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elkjer gattuso associates

environmental planners landscape architects
reston virginia

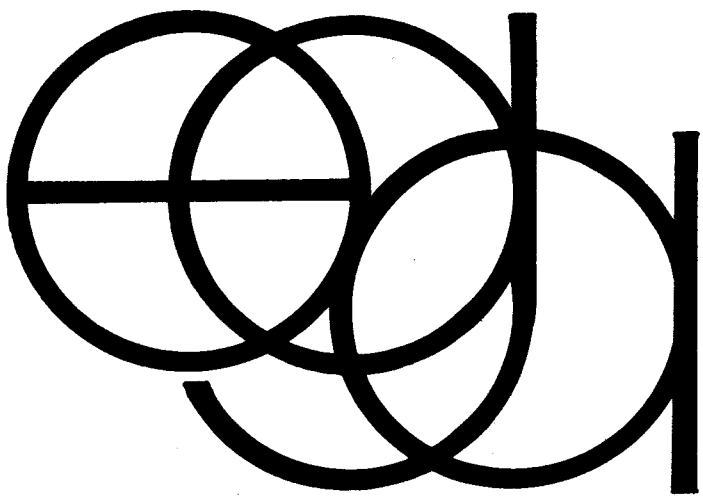
Jefferson District

&

Idylwood

Community

Parks



JEFFERSON DISTRICT PARK

and

— IDYLWOOD COMMUNITY PARK

Prepared for:

Fairfax County Park Authority

elkjer gattuso associates environmental planners landscape architects
11480 sunset hills road reston, virginia 22090 (703) 437 6100

June 4, 1974

Mr. Carl L. Sell, Jr., Chairman
FAIRFAX COUNTY PARK AUTHORITY
4030 Hummer Road
Annandale, Virginia 22003

Dear Mr. Sell:

We are pleased to submit this Master Plan for the development of the Jefferson District and Idylwood Community Park sites.

A master plan, as you know, is a document designed to be revised, modified, or altered in order to achieve the highest and best use of a particular parcel of land. It is our opinion, that as of this date, the enclosed information reflects the optimum use, as indicated by Park Authority Staff and the Park Board, of these two park areas, in relation to the existing and contemplated recreation facilities within the jurisdiction of the Fairfax County Park Authority.

Very truly yours,

ELKJER GATTUSO ASSOCIATES

John J. Gattuso, A.S.L.A.

JJG:C

Attachments

INTRODUCTION

The development of this Master Plan for both the Jefferson District Golf Course and the Idylwood Community Park is based on an inventory of available data depicting the existing natural features of both sites, the existing population within a 5 mile radius of both sites, existing public parks and recreation facilities within a 5 mile radius of both sites, and access to the sites.

The design analysis systhesised this information to establish the master plan of development, an estimated cost of construction, and a proposed phasing program.


TYSONS CORNER
CITY OF
FALLS CHURCH
MERRIFIELD
JEFFERSON
LANGLEY
SLEEPY HOLLOW
WOODSIDE LAKE
BRADLEY BR.
ROCKY
BULLNECK
GEORGETOWN
PK
CHURCHILL ROAD
MADISON
BLVD
DULLES
AIRPORT
ACCESS
LEESBURG
PK
CAPITAL
BELTWAY
ARLINGTON
BLVD.
COURTHOUSE
BRIDGE BR
DOLLEY
SPRING
CHAIN
BRIDGE
RD.
IDYLWOOD
COMMUNITY
PARK
JEFFERSON
DISTRICT
GOLF COURSE
I 66
LEE HWY.
RT. 50
2 MILE RADIUS
VILLALEE
KAREN
CROOK
BRANCH
CAPITAL
TRIPPS
RUN
LAKE
PIMMIT
FORT MARCY
MC LEAN

JEFFERSON DISTRICT PARK

The Jefferson District Park site contains 64 acres and is located in the northeast quadrant of the intersection of Lee Highway and Shreve Road approximately one and three-fourths mile west of the City of Falls Church, Virginia.

Lee Highway forms the southern boundary of the site. The area is bounded on the west by Shrieve Road and a single-family development which backs up to the existing golf course. VEPCO has a powerline right-of-way along the western boundary which will remain. The eastern boundary is formed by the Pinewood Green Townhouses which is one of the newest developments in the area. The northern boundary lies within a heavily wooded area with large overstory trees and dense undergrowth.

Prior to being acquired by the Fairfax County Park Authority, the property was known as the International Golf and Country Club, which offered golf and swimming as the major activities. Since acquisition of the site, the main clubhouse has been demolished and the pool complex has been allowed to deteriorate to a state beyond economical repair. The existing cinderblock

bath and golf clubhouse has been recently renovated, (painting and the installation of central air conditioning.)

PHYSICAL CONDITIONS

VEGETATION - The majority of the mature trees (oaks) occur around the perimeter of the property and in the vicinity of the old clubhouse. Very few understory plants are found on the site except along the northern and portions of the southwestern boundary where there is dense undergrowth.

Moderate sized pine trees (20-40 feet in height) are found around several of the sand traps, ponds, and in scattered groves throughout the course. (Refer to Vegetation Map.)

SOILS - The generalized soils associations for the Jefferson District Park lists the Fairfax-Beltsville-Glenelg as the dominate soils association. The parent materials for these soils are mixed crystalline rocks and older coastal plain sediments.

A detailed soils survey for the site lists the 3 soils found at the site. They are:

1. Glenville silt loam
2. Glenelg silt loam
3. Worsham silt loam

The Glenville series soils are formed on old colluvium and local alluvium, a product of igneous and related metamorphased rocks. The soil, in general is a yellowish-brown silt loam, mottled with a gray silty clay loam found below a depth of 18 inches. The soil is generally found on gently sloping, concaved foot slopes and drainageways in the Piedmont upland, The internal drainage of this soil is somewhat poor, indicating that a seasonably high water table is present within 16 inches of the surface during certain periods of the year. It would therefore be a limitation for large facilities in its present condition.

The Glenelg soil series is formed from the eluvium of reddish shaly sandstone and shale of the Triassic era. The soil is a yellowish-brown silt to yellowish-red silty clay loam with a strong structure below a depth of 7 inches. This soil is found on undulating to hilly areas of the Piedmont upland. The internal

drainage is considered to be good, which indicates that the soil will support almost all types of construction.

The Worsham soil series has been formed from young alluvium of the surrounding igneous and related metamorphased rocks. The soil has a mottled grayish-brown silt loam to a depth of 10 inches and stratified at a depth of 40 inches. The soil is found on level to gently sloping, low, flat areas and colluvial slopes in the Piedmont upland. The internal drainage is considered poor, indicating it would provide poor support for large construction facilities.

The shrink-swell potential for the Glenelg and Glenville soils is low while the Worsham is moderate to high. The percolation rates are as follows:

Glenelg	5-25 minutes/inch - good
Glenville	60 minutes/inch - somewhat poor
Worsham	60 minutes/inch - poor

DEPTH TO BEDROCK - The depth to bedrock underlying the site is 20 feet or more and formed on a metamorphic parent material. The original bedrock has been covered

by the weathering of its surface material and import of waterborne deposits.

SLOPES - The majority of the slopes at the Jefferson District Park site average about 4% to 8%; some excessive slopes over 15% are found at the site.

The detailed slope analysis indicates the location of the slopes and their percentage of slope. (Refer to Slope Map.)

EXISTING FACILITIES

The following table lists the existing Fairfax County Park Authority facilities within a 5 mile radius of this park site.

NAME OF PARK	ACRES T	BALL FIELD	BICYCLE PATH	COMM. CENT.	FOOTBALL	GOLF	HANDBALL	MULTIUSE	NATURE AREA	OPEN PLAY	PICNIC	PARKING	SWIMMING	SHELTER	TENNIS	TOT LOT	WALK	PLAYGROUND
A nandale Community	37.8				1			1	1		1	1		1	2	1	1	1
Bel Air	1.5																	1
C nningham	10.7	2			1				1		1	1			2	1	1	1
Devenshire	3.8								1							1	1	1
D nn Loring	15.7								1		*	*			*	*	*	*
E kin	7.1	1						1	1		1	1			2	1	1	1
E kin Community	23.2	2			1				1			1			2			
F eedom Hill	6.7											*					*	
Griffith	1.0																	1
H deway	6.3							1										
Holmes Run SVI	46.1								1									
H lmes Run SV II	33.6								1									
JEB Stuart	17.2	2			1			1	1						4			1
K nper	26.9							1	1	1					2	*	*	1
Lemon Road	9.9								1									
L ria	4.3	1						1	1							1	1	1
M son District	86.8	1																
McLean Central	23								1									
M Lean	9.6								1									
Olney	19.9	2						1	1		1	1			2	1	1	1
P cklawn	3.8	1															1	1
Pimmit Hills	1.4								1							1	1	1
P ne Springs	4.9								1						2			
Roundtree	46.0	1			1			1	1	1	1	1			2	1	1	1
R cherford	23.3	2			1				*		*	1			3			
S otts Run SV	23.5	1							1									
W kefield	209.8	4							*		1	1			3	1		1
W verly	9.6							1	1							1	1	1
Wilburdale	8.1	1						1	1							1		1
TOTALS	807.5	21	1	0	6	0	0	10	22	2	6	8	0	1	26	11	11	17

* Proposed

The following park areas, also within a 5 mile radius of this site, are presently under the ownership of the Fairfax County Park Authority, but are as yet undeveloped.

PARK NAME	ACRES
Ashlawn	16.2
Eudora	12.7
Foxstone	6.3
Wolftrap SV	10.0
McLean Hamlet	16.0
Barcroft Knolls	.49
Belvedere	1.9
Linnian Cary SV	11.66
Baileys	2.2
Sleepy Hollow	12.8
Azalea	1.1
Haycock Longfellow	23.9
Pimmit Run	65.1
Kent Gardens	13.4
Dead Run	10.4
Fisher	.49
Lisle	.9
Franklin Woods	1.4
Broyhill Crest	4.02
Broyhill Gardens	.24
Broyhill	4.1
Larchmont	2.4
Masonville	.6
Ossian Hall	22.7
Accotink SV	455.
Fairfax Hills	9.6
Karen Drive	.9
Villa Lee	5.3
Mosby Woods	3.4
Plantation	7.7
TOTAL	722.9

POPULATION

The population within the 5 mile radius of the park as based on subcensus tracts for Fairfax County and the Fairfax County Office of Research and Statistics, "Standards Report" (1970).

The totals shown below include all tracts found within the 5 mile radius or those having a portion within the 5 mile radius. Included in the tracts are the total number of homes, rental units, and occupants. These last two figures were not broken out as rental units or persons renting, but instead, grouped with homes owned and occupants.

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
45.010	359	1,339
45.020	300	1,110
56.010	456	1,687
67.010	1,545	4,799
86.060	339	1,255
87.010	55	204
67.020	534	1,970
87.030	178	659
69.020	623	2,049
70.030	119	440
71.020	240	888
71.010	512	1,539
71.030	205	742
72.010	303	1,125
72.020	291	1,077
71.040	387	1,432
75.070	170	629
75.060	356	1,317
75.030	298	1,103

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
75.020	1,106	3,505
75.050	175	647
75.040	189	694
75.010	49	278
74.030	335	1,162
74.020	1,109	3,629
74.010	734	2,219
68.060	119	440
68.070	165	594
69.010	1,097	3,789
70.020	354	1,022
68.080	821	2,490
73.010	220	814
68.040	1,179	3,091
68.050	328	1,212
99.010	821	2,490
101.020	1,017	3,763
66.040	172	615
98.010	812	2,926
100.070	89	329
101.010	115	425
66.030	75	277
66.020	124	459
66.010	348	1,307
66.050	136	500
86.010	155	573
74.040	112	414
56.020	390	1,443
61.020	83	307
61.030	439	1,624
61.010	2,012	5,790
31.030	1,003	3,711
61.060	550	2,036
61.050	1,591	5,869
61.040	606	2,242
57.010	389	1,433
58,010	288	1,066
57.020	1,348	4,187
62.010	446	1,254
63.010	1,123	3,546
63.020	357	1,321
63.030	331	1,225
64.010	110	407
64.020	411	1,510

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
64.030	437	1,592
34.010	506	1,872
65.020	850	3,145
61.070	0	0
34.020	349	1,291
34.050	158	573
58.020	436	1,613
58.030	358	1,225
60.010	355	1,302
59.010	409	1,513
49.010	281	1,040
64.040	476	1,526
64.050	256	947
55.010	1,262	4,239
59.020	479	1,867
49.020	292	1,080
45.030	168	622
88.050	294	1,093
88.030	273	1,010
88.060	98	363
88.020	651	2,460
88.040	237	64
88.010	939	2,731
86.050	245	906
86.080	303	1,122
86.040	303	1,121
86.070	339	1,255
87.020	176	651
85.050	192	710
84.020	721	2,645
85.040	362	1,339
85.020	366	1,355
85.030	253	936
85.060	257	951
82.030	253	936
82.020	76	281
81.050	420	1,554
81.040	233	861
81.010	276	1,010
80.060	43	159
85.010	273	1,010
83.040	173	638
84.010	177	655
83.030	217	828
86.020	208	770
86.030	225	832

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
83.070	184	649
83.060	0	0
83.050	3	11
83.010	80	296
83.020	104	385
80.040	279	1,032
80.050	83	307
80.020	259	1,091
80.010	90	333
80.030	520	1,887
79.010	174	646
79.020	148	548
79.030	487	1,802
79.050	40	148
79.040	6	22
78.090	5	18
78.080	448	1,658
93.050	61	226
93.030	24	89
93.070	328	1,214
93.060	125	462
93.010	17	63
93.090	449	1,682
93.080	313	1,158
93.040	52	192
96.010	720	2,657
95.020	559	2,068
95.040	967	3,366
100.040	107	396
100.030	110	426
100.050	79	281
100.060	28	105
68.030	267	959
68.020	1,704	5,451
100.020	92	328
73.030	765	2,528
73.020	959	3,548
46.030	228	906
50.030	101	374
50.010	202	747
52.010	353	1,306
52.020	421	1,595
54.010	412	1,524
54.020	173	640
60.020	83	307
51.050	405	1,361

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
53.010	1,071	3,199
51.040	611	1,950
51.030	976	3,021
48.030	697	2,258
51.020	80	296
51.010	831	1,518
48.010	356	734
44.030	1	4
48.020	907	2,225
47.020	310	1,146
47.010	391	1,454
46.010	261	988
46.020	338	1,251
72.040	387	1,432
44.020	1,722	4,902
44.010	0	0
72.030	205	742
45.020	300	1,110
TOTALS	49,712	169,433

ACCESS

The present access to the site is from Hysom Lane via Lee Highway (Routes 29-211). To the west of the site Lee Highway spans the Capital Beltway (I-495) and proceeds west where it intersects Gallows Road and continues through Merrifield. The site is linked to the City of Falls Church (one and three-fourths miles east of the site) by Lee Highway.

No other primary access points to the site exist in the area. Several smaller roads provide secondary access, but not to the extent of Lee Highway (i.e. Shreve Road).

"Metro" presently provides mass transit for the area through the use of buses. Several Metro Rapid Rail Transit Stations are planned for the area approximately 5 miles to the northeast of the site (West Falls Church Station), and 1-1/2 miles northwest of the site (Gallows Road Station).

DESIGN ANALYSIS

SITE LIMITATIONS

NATURAL - Approximately three acres of the site are in mixed pine or hardwood trees. The placement of these trees is directly related to the existing golf course layout and related support facilities within the course. The location and size of the existing trees are a definite asset to the site and will be considered in the design so as to insure their retention.

The existing soils conditions do not pose a problem for any proposed new structures. All structures shown will be built on the higher areas along the perimeter of the site where relatively good internal soil drainage exists. The lower section and northeastern end of the site indicate poor drainage conditions.

