37° 40' 00" E	277.74	133.32	134.33	88.81	S 33° 12' 37" E	133.32	S 33° 12' 37" E	133.32
2	S 20° 30' 00" E	271.30	123.13	131.95	87.88	S 23° 14' 57" E	123.13	S 23° 14' 57" E	123.13
3	S 10° 00' 00" E	100.00	70.71	77.44	58.77	S 16° 00' 00" E	70.71	S 16° 00' 00" E	70.71
4	S 10° 00' 00" E	173.00	64.38	100.62	66.54	S 64° 00' 00" E	64.38	S 64° 00' 00" E	64.38
5	S 74° 40' 00" E	180.00	108.30	118.24	124.87	S 34° 39' 40" E	108.30	S 34° 39' 40" E	108.30

