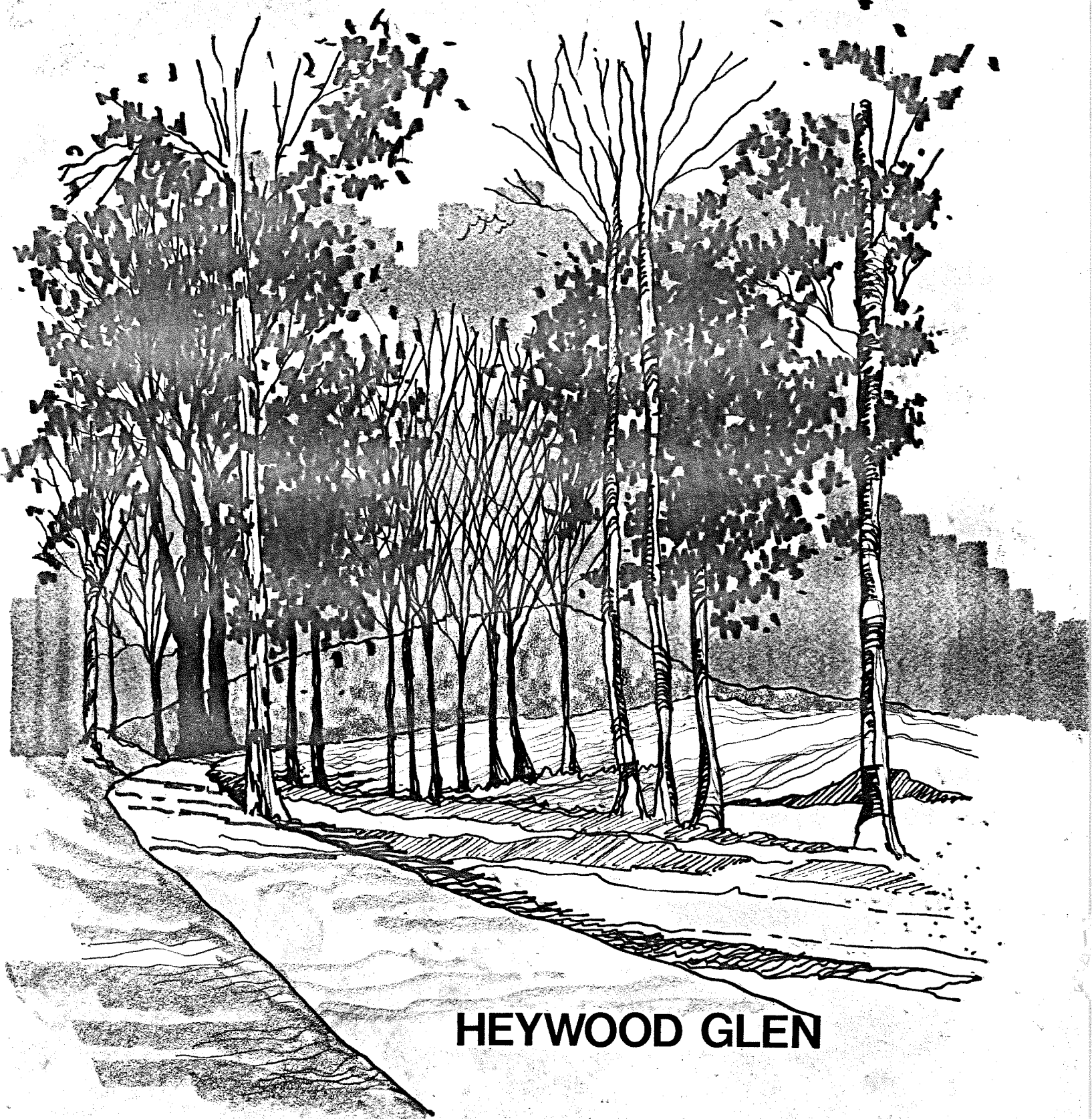


PRELIMINARY MASTER PLAN REPORT

MARCH 1977



HEYWOOD GLEN

HEYWOOD GLEN PARK

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Attachment I - Naturalist's Report

COMPREHENSIVE MASTER PLAN FOR HEYWOOD GLEN

INTRODUCTION AND OBJECTIVES

This master plan report for Heywood Glen Park was prepared to delineate the planning process and the design criteria that went into the preliminary design plan. It will also serve as a planning guide for any future development proposed by the community or the Park Authority. The report provides a summary of the data gathered from an indepth analysis of the subject park, and recommendations pertaining to its expected utilization and maintenance.

SITE LOCATION

Heywood Glen Park is located in the Mason Magisterial District (tax map no. 72-2). It is bordered by the Heywood Glen Subdivision, to the east and southeast, Parklawn Subdivision to the north and west, and by Glenwood Heights Subdivision to the southwest. The park comprises 4.2675 acres and was conveyed to the Park Authority by Mohawk Inc. in conjunction with the Heywood Glen Subdivision. The park is presently vacant. (See Community Map).

FAIRFAX COUNTY COMPREHENSIVE PLAN

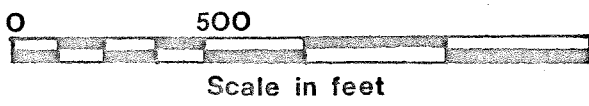
The park is within Planning Area I of the Countywide PLUS Plan. This area contains the most highly developed and densely populated sections of Fairfax County. One of the primary planning guidelines is to preserve the existing stable residential communities, well buffered from higher intensity commercial activities as well as through traffic arterials.

The park is also located within the Baileys Planning District and the Glasgow Community Planning Sector, a portion of which lies within the Baileys Crossroads Central Business District. There are large tracts of vacant land clustered around the Holmes Run Stream Valley in the central portion of this sector. (See Countywide Comprehensive Plan).

ZONING

The residential area immediately surrounding the park is comprised of 2-3 dwelling units/acre for an R-17 to a possible R-12.5 zoning. However, there are some parcels of land zoned Government and Institutional Public Facilities scattered throughout the immediate neighborhood. Most of this property belongs to schools.

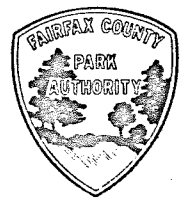




COMMUNITY MAP



HEYWOOD GLEN





Scale in feet

ZONING MAP

R12.5 - One family
2-3/du/acre



HEYWOOD GLEN





Scale in feet

COUNTYWIDE COMPREHENSIVE PLAN



HEYWOOD GLEN

Private recreation
& open space

Public parks &
open space

Public facilities
Government &
Institutions





FAIRFAX CO. PUBLIC SCHOOLS MAP

- *101 Glasgow Int.
- *102 Parklawn Elem.
- 105 Lillian Carey Elem.
- 117 Lincolnia Elem.
- *100 Stuart H.S.
- 110 Jefferson H.S.

HEYWOOD GLEN

- *103 Baileys Elem.
- *104 Glen Forest Elem
- 450 Secondary Sch. Site
- 451 Inter. Sch. Site
- *Schools service park community



SCHOOLS

The park is located within the School Administrative Area II. Three elementary schools serve the sector: Glen Forest, Baileys and Parklawn. Other schools serving the area are Glasgow Intermediate School and JEB Stuart High School. The Queen of Apostles Catholic Church operates a parochial elementary school on Sano Avenue. (See Schools Map).

DEMOGRAPHICS

The population growth in Baileys Planning District has been sizeable. In 1960, the population was 21,933, while as of June 30, 1974, the population had increased to 32,466. The projected residential growth due to committed development will increase the density to 9.5 or 9.6 persons per acre, while the present density is 9.2 persons per acre.

INCOME

The median family income of the Baileys Planning District in 1969 was \$14,500, which at that time was below the County median of \$15,700.

PARKS, RECREATION AND OPEN SPACE

Within a 3/4 mile radius of the site there are two other Fairfax County parks: Glen Hills, a 2.5 acre park with an existing playground and picnic area, and Holmes Run Stream Valley, a 46 acre tract of preserved stream valley park. A hiking trail and a parking area have been developed in a portion of the Holmes Run Stream Valley.

Other Fairfax County parks within a two mile radius include: Mason District, Parklawn, Turkeycock Run, Green Springs, Belvedere, Lillian Carey, and Dowden Terrace. Lillian Carey is adjacent to Baileys Elementary School and there are no existing facilities. Turkeycock Run is a 5.29 acre tract of preserved stream valley. A master plan for Belvedere has been approved and a path and seating area are proposed. (See table for existing recreational facilities at other area parks.)

UTILITIES

- Sanitary Sewer - The park is in the Cameron Run sewershed which is served by the Westgate Treatment Plant. Existing 8" sanitary sewer lines are located within Larston Drive, Vicki Court and Conrad Road, where connections can be made.

	Dowden Terrace	Green Springs	Holmes Run S.V. III	Mason District	Parklawn
Baseball field	x			2*	x
Basketball court	x			2	
Bicycle trail				x	
Community center		x			
Conservation area		x		x	
Craft club room		x			
Football field	x			2*	
Historic site		x			
Nature center					
Nature trail		x		x	
Nature trail (self- guide)		x			
Open play	x			x	
Parking	x	x	x	x	
Picnic	x			x	
Playground	x			x	x
Restroom				x	
Refreshment				x	
Shelter				x	
Shuffleboard				2	
Soccer field				2*	
Softball field	x			2*	
Tennis courts	2			6*	
Tot lot	x			x	x
Trail (hiking)	x	x	x	x	x

Note: * = lighted

- Water - The site is served by the Fairfax County Water Authority. Water service is locally available from existing 3" water mains located within Larston Drive, Vicki Court and Conrad Road.
- Gas - There is an existing 6" gas line located within Conrad Road. However, the Gas Co. has advised that no new connections be made to the existing line at this time.
- Electric - The power lines are buried underground throughout the Heywood Glen Subdivision. The terminal pole is located at the corner of Sano St. and Berlee Dr. From there the cables are run under the streets along Berlee Dr. to Dahill Court, Larston Drive and Vicki Ct. At the end of each court a transformer is located for connections to the individual homes. Primary cables, from transformer to transformer, are run in trenches 30" deep. Secondary cables, from transformer to home, are run 24" deep. Generally electric and telephone cables run in the same trenches.
- Roads - The park is not easily accessible. However, it is accessible from Lincolnia Road via Sano St., which turns into Berlee Drive in the Heywood Glen Subdivision. Along Berlee Drive there is a minor 10' wide entrance to the park. As Berlee Drive winds through the subdivision, there is a second entrance at the end of Larston Drive.
- Easements - There is an existing storm and sanitary sewer easement through the extreme eastern portion of the park, from Larston Drive through to Dahill Place. (See site analysis). A drainage and future road construction easement exists at the end of Larston Drive west through to Parklawn Subdivision.

SITE ANALYSIS

The site comprises 4.2675 acres of very unstable and, in some portions, severely eroded land. Most of the site is actually a ravine which acts as a water drainage course for the surrounding, intensely developed subdivision. In the northern portion, the highest point of the site is a hillcrest at an elevation of 235'. From this bluff, the topography falls steeply at a 10-18% gradient for approximately 200' to the central, lowest point on the site. Here there is evidence of past flooding, subsidence, and generally very wet conditions. A minor tributary of the Holmes Run flows through this bottom land, with stream widths varying from 3-7' across. This stream meanders through the glen which forms the remaining boundaries of the park and then it branches off the site. In this southernmost section of the park, the sides of the glen rise steeply at a 10-15% gradient where severe erosion has caused loss of understory plant material and

soil slippage. The steep slopes of this glen form the eastern, southern and southwestern boundaries of the park. Above the glen, along the southeastern boundary, a small, remote portion of the site is open and gently sloping towards the rim of the glen.

The park is within the Cameron Run major watershed. The site's steep slopes, ranging from 7-25%, rise from the central drainage easement for 200' to a hillcrest in the northern portion. In the southern portion of the site, the stream channel has cut a steep ravine. The site drains from the northern and southern slopes into the central bottomland of the streambed. Severe erosion exists along the slopes of the hill and along the banks of the stream channel. The stream is then directed to flow through a 36" culvert under Larston Drive.

The site has limited access through a 10' easement from Berlee Drive, between two private residences, toward the small, open space of the site. Public access to the site is very limited due to the severity of the topography, its enclosure by the surrounding subdivision, and the limitation of space for parking facilities. The park is not easily identifiable from the street, appearing to be the private property of those residences surrounding it.

Most of the site has a heavy vegetative cover and the plant associations vary according to the site's different micro-climates and soil types. A mature, mixed hardwood forest cover exists on the hillcrest in the northern portion of the site. Here Virginia Pine, Oaks, and some American Beeches are well-established as upper story cover, while dogwoods and small eastern cedars are establishing as understory. Down in the ravine, much of the mature forest has been lost due to erosion and soil slippage. Many trees have fallen or are dead due to the wet soil conditions of the bottom land.

Most of this vegetative cover is re-establishing Red Maples, Willows, dogwoods, and some beeches on the steeper slopes.

The soils on this park are mostly loamy or gravelly sediments and range from rolling to steep land. They are well drained and consist of geologically old water-deposited loamy, sandy, and gravelly materials. Generally their bearing capacity is good, except on the steeper slopes, such as the sides of the ravine and the southern slopes of the hill. On these slopes, any construction will be difficult because of erosion and soil slippage. There is a small area of fill material adjacent to the end of Larston Dr. that covers the storm sewer and the intake culvert for the stream channel.

The spatial characteristics of the park are unique to the area.

As a wooded glen with a stream bed and topography ranging from rolling to steep, it is an important link of green space to preserve the environmental quality of the neighborhood. The only open space of the park is the small, static space off the Berlee Drive easement. This space is confined and too remote to be useful for active recreation.

Pleasant views can be obtained from the steep sides of the ravine or from the hilltop area where one can view the western horizon. This hilltop could be a very pleasant seating area.

SPECIAL REPORTS

In the initial planning stages, the following agencies or departments were contacted for their input on this park site: Recreation, History and Conservation. Following are their reports:

Upon site visitation, Recreation recommended that a challenging, natural hiking trail with a footbridge across the stream should connect the two access points. From the major access point at Larston Drive, the trail will loop around the hilltop in the northern portion. It was recommended that this loop portion of the trail should be less challenging so as to facilitate easy access to a proposed play area with timberform and a small seating area. A recommendation that requires more immediate action is a general upgrading of the site. This will include erosion control methods, general stream clean-up, and additional plant materials.

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

FUNDING

For the development of this park, there is \$8,900 available in the FY 1977 budget.

CONCLUSIONS

Based on the proposals of the Fairfax County Comprehensive Plan, the analysis of the site and the surrounding community with its existing facilities, a suitable development plan begins to emerge for the park.

The natural limitations of the site are evidenced by the severity of the topography, the unique, and as yet untouched, forest cover, and the various, delicately balanced eco-systems particular to the

site. These natural features are unequalled in the surrounding, highly developed community and provide a quality of environment that must be preserved.

The site's relative inaccessibility and its negative capability for any intense, active recreational development indicates that this park is suitable only for minimal, passive recreation.

Combine these factors with locally expressed public opinion that the park remain as it exists, except for the additional development of a hiking trail, and it suggests that minimal impact with general upgrading, erosion control and additional planting should be the extent of the plan.

Therefore, the staff recommends that there be development of a nature loop-trail, adequate signage and a general upgrading of the site.

PLAN DESCRIPTION

The development of this 4.26 acre site will compliment the topography and the desires of the community. According to the site analysis, the steep terrain, soils composition, and vegetative cover, it is indicative that the park has limitations to any extensive development. Working within these constraints, the extent of the proposed nature/hiking trail, seating and the general upgrading of the park and the locations are very apparent.

The designated trail with appropriate signage will begin at the 10' easement from Berlee Dr. into the park. Here the nature trail will step down into the ravine according to the topo, and cross the stream with a footbridge. At this point, adjacent to Larston Dr., there will be another access point to the trail indicated with signage. This entry area will have additional planting and a few park benches. From here the trail will follow the topography up the eastern slopes of the hill, around the crest of the hill, where the placing of some park benches will provide a rest area with a pleasant western view. Finally the trail will loop down the western slopes of the hill to rejoin the main trail.

Erosion control methods, additional planting, and general maintenance and upgrading procedures are proposed where needed. This plan reflects the minimal development required by the difficulty of the site and the desires expressed by the local community. (See Preliminary Master Plan).

COST ESTIMATE

1.	8' Wood chip/compacted earth trail	\$ 9,135.00
2.	Site furnishings LS (benches, signage, trash receptacles)	\$ 2,500.00
3.	Planting LS	\$ 3,000.00
4.	Erosion control LS	\$ 2,000.00
	Subtotal	\$16,635.00
	20% Contingency	\$ 3,327.00
	TOTAL	<u>\$19,962.00</u>

MAINTENANCE COSTS

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

Maintenance natural/conservation area	\$ 736./yr.
Nature trail/woodchip path w/bridge & sign	<u>\$ 792./yr.</u>
Subtotal	\$1,528.
15% Contingency	<u>\$ 229.</u>
TOTAL	\$1,757./yr.

ATTACHMENT I
Fairfax County Park Authority

M E M O R A N D U M

To: Gil Aldridge, Superintendent of Conservation

Date: 3/31/77.....

From: Paul Engman, District Naturalist

Subject: Haywood Glen Park 72-2 (9) Parcels B, D, E, F

This small 4.3 acre park is composed of second growth hardwood forest with very few pines interspersed. It is drained by a small tributary to the upper end of Holmes Run. The topography is very hilly with most slopes in excess of 15%. Soils are composed of silt loams and sandy loams. Bedrock materials are composed of sandstone imbedded with quartz. The area shows signs of heavy community use and erosion problems are already evident. Factors indicate this area is suitable only for neighborhood passive recreation activities and open space.

cc Dale
Lederer

PE/lam