The existing slopes on the site are between 4% to 8% and do not pose a hazard to construction anywhere on the site. Care should be taken however to reduce and contain on-site, any sedimentation that may occur as a result of construction.

Existing surface hydrology could present some problems on the site. The present locations of sediment ponds and drainage streams bisect the middle of the site and may have to be relocated. (Refer to following plan.)

PHYSICAL LIMITATIONS - The Jefferson District Park is unique in its delineation as a district park. By definition it is substantially smaller than normal district parks; however, the existing golf use at the site affords the highest uses/acre for the fiscal investment. Additional diversification of activities proposed will be considered a supplement to the existing use, thereby enlarging the recreational facilities and use at the site.

POPULATION AND OPEN SPACE - The population for a 5 mile radius of the site based on 1970 subcensus tracts is approximately 169,433 people. The National Recreation and Parks Standard of 10 gross acres of parkland for each 1,000 population indicates a need for 1,694 acres of parkland within a 5 mile radius. The existing total acreage for the 5 mile radius including both the Jefferson District Golf Course and the Idylwood Community Park is 1,606 acres.

USER SURVEY

The Fairfax County Park Authority conducted a user survey for the Jefferson District Golf Course in November of 1971. A

questionnaire was filled out by people using the course. The questionnaire was mainly a priority type where activities, in addition to golf, were ranked from most desired to least desired on a scale of 1 through 3. The summaries of all questionnaires returned to the Park Authority ranked the following activities from most desired to least desired.

ACTIVITY	RANK
Swimming pool	1
Picnic area	2
Apparatus area for children 6-12 years	3
Winter sports	4
Multi-use courts (hard surface)	5
Tennis	6
Community center	6
Trails and walks	7
Tot lots	8
Outdoor amphitheater	9
Softball fields	10
Baseball fields (60 foot bases)	11
Archery	12
Baseball fields (90 foot bases)	13
Shuffleboard	13

An additional section was included for user comments. A majority of these comments indicated that the existing golf facility should be retained and additional facilities added to expand the recreational opportunities.

DESIGN PROGRAM

The physical design and layout of the Jefferson District Park has been based on the integration of the information proceeding this section.

The golf course concept should be retained as the major recreational activity as a result of the survey and revenue generating potential of the course. A redesign of the course should be undertaken to create a better functioning layout for the course. In its present condition, the course is poorly laid out in terms of flow, causing confusion as to which hole is to be played next. In addition, the condition of the course is less than desired, resulting in rough eneven greens, irregularly shaped sand traps, and water features that occur in poor locations throughout the course.

In evaluating the existing nine-hole golf course at Jefferson District Park, we strongly recommend that a new golf course routing be adopted and that no attempt be made to salvage any portion of the existing nine holes.

The existing swimming facility and bath house were constructed several decades ago and are outmoded today both in size and adequacy of facilities. The expansion of the pool would be extremely costly, and the size necessary to provide adequate recreation potential for the population base would drastically reduce the size of the golf course. In addition, the parking requirements for the pool would further reduce the size of the golf course.

The Park Authority has already under study the construction of a swimming pool 7 miles to the north and west of the site at Nottoway District Park.

By retaining the golf course at Jefferson District Park, the County Park Authority will continue to operate public golf courses including the Burke Lake and Twin Lakes facilities.

The proposed golf course plan suggests a dramatic clubhouse location and presents an excellent 9-hole, par 34, executive golf course with sufficient additional acerage available for other active adult oriented recreational facilities such as tennis, basketball,

volleyball, etc. The golf course routing is clockwise with the tendency of play towards the center of the golf course. The first two holes are relatively easy and open with fairway sandtraps providing a protective measure rather than a hazard. There is no par 3 hole until #3 and even then there is very little trouble on this hole. Hole #4 presents a bit of a challenge with water on the right side and becoming strategically in play at the green. The golfer, however, is not required to cross the water and the predominate shot, the slice, plays away from the water. Hole #5 is an excellent par 5 requiring an accurate tee shot, a well played second shot and then an easy third to the green. It will be difficult for the lower handicap players and long hitters to reach the green in two shots because of the subtle effect of a grove of trees coming into play on the right. Hole #6 will be a very short picturesque par 4 hole. Extensive sand will create a beautiful setting as well as provide a hazard to an otherwisw simple hole. Decorative water on the left will help the drainage problems in this area as well as enhance the aesthetics in this area detracting from the power lines. Hole #7 is a very easy par 3 hole which will be enjoyable to play in a very pleasant wooded setting. Hole #8 is very challenging, demanding a well placed tee shot and a perfectly executed second shot. Sandtraps

at the landing area again provide protection and mounds here will assist in correcting drainage. Hole #9 is a very versatile par 3 hole which can be played at any length between 160 yards and 225 yards. This finishing hole can play easy or difficult, depending on the tee and pin placement and may even be considered a par 4 from the extreme back tee.

The area presently occupied by the swimming pool, pro-shop, and clubhouse (removed) can accommodate additional recreational facilities. These recreational facilities would include 8 tennis courts, 2 warm-up areas, 2 hard surfaced multi-use courts capable of accommodating basketball and/or volleyball and ice skating in the winter months, 2 grassed courts for either badminton or volleyball, 8 shuffleboard courts, 8 horseshoe pits, picnic area, table game area, open shelter, and adequate parking with an overflow area. A minature golf area has been designed in immediate proximity to the clubhouse. This area will have heavy evening and night use as will the other recreational areas, with the exception of the golf course, which will close at dark.

Parking for the minature golf course will be accommodated in the existing golf course parking lot which will be

vacant by the time the minature golf course is opened to the public. The minature golf area will enable the park to function on an 18-hour day, thereby producing more revenue and serving a larger portion of the County citizens.

The clubhouse will function as the golf clubhouse and central control point for the distribution of equipment for the other recreational activities.

The maintenance area will be located on the southern end of the property, adjacent to Lee Highway. Access will be provided through the recreation area parking lot. The entire area will be screened from the golf course and recreational areas.

A large open field play area will be located between the maintenance and first golf tee and adjacent to the recreational area. The major activities planned here will be oriented toward games requiring a large open area.

A picnic area is planned to the west of the open field area along Shreve Road. The area will take advantage of the existing wooded area and pond. The pond will

function as a natural ice rink during the colder parts of the winter months. Additional natural ice skating will take place on the existing pond in the open play area.

IDYLWOOD COMMUNITY PARK

The Idylwood Community Park site is 13 acres and is located at the intersection of I-495 and proposed I-66. Proposed I-66 forms the southern boundary of the site while Virginia Avenue forms the eastern. The north is bounded by Fallswood community and the western end of the site is bounded by the abandoned WO&D railroad right-of-way, which runs from Alexandria, Virginia to above Leesburg in Loudoun County, Virginia.

The property was originally owned by the Fairfax County School Board and was to have been developed into the Idylwood Elementary School. Plans to develop the site as an elementary school have been abandoned.

PHYSICAL CONDITIONS

VEGETATION - The majority of the site is covered by small second growth trees and saplings from 1/2 to 2" caliper. The dominate tree types are as follows:

Silver Maple	Cherry
Sugar Maple	Mulberry
Dogwood	Sassafrass
Gum	Tulip
Pine	Red Oak

The largest trees (12-24" caliper) are on the northeast side of the site. These trees are predominately Red Oak and Tulip. (See Vegetation Map.)

SOILS - The generalized soils association for the Idylwood site lists the Fairfax-Beltsville-Glenelg association. The parent materials for these soils were mixed crystalline rocks and older coastal plain sediments. Detailed site investigations show four types that make up the site. These are:

1. Glenville silt loam
2. Meadowville silt loam
3. Fairfax silt loam
4. Fairfax gravelly silt loam

Fairfax silt and gravelly silt loam comprise about 88% of the site. These two soils are considered very good for construction purposes. The percolation rates range from 25 to more than 60 minutes/inch. The shrink-swell potential is low to moderate. There appears to be no internal drainage limitations at the site and in general these two soil types have no unfavorable features that would inhibit construction.

The Glenville and Meadowville silt loam comprise about 12% of the site. Both soils have a percolation rate in excess of 60 minutes/inch and have seasonably high water tables which could be a limiting feature to construction. (Refer to Soils Map.)

DEPTH TO BEDROCK - The bedrock underlying the site is primarily a soft mica schist. The depth to bedrock (parent material) ranges from 10 to 16 feet.

The overburden material (soils) are the product of alluvium and/or colluvium deposits. They are not a direct product of the bedrock.

SLOPES - The site is located on a broat flat ridge that is a divide between two watersheds. The majority of the slopes range between 5 to 8%. There are slopes in excess of 15% which are of limited consideration for development. All of these slopes occur in the northeast portion of the site. (Refer to Slope Map.)

EXISTING FACILITIES

The following table lists the existing County parks and facilities within a 5 mile radius of the park.

NAME OF PARK	ACRES T	BALL FIELD	BICYCLE PATH	COMM. CENT.	FOOTBALL	GOLF	HANDBALL	MULTIUSE	NATURE AREA	OPEN PLAY	PICNIC	PARKING	SWIMMING	SHELTER	TENNIS	TOT LOT	WALK	PLAYGROUND
A nandale Community	37.8				1			1	1		1	1		1	2	1	1	1
Bel Air	1.5																	1
C nningham	10.7	2			1				1		1	1			2	1	1	1
Devenshire	3.8								1							1	1	1
D nn Loring	15.7								1		*	*			*	*	*	*
Eakin	7.1	1						1	1		1	1			2	1	1	1
E kin Community	23.2	2			1				1			1			2			
F eedom Hill	6.7											*					*	
Griffith	1.0																	1
H deway	6.3							1										
Holmes Run SVI	46.1								1									
H lmes Run SV II	33.6								1									
JEB Stuart	17.2	2			1			1	1						4			1
K mper	26.9							1	1	1					2	*	*	1
Lemon Road	9.9								1									
L ria	4.3	1						1	1							1	1	1
Mason District	86.8	1																
M Lean Central	23								1									
M Lean	9.6								1									
O ney	19.9	2						1	1		1	1			2	1	1	1
P rklawn	3.8	1															1	1
Pimmit Hills	1.4								1							1	1	1
P ne Springs	4.9								1						2			
Roundtree	46.0	1			1			1	1	1	1	1			2	1	1	1
P therford	23.3	2			1				*		*	1			3			
Scotts Run SV	23.5	1							1									
W kefield	209.8	4							*		1	1			3	1		1
Waverly	9.6							1	1							1	1	1
W lburdale	8.1	1						1	1							1		1
TOTALS	807.5	21	1	0	6	0	0	10	22	2	6	8	0	1	26	11	11	17

* Proposed

NAME OF PARK	ACRES T	BALL FIELD	BICYCLE PATH	COMM. CENT.	FOOTBALL	GOLF	HANDBALL	MULTIUSE	NATURE AREA	OPEN PLAY	PICNIC	PARKING	SWIMMING	SHELTER	TENNIS	TOT LOT	WALK	PLAYGROUND
A nandale Community	37.8				1			1	1		1	1		1	2	1	1	1
Bel Air	1.5																	1
C nningham	10.7	2			1				1		1	1			2	1	1	1
Devenshire	3.8								1							1	1	1
D nn Loring	15.7								1		*	*			*	*	*	*
Eakin	7.1	1						1	1		1	1			2	1	1	1
E kin Community	23.2	2			1				1			1			2			
F eedom Hill	6.7											*					*	
Griffith	1.0																	1
H deway	6.3							1										
Holmes Run SVI	46.1								1									
H lmes Run SV II	33.6								1									
JEB Stuart	17.2	2			1			1	1						4			1
K mper	26.9							1	1	1					2	*	*	1
Lemon Road	9.9								1									
L ria	4.3	1						1	1							1	1	1
Mason District	86.8	1																
M Lean Central	23								1									
M Lean	9.6								1									
O ney	19.9	2						1	1		1	1			2	1	1	1
P rklawn	3.8	1															1	1
Pimmit Hills	1.4								1							1	1	1
P ne Springs	4.9								1						2			
Roundtree	46.0	1			1			1	1	1	1	1			2	1	1	1
P therford	23.3	2			1				*		*	1			3			
Scotts Run SV	23.5	1							1									
W kefield	209.8	4							*		1	1			3	1		1
Waverly	9.6							1	1							1	1	1
W lburdale	8.1	1						1	1							1		1
TOTALS	807.5	21	1	0	6	0	0	10	22	2	6	8	0	1	26	11	11	17

* Proposed

In addition to the developed parks within the 5 mile radius, numerous undeveloped parcels were found. These parcels are under the control of the Fairfax County Park Authority, however, master plans and funds are not presently available for the parcels.

PARK NAME	ACRES
Ashlawn	16.2
Eudora	12.7
Foxstone	6.3
Wolftrap SV	10.0
McLean Hamlet	16.0
Barcroft Knolls	.49
Belvedere	1.9
Linnian Cary SV	11.66
Baileys	2.2
Sleepy Hollow	12.8
Azalea	1.1
Haycock Longfellow	23.9
Pimmit Run	65.1
Kent Gardens	13.4
Dead Run	10.4
Fisher	.49
Lisle	.9
Franklin Woods	1.4
Broyhill Crest	4.02
Broyhill Gardens	.24
Broyhill	4.1
Larchmont	2.4
Masonville	.6
Ossian Hall	22.7
Accotink SV	455.
Fairfax Hills	9.6
Karen Drive	.9
Villa Lee	5.3
Mosby Woods	3.4
Plantation	7.7
TOTAL	722.9

POPULATION

The population within the 5 mile radius of the park as based on subcensus tracts for Fairfax County and the Fairfax County Office of Research and Statistics, "Standards Report" (1970).

The totals shown below include all tracts found within the 5 mile radius or those having a portion within the 5 mile radius. Included in the tracts are the total number of homes, rental units, and occupants. These last two figures were not broken out as rental units or persons renting, but instead, grouped with homes owned and occupants.

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
45.010	359	1,339
45.020	300	1,110
56.010	456	1,687
67.010	1,545	4,799
86.060	339	1,255
87.010	55	204
67.020	534	1,970
87.030	178	659
69.020	623	2,049
70.030	119	440
71.020	240	888
71.010	512	1,539
71.030	205	742
72.010	303	1,125
72.020	291	1,077
71.040	387	1,432
75.070	170	629
75.060	356	1,317
75.030	298	1,103

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
75.020	1,106	3,505
75.050	175	647
75.040	189	694
75.010	49	278
74.030	335	1,162
74.020	1,109	3,629
74.010	734	2,219
68.060	119	440
68.070	165	594
69.010	1,097	3,789
70.020	354	1,022
68.080	821	2,490
73.010	220	814
68.040	1,179	3,091
68.050	328	1,212
99.010	821	2,490
101.020	1,017	3,763
66.040	172	615
98.010	812	2,926
100.070	89	329
101.010	115	425
66.030	75	277
66.020	124	459
66.010	348	1,307
66.050	136	500
86.010	155	573
74.040	112	414
56.020	390	1,443
61.020	83	307
61.030	439	1,624
61.010	2,012	5,790
31.030	1,003	3,711
61.060	550	2,036
61.050	1,591	5,869
61.040	606	2,242
57.010	389	1,433
58,010	288	1,066
57.020	1,348	4,187
62.010	446	1,254
63.010	1,123	3,546
63.020	357	1,321
63.030	331	1,225
64.010	110	407
64.020	411	1,610

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
64.030	437	1,592
34.010	506	1,872
65.020	850	3,145
61.070	0	0
34.020	349	1,291
34.050	158	573
58.020	436	1,613
58.030	358	1,225
60.010	355	1,302
59.010	409	1,513
49.010	281	1,040
64.040	476	1,526
64.050	256	947
55.010	1,262	4,239
59.020	479	1,867
49.020	292	1,080
45.030	168	622
88.050	294	1,093
88.030	273	1,010
88.060	98	363
88.020	651	2,460
88.040	237	64
88.010	939	2,731
86.050	245	906
86.080	303	1,122
86.040	303	1,121
86.070	339	1,255
87.020	176	651
85.050	192	710
84.020	721	2,645
85.040	362	1,339
85.020	366	1,355
85.030	253	936
85.060	257	951
82.030	253	936
82.020	76	281
81.050	420	1,554
81.040	233	861
81.010	276	1,010
80.060	43	159
85.010	273	1,010
83.040	173	638
84.010	177	655
83.030	217	828
86.020	208	770
86.030	225	832

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
83.070	184	649
83.060	0	0
83.050	3	11
83.010	80	296
83.020	104	385
80.040	279	1,032
80.050	83	307
80.020	259	1,091
80.010	90	333
80.030	520	1,887
79.010	174	646
79.020	148	548
79.030	487	1,802
79.050	40	148
79.040	6	22
78.090	5	18
78.080	448	1,658
93.050	61	226
93.030	24	89
93.070	328	1,214
93.060	125	462
93.010	17	63
93.090	449	1,682
93.080	313	1,158
93.040	52	192
96.010	720	2,657
95.020	559	2,068
95.040	967	3,366
100.040	107	396
100.030	110	426
100.050	79	281
100.060	28	105
68.030	267	959
68.020	1,704	5,451
100.020	92	328
73.030	765	2,528
73.020	959	3,548
46.030	228	906
50.030	101	374
50.010	202	747
52.010	353	1,306
52.020	421	1,595
54.010	412	1,524
54.020	173	640
60.020	83	307
51.050	405	1,361

SUBCENSUS TRACT	NUMBER OF HOMES	NUMBER OF OCCUPANTS
53.010	1,071	3,199
51.040	611	1,950
51.030	976	3,021
48.030	697	2,258
51.020	80	296
51.010	831	1,518
48.010	356	734
44.030	1	4
48.020	907	2,225
47.020	310	1,146
47.010	391	1,454
46.010	261	988
46.020	338	1,251
72.040	387	1,432
44.020	1,722	4,902
44.010	0	0
72.030	205	742
45.020	300	1,110
TOTALS	49,712	169,433

ACCESS

Present access to the park is by Virginia Avenue, using either Shreve Road or Idylwood Road. Future plans for Virginia Avenue call for it to be straightened and widened to provide better access over proposed I-66 which forms the southern boundary of the site. No direct access to either I-66 or I-495 is planned for the area.

The old WO&D abandoned right-of-way forms the southwestern boundary for the site. Control of this access point is currently in the hands of VEPCO. This control will, in the near future be turned over to the Northern Virginia Regional Park Authority. Plans indicate a lineal park system running from below Alexandria to Northern Loudoun County. The major users of this planned lineal system are to be bicyclists and hikers. This right-of-way, when completed for recreation will provide for additional use of the park and its facilities.

Additional access to the area will be provided by the WMATA or Metro Rapid Transit system which is a part of a metropolitan-wide mass transit system currently under construction. Two stations are presently planned within a 5 mile radius of the site (West Falls Church Station

and Gallows Road Station). The actual effects of these stations as inducements for growth is currently under study by Fairfax County and other local jurisdictions. These stations should have an indirect effect on the Idylwood Community Park by encouraging additional growth in the area which will produce additional users for this community park site.

DESIGN ANALYSIS

SITE LIMITATIONS

NATURAL - The majority of the site is covered with small second growth trees. The removal of these trees in areas where facilities are to be constructed will present few problems. The selective clearing of these trees in undisturbed areas throughout the site will provide good vegetative cover.

The northeast corner of the site is covered with large mature trees that provide a good buffer area between the park and existing residential areas.

The soils at the site will present no limitations to park development. The combination of gravelly soils and slopes over 15% will lead to some on-site erosion. This condition occurs in the northeastern section of the site and care will have to be taken into consideration when construction occurs in this area.

PHYSICAL - The site is located in an area of high noise as a result of the proximity to I-495. Additional increases in the ambient noise level can be expected if proposed I-66, immediately adjacent to the site on the south, is constructed.

The existing residential area (Fallswood) is immediately adjacent to the site. No natural buffers exist, except at the northeastern corner. The potential problem is further aggrevated by the slope of the land, which does slope down to the residential area.

The WO&D abandoned railroad right-of-way when developed by the Northern Virginia Regional Park Authority will provide a good access point for the park and additional use of the park's facilities.

POPULATION AND OPEN SPACE - The population for a 5 mile radius of the site based on 1970 subcensus tracts is approximately 169,433 people. The National Recreation and Parks Standard of 10 gross acres of parkland for each 1,000 population indicates a need for 1,694 acres of parkland within a 5 mile radius. The existing total acerage for the 5 mile radius including both the Idylwood Community Park and the Jefferson District Golf Course is 1,606 acres.

USER SURVEY

A user survey for the Idylwood area was not conducted by the Fairfax County Park Authority.

DESIGN PROGRAM

The master plan was developed using the Park Authority's definition of a community park and the facilities within the 5 mile radius in conjunction with the site and community analysis.

The site will be developed around a central core which would include parking for approximately 50 cars and a shelter with facilities. Additional park facilities will be located around the central core area. (Refer to Park Plan.)

A children's play area for 6 to 12 years old will be located in close proximity to the picnic area which is sited in the heaviest wooded area of the park. Two ball fields are planned: one a medium-sized, and a smaller ball field. Two multi-use courts (paved) which function as volleyball and/or basketball courts will be used in close relationship to the two tennis courts. The tennis courts will have 6" curbs around them to provide for ice skating during the winter months. An open field play area will be immediately adjacent to the multi-use and tennis courts. The remainder of the site will be

left in a wooded condition. A buffer area consisting of mounds and plant materials will be used to screen the Fallswood development. Additional screening will be used immediately adjacent to the proposed I-66 corridor.

The future use of the site by the School Board should be clarified, preferably before construction of the park. However, should confirmation of action not be obtained just prior to construction, two alternatives exist: (1) no recreational development of the site or (2) development of the site with soft surface ball and soccer/football fields, picnic, play area, and a gravel jogging trail. This alternative would avoid the use of any hard surfaced areas and structures.

SUMMARY AND CONCLUSIONS

Consideration should be given to the use of the VEPCO power line easement as a link between both the Jefferson District and Idylwood Community park sites. A bicycle path and pedestrian foot path would be the most practical means to link the two parks.

The potential development of the WO&D railroad right-of-way as a lineal park will add additional users to the Idylwood Community Park as a result of its proximity to the right-of-way.

The completion of the Metro Rapid Rail Transit System will create additional economic and residential growth in the area of both parks. In addition, COG has proposed a railroad commuter line through the Virginia suburbs from D. C. to Leesburg along the old WO&D railroad right-of-way.

The potential growth in the area of both sites points to the need to consider additional facilities and additional diversification in recreational experiences.

The activities planned for the Idylwood Community Park and the Jefferson District Park will be an integral link in providing this desirable diversification in recreational experiences.

COST ESTIMATES

JEFFERSON DISTRICT GOLF COURSE

COST ESTIMATE

June 4, 1974

	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	AMOUNT
1.	Site preparation				
	A. Erosion control	L.S.	1	5,000.00	5,000.00
	B. Clearing	L.S.	1	12,000.00	12,000.00
2.	Excavation and grading	L.S.	1	80,000.00	80,000.00
3.	Paving				
	A. Parking lots:				
	(1) Tennis (south park. lot)	S.F.	15,000	4.50	67,000.00
	(2) Golf (north park. lot)	S.F.	43,200	4.50	194,400.00
	B. Asphalt curbing	L.F.	2,880	1.35	3,888.00
	C. Curb stops	Ea.	150	20.00	3,000.00
	D. Roadway	S.F.	20,640	4.50	92,880.00
	E. Path	L.F.	400	6.50	2,600.00
	F. Tennis	L.S.	8	20,000.00	160,000.00
	G. Multi-use	S.F.	10,800	4.50	48,600.00
	H. Terrace (table games)	S.F.	5,400	1.25	6,750.00
	I. Shuffleboard courts	S.F.	2,400	1.25	3,000.00
	J. Clubhouse terrace	S.F.	2,600	1.25	3,250.00
	K. Maintenance area	S.Y.	1,600	4.00	6,400.00
	L. Ice rink curbing	L.F.	420	1.35	567.00
4.	Childrens play area	L.S.	1	4,000.00	4,000.00
5.	Shelter	L.S.	1	6,500.00	6,500.00
6.	Game tables and seats	Ea.	14	250.00	3,500.00
7.	Putting green	L.S.	1	22,000.00	22,000.00
8.	Golf course* 1-9 hole - par 34	L.S.	1	220,000.00	220,000.00
9.	Minature golf	L.S.	1	60,000.00	60,000.00

*See Appendix A

JEFFERSON DISTRICT GOLF COURSE - COST ESTIMATE (Continued)

June 4, 1974

10.	Fencing:				
	A. Tennis	L.F.	1,600	8.50	13,600.00
	B. Multi-use court	L.F.	420	8.50	3,570.00
	C. Golf course	L.F.	8,010	8.50	68,085.00
	D. Maintenance area	L.F.	500	8.50	4,250.00
11.	Lighting				
	A. Tennis	L.S.	1	60,000.00	60,000.00
	B. Multi-use court	L.S.	1	7,500.00	7,500.00
	C. Parking lots	L.S.	1	40,000.00	40,000.00
	D. Maintenance	L.S.	1	16,000.00	16,000.00
12.	Earth berms	L.S.	1	3,000.00	3,000.00
13.	Maintenance barn	L.S.	1	9,000.00	9,000.00
14.	Plant materials:				
	A. Ground cover	S.F.	7,000	.60	4,200.00
	B. Shrubs	Ea.	400	15.00	6,000.00
	C. Small trees	Ea.	300	55.00	16,500.00
	D. Evergreen trees	Ea.	120	75.00	9,000.00
	E. Shade trees	Ea.	300	90.00	27,000.00
15.	Miscellaneous park equipment	L.S.	1	30,000.00	30,000.00
16.	Utilities				
	A. Water	L.S.	1	1,500.00	1,500.00
	B. Electric	L.S.	1	1,500.00	1,500.00
	C. San sewer	L.S.	1	1,500.00	1,500.00
	D. Storm sewer	L.S.	1	1,500.00	1,500.00
17.	Drinking fountains	L.S.	2	5,000.00	10,000.00
18.	Clubhouse	L.S.	1	120,000.00	120,000.00
				SUB-TOTAL	$1,459,040.00
				10% Contingency	145,904.00
				TOTAL	$1,604,944.00

IDYLWOOD COMMUNITY PARK

COST ESTIMATE

June 4, 1974

	DESCRIPTION	UNIT	QUAN.	UNIT PRICE	AMOUNT
1.	Site preparation				
	A. Erosion control	L.S.	1	5,000.00	5,000.00
	B. Clearing	Ac.	10	2,500.00	25,000.00
2.	Excavation	C.Y.	50,000	3.00	150,000.00
3.	Paving				
	A. Parking lot (170x120)	S.Y.	2,266	4.25	9,633.00
	B. Asphalt curbing	L.F.	290	1.35	391.00
	C. Curb stops	Ea.	12	20.00	240.00
	D. Roadway	L.F.	560	15.00	8,400.00
	E. Bicycle path (gravel)	L.F.	600	3.75	2,250.00
	F. Jogging path (gravel)	L.F.	2,280	3.75	8,550.00
	G. Tennis courts (115x120)	L.S.	1	20,000.00	20,000.00
	H. Multi-use courts (95x115)	S.Y.	1,213	4.25	5,159.00
	I. Terrace at shelter	S.F.	1,600	1.25	2,000.00
4.	Rest area	L.S.	1	2,500.00	2,500.00
5.	Childrens play area	L.S.	1	4,000.00	4,000.00
6.	Fencing				
	A. Tennis	L.F.	470	8.50	3,995.00
	B. Backstop	L.S.	2	2,000.00	4,000.00
7.	Shelter	L.S.	1	6,500.00	6,500.00
8.	Ballfield lighting	L.S.	1	18,000.00	18,000.00
9.	Tennis court lighting	L.S.	1	8,500.000	8,500.00
10.	Multi-use court lighting	L.S.	1	8,500.00	8,500.00
11.	Bleachers	L.S.	2	3,750.00	7,500.00
12.	Earth berms	L.S.	1	3,000.00	3,000.00
13.	Fine grading and seeding	Ac.	10	4,000.00	40,000.00

IDYLWOOD COMMUNITY PARK - COST ESTIMATE (Continued)

June 4, 1974

14.	Plant material				
	A. Shrubs	Ea.	500	15.00	7,500.00
	B. Small trees	Ea.	125	55.00	6,875.00
	C. Evergreen trees	Ea.	175	40.00	7,000.00
	D. Shade trees	Ea.	150	90.00	13,500.00
15.	Miscellaneous park equipment	L.S.	1	15,000.00	15,000.00
16.	Utilities				
	A. Water	L.S.	1	14,250.00	14,250.00
	B. Electric	L.S.	1	14,000.00	14,000.00
	C. San sewer	L.S.	1	14,300.00	14,300.00
	D. Storm drainage	L.S.	1	6,500.00	6,500.00
17.	Drinking fountain	L.S.	1	5,000.00	5,000.00
				SUB-TOTAL	$444,543.00
				10% Contingency	44,454.00
				TOTAL	$488,997.00

PHASING

JEFFERSON DISTRICT PARK

SUGGESTED PHASING PLAN

PRIORITY	YEARS	FACILITY	EST. CONSTR. COST
I	74-75	9-hole Golf Course and Recreation Facilities	
RANK		COMPONENTS	
A.		Site preparation	97,000.00
B.		Golf course construction including putting green	242,000.00
C.		Tennis courts	173,700.00
D.		Tennis court parking	67,000.00
E.		Golf club house	120,000.00
F.		Plant materials - golf course	21,350.00
G.		Miscellaneous	150,000.00
II	75-76		
A.		Golf course parking	194,000.00
B.		Shelter	6,500.00
C.		Remaining recreational facilities	25,000.00
D.		Maintenance area	6,400.00
E.		Lighting	123,500.00
F.		Remaining plant materials	21,350.00
G.		Enclosure around golf course	68,085.00
H.		Minature golf	60,000.00
I.		Miscellaneous	83,155.00

IDYLWOOD COMMUNITY PARK

SUGGESTED PHASING PLAN

III	77-78		
A.		Site preparation	180,000.00
B.		Parking and roadway	20,000.00
C.		Shelter and facilities	56,000.00
D.		Recreational facilities	56,504.00
E.		Plant materials and finishing	77,875.00
F.		Lighting	26,500.00
G.		Miscellaneous	28,000.00

APPENDIX

GOLFAMERICA CORPORATION
3182 Old Tunnel Road, Suite B, Lafayette, California 94549, (415) 937-8322

·Design
·Development
·Management

March 6, 1974

Elkjer Gattuso Associates
11480 Sunset Hills Road
Reston, Virginia 22090

SUBJECT: Jefferson Park Golf Course; Fairfax County Park Authority

Dear Mr. Gattuso:

In evaluating the existing nine-hole golf course at Jefferson Park, we strongly recommend that a new golf course routing be adopted and that no attempt be made to salvage any portion of the existing nine holes.

The following is a brief description of problems presently existing on the existing nine holes:

HOLE #1

On a daily fee golf course the golfer should never be in a position of slicing towards water. 90% of the daily fee golfers slice the ball and the golf holes should be set up to favor the slice. The first hole should be relatively easy with very little if any problem areas or hazards. This hole requires the golfer to hit his very first shot across an open ditch and if he is successful, he's faced with water on the right side of the hole. The hole being a dogleg right tends to favor a slice and the natural tendency will be to slice the ball here. Obviously both tee and green requires reconstruction, the open ditch should be piped and the entire fairway should be reworked and seeded with a quality seed mixture compatible to the area. It is difficult to solve the pond problem on the right unless the pond is abandoned. This is a very poor starting hole.

HOLE #2

Again the golfer is required to execute a shot directly across water. The only person this hurts is the very poor golfer who tops the ball. He's the last player who needs to be penalized. The green is elevated above the tee which is not a desirable situation on a par 3 hole. Par 3 holes tend to slow play. It is not good

design practice to play a par 3 hole at least until hole #3 and preferably hole #4 or #5. The tee and green here require reconstruction and the fairway turf is poor.

HOLE #3

This hole is satisfactory from a golf standpoint. We would recommend some fairway bunkers and or mounding and reconstruction of tee and green. Again the turf condition could be improved considerably. The major problem with this hole is the property line on the right side of the hole. The slicer again has the hazard against him. Also a problem exists with golf balls hitting buildings there.

HOLE #4

This hole presents considerable character with a pleasant green setting in the woods. The green setting, however, appears quite secluded and air stagnation here may be a problem. Chances are this green is the most difficult one to maintain good turf on. Again, the problem of slicing out-of-bounds exists. A problem with golf balls hitting buildings off the property may exist upon completion of development there. There appears to be a drainage problem in the landing area which should be corrected by piping, grading, or draintile. The tee and green should be rebuilt and the wooded area around the green thinned to allow better air circulation. The fairway turf can be improved considerably.

HOLE #5

This hole is relatively short for a par 4 and the fairway or playing area is extremely narrow. The hole should be widened, the tee and green reconstructed, and extensive work done in the fairway for better drainage and turfgrass establishment.

HOLE #6

The tee and green can be reconstructed here and bunkers or mounds placed strategically at the landing area to create a pleasant golf hole. Of course extensive work should be done on the fairway to establish better turf.

HOLE #7

The walk from #6 green up to #7 tee is long and undesirable. The landing area is very short requiring many golfers to play an iron

HOLE #7 (Cont'd)

from the tee to allow an open shot to the green. This is not good practice. The tee and green requires reconstruction and extensive mounding should be done at the landing area. The turf condition can be improved considerably.

HOLE #8

The walk from #7 green to #8 tee is long, undesirable, and slightly into the line of play from #8 tee. Playing directly across the open ditch or edge of the pond again only penalizes the higher handicap golfer. The tee and green should be reconstructed and enlarged and the stream in front of the tee should be piped. Considerable fairway work is required in upgrading the turf condition.

HOLE #9

Again, water directly in front of the tee is not desirable. This hole appears tight with out-of-bounds close on the right side. The tee and green should be reconstructed, strategic mounds or bunkers placed at the landing area and turf work done on the fairway.

GENERAL

The general routing of the golf course in a counter-clockwise direction is very undesirable in that the predominant play is slicing off of the golf course or out-of-bounds. With the present routing, land utilization is extremely inefficient and there is no way to incorporate a practice range into the project. The existing scorecard appears to be inaccurate. The irrigation system appears inadequate and requires considerable modification. Utilization of the present routing and attempting to allow existing features to dictate design at best will result in only a fair facility without a practice range.

THE PROPOSED NEW PLAN

The proposed new golf course plan suggests a new, more remote clubhouse location and presents an excellent 9-hole executive golf course, par 34, with a comfortable practice range and putting green. A secluded maintenance area with a separate entrance and a turf nursery is also provided with sufficient additional acreage available for other active adult oriented recreational facilities such as tennis, basketball, handball, volleyball, etc. The golf

THE PROPOSED NEW PLAN (Cont'd)

course routing is clockwise with the tendency of play towards the center of the golf course. The first two holes are relatively easy and open with fairway sandtraps providing a protective measure rather than a hazard. There is no par 3 hole until #3 and even then there is very little trouble on this hole. Hole #4 presents a bit of a challenge with water on the left side and becoming strategically in play at the green. The golfer, however, is not required to cross the water and the predominant shot, the slice, plays away from the water. Hole #5 is an excellent par 5 requiring an accurate tee shot, a well played second shot and then an easy third to the green. It will be difficult for the lower handicap players and long hitters to reach the green in two shots because of the subtle effect of a grove of trees coming into play on the right. Hole #6 will be a very short picturesque par 4 hole. Extensive sand will create a beautiful setting as well as provide a hazard to an otherwise simple hole. Decorative water on the left will help the drainage problems in this area as well as enhance the aesthetics in this area detracting from the power lines. Hole #7 is a very easy par 3 hole which will be enjoyable to play in a very pleasant wooded setting. Hole #8 is very challenging demanding a well placed tee shot and a perfectly executed second shot. Sandtraps at the landing area again provide protection and mounds here assist in correcting drainage. Hole #9 is a very versatile par 3 hole which can be played at any length between 160 yards and 225 yards. This finishing hole can play easy or difficult depending on the tee and pin placement and may even be considered a par 4 from the extreme back tee.

COST

The cost of renovating the existing course will be basically equal to that of developing the new plan, the primary expense being new tees, greens, and irrigation with either approach. Renovating the existing course will in no way approach the quality of the proposed new facility. Based on todays contract prices, the following cost estimate range for either approach is as follows:

Green	$10,000	to	12,000	each
Tee	4,000	to	6,000	each
Irrigation	50,000	to	80,000	
Seedbed preparation & seeding	800	to	1,000	/acre
Storm drainage piping	$ 10	to	$ 15	/foot

THE PROPOSED NEW PLAN (Cont'd)

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Green	$10,000 to 12,000 each
Tee	4,000 to 6,000 each
Irrigation	50,000 to 80,000
Seedbed preparation & seeding	800 to 1,000/acre
Storm drainage piping	$ 10 to $ 15/foot

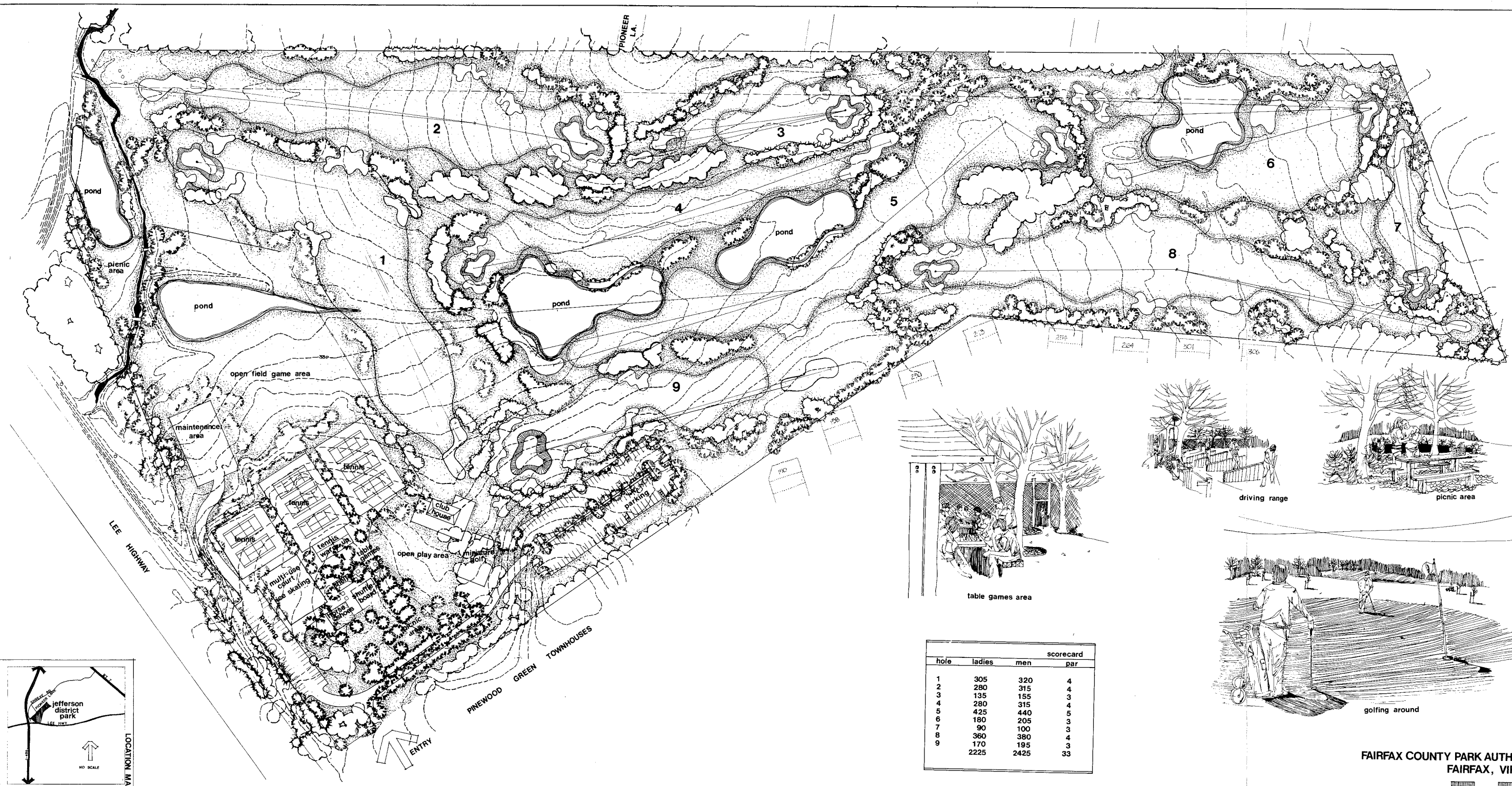
COST (Cont'd)

With these guide lines, the following is a preliminary cost estimate:

	Existing Routing	Proposed New Routing
Greens	$ 90,000 to 108,000	$100,000 to 120,000
Tees	36,000 to 54,000	40,000 to 60,000
Irrigation	50,000 to 80,000	55,000 to 85,000
Storm Drainage	10,000 to 15,000	10,000 to 15,000
Mounding & Bunkers	10,000 to 15,000	10,000 to 15,000
Seedbed Preparation and seeding	20,000 to 25,000	25,000 to 30,000
Maintenance until open	10,000 to 15,000	10,000 to 15,000
	$226,000 to 312,000	$255,000 to 340,000
10% Factor in an attempt to keep golf course open, accomplish work in phases, construct temporary greens, etc.	23,000 to 32,000	0
	$249,000 to 344,000	$255,000 to 340,000

Establishing a sound development budget for the new facility of three hundred thousand dollars ($300,000), the following construction breakdown is suggested:

Architectural Engineering Services	$ 25,000
Clearing, excavation, and earthwork involving movement of approximately 100,000 cu. yards of earth	$ 80,000
Construction materials consisting of gravel, green sand, humus, lime, fertilizer, seed, pipe, draintile, sandtrap sand and misc. stakes and hand tools and golf course furnishings	$ 80,000
Irrigation Materials	$ 50,000
Irrigation Installation	$ 25,000
Seedbed preparation and seeding	$ 25,000
Maintenance of the golf course from seeding until open	$ 15,000
Total	$300,000



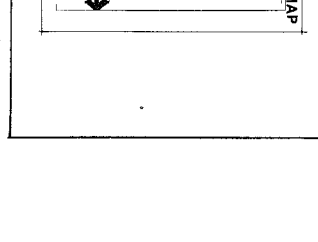


table games area

driving range

picnic area

golfing around

hole	ladies	men	scorecard par
1	305	320	4
2	280	315	4
3	135	155	3
4	280	315	4
5	425	440	5
6	180	205	3
7	90	100	3
8	360	380	4
9	170	195	3
	2225	2425	33

FAIRFAX COUNTY PARK AUTHORITY
FAIRFAX, VIRGINIA

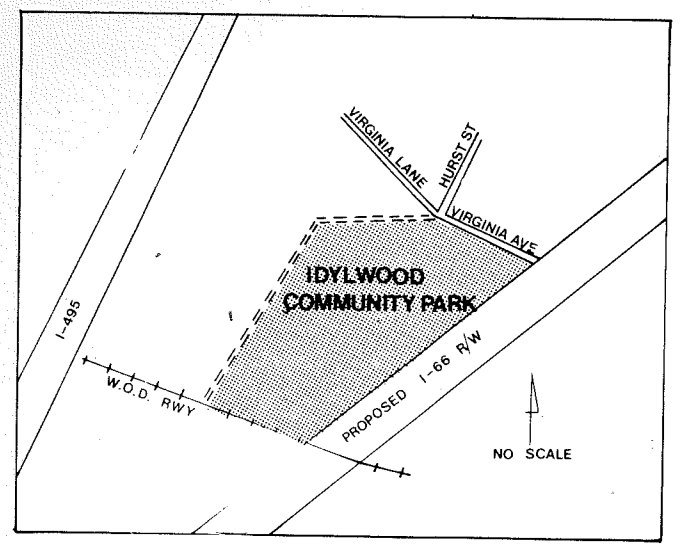
50 0 50 100 150

SCALE 1-50'-0
DATE 6 4 74

Elkjer, Gattuso Associates
Landscape Architects
Environmental Planners

MASTER PLAN
JEFFERSON DISTRICT PARK

FAIRFAX COUNTY PARK AUTHORITY
FAIRFAX, VIRGINIA



50 0 50 100 150

jogging trail
picnic area
play area
softball field
combination soccer and football field
rest area
bicycle access
parking
shelter
medium sized ball field
tennis courts
multi use courts and skating
open field area
selective clearing
HURST STREET
VIRGINIA AVENUE
FUTURE VIRGINIA AVENUE
W.O.D. RAILROAD
PROPOSED I-66 RIGHT OF WAY

1" = 50'-0"

6-4-74

Elkjer, Gattuso Associates
Landscape Architects
Environmental Planners
11480 Sunset Hills Road
Reston, Virginia 22090

IDYLWOOD COMMUNITY PARK
MASTER PLAN

FAIRFAX COUNTY PARK AUTHORITY
FAIRFAX, VIRGINIA

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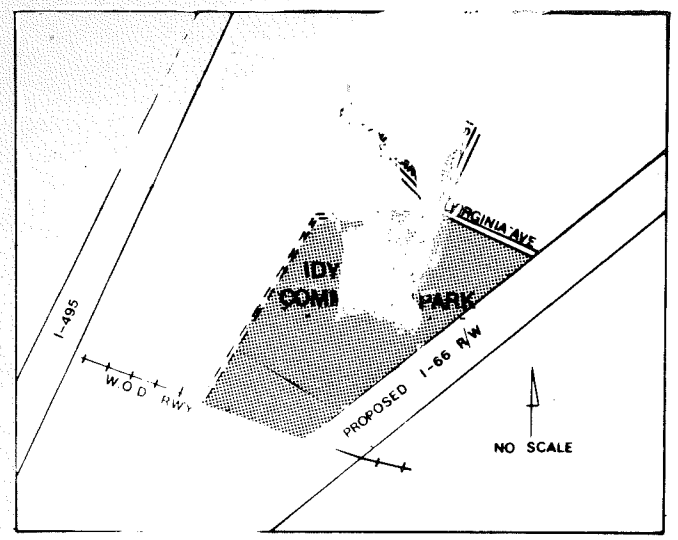

jogging trail
FALLSWOOD HOMES
picnic area
play area
softball field
soccer/football field
rest area
bicycle access
parking
medium sized ball field
soccer/football field
selective clearing
HURST STREET
FUTURE VIRGINIA AVENUE
VIRGINIA AVENUE
W.O.D. RAILROAD
PROPOSED I-66 RIGHT OF WAY

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IDYLWOOD COMMUNITY PARK
OVERLAY