

A PRELIMINARY MASTER PLAN



HAYFIELD PARK

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A PRELIMINARY MASTER PLAN REPORT
February 1977

Prepared For: Fairfax County Park Authority Board

Chairman: Frederick M. Crabtree
Vice Chairman: Estelle R. Holley
Secy.-Treas.: Nancy L. Brown
Newton W. Edwards
Glenn B. Fatzinger
Lyle C. McLaren
John Mastenbrook
Robert D. Moss
Jean M. Skorupski
James F. Wild

Prepared By: Fairfax County Park Authority Staff

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I. OBJECTIVES

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

The major goals of this plan are:

- A. To produce a plan for the development of an historic/community park
- B. To develop an otherwise undistinguished site into a useable, community recreation space.
- C. To provide a unique and distinctive community focal point for an otherwise typical suburban subdivision.

It is with these basic premises that the Fairfax County Park Authority has undertaken to master plan Hayfield Park.

II. INTRODUCTION

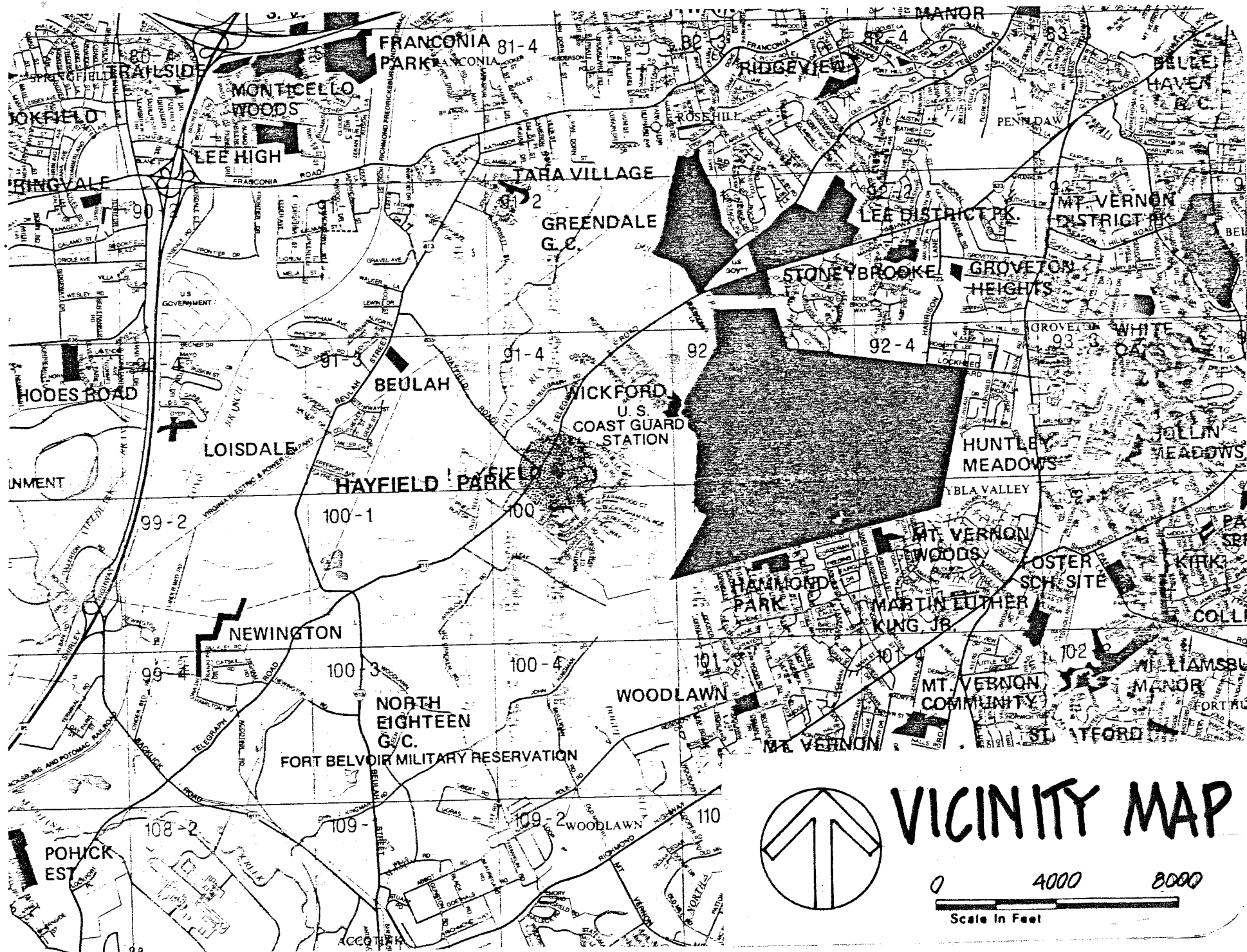
A. LOCATION (Tax Map 91-4)

Hayfield Park is a 2.2 acre park located in the Lee Magisterial District one block east of the intersection of Telegraph Road and Hayfield Road at 7611 Hayfield Road in Springfield, Virginia.

