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*John Mastenbrook
& Greenway Downs*

REENWAY DOWNS

xx County Park Authority

MASTER PLAN REPORT

OF

GREENWAY DOWNS PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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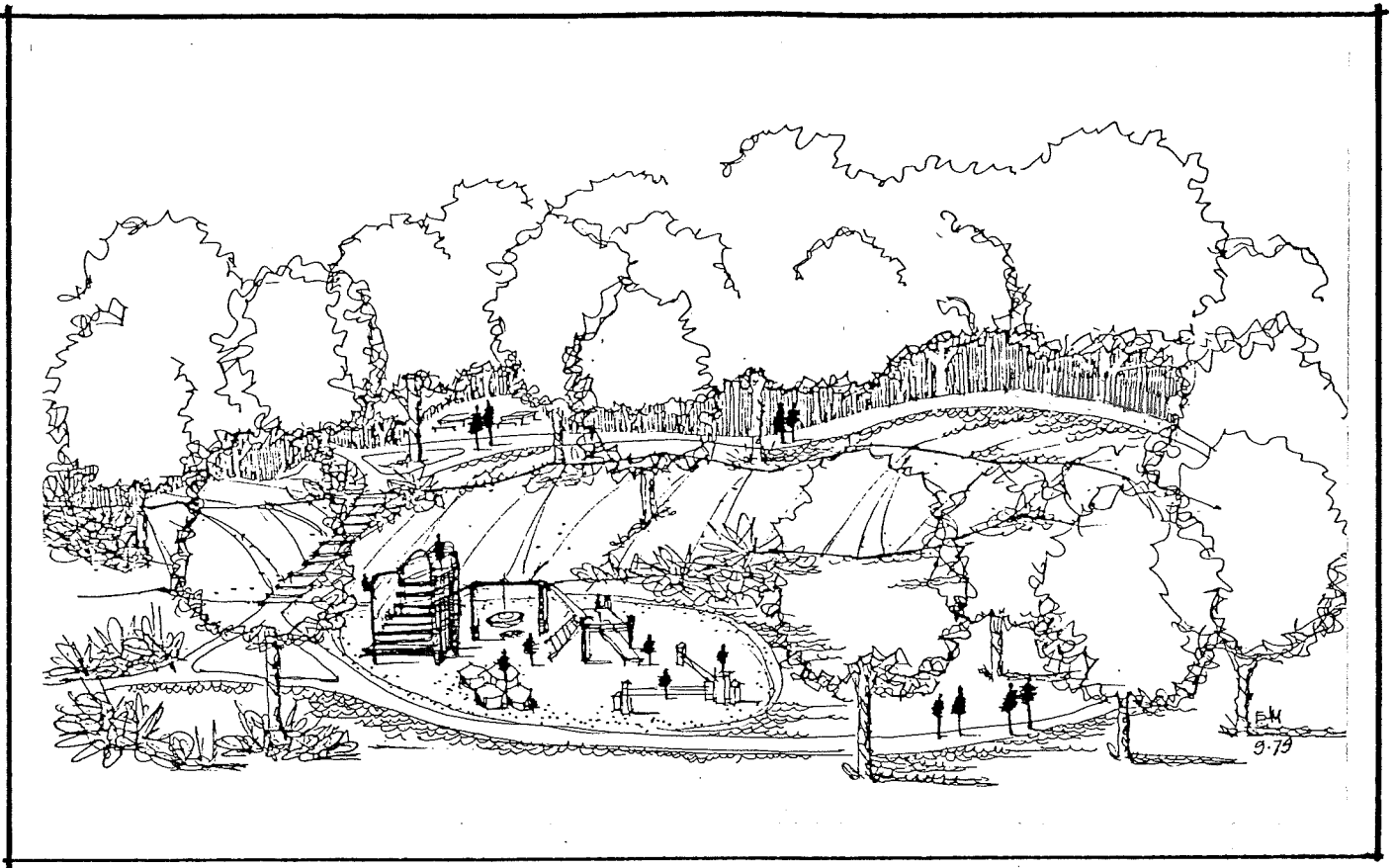
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COLLEGE PARK, MARYLAND 20740

FEBRUARY 1980

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I. INTRODUCTION AND OBJECTIVES

Master planning is the process of arranging man-made and natural objects on the land in an orderly fashion so as to create an orderly and functional park. A master plan is a guide and can be changed. Master plans are made for each park before any construction is done. Development of the facilities on the master plan may take place over an extended period of time (five, ten, fifteen or more years), depending on the size of the park and available funding.

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 categories listed below. However, the

list is not restrictive since citizen needs, both present the future, may require acquisition of combination park types or ones that differ from all of the categories listed below. 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 in Fairfax County is to continue to provide a desirable living environment for its citizens.

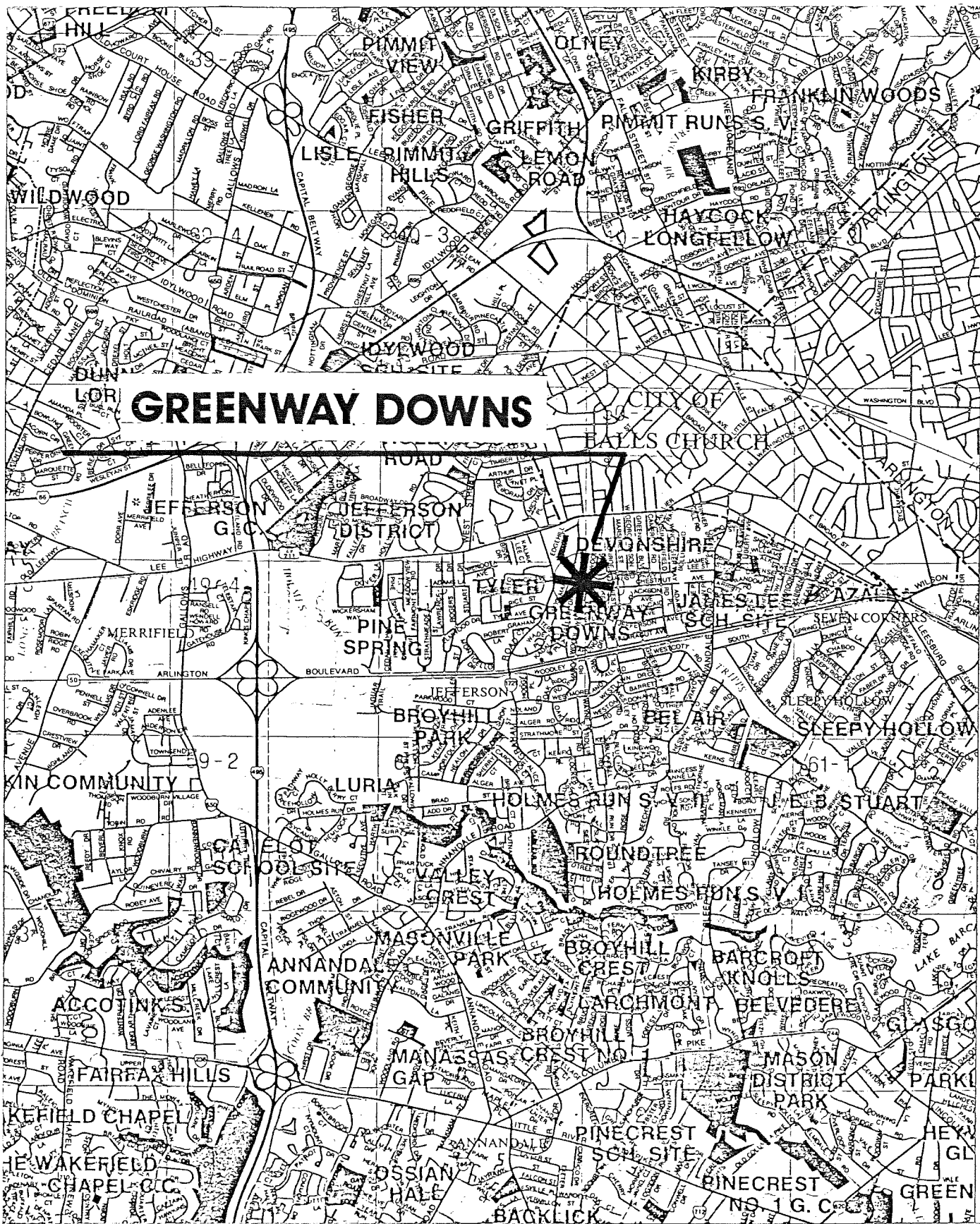
Greenway Downs is classified a community park, the most frequently occurring park category. It should provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with limited or no parking. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five 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.

II. SITE LOCATION

A. LOCATION (Tax Map 50-4, Double Circle Two, Parcel A).

The portion of Greenway Downs Park to be master planned is a 1.56 acre parcel located in the Providence Magisterial District at 2858 Woodlawn Avenue, Falls Church, Virginia (see Vicinity Map).

The site is bounded on the North by the Rixley Estates subdivision, on the East by Woodlawn Avenue (undeveloped right-of-way) on the South by the City Park Homes Subdivision and on the West by the Devonshire Garden Subdivision.



GREENWAY DOWNS



GREENWAY DOWNS
VICINITY MAP

B. ACCESS

Greenway Downs Park can be reached from either Arlington Boulevard (U.S. Rte. 50) or Lee Highway (Va. Rts. 29-211) by turning onto Marshall Street. Access by motor vehicle, bike or foot is from the east off Custis Parkway from Marshall Street. In addition pedestrians can gain access to the park from the south via a worn dirt path along the undeveloped portion of Woodlawn Avenue from Chestnut Avenue.

III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The County's Comprehensive Plan for Planning Sector J-9, Greenway Village Planning Sector, recognizes Greenway Downs Park and offers the specific recommendation to "provide minor improvements to Greenway Downs Community Park."

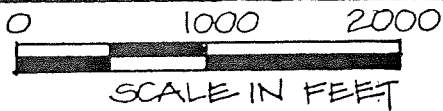
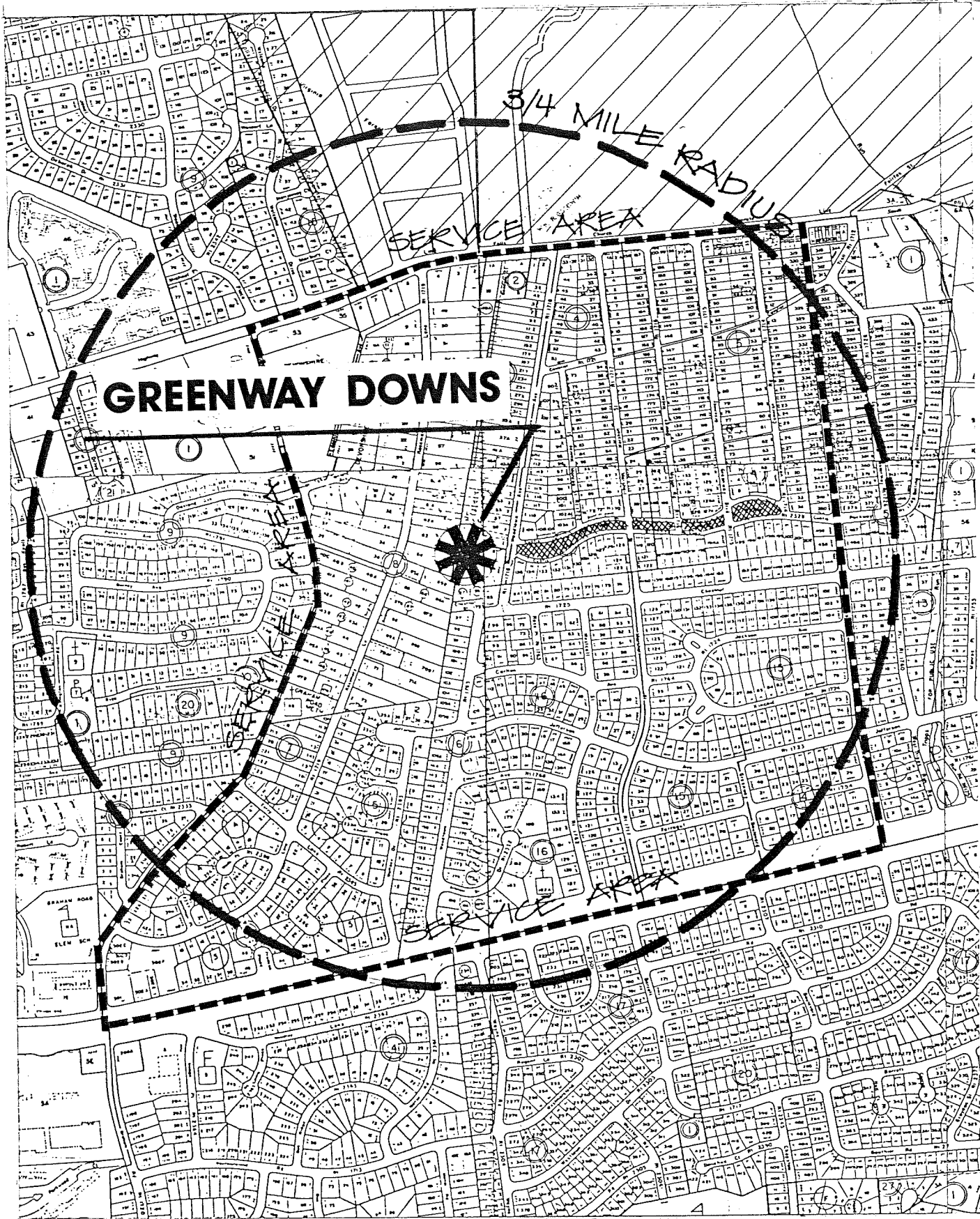
B. DEMOGRAPHICS

The demographic information was obtained from the Fairfax County Office of Research and Statistics and is current to January 1, 1979. The demographic area, approximately 3/4 mile radius from park: North to Lee Highway, East to Tripps Run, South to Arlington Boulevard and West to Graham Road (see Service Area Map).

Present Population: 3,900

Projected Population to 1985: 3,800

<u>Housing Types</u>	<u>Quantity 1979</u>	<u>1985</u>
Single Family	1,144 units	1,131 units
Townhouse	0	0
Multi-Family (apts.)	<u>39</u>	<u>39</u>
TOTAL	1,183	1,170
Income: Greenway Village Area family median (1 January 1977)		\$ 22,800
County family median (1 January 1977)		\$ 28,500



GREENWAY DOWNS
SERVICE AREA

C. ZONING

The park and surrounding areas are zoned R-4, 4 units per acre. (see Zoning Map)

D. SCHOOLS

The park is within School Administration Area II.
Schools serving this area: (see Nearby Schools Map)

Elementary:

Devonshire
Graham Road
Timberline
Westlawn

Intermediate:

Whittier

Secondary (High School):

Falls Church

E. PARKS

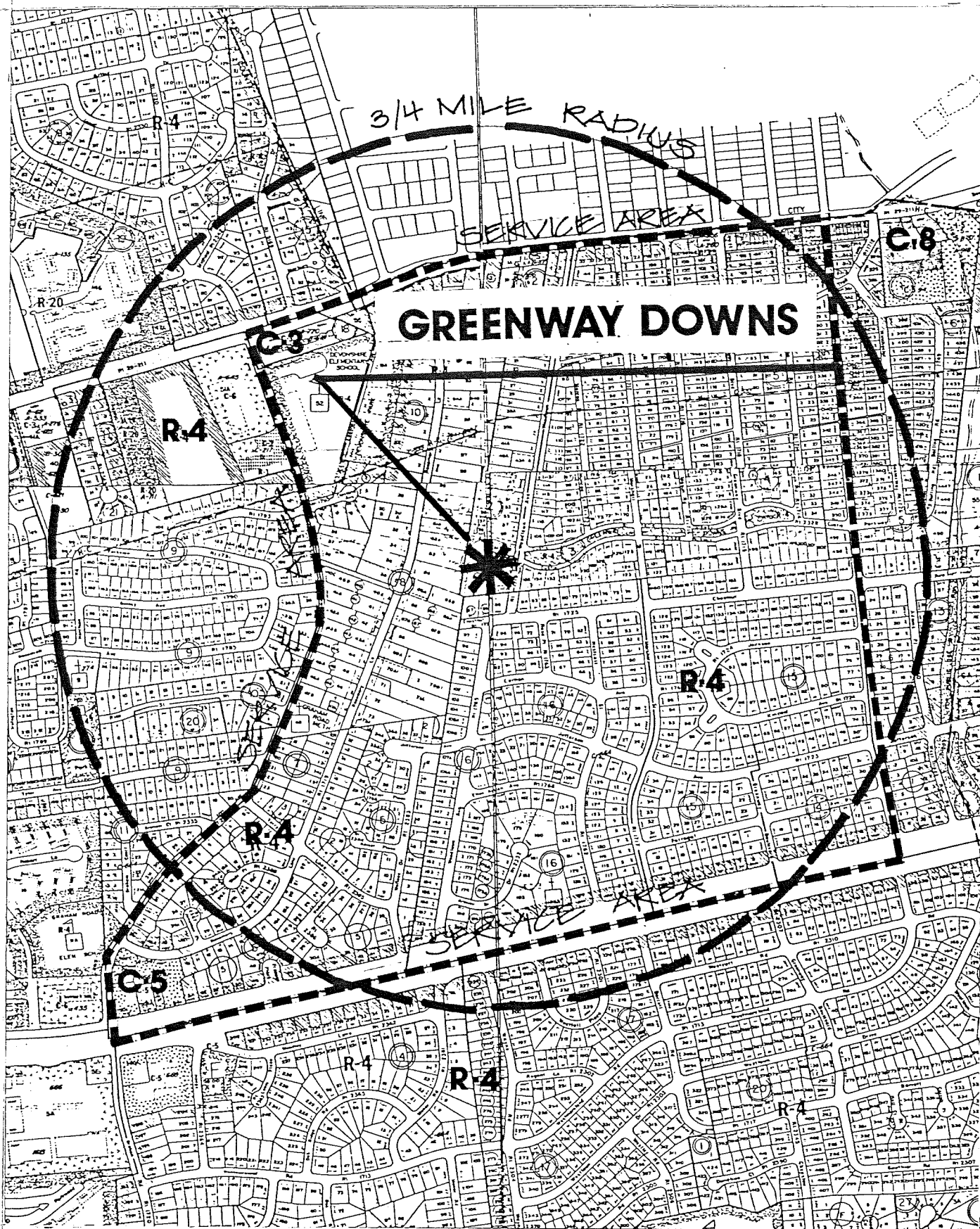
Other Park lands belonging to the Fairfax County Park Authority which serve this area are:

Greenway Downs Park. In addition to the area being Master Planned, there is 3.9 acres of parkland located to the East of Woodlawn Avenue. It is defined as the center strip between the divided Custis Parkway.

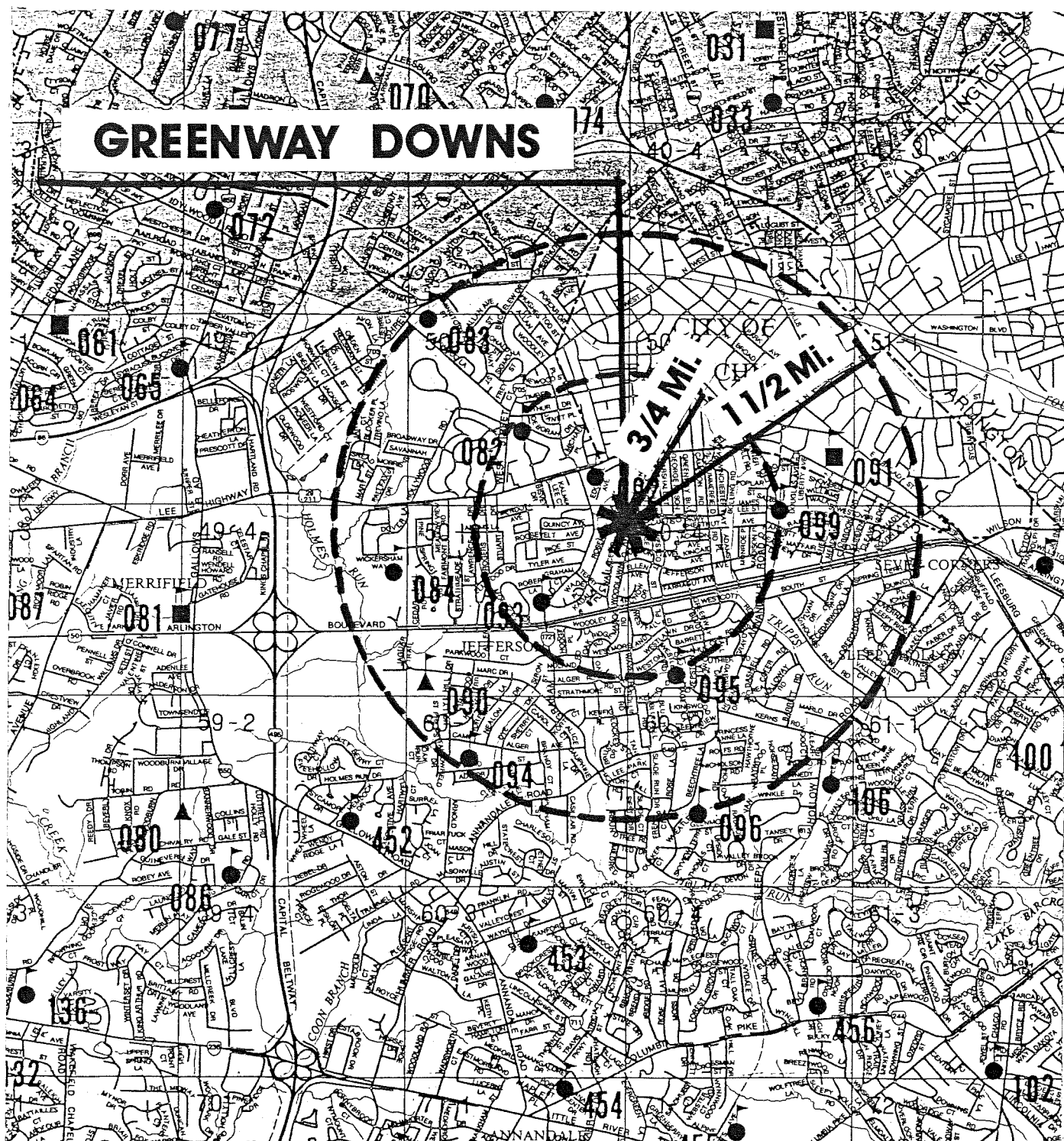
Devonshire Park. An improved community park comprising 3.8 acres (see Nearby Parks Map).

F. PUBLIC RECREATION FACILITIES INVENTORY

Within a 3/4 mile radius of the park are the following parks and schools with developed recreation facilities: (source: School Recreation Facilities Inventory dated October, 1976 and FCPA Inventory dated February 1977).



GREENWAY DOWNS ZONING MAP



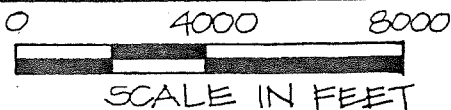
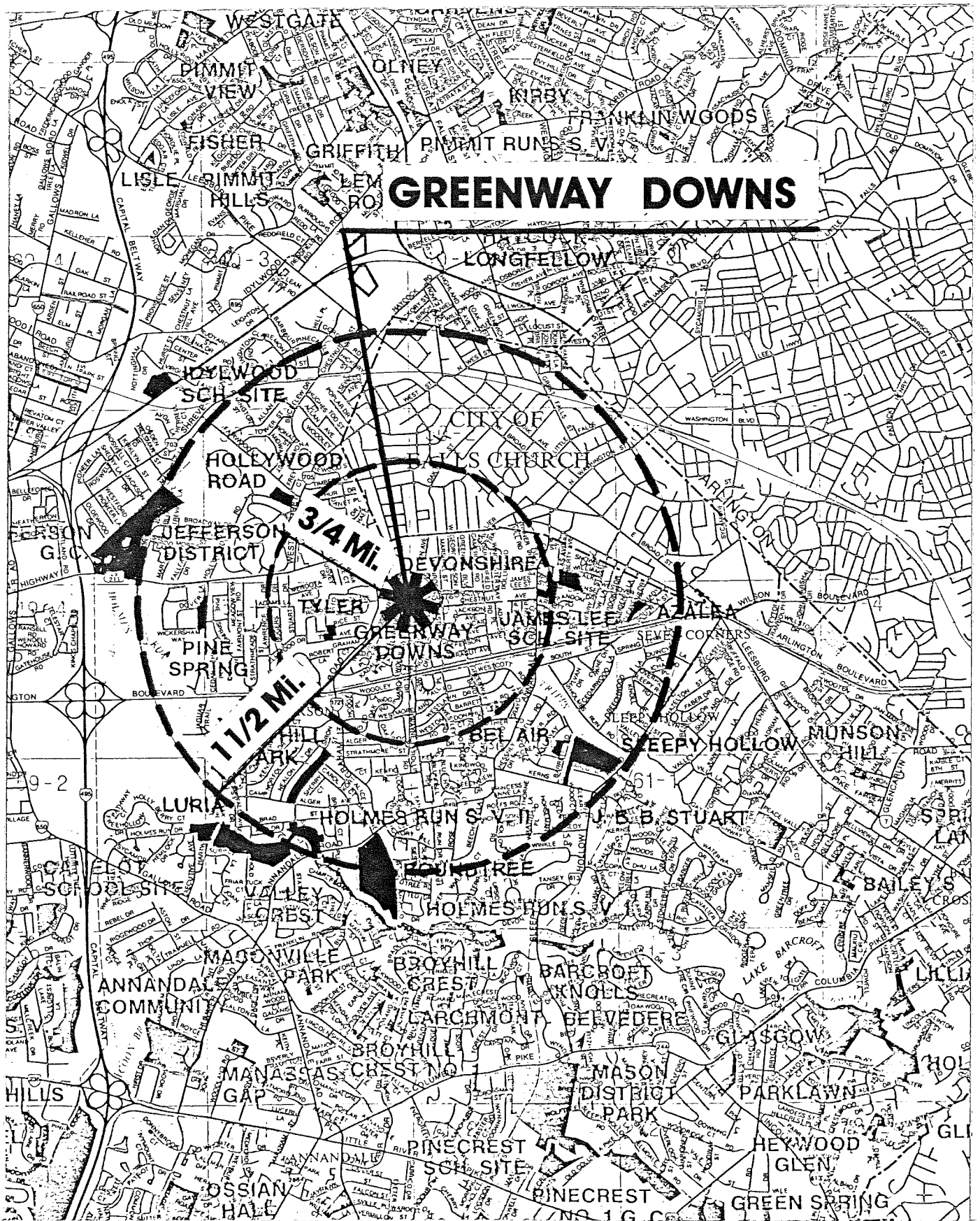
082 TIMBER LANE ELEM 095 WESTLAWN ELEM.
 092 DEVONSