approved
12/3/85

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DO NOT PUNCH

MASTER PLAN REPORT

OF

JEFFERSON VILLAGE PARK

FILE COPY

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JUNE 1986

MASTER PLAN REPORT
JEFFERSON VILLAGE PARK

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FIGURES (Maps and Plans)

1 - Location Map

2 - Jefferson Village Park Location Map

3 - Zoning Map

4 - Countywide Trails Plan

5 - Nearby Parks and Schools Map

6 - Summary Analysis Map

7 - Concept Plan

8 - Master Plan

TABLES

I - Public Recreation Facilities Inventory

II - Public Park Facilities Surplus/Deficiency

I. PURPOSE AND OBJECTIVES

A. PURPOSE

The Jefferson Village Park master plan and report are hereby presented in accordance with Fairfax County Park Authority policy regarding adoption of master plans.

B. OBJECTIVES

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

Master Plan Definition

Master planning is an effort to meet community-wide park and recreation needs in relationship to the park and the delivery of a comprehensive park system. The planning process establishes the character or personality of the park and provides direction guidelines as to the appropriate types of facilities and areas that will enhance the character and serve demonstrated needs. The result is a master plan which is a guide and can be changed. Normally, master plans are made for each park before any improvement is done. Implementation of the master plan may take place over an extended period of time (five, ten, fifteen, or more years). Improvements may be phased according to the size of the park, facilities and available funding on a short and/or long term basis.

Park Categories

The existing and proposed system of Fairfax County Parks attempts to establish full opportunity for all residents and visitors to make constructive use of their leisure time through the provision of recreational and cultural programs within safe, accessible and enjoyable parks. Additionally, the park system serves as the primary public mechanism for the preservation of environmentally sensitive land and water resources and areas of historic significance. Parklands to be acquired shall usually be classified in one of the following categories: community park, district park, county park, natural and passive park, stream valley park, and historical park. However, the list is not restrictive since citizen needs, both present and future, may require acquisition of combination park types or ones that differ from all of the categories listed above. It is also true that the typical types of

facilities listed under each category are neither all-inclusive nor mandatory. All of these park categories and recreational facilities are important in a well-rounded park system and must be provided if Fairfax County is to continue to provide a desirable living environment for its citizens.

Community Park Definition

Jefferson Village Park is classified as a community park, the most frequently occuring park category, and is designed to provide for daily relief within an urban setting.

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

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

II. INTRODUCTION AND SITE LOCATION

A. LOCATION AND ACQUISITION (Figure 1-2)

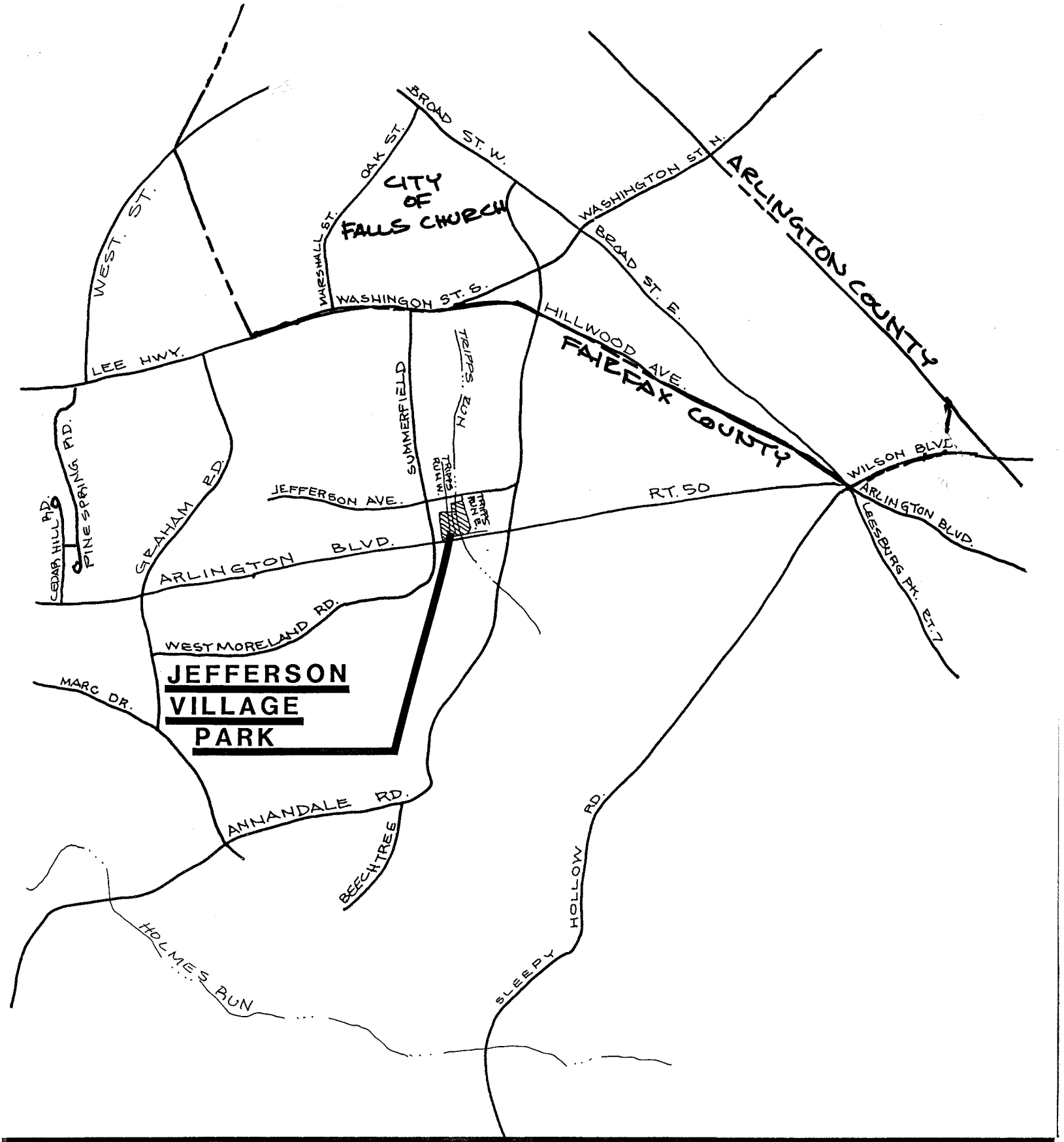
Providence Supervisory District

Property Identification Map 50-4 ((13)) (1), parcel 10A, 11, 12, 13, 14, 14A, 15, 16; (1A) parcel A; West Tripps Run Road.

4.1± acres total: 1.55 acres conveyed to FCPA by the Jefferson Village Park Corporation, February 1980.

2.55± acres owned by the Fairfax County Board of Supervisors.

NOTE: The parcel, (1A) A, currently owned by the Board of Supervisors is to be dedicated to the Park Authority. Tripps Run flows north to south through the center of this parcel in a concrete ditch, and will remain the responsibility of the



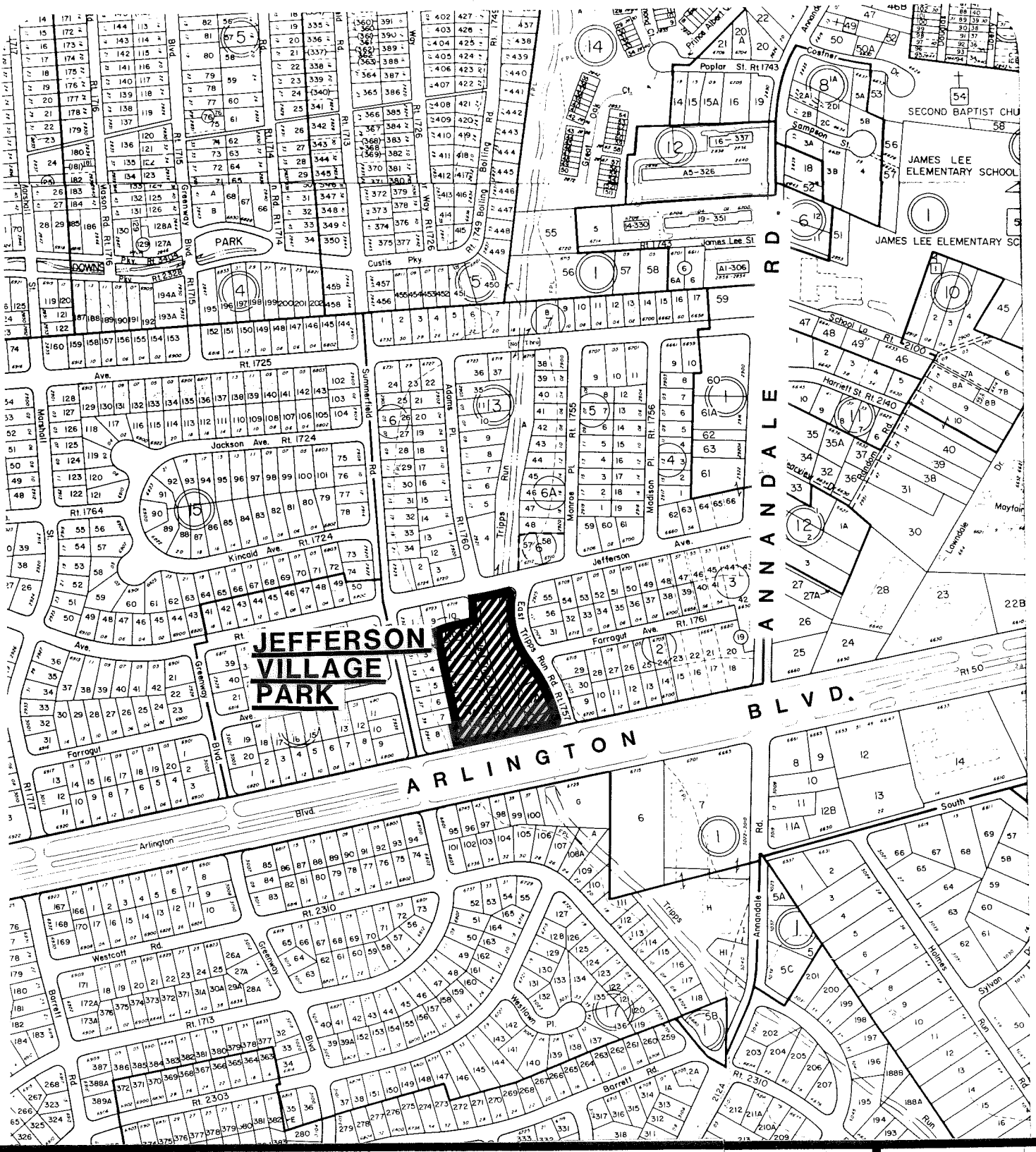
JEFFERSON VILLAGE PARK
LOCATION MAP

0 FEET 2000 4000 6000

0 METERS 1000

N

Figure 1



JEFFERSON VILLAGE PARK
LOCATION MAP

0 FEET 500 1000

0 METERS 100 200 300

N

Figure 2

Department of Public Works.

The vacation of the area designated as West Tripps Run Road needs to be established. The southern portion of this area is currently being used as a Little League field.

Adjacent Properties - City Park Homes are located north, east, and west of the site.

B. ACCESS

The site can be reached from Arlington Blvd. (Rt. 50 west) to the intersection of East Tripps Run Road.

III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan for the area states:

Planning Area: PLUS Area I
Planning District: Jefferson
Planning Sector: J-9, Greenway Village Community
Recommendation: "Preservation of open space associated with the Tripps Run Stream Valley".

B. SERVICE AREAS AND POPULATION

Primary Service Area:

3/4 mile radius, further defined due to configuration of neighborhoods, subdivisions, streets, and highways is: north to Lee Highway (Rte. 29); east to Annandale Road (Rte. 649); south to Arlington Blvd. (Rte. 50); and west to Graham Road (Rte. 1720).

Estimated population within the primary service area = 4715±.

Subdivision units within the primary service area are: City Park Homes, Greenway Downs, Mason Terrace, Rixey Estates, Great Oak Square, Woodley Subdivision, Woodley North, Devonshire Gardens, Lee Graham Square, James Lee Condominiums, James Lee Subdivision.

Extended Service Area:

The extended service area extends from the primary service area to approximately a 1-1/2 mile radius around the site: north to the City of Falls Church; east to Sleepy Hollow Road; south to Holmes Run; and west to Holly Hill Drive, Pine Spring Road, and West Street.

Estimated population within the extended service area = 19,975±.

Due to the large number of subdivision units within the extended service area, they are not listed here.

C. ZONING (Figure 3)

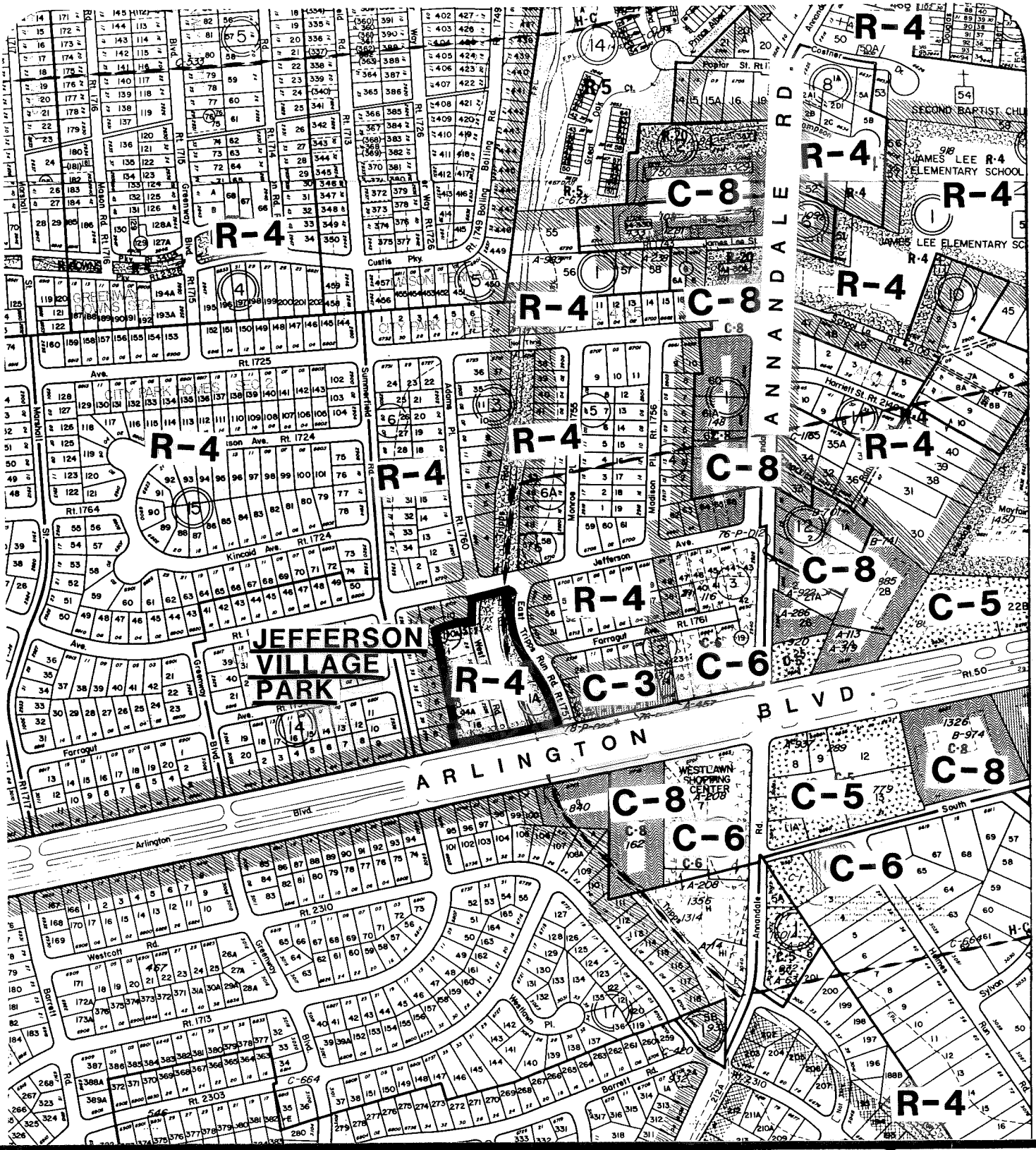
The park site is zoned R-4, adjacent properties are also zoned R-4; four residential units per acre.

D. COUNTYWIDE TRAILS PLAN (Figure 4)

The Countywide Trails Plan shows trails along both sides of Arlington Blvd.

E. NEARBY PARKS AND SCHOOLS (Figure 5)

Existing public recreation facilities in parks (Fairfax County Park Authority) and schools (Fairfax County Public Schools) in the primary and extended service area are as follows:



JEFFERSON VILLAGE PARK

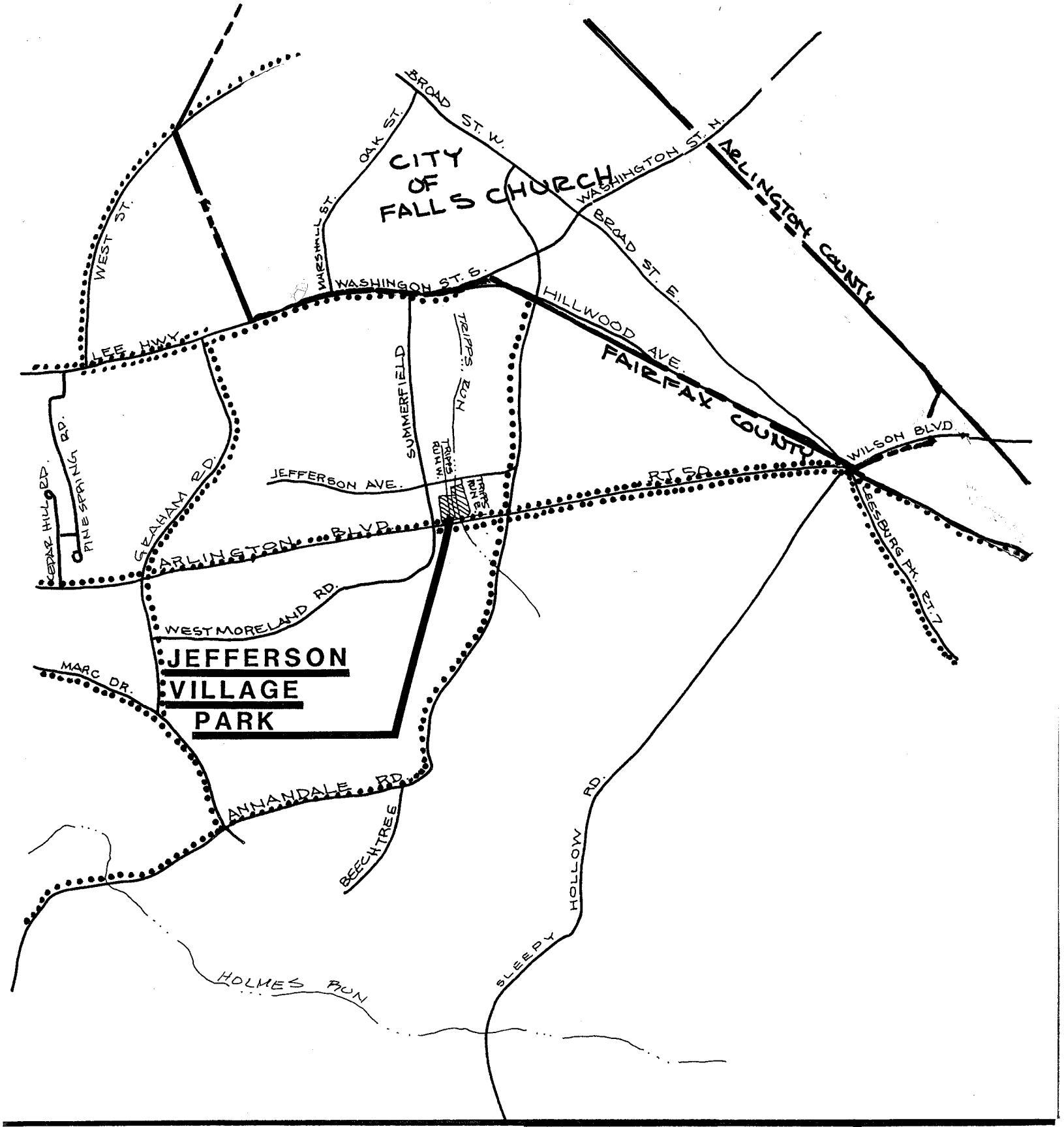
ZONING MAP

0 FEET 500 1000

0 METERS 100 200 300

N

Figure 3



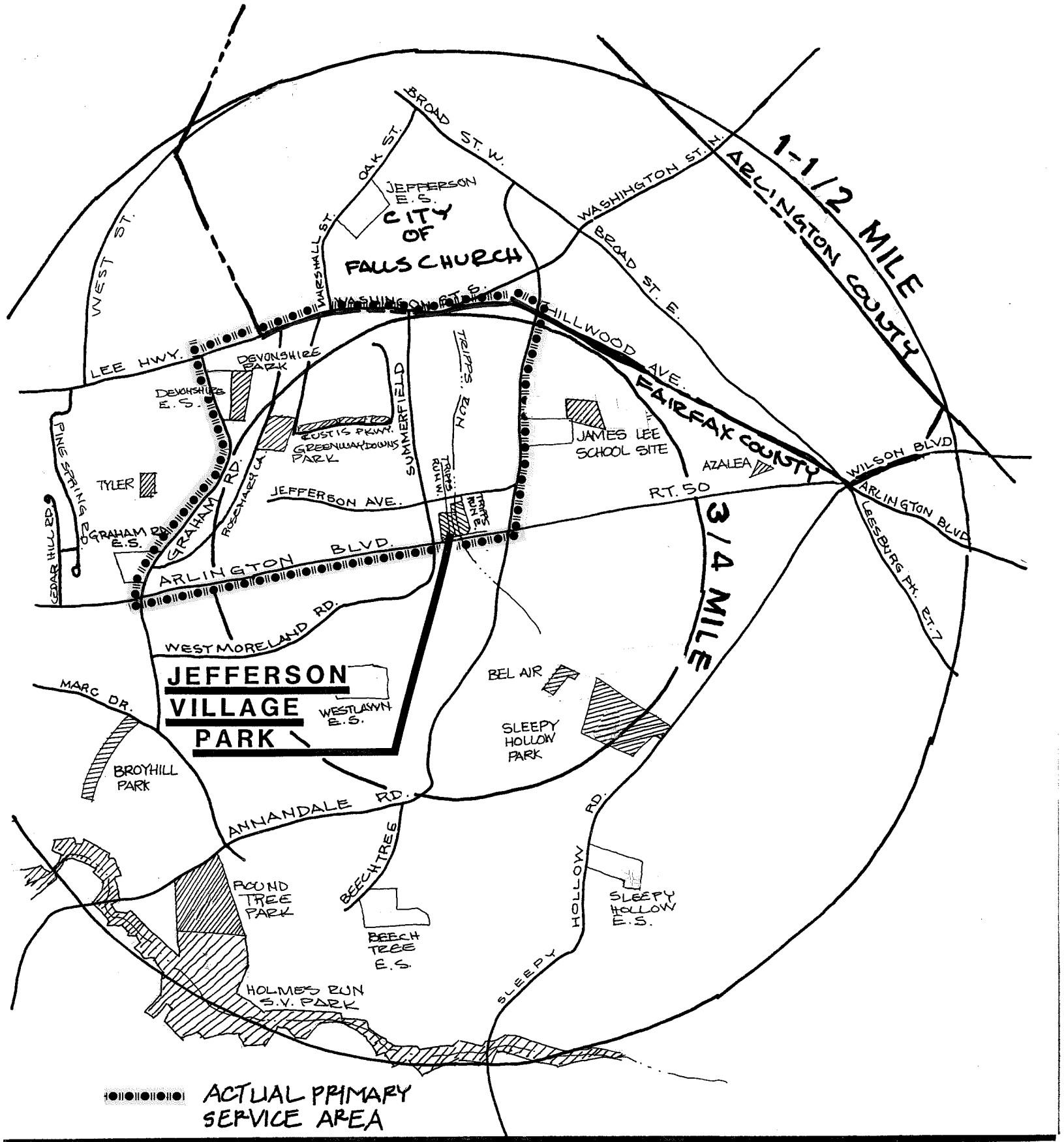
JEFFERSON VILLAGE PARK
COUNTY WIDE TRAIL PLAN

0 FEET 2000 4000 6000

0 METERS 1000

N

Figure 4



JEFFERSON VILLAGE PARK NEARBY PARKS AND SCHOOLS

0 FEET 2000 4000 6000

0 METERS 1000

N

Figure 5

F. PUBLIC PARK FACILITIES SURPLUS/DEFICIENCY (Table II)

FCPA FACILITY STANDARDS AS RELATED TO STUDY AREA
PRIMARY SERVICE AREA

Facility	FCPA Facility Standard	Needed Facilities	Existing Parks	Existing School Facilities	Total	Surplus(+) Deficiency(-)
Tot Lot	1-500 persons	9	1	-	1	-8
Baseball	1-6000	1	1	-	1	0
Softball	1-3000	2	1	-	1	-1
Tennis	1-1200	4	0	-	0	-4
Basketball/ Multi-Use	1-500	9	1	-	1	-8
Swim Pool	1-15000	1	0	-	0	-1
Golf Course	1-25000	1	0	-	0	-1
Soccer	1-1500	3	0	-	0	-3

IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Slopes

All slopes are 0-5% - slight slope, excellent for recreation.

2. Soils

Information regarding the soils on the site has been requested, however no information has been received to date.

3. Vegetation

The site is open and grass covered. Deciduous trees are scattered on the site and generally do not limit development.

B. MAN-MADE FEATURES

1. Existing Facilities and Uses

Existing facilities include a little league field with player areas and bleachers, swings remaining from a previous playground, and fencing along the west, south, and a portion of the north perimeters of the site.

2. Easements and Utilities

A 100' wide storm drainage easement runs from north to south through the center of the undeveloped parcel. Tripps Run is channeled through a paved channel within that easement.

A 50' wide sanitary sewer easement also exists within the above storm drainage easement.

Utilities: Electric and water services are available, and do not limit development.

C. SUMMARY SITE ANALYSIS (Figure 6)

The major features of the site are the existing little league facility, a paved channel used to channel Tripps Run through the site, and the undeveloped parcel adjacent to East Tripps Run Road. Tripps Run channel divides the site into two parcels, limiting development of most facilities to the portion of the site west of the channel.

The slope of the ground does not restrict development of park

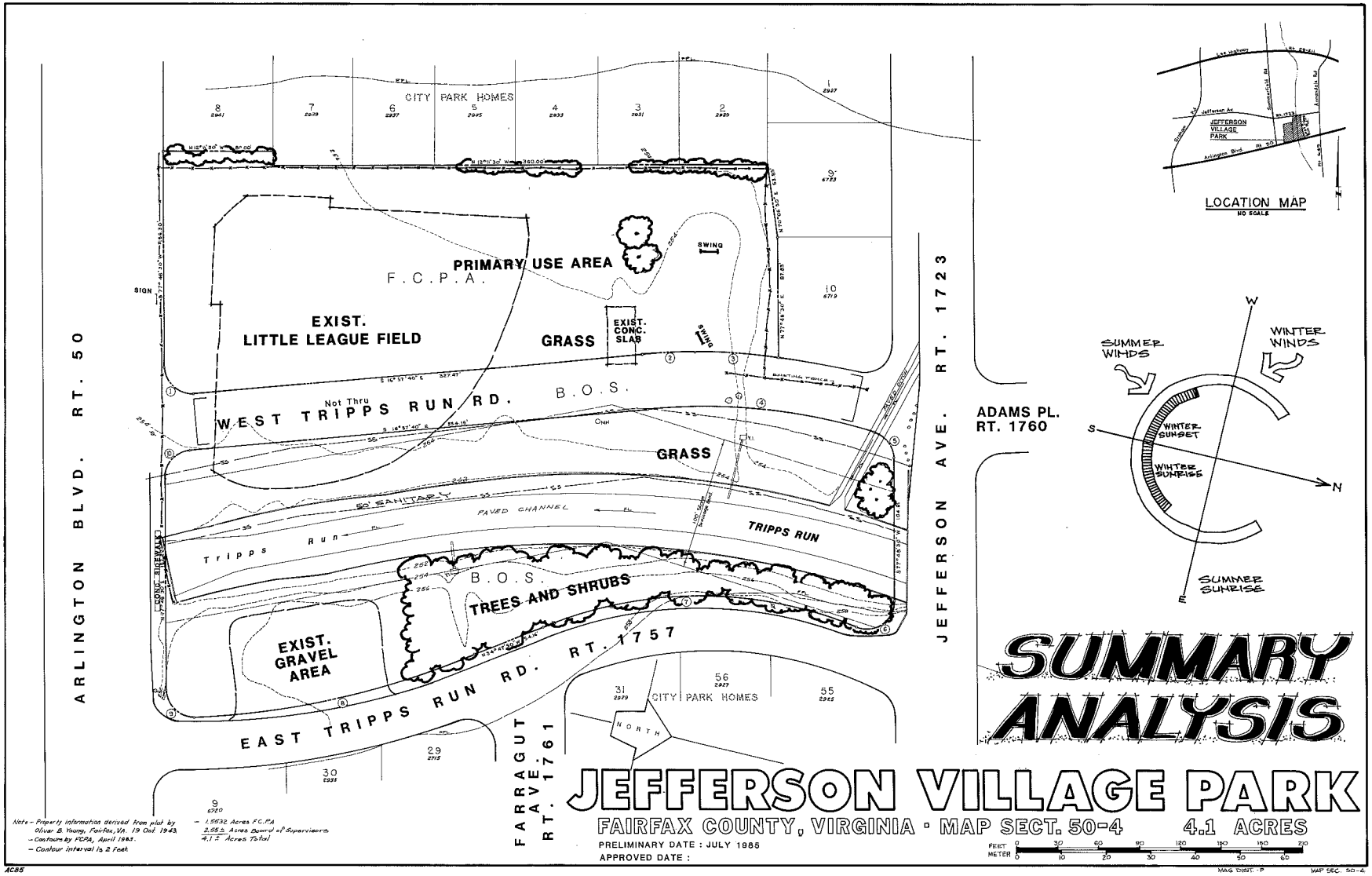

ARLINGTON BLVD. RT. 50
JEFFERSON AVE. RT. 1723
FARRAGUT AVE. RT. 1761
EAST TRIPPS RUN RD. RT. 1757
WEST TRIPPS RUN RD.
Not Thru
CITY PARK HOMES
PRIMARY USE AREA
F.C.P.A.
EXIST. LITTLE LEAGUE FIELD
GRASS
EXIST. CONC. SLAB
SWING
SIGN
B.O.S.
TRIPPS RUN
PAVED CHANNEL
50' SANITARY
Tripps Run
CONC. SIDEWALK
TREES AND SHRUBS
EXIST. GRAVEL AREA
NORTH
ADAMS PL. RT. 1760
LOCATION MAP
NO SCALE
JEFFERSON VILLAGE PARK
Lee Highway
Jefferson Av.
Arlington Blvd.
SUMMER WINDS
WINTER WINDS
WINTER SUNSET
WINTER SUNRISE
SUMMER SUNRISE
W
E
S
N
SUMMARY ANALYSIS
JEFFERSON VILLAGE PARK
FAIRFAX COUNTY, VIRGINIA • MAP SECT. 50-4
4.1 ACRES
PRELIMINARY DATE : JULY 1985
APPROVED DATE :
FEET 0 30 60 90 120 150 180 210
METER 0 10 20 30 40 50 60
Note – Property information derived from plat by Oliver B. Young, Fairfax, VA. 19 Oct 1943
– Contours by FCPA, April 1983.
– Contour interval is 2 feet
– 1.5632 Acres F.C.P.A.
2.55 ± Acres Board of Supervisors
4.1 ± Acres Total
MAG DIST. - P
MAP SEC. 50-4
AC85

Figure 6

facilities. However, the existing grade would require modifications to provide proper drainage of playing field and other facilities.

The soils present do not appear to have limiting qualities for park development.

Vegetation does not limit development. Existing trees may be retained, and additional landscaping incorporated to further define park spaces.

V. FUNDING

The Fairfax County Park Authority has $43,653 available for this site for park development from the 1982 Bond Program:

Fiscal Year 1986	$41,020
Fiscal Year 1987	$ 2,633
Total	$43,653

Community groups, (i.e. Little League) have been requested to provide funds and/or services for the development of the park.

VI. DESIGN DEVELOPMENT

A. COMMUNITY MEETING

A meeting was held on May 30, 1985 with interested citizens to approve a preliminary master plan concept in principle. Approximately 10 citizens attended and discussed existing site conditions and desired facility and program development (see Appendix for a complete summary of the meeting).

The concept plan, as presented, proposed the following facilities: little league field, basketball/multi-use court, playground, tot lot, parking, and trails. This plan was approved, with modifications, to be developed as the preliminary master plan of the park (Figure 7). In view of limited available funds, a second concept was requested to be developed illustrating the facilities that could be incorporated with those funds.

A second community meeting was held October 16, 1985 (see Appendix for summary) to review a concept for development of the park within the available funds. Approximately twelve citizens attended and reviewed the concept, which proposed the following facilities: new fencing for the Little League field, a combined tot lot/playground area, a half-court basketball court utilizing an existing concrete pad, and a vehicle barrier along East Tripps Run Road. Minor clearing and upgrading of an existing gravel area was proposed as

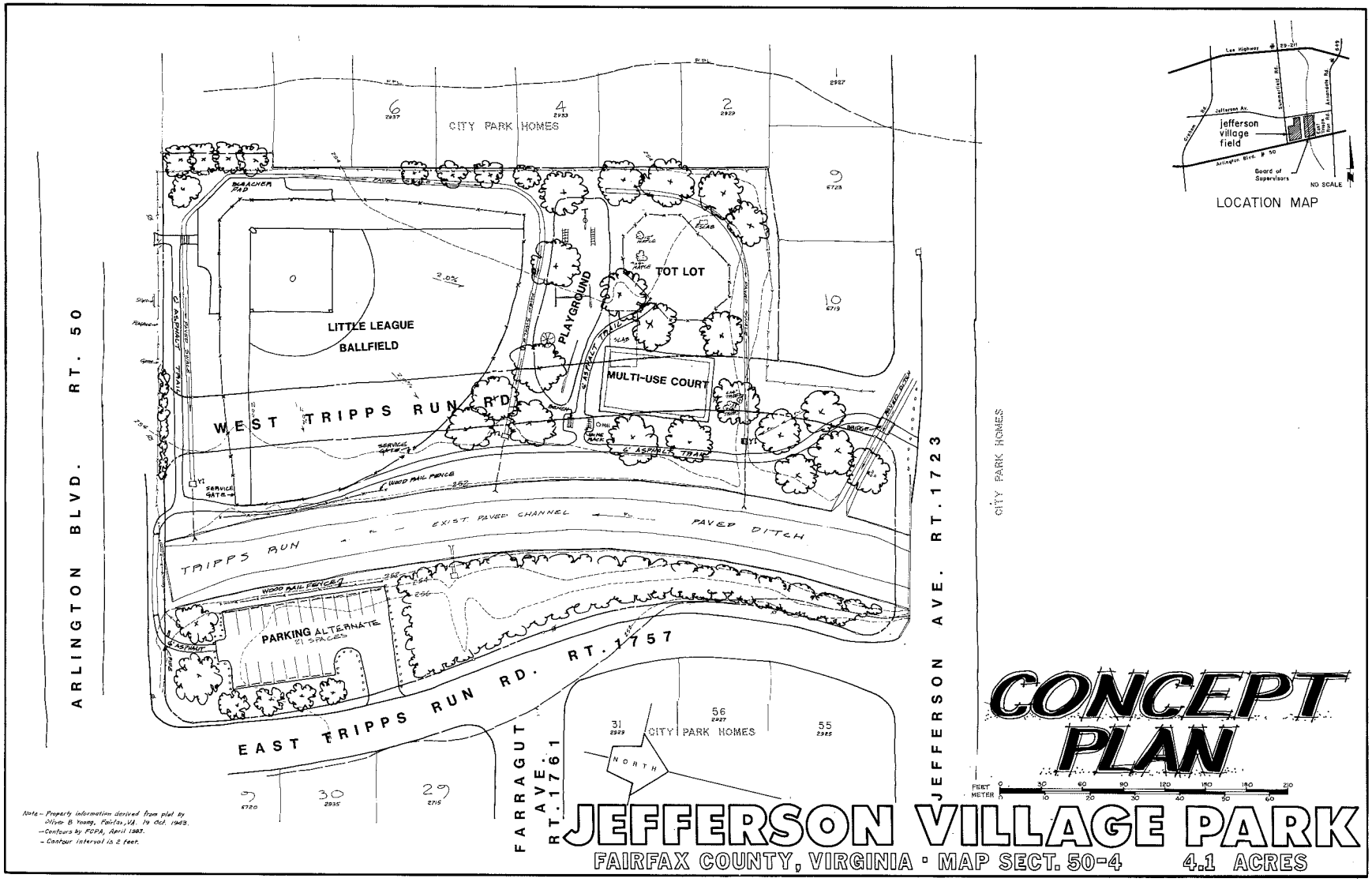

CONCEPT PLAN
JEFFERSON VILLAGE PARK
FAIRFAX COUNTY, VIRGINIA · MAP SECT. 50-4 4.1 ACRES
ARLINGTON BLVD. RT. 50
EAST TRIPPS RUN RD. RT. 1757
FARRAGUT AVE. RT. 1761
JEFFERSON AVE. RT. 1723
WEST TRIPPS RUN RD
CITY PARK HOMES
LITTLE LEAGUE BALLFIELD
PLAYGROUND
TOT LOT
MULTI-USE COURT
TRIPPS RUN
EXIST PAVED CHANNEL
PAVED DITCH
PARKING ALTERNATE 21 SPACES
WOOD RAIL FENCE
SERVICE GATE
NORTH
FEET
METER
LOCATION MAP
jefferson village field
Lee Highway
Jefferson Av.
Arlington Blvd. # 50
Board of Supervisors
NO SCALE
Note – Property information derived from plat by Oliver B. Young, Fairfax, VA. 19 Oct. 1949.
– Contours by FCPA, April 1983.
– Contour interval is 2 feet.

Figure 7

an interim parking area.

Those in attendance agreed the concept as presented, with minor modifications, should be developed as the preliminary master plan of the park, to be presented at the public hearing. It was also suggested that if a future bond program be included for the park, the gravel parking area should be further developed, and an access trail be provided from the parking area to the park.

VII. MASTER PLAN DESCRIPTION

The preliminary master plan was presented at public hearing March 12, 1986 (see Appendix F). Revisions were made to the preliminary master plan as result of comments received at and following the public hearing. The following features are described as they are shown on the master plan:

None of the facilities are lighted.

Parking: Vehicular access is from East Tripps Run Road. Asphalt parking area provides park users off street parking for approximately 30 cars, including handicap parking. A wood r ail fence is provided along the west edge of the parking area to limit access into Tripps Run.

Trails: Asphalt trail, 6', wide extends from the service road to Jefferson Avenue with trail connections to the parking area, little league field, tot lot/playground, and half-court basketball court. A pedestrian bridge provides access over the stone-lined ditch adjacent to Jefferson Avenue.

Little League Ballfield: Upgrading of existing little league ballfield is to include minor grading, infield , refurbishing, backstop, concrete bleacher pad, outfield fencing, sideline fencing, and dugout fencing.

Tot Lot/Playground: Equipment will provide a variety of activity for pre-school and school age children and will be selected for durability, vandal resistance, and safety. A woodchip surface under and around the equipment will provide protection from falls. Benches are provided for attendants.

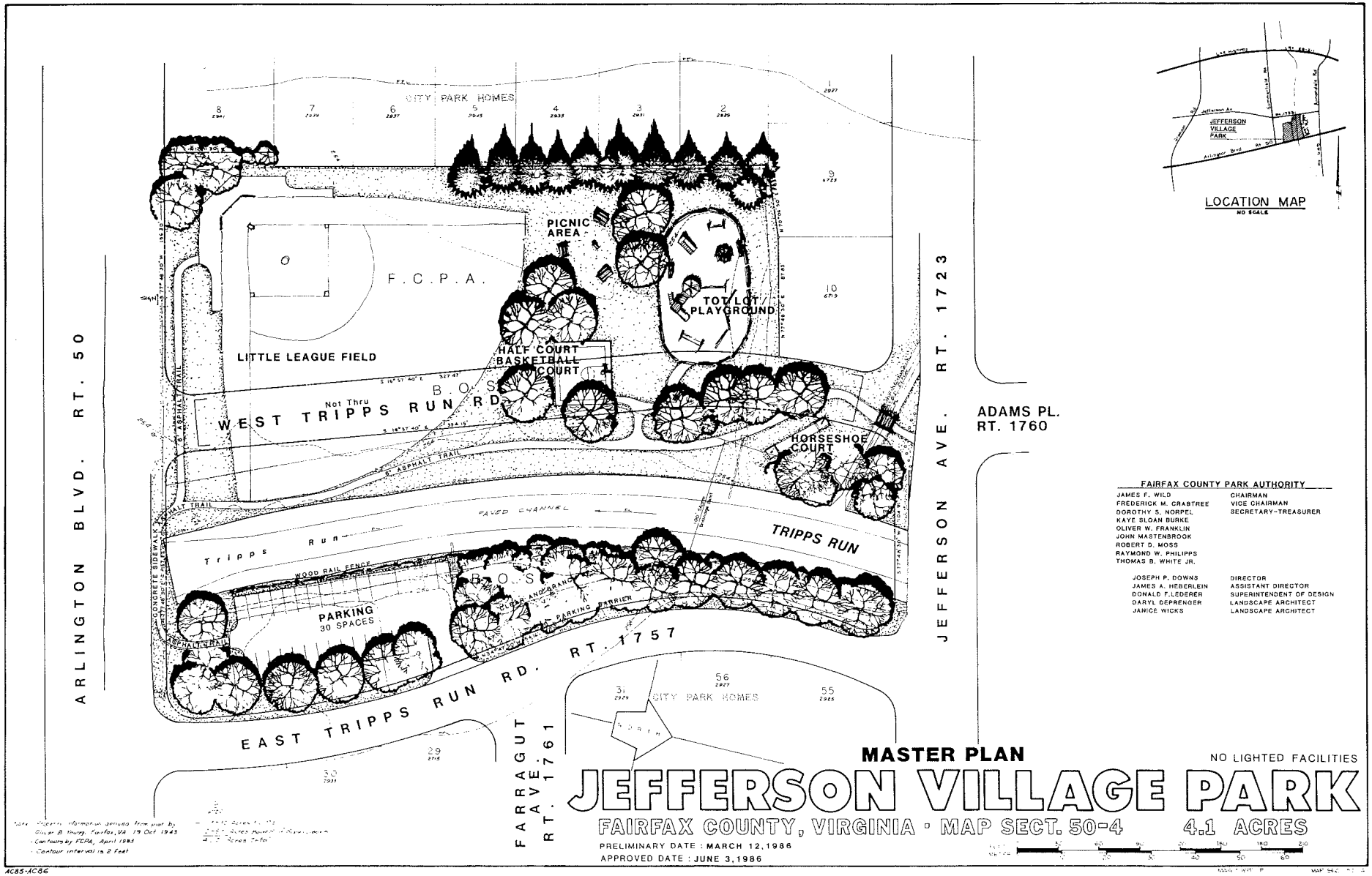
Half-Court Basketball Court: A paved court, 40' x 50', including one goal. A bike rack is locat ed adjacent to the court.

Picnic Area: Includes three picnic tables, one grill, and one trash receptacle located adjacent to tot lot/playground.

Horseshoe Court: The existing horseshoe court is relocated to the area adjacent to the stone-lined ditch at Jefferson Avenue and includes benches.

Parking Barrier: A vehicle barrier (actual design to be determined at detail stage) placed along East Tripps Run Road and along Jefferson Avenue to restrict vehicle access into the paved channel.

Landscaping: Additional planting will be provided where required to define and enhance the activity areas. Existing vegetation will be preserved and protected where possible.


MASTER PLAN
JEFFERSON VILLAGE PARK
FAIRFAX COUNTY, VIRGINIA · MAP SECT. 50-4
4.1 ACRES
NO LIGHTED FACILITIES
PRELIMINARY DATE : MARCH 12, 1986
APPROVED DATE : JUNE 3, 1986
ARLINGTON BLVD. RT. 50
JEFFERSON AVE. RT. 1723
ADAMS PL. RT. 1760
EAST TRIPPS RUN RD. RT. 1757
FARRAGUT AVE. RT. 1761
WEST TRIPPS RUN RD.
Not Thru
TRIPPS RUN
CITY PARK HOMES
F.C.P.A.
LITTLE LEAGUE FIELD
PICNIC AREA
TOT LOT/ PLAYGROUND
HALF COURT BASKETBALL COURT
HORSEHOUSE COURT
B.O.S.
PARKING 30 SPACES
PARKING BARRIER
WOOD RAIL FENCE
PAVED CHANNEL
ASPHALT TRAIL
CONCRETE SIDEWALK
Tripps Run
NORTH
LOCATION MAP
NO SCALE
JEFFERSON VILLAGE PARK
FAIRFAX COUNTY PARK AUTHORITY
JAMES F. WILD — CHAIRMAN
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DARYL DEPRENGER — LANDSCAPE ARCHITECT
JANICE WICKS — LANDSCAPE ARCHITECT
Contours by FCPA, April 1983
Contour interval is 2 Feet
AC85-AC86

Figure 8

VIII. DEVELOPMENT COST ESTIMATE

A. FACILITY COSTS	SUBTOTAL	TOTAL
1. Little League Ballfield		
Fencing (includes demolition of existing fence, new sideline, outfield, dugout fencing, service gates)	$14,806	
Infield Refurbishing (includes minor grading, sod infield)	$ 2,288	
Bleacher Pad (includes concrete pad, backstop)	$ 8,206	
Total Little League Ballfield		$ 25,300
2. Tot Lot/Playground		
One (1) equipment area, (includes minor grading, woodchip surface play equipment, benches)	$ 39,820	
Total Tot Lot/Playground		$ 39,820
3. Half-Court Basketball Court		
Paved court (40' x 50', includes one goal)	$ 16,500	
Bike rack	$ 220	
Total Half-Court Basketball Court		$ 16,720
4. Picnic Area		
One (1) picnic area (includes 3 tables 1 grill, 1 trash receptacle)	$ 3,850	
Total Picnic Area		$ 3,850
5. Horseshoe Court		
Relocation of existing court	$ 400	
Total Horseshoe Court		$ 400
6. Parking		
30 asphalt spaces w/wheel stops	$ 48,972	
Entrance road, 45 L.F.	$ 6,485	
Wood rail fence, 184 L.F.	$ 3,643	
Parking barrier, 505 L.F.	$ 4,444	
Total Parking		$63,544

7. Asphalt Trail		
6' wide trail, 915 L.F.	$ 12,078	
Pedestrian bridge	$ 1,650	
Total Asphalt Trail		$ 13,728
8. Landscaping		
Trees and shrubs, LS	$ 8,800	
Total Landscaping		$ 8,800
Subtotal		$172,162
B. FEES, PAYMENTS, PERMITS*		
1. Site Plan Waiver	$ 240	
Subtotal		$ 240
C. DESIGN/ENGINEERING**		
1. 10% of Facilities Costs	$ 17,216	
Subtotal		$ 17,216
D. CONTRACT ADMINISTRATION ***		
1. Plan review (1%)	$ 1,722	
2. Inspection (8%),	$13,773	
3. Contract administration (2%)	$ 3,443	
Subtotal		$ 18,938
GRAND TOTAL MASTER PLAN COST ESTIMATE		$208,556

* Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electrical, sewer, etc.) and permits (building, VDH & T, etc.).

** Staff and/or consultant estimated cost to prepare construction plans and specifications.

*** Staff salaries and related expenses to administer facility construction including plan review and inspection.

The facility costs represented in this estimate are for planning purposes only, and will be refined during the detail plan process.

IX. ESTIMATED USER LEVELS

The following projections of user levels for the park are based on an examination of similar facilities in the region and on past experiences in planning recreational facilities. The estimated number of users per year (where a user day is one person taking part in one activity on a particular day) is as follows:

Facility	Estimated No. of User Days/Year	Estimated No. of Persons Year	Estimated Potential No. of Vehicles/Yr.
A. Little League Field	12,000	8,000	3,810
B. Tot Lot/Playground	5,400	3,600	1,715
C. Multi-Use Court	2,700	1,800	857
D. Picnic Area	1,200	800	381
Total Estimated User Days	21,300		
Total Estimated Persons/Year (1.5 user days = 1 person)		14,200	
Total Estimated Vehicles/Year (2.1 persons = 1 vehicle)			6,763

BREAKDOWN

A. Little League Field - One (1) regulation size field with 60' baselines, 200' outfield. Primary use is for organized games and practice; 50 users (including spectators) per game, 15 games per week, 16 week season: (1 x 50 x 15 x 16 = 12,000).

B. Tot Lot/Playground - One (1) area; 20 children per day, 9 month season: (1 x 20 x 270 = 5,400).

C Multi-Use Court - One (1) court, primary use for unorganized play; 10 players per court per day, 9 month season: (1 x 10 x 270 = 2,700).

D. Picnic Area - One (1) area, 3 tables, 2 users per day, 200 day season: (1x3x200 = 1,200)

X. COST VS. BENEFITS

The total estimated implementation cost for the park is $208,556. With an estimated population of 4715 within the primary service area of the park, the total development cost breaks down to $44.23 per person. With an estimated 14,200 people using the park per year, there would be an estimated potential 284,000 people using the park during the first 20 years of operation. This translates into a cost of $.73 per person per visit.

XI. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE*

Facility	Class**	Unit Quantity	Unit Cost	Total Cost
Little League Field	A	1	$9624	$ 9,624
Tot Lot/Playground	B	.15 AC	$1,883/AC	$ 283
Multi-Use Court	B	1	$598	$ 598
Parking	B	20 cars	$768/50 cars	$ 307
Picnic Area	B	.10 AC	$1,207/AC	$ 121
Total				$10,933

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

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

XII. RECOMMENDED PHASING

There is a total of $43,653 available for capital improvements at the park from the 1982 Bond Program. With a total cost estimate of $208,556 for improvements it is not possible to complete all of the proposed improvements within one phase. In order of preference, the recommended phases for development are as follows:

Phase I:

Little League Ballfield (outfield fencing, minor grading)	$ 4,715	
Tot Lot/Playground (partial)	$ 12,441	
Gravel Parking Area	$ 8,000	
Parking Barriers	$ 4,444	
Horseshoe Court	$ 400	
Subtotal	$ 30,000	
Fees*	$ 240	
Design/Engineering**	$ 10,336	
Contract Administration***	$ 3,000	
TOTAL PHASE I		$ 43,576

Phase II:

Little league ballfield	$ 20,585	
Tot lot/playground (partial)	$ 27,379	
Asphalt parking	$ 51,100	
Half-court basketball court	$ 16,720	
Picnic area	$ 3,850	
Asphalt trail & bridge	$ 13,728	
Landscaping	$ 8,800	
Subtotal	$142,162	
Fees*	0	
Design/Engineering**	$ 6,880	
Contract Administration ***	$ 15,938	
TOTAL PHASE II		$164,980

* Site plan fees paid to Fairfax County Design Review based on site construction plus utility fees (electrical, sewer, etc.) and permits (building, VDH & T, etc.)

** Staff and/or consultant estimated cost to prepare construction plans and specifications.

*** Staff salaries and related expenses to administer facility construction including plan review and inspection.

APPENDIX

Revised

_____ 19____
_____ 19____
_____ 19____
_____ 19____
_____ 19____
_____ 19____

PROPERTY RECORD FORM

NAME Jefferson Village Field

MAP REFERENCE 50-4 ((13))-10A, 11, 12, 13, 14, 14A, 15, 16

NUMBER OF ACRES 1.5532

DEED BOOK Number 5412 Page 986 Recorded 3-14-80

DATE OF DEED March 14, 1980

CERTIFICATED OF TITLE Date Jan. 9, 1980

PURCHASE PRICE Court costs & R.E. Taxes Due

ACQUIRED BY Purchase X Donation _____

Cluster _____

CONSERVATION EASEMENT _____ Leased _____

Owned by _____

Address _____

Phone No. _____

MATCHING MONIES Federal Aid _____ Agency _____ Matching % _____

TYPE Neighborhood _____ Community X District _____

Stream Valley _____ Historic _____ County _____

LOCATION _____

MAGISTERIAL DISTRICT Providence

PLANNING DISTRICT Greenway Village Comm. Plan. Sector, Area 1

PLAT Yes _____ No _____ Number _____ Date _____

Surveyor _____

PREVIOUS OWNER Jefferson Village Park Corporation

APPRAISALS Yes _____ No _____ By _____ Date _____

EVALUATION _____ By _____ Date _____

REMARKS _____

FAIRFAX COUNTY PARK AUTHORITY CAPITAL PROJECT DETAIL SHEET

Form 1b

Park Jefferson Village # 004294 Date Prepared August, '84 Priority: Countywide A# ____ D# 17
District Providence Master Planned No District ____ A# ____ D# 2
Acquisition ____ Design/Development X
Prepared by & Division DJP/Design

PROJECT Refurbishing existing baseball field (1), play apparatus/tot lot area (1) landscaping.	1. Total Park Estimate Current	2. Revised	3. Increase/(Decrease) Col. 2-1)	4. PRIOR YEARS	5. FY 1984 ACTUAL	6. FY 1985* CURRENT APPROVED	7. REQUESTED FY 1985 ESTIMATE	8. INCREASE (DECREASE) (Col. 7-6)	9. PARK AUTH FY 1986 REQUEST	10. FY 1987	11. FY 1988	12. FY 1989	13. Future FY 1990	14. Bond Future Year(s)
951 LAND ACQUISITION														
BUILDINGS 96														
961 DESIGN ENGINEER - COUNTY														
962 INSPECTIONS AND PLAN REVIEW														
963 ENGINEERING CONSTRUCTION & SURVEY - COUNTY														
964 ENGINEERING CONSTR. SURVEY - COUNTY														
965 CONSTRUCTION - COUNTY														
966 CONSTRUCTION - OUTISDE														
967 UTILITY FEES, PAYMENTS, & PERMITS														
EQUIPMENT 60														
653 FIXED EQUIPMENT														
IMPROVEMENTS OTHER THAN BUILDINGS 97														
971 DESIGN/ENGINEER COUNTY	14,927	14,927		2,079	860	11,988	11,000	(988)	- 988					
972 INSPECTION & PLAN REVIEW	3,078	3,078				1,747		(1,747)	3,078					
973 ENGINEERING CONSTR. AND SURVEY - COUNTY	2,633	2,633								2,633				
974 OUTSIDE ARCHITECT & ENGINEERING	3,552	3,552			260	3,292	3,292							
975 COUNTY CONSTRUCTION														
976 OUTSIDE CONSTR.	32,921	32,921				32,921		(32,921)	32,921					
977 UTILITIES: FEES, PAYMENTS, PERMITS														
TOTAL	57,111	57,111		2,079	1,120	49,948	14,292	(35,656)	36,987	2,633				

Completion Schedule(s)Targets: (By Quarter)

Acquisition, Starts ____ ____
Acquisition, Final ____ ____

-Pre Master Plan, Starts 1 Q FY 85
-Pre Master Plan Hearing 3 Q FY 85
-Pre Master Plan Adoption 3 Q FY 85

-Detail Design, Starts 4 Q FY 85
-Detail Design, Final 2 Q FY 86

-Bid Advertisement 4 Q FY 86
-Contract Award 4 Q FY 86
-Contract Final 2 Q FY 87

*As of Carryover

PROJECT DESCRIPTION/JUSTIFICATION/PHASING: This park was acquired with an existing ballfield which continues to be scheduled by the Department of Recreation and Community Services. The condition of the field requires that it be refurbished to improve safety and drainage.

Total Seven Year Estimate
$57,111
(Acquisition $____)
(Development $57,111)

Address: 2932 West Tripps Run Road
Falls Church

Size: 1.5 acres
Service Area: 3/4 mile radius
Description: Development
Completion: FY 87
Commitment: Approved by 1982 Park Bond Referendum

This project includes development as a community park. Since this site has not been master planned and the specific deficiencies are not refined, the improvements to be considered for this future park may include: Master Plan: FY 85 Detail Design: FY 85/86, Contract FY 86: Refurbishing existing existing baseball field (1), play apparatus area/tot lot (1), landscaping. The funds projected for improvements will initiate the planning processes and will create seed money for planning design and development of phased improvements depending on the outcome of the master plan process. The project was selected by the Park Authority based on Park Advisory Committee activities, staff recommendations, and the citizen participation process.

FAIRFAX COUNTY PARK AUTHORITY CAPITAL PROJECT DETAIL SHEET

Form 1b (continued)

Park Jefferson Village # 004294 Map Reference 50-4
District Providence Location XX07 Date August, 1984

New Operating Costs/Impact:	FY 1986	FY 1987	FY 1988	FY 1989	FY 1990	Future Year	Totals
No. of Positions/Staff Years							
Personal Services		408	872	933	999		3,212
Operating Expenses		326	684	713	745		2,468
Capital Equipment		163	342	356	373		1,234
Subtotal		897	1,898	2,002	2,117		6,914
Income							
Net Operating Cost		897	1,898	2,002	2,117		6,914

New Revenue Anticipated/Impact:

N/A

CAPITAL FUNDING SOURCE:

	Revised Park Estimate	Prior Years	FY 1984 Actual	FY 1985 Estimate	FY 1986 Park Authority Request	FY 1987	FY 1988	FY 1989	FY 1990	Future Year(s)	Total
Park Authority Bond Sub Fund 451-1982	$ 50,000	$	$ 260	$ 10,120	$ 36,987	$ 2,633	$	$	$	$	$ 50,000
Park Authority Bond Sub Fund 464-1977	$ 7,111	$ 2,079	$ 860	$ 4,172	$	$	$	$	$	$	$ 7,111
Park Authority Trust Sub Funds											
Fund 950	$	$	$	$	$	$	$	$	$	$	$
Fund 945	$	$	$	$	$	$	$	$	$	$	$
SUBTOTAL	$ 57,111	$	$	$	$	$	$	$	$	$	$
Other Funds/ Grant FUTURE BONDS	$	$	$	$	$	$	$	$	$	$	$
TOTAL	$ 57,111	$ 2,079	$ 1,120	$ 14,292	$ 36,987	$ 2,633	$	$	$	$	$ 57,111

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
BOARD OF SUPERVISORS
FAIRFAX, VIRGINIA 22030

JAMES M. SCOTT
PROVIDENCE DISTRICT
8339 LEE HIGHWAY
FAIRFAX, VIRGINIA 22031

TELEPHONE 703-560-6946

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MARTHA V. PENNINO
JAMES M. SCOTT

May 16, 1985

Mr. Al Castle
6724 Jefferson Avenue
Falls Church, Virginia 22042

Dear Mr. ~~Castle~~: Al

Because of the interest you have expressed in the Jefferson Village Park, I would like to invite you to attend a meeting with Fairfax County Park Authority representatives to discuss Park Authority plans for future development of the site. The meeting will be held in my office on Thursday, May 30, 1985, at 8:00 p.m.

You will find enclosed a copy of the preliminary Jefferson Park Master Plan for your review prior to our meeting. I would appreciate your notifying my assistant, Karen Fletcher, if you will be able to attend. I look forward to receiving your comments about the possible development of the Park on May 30.

Sincerely yours,

Jim

James M. Scott

JMS/kf

Enclosure

Letter also sent to:

Helene Shell, 2918 Adams Place, Falls Church 22042
Elizabeth Rafumussen, 2929 E. Tripps Run Rd., Falls Church, 22042
Carl Weisbock, 2912 Adams Place, Falls Church 22042

Fairfax County Park Authority

MEMORANDUM

To Attendees

Date June 3, 1985

From Janice Wicks
Landscape Architect

Subject Jefferson Village Field
Design Development Preliminary Master Plan

The Fairfax County Park Authority held a meeting on May 30, 1985 at 8:00 p.m. with interested citizens to discuss the Park Authority plans for future development of the site.

Attending:
Al Castle
William M. Thorpe
Paul Opperman, FCKLL
Steve Lebo, FCKLL
Mildred West
Elizabeth Rasmussen
Carl & Sara Wiesbock
Rodney Williams
Janice Wicks, FCPA
Louis Cable, FCPA
John Mastenbrook, FCPA
Jim Scott, Providence District Supervisor
Karen Fletcher, Providence District
J. Larry Fones, Recreation & Community Services
Ted Delaney

Supervisor Scott opened the meeting and introduced Mr. Mastenbrook who gave a brief background of the site. Mr. Cable presented a preliminary master plan prepared by the Park Authority staff suggesting the types of facilities that could be incorporated in the development of the park. The plan was reviewed and the following comments were made:

Maintenance

Lack of maintenance (i.e., mowing, clearing) of portions of site east and west of Tripps Run has resulted in uncontrolled growth of grass, weeds, etc.

Adjacent neighbors and little league groups have taken it upon themselves to mow the ballfield and clean out drainage ditches.

Repeated calls to various County agencies concerning the maintenance problems have received unsatisfactory results.

Dense canopies and undergrowth hinder surveillance, encourages illicit gatherings, particularly at night, including undesirable noise, behavior, vehicles.

Previous Park Authority crews tending to the site have generally been irresponsible (i.e., clockwatchers, mingling of male/female crew members).

The site should be placed on a 10 day-2 week mowing schedule.

It was suggested that mowing, etc. be contracted out if FCPA has neither appropriate budget or manpower. Previous attempts, however, have proved unfeasible.

Funds approved in 1982 Bond were based on playground development, the addition of more facilities and land area will require additional funds.

Little League Field

The existing fence could result in injury at the outfield perimeter. It was suggested that the outfield fence be revised to include access gates rather than the overlap method of access.

Upkeep should be the responsibility of the FCPA rather than the community leagues.

It was suggested to repair rather than replace the fence because of budget limitations.

Tot Lot/Playground

This type of facility is desperately needed, regeneration is evident in the community.

Play apparatus such as that in Tyler Park is desired.

More benches in playground area and along trails are desired for parents.

Parking

Gravel strip between Route 50 and service road which currently serves as a parking area should be revised such that no parking is allowed there. Crossing the access road is dangerous, particularly for children using the ballfield. A sidewalk with curb and gutter should be provided along the service road for the safety of pedestrians.

The proposed asphalt parking area should be extended along East Tripps Run Road to provide 50-60 spaces. Surrounding landscaping should not hinder surveillance.

Some type of barrier should be placed along East Tripps Run Road to prevent vehicles from driving in and parking along Tripps Run.

Drainage

An existing ditch in the playground area was filled in by a maintenance crew clearing that area. This results in the flooding of the adjacent lawns.

The existing stone lined ditch extending from Jefferson Avenue to the Tripps Run channel frequently backs up, flooding the adjacent property. Poor design was sited by a public official.

The overgrowth of weeds reduces the efficiency of existing yard inlets.

The edges of the Tripps Run channel are not being properly manicured.

Additional Concerns

Mr. Fones suggested sending a "rovin leader" to the area to inspect and evaluate the use of drugs, etc. at frequent gatherings along Tripps Run.

A horseshoe court funded and installed by an adjacent neighbor was removed by a maintenance crew and has never been replaced as promised.

It was agreed that the proposed facilities as presented, with the addition of a horseshoe court and the suggested modifications, would be presented to the Park Authority for approval to go to public hearing. The citizens also requested that Park Authority officials meet with them for a site walk-through in order that they see what problems exist. Mr. Cable agreed and offered to schedule a meeting to also include the Supervisor's Office and Public Works officials. The meeting was tentatively proposed for the following week with exact date and time to be determined.

There has been no additional input since the meeting. If there are any errors or corrections, please notify me at once, 941-5000, ext. 262.

JW/mlb

cc: Joseph Downs, Director
James Heberlein, Asst. Director
Donald Lederer, Supt. Design
Gil Aldridge, Supt. Conservation
Michael Rierson, Supt. Historic Preservation
Richard Jones, Supt. Land Acquisition
Daryl DePrenger, Landscape Architect

Fairfax County Park Authority

MEMORANDUM

TO: Donald Lederer, Superintendent of Design

Date: October 22, 1985

FROM: Janice Wicks, Landscape Architect

SUBJECT: Jefferson Village Park
Design Development Preliminary Master Plan

The Fairfax County Park Authority held a meeting on October 16, 1985 at 8:00 p.m. with interested citizens to discuss a conceptual plan for park development, prior to going to public hearing. Approximately twelve citizens attended.

Supervisor Scott opened the meeting and introduced Louis Cable who gave a brief summary of park development to date. He then explained that the concept to be presented was a rehabilitation type development, reflecting the limited funds available. Janice Wicks presented the concept which included little league field fencing, a half-court basketball court utilizing an existing concrete pad, a playground/tot lot area, and a vehicle barrier along East Tripps Run Road. John Mastenbrook reemphasized that available funds are limited, he felt the rehab type development was more appropriate than planning facilities which exceeded available funds. The concept was reviewed and the following comments made:

Maintenance

The level of maintenance at the site since the previous meeting (May 1985) was highly praised.

Little League Field

New fencing for the field is desperately needed.

A drainage problem is evident along the west side of the field, perhaps minimal regrading could alleviate this problem.

Improve the existing gravel area on East Tripps Run Road to provide a parking area for users of the field, to discourage parking in the strip adjacent to the service road.

Development of the parking area would require a sidewalk along the service road to provide safe passage from the parking area to the park. This could include providing an opening in the fence west of the paved channel to allow access to the park at a point closer to the parking area.

It was suggested to investigate the possibility of community groups (i.e. Little League) providing funds for the installation of the sidewalk along the service road should the parking area be provided.

Playground/Tot Lot

This type of facility is desperately needed, this is evedent through the amount of use the recently installed swings have received.

Trash receptacles and benches are desired.

Parking

As suggested prior, the parking area on East Tripps Run Road should be developed.

Concern about people other than park users using this area, particularly after dark.

Development of the parking area could justify a future bond.

Vehicle Barrier

Should not provide a hiding place.

A device is also required along Jefferson Avenue.

Those in attendance agreed the concept as presented, with minor modifications, should be the plan presented at the public hearing. Mr. Cable stated each one present at this meeting would be notified of the public hearing. Mr. Scott thanked everyone for coming and adjourned the meeting at 8:45 (making the "Dynasty" deadline).

JW/sw

cc: John Mastenbrook
Louis Cable
Jim Heberlein
Daryl Deprenger
Jim Scott, Providence District Supervisor

EXCERPT - JUNE 3, 1986, MINUTES

Action C. Master Plan Approval: Jefferson Village Park

Mr. Mastenbrook MOVED staff recommendation that the Park Authority adopt the Jefferson Village Park preliminary master plan and report as presented at public hearing March 12, 1986, with the following amendments:

1. Increase: parking lot to accommodate thirty (30) cars.

2. Add: asphalt trail to extend from service road to Jefferson Avenue, with trail connections to parking, tot lot, half-court basketball court, and including pedestrian bridge over stone-lined channel.

   Increase: size of half-court basketball court to 40'x50'.

4. Add: picnic area adjacent to tot lot/playground.

5. Relocate: existing horseshoe court to area adjacent to stone-lined ditch at Jefferson Avenue:

6. Revise: little league field repair to include minor grading, infield refurbishing, backstop, concrete bleacher pad, outfield fencing, sideline fencing, and dugout fencing.

7. Appropriate changes to be made to the master plan report.

SECONDED by Mr. Philipps.

Mr. Crabtree expressed his concern of the need for a backstop as a safety measure to preclude the possibility of someone running into Rt. 50 after a ball.

Mr. Mastenbrook compared the amount of work to be done in this park with the funding available to show how we are covering the desires and needs of the community with available dollars.

Dr. Moss said it was refreshing to find that people wanted more park, asphalt trails, multi-use courts, etc. Were this in his district, he would bend over backward trying to fund this park, especially after hearing so many people who "don't want this, don't want that".

The Question was called and the Motion was UNANIMOUSLY ADOPTED.

Fairfax County Park Authority

MEMORANDUM