The site is bounded on the north and east by single family residences in the Hayfield Farms Subdivision. On the west, it is bounded by Bing Court and to the south by Hayfield Road.

III. SITE ANALYSIS

An inventory of existing physical conditions of the site was conducted. The data gathering process was accomplished by a combination of site visitations and available County records.



A. ACCESS

Hayfield Farm Park can be reached from Telegraph Road, Rt. 611, by turning east on Hayfield Road and proceeding one block to the park site on the north side of Hayfield Road at the intersection of Bing Court.

Within the park itself, there are no defined walks or trails other than a worn footpath which crosses the site diagonally from the northwest to the southeast. There is also an existing 4' wide concrete sidewalk along Hayfield Road and Bing Court.

B. MAN-MADE ELEMENTS

1. Buildings

The site is completely open with no man-made structures presently existing on the site. There has however been some evidence that a foundation from the original manor house may be buried beneath the trees in the northeast corner of the site.

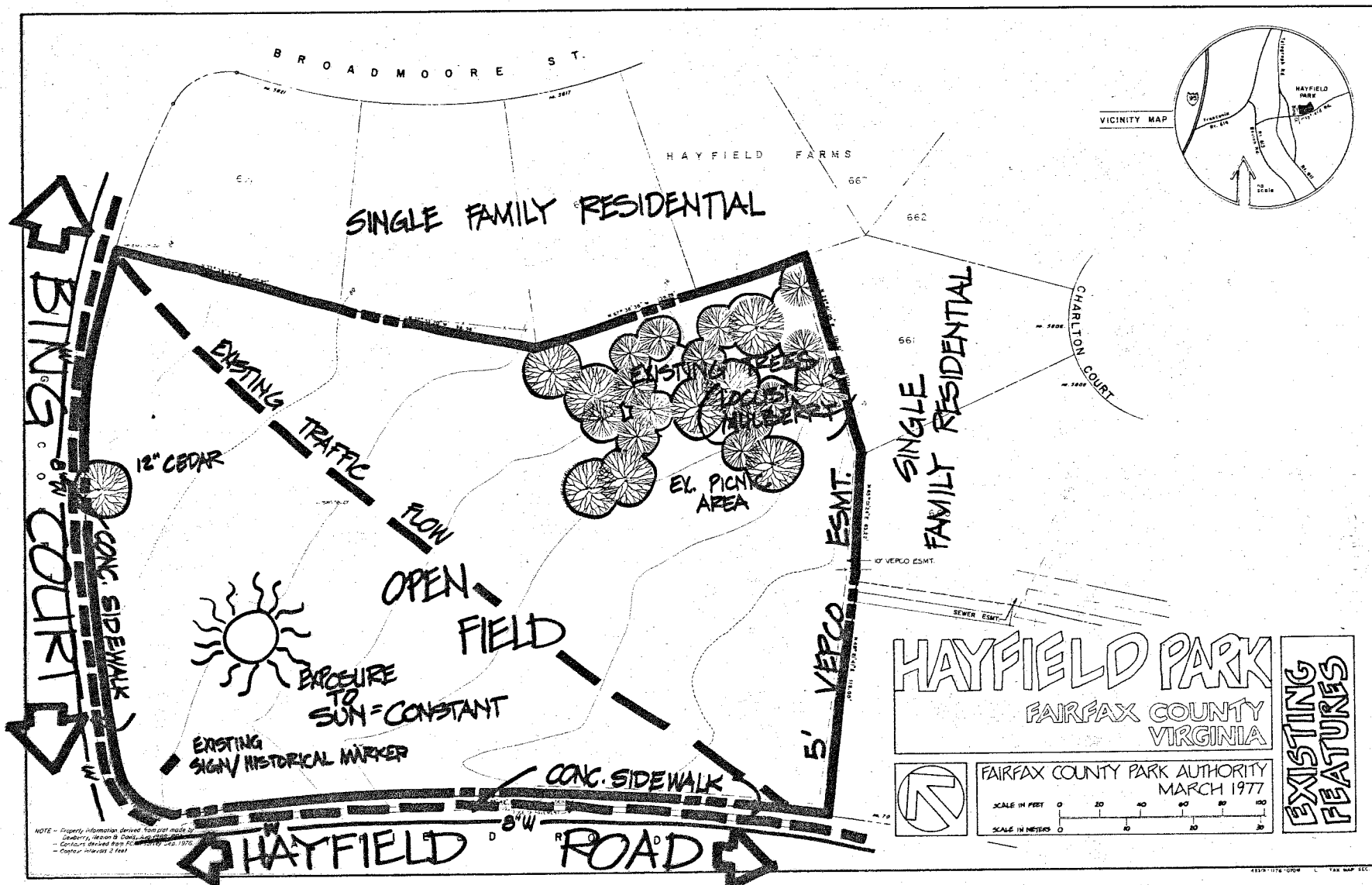
2. Utilities

Water, electricity and sewage are all available in or along Hayfield Road and Bing Court. There is an 8" water line in Bing Court and another 8" line in Hayfield Road. Electricity is available on the west side of Bing Court and south side of Hayfield Road. Sewage is available in Broadmoore St. (8" line) and in lot 672 and lot 660.

C. NATURAL ELEMENTS

1. Topography

A slope study of the park delineated slopes of 0-5% and 5-10%. There are no slopes over 10% on the site. Only about 30% of the site has slopes over 5%. These areas are located in the northeast corner, the southwest corner, and a small area in the northwest corner of the site. Of these areas, only a small portion are over 7% slope. In general, the site is flat.



2. Elevations

The highest point on the site is in the northwest corner. The site then falls some 17 feet to the southeast corner.

3. Soils

A soil survey of the site indicates Hyattsville Fine Sandy Loam and Lunt Fine Sandy Loam as indicated in the plan on page 7.

a. 6B - Hyattsville Fine Sandy Loam

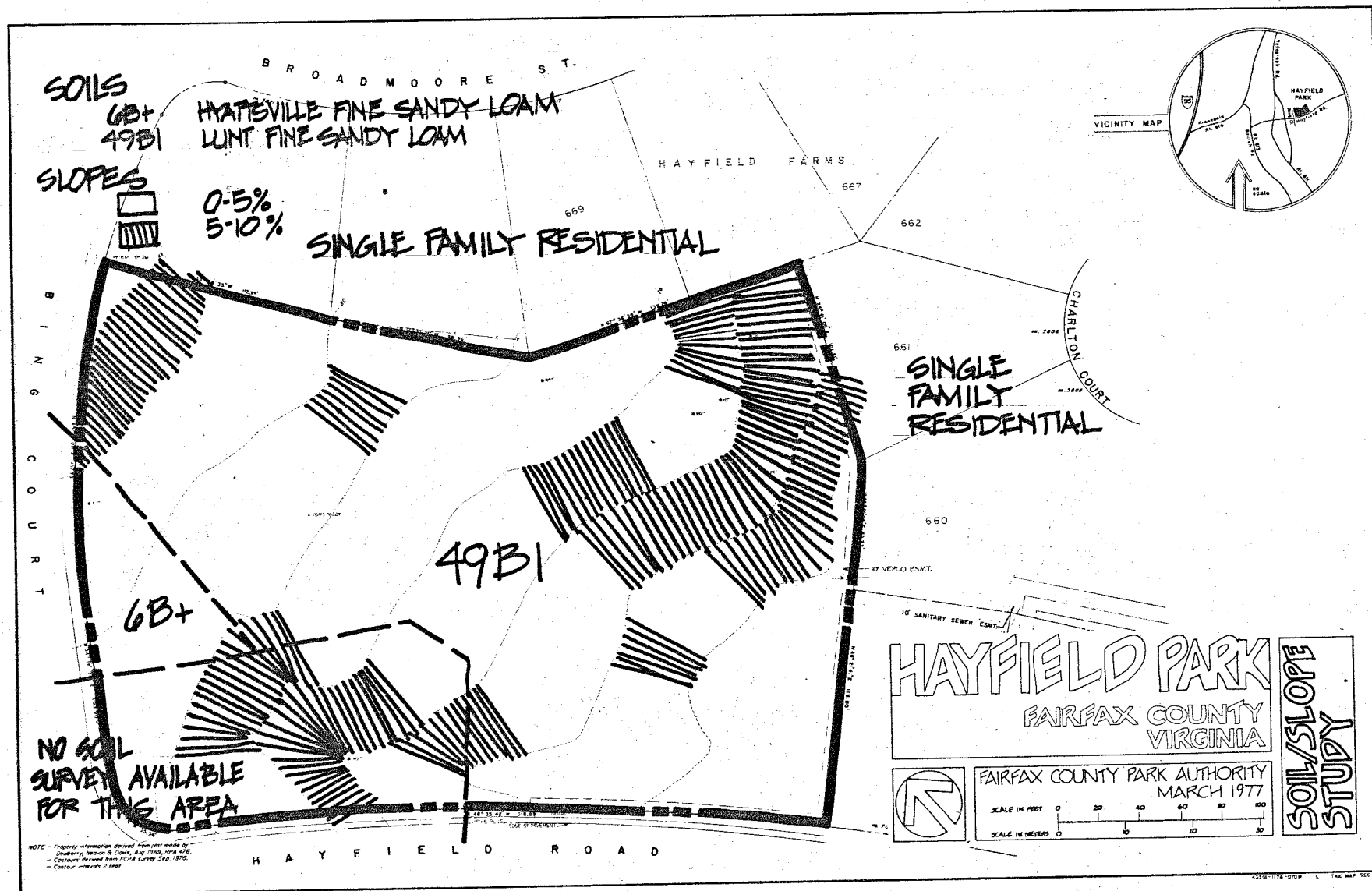
Hyattsville fine sandy loam is a deep brown, well to moderately drained fertile soil that occurs along upper drainageways in the higher coastal plain areas of the County. It has a brown thick loam surface soil and yellowish brown to strong brown loam to fine sandy clay loam subsoil. It is formed from materials that have washed principally from the Lunt and Wayside soils of the coastal plain region of the County. It is easy to work and conserve, productive of many crops and is strongly acid. (pH 4.5 - 5.2).

Suitability - This soil is well suited for most crops in the County except alfalfa, and is very good for vegetable crops. It is poor to fair for septic tank drainage fields and fair for road subgrade materials.

*Where erosion is not shown, it is understood to be 1 or plus.

b. 49B1, 2 - Lunt Fine Sandy Loam

This soil is a brown, moderately deep, well drained soil that is derived from sand, silt and clay materials of the high coastal plain terraces. It is usually bounded by the Wayside and Beltsville soils on the higher elevations, and by the Matapeake, Mattapex and Sassafras soils on the lower elevations. Its surface soils are brown to dark brown loams and fine sandy loams. The subsoils are mostly strong brown, sticky, fine sandy clay loams to heavy plastic clay loams. The texture is very variable in the subsoil.



Workability is very good, productivity and conservability are good, and the fertility is fair. The soil is not extensive. It is strongly acid. (pH 5.0 - 5.5).

Suitability - This soil is well suited to most crops grown in the County. The more sandy areas are especially well suited for vegetable crops. It is good for septic tank drainage fields, except in a few small heavier textured areas, fair for road subgrade materials, and good for home sites.

*49C1, 2 is similar to 49B1, 2 except for steeper slopes and thinner profiles. It is not as well suited for cultivated crops as 49B1, 2, more erosive and less productive. 49D2 is similar to 49C1, 2 and 49B1, 2 except for steeper slopes, thinner profiles and usually more gravels and cobbles on the surface.

It is best suited for pasture and forest, but some forage crops can be grown on some areas. The soil is very erosive, and some areas have shallow gullies.

4. Vegetation

In the northeast corner of the site is the only major stand of trees. These are for the most part six inches or less in diameter and are primarily black locust, red mulberry and a black cherry or two.

The remainder of the site is open and grassed.

D. HISTORY

Lund Washington was the son of Townshend and Elizabeth Lund Washington. He was born in October 1737, and died July, 1796. Lund was a stout man, known for being a good businessman and an excellent manager of plantations and household affairs. Before managing Mount Vernon, for George Washington, he managed estates in Albermarle and Orange Counties and then managed the original Ravensworth Estate in Fairfax County, which was owned by the Fitzhughs.

When General George Washington returned from the War of Independence, he was \$15,000 in debt. To liquidate this indebtedness, he sold to his manager and kinsman for 25 years, (they had a common great-great grandfather) Lund Washington - 360 acres of the western section of Mount Vernon for said sum. This was Hayfield. George Washington purchased the property from George and Mary Ashford in 1761.

In July, 1796, Lund Washington died and his will, which was very short, is on record in Fairfax County. It is dated February 13, 1793 and is witnessed by David Stuart, Eliza P. Custis and Patty Custis, and leaves "Everything to beloved wife, Elizabeth". It was probated September 1796 by David Stuart and Patty Peters, later Custis. Elizabeth died in 1812, and her will is also recorded in Fairfax County.

The next owner of Hayfield, after Elizabeth Washington, was her "newpew and adopted son", his will is considered quite a document because of its abruptness. The will is dated August 16, 1846 and was signed with the name and seal of the maker; it was witnessed by George W. Triplett, John R. Dale and William L. Powell.

In 1860 Richard Windsor purchased Hayfield from Francis L. Smith excr. of the William Hayward Foote estate.

William E. Clarke bought Hayfield from Mr. Windsor in 1874, and increased its acreage to 814.

During Mr. Clarke's tenature, the famous Hayfield Barn was built. It was a double-octagon, or 16 sided barn, said to be a larger copy of George Washington's original double octagon barn which he had built in 1793. The Hayfield Barn had thirty-seven stalls, the side walls were topped by elaborate cast-iron ornaments in which the initials "W.E.C." were the central design. The barn was destroyed by fire on September 22, 1967.

The next owner of Hayfield was Joseph R. Atkinson in 1906.

Mr. J.M. Duncan purchased Hayfield from Mr. Atkinson and was the last owner

to live in the manor house before the fire of 1917. Mr. J.M. Duncan is the father of Robert V.H. Duncan, a real estate broker in Alexandria. Mr. Duncan was kind enough to come out to Hayfield and walk the garden park site recalling many interesting facets of his childhood days.

He has a very vivid memory of Hayfield and was most helpful on the details of the mansion and surrounding area. He was able to tell us very detailed information on the position of the manor house, boxwood gardens and trees and flowers that were there during his time.

He also told us about the fire, which started in one of the chimneys and how he rang the bell till his hand bled.

After the fire, on June 17, 1918, the land was conveyed to Hayfield Farm Company, Inc.

The mansion was in ruins for several years. A Miss Evelyn W. Smith, from Amawalk Nursery, was in Washington, D.C. to present a 35' Christmas tree to President Coolidge, to be planted behind the White House. Miss Smith learned that the formal boxwood garden at Hayfield Manor was to be sold to pay off a mortgage. Miss Smith bought the old boxwood and surrounding hedges. A pamphlet "Washington's Historic Hayfield Boxwood" includes a description and sketch of the gardens and also many plates showing the transplanting of the boxwood and the remaining brick walls of the ruins. Also, some of the boxwood was planted in the Bishops Garden at Washington Cathedral.

The next owner of Hayfield was Mr. Stanton R. Norman and he sold the remaining bricks from the walls of the ruins to antique collectors.

Marguerite Merigold and her mother purchased 175 acres of the property known as Hayfield from Mr. Norman. During Miss Merigold's time and prior to it, the barn and fields were used by the Junior Equitation School.

In 1952, the property was sold to W.S. Banks and W.M. Orr. They used it to raise Charolais cattle until 1963.

In 1963, it was sold to Wills and Van Metre, Inc. and we now have Hayfield Farm and Harvest.

E. OFF-SITE INVENTORY

1. Area Land-Use Patterns

The area immediately adjacent to the park site is a residential area of single family residences and is zoned R12.5.

2. User Input

The existing residential development in the vicinity of the site consists exclusively of single-family detached housing. The land use and density recommendations of the Comprehensive Plan indicates that this will be a continuing pattern of development in the area, with an average density of under one dwelling unit/acre. Hence, park and recreational needs will have to be evaluated within the context of this housing type, the densities proposed, and the resulting character of the area.

As a preliminary element of this study, the Fairfax County Park Authority submitted questionnaires to approximately 700 families in the Hayfield Farms Subdivision. A total of 86 completed forms or 12% of those sent out were returned.

The following provides a summary of information gained from this opinion survey:

- a. User Profile: Of the 86 families responding, only four did not provide sufficient information to tabulate family size. The remaining 82 families represented a total of 419 persons. The following table shows the age distribution of this population as reported on these questionnaires.

Table I: Age distribution represented by families responding to Hayfield Park questionnaire, 1976

Youths, Age 0-20 (Total: 226 persons)

<u>Age</u>	<u>No. Persons</u>	<u>Percentage</u>
0-2	11	4.9%
3-5	20	8.8%
6-8	32	14.2%
9-11	44	19.5%
12-14	43	19%
15-17	47	20.8%
18-20	29	12.8%

Adults, age 21 and over. (Total: 193 persons)

If we may assume that the respondent families are typical for this area, we can arrive at some generalizations concerning the potential users of any park facilities in this area:

- (1) Household size: The average household size (4.87 persons/household) is significantly higher than the County-wide average for single-family housing (3.57 persons/household).
- (2) School Age Population: The school age population (assumed as ages 5-18) totals at least 191 persons, or 2.33 students per household. This is more than double the County-wide average ration of 1.057 students per household for single-family units.
- (3) Youth Population: The youth population tends to be slightly weighted toward the pre-teen and teenage years. 59% of the total youth population is between the ages of 9 and 17.

It would appear that the typical family is relatively mature and well-established. While family size is larger than average, most of the children are well on their way to maturity. Consequently, there is a need to place emphasis on the recreational needs of the pre-teen and teenage years as well as the middle-adult years in determining the park and recreational requirements for the area.

- b. User Preferences: The questionnaire afforded the residents an

opportunity to express their preferences concerning the use of the site for park and recreational purposes. Of the 86 families responding, 84 families (97%) favored some type of developed use of the site, while two families (3%) did not want any type of developed use.

The following table provides a listing of the choices which were offered on the questionnaire and the responses to each choice.

Table II: Responses to alternative uses and facilities proposed for Hayfield Park as reported on questionnaires completed by residents of the area, 1976, ranked in order of preference.

Facility or Use	Yes	%	No	%	No Opinion	%
1. Landscaping	64	74.4	6	7.0	16	18.6
2. Park Benches	59	68.6	13	15.1	14	16.3
3. Open Play Fields	31	36.1	34	39.5	21	24.4
4. Tot Lot Area	31	36.1	38	44.2	17	19.8
5. Picnic Area	26	30.2	39	45.3	21	24.4
6. Apparatus Area	23	26.7	40	46.5	23	26.7
7. Multi-Use Court	22	25.6	44	51.2	20	23.3
8. Shelter	21	24.4	40	46.5	25	29.1
9. Horseshoe and Shuffleboard	18	20.9	45	52.3	23	26.7
10. No Development	10	11.6	42	48.8	34	39.5

The residents appear to feel that any use of the site should be relatively low-profile in nature.

3. Area Recreational Activities

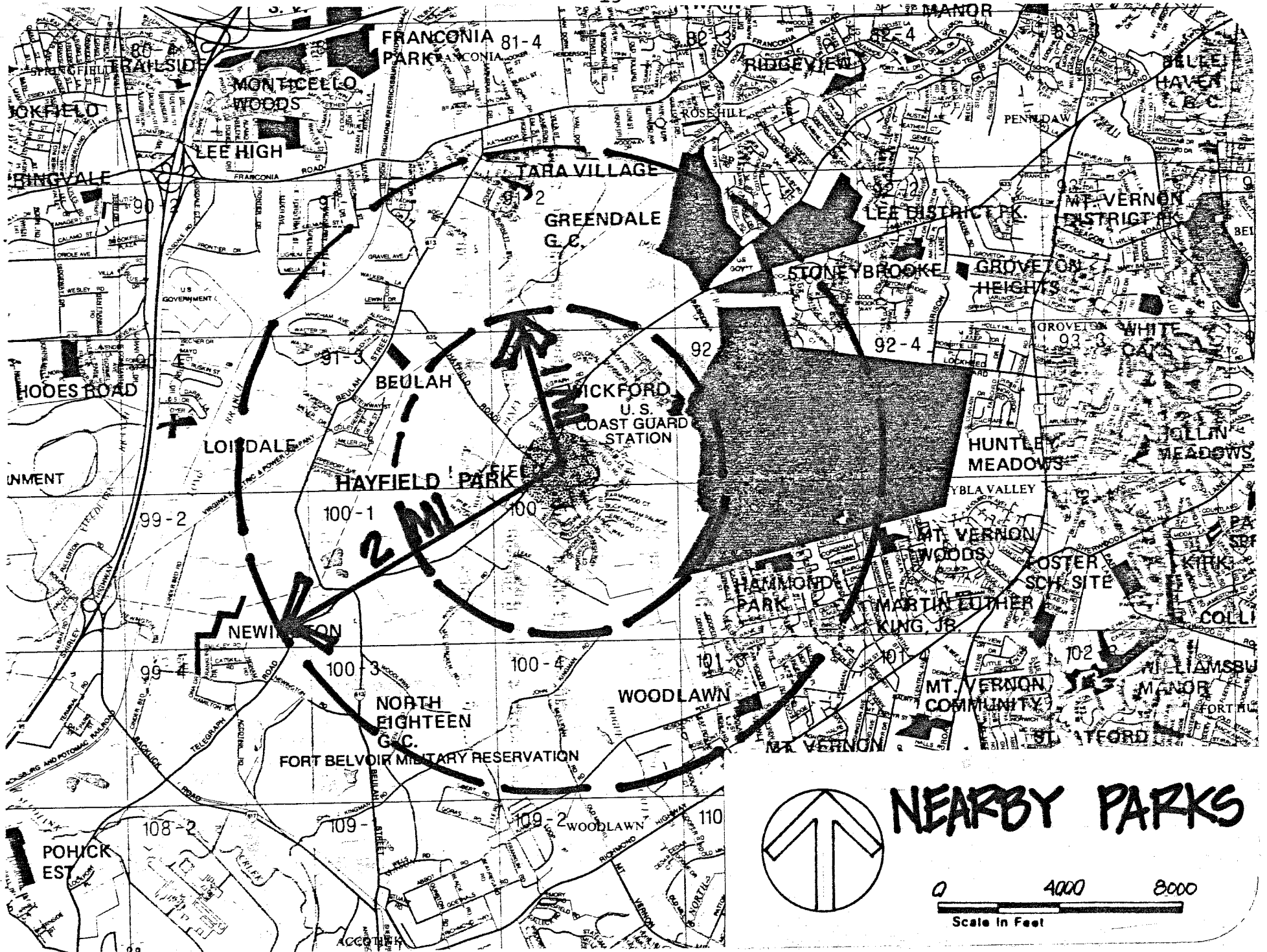
Within a two mile radius of Hayfield Park are a number of parks and schools which contain various active recreational facilities as follows:

	SCHOOLS	Hayfield H.S.	Hayfield E.S.	PARKS	Beulah	Woodlawn	Lee District	Stoneybrooke	Wickford
FACILITIES									
90' Baseball Field		2							
60' Baseball Feild		2	2		2*				
Football Stadium		1							
Soccer Area		1	1		1 ^o				
Tennis Courts		6				2	8*	2	
Basketball Courts		7							1
Chinning Bars		12							
Play Apparatus Area		1	3						
Basketball Backboard			4						
Football Field					1				
Restrooms					1 ^o		1		
Snack Bar					1 ^o				
Multi-Use Court						1	1	1	
Open Play						1			
Picnic						1			1
Playground						1	1	1	1
Tot Lot						1		1	
Carrousel							1		
Miniature Train							1		
Trail							1	2	1
Horseshoe Courts							2		
Community Center								1	
Nature Area								1	1
Shelter								1	

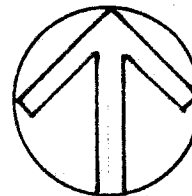
*lighted

^oproposed facility

In addition to the facilities listed above, Greendale Golf Course, an 18 hole course, lies within the two mile radius.



NEARBY PARKS



0 4000 8000
Scale in Feet

4. County Comprehensive Plan

The following recommendation is taken from the County's PLUS Plan for planning sector RH7: Hayfield Park should be developed by 1980.

5. County Trail Plan

The following map shows the proposed County-Wide Trail Plan in the vicinity of Hayfield Park. It indicates a trail along Hayfield Road. A walkway exists on the park site along Hayfield Road.

IV. PROGRAM DEVELOPMENT

Program development was based upon the following items:

A. SITE ANALYSIS

Based upon a detailed analysis of off-site as well as on-site factors, including man-made elements, natural elements, perceptual characteristics, history, area land use patterns, and a recreational inventory of nearby parks and schools, the conclusion is that this site should function as a central community focal point with minimal development except for seating areas, additional plant material and a tot lot.

B. USER INPUT

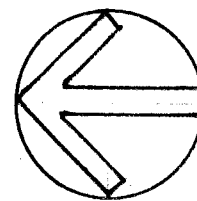
As indicated in Table II on page 13 the community's developmental preferences in ranking order are as follows:

1. Landscaping
2. Benches
3. Tot Lot/Open Play
4. Picnic Area

V. PLANNING DESIGN CONCEPTS AND RECOMMENDATIONS

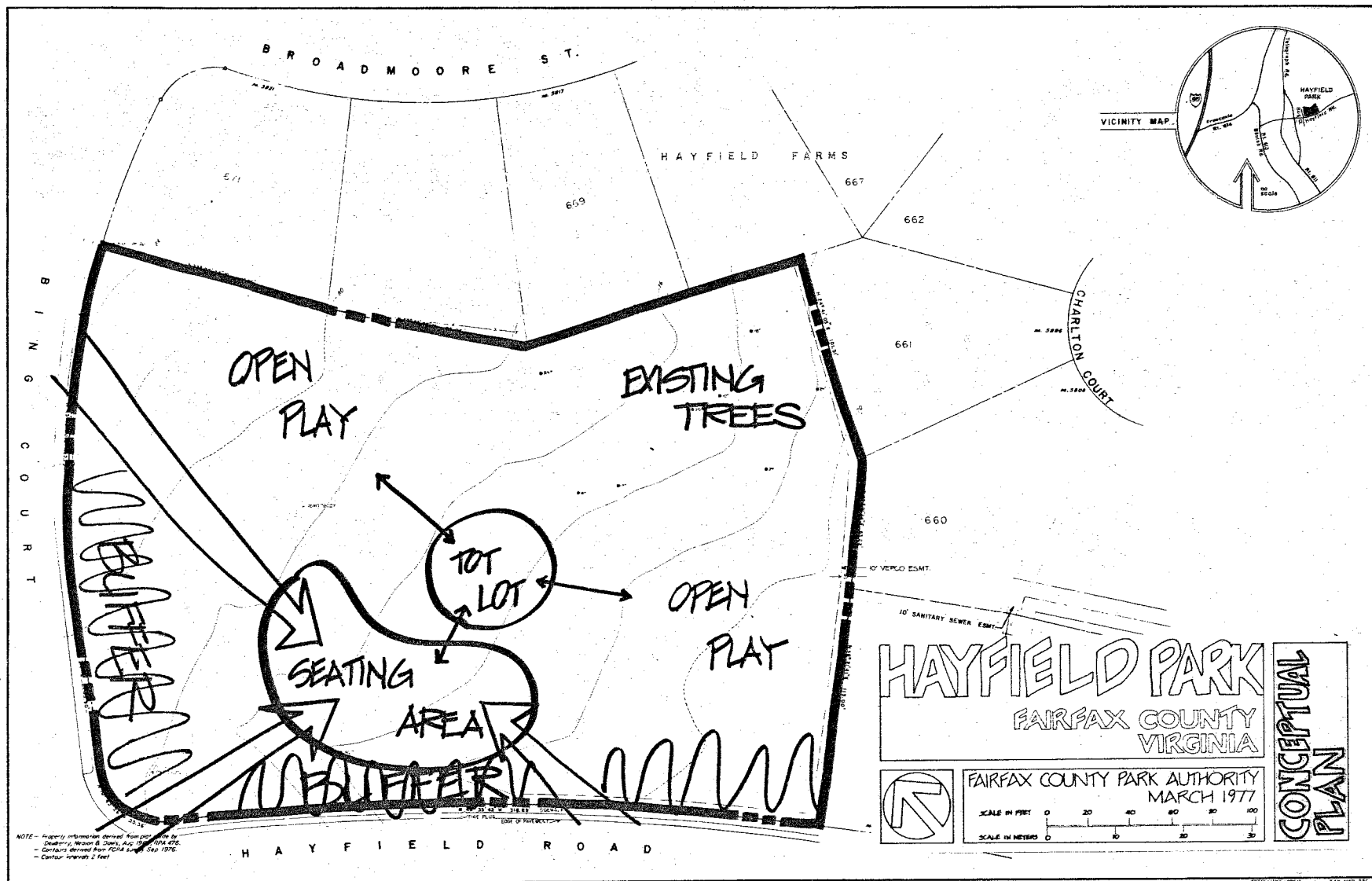
A. SEATING AREAS

Two seating areas may be developed. A large circular area paved in brick



COUNTY TRAIL PLAN





organite pavers radiating out in concentric circles from an off-centered historic marker which will briefly describe the site and its historic background will be the main entrance feature of the park. The other smaller seating area will be adjacent to the main seating area and will serve as additional seating for the park in general and for the tot lot in particular.

B. TOT LOT

The tot lot will be adjacent to the two seating areas and will contain a few pieces of well designed wooden play equipment so not to be overly obtrusive.

C. PLANTING AND MOUNDING

The sides of the park which are adjacent to Hayfield Road and Bing Court will be planted and mounded so as to create a visual and psychological buffer between the park and the streets. The mounding will be low and gentle with a maximum height of three to four feet. Around and on top of the mounds, plant material including flowering trees, shrubs, etc. will be planted. In addition a linear buffer of street trees will be planted along Hayfield Road and Bing Court.

D. OPEN PLAY AREAS

Two open play areas as indicated on the plan are provided for free unstructured play.

VI. IMPLEMENTATION COST ESTIMATE

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

A.	Concrete Walks @ \$10 LF (380)	\$ 3,800
B.	Seating Areas	
	Brick paving @ \$4./SF (2670 SF)	\$10,680
	Benches (6) @ \$500	\$ 3,000
	Historic marker	\$ 500
C.	Tot Lot	
	Woodchip surface LS	\$ 1,500
	Equipment LS	\$ 5,000
	Masonry LS	\$ 1,000
D.	Landscaping	
	Trees 33 @ \$75.	\$ 2,475
	Shrubs 32 @ \$45.	\$ 1,440
	Ground Cover LS	\$ 500
E.	Mounding	
	Fill @ \$5.50/CY (1545 CY)	\$ 8,500
	Subtotal	\$38,395
	20% Contingencies	<u>7,679</u>
	TOTAL	<u>\$46,074</u>

VII. COST VS. BENEFITS

The total cost for the park is \$46,074. There are about 700 families living in the Hayfield Farms Subdivision. Using these figures, the expenditure per family equals about \$65.00.

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

VIII. MAINTENANCE COSTS

The following provides an estimate of the annual operating and maintenance costs for those site improvements recommended in the master plan.

1.	Apparatus Area	\$1,126
2.	Concrete Walks	\$ 93
3.	Brick Walks	\$ 500
4.	Landscaping	<u>\$ 400</u>
	Total	\$2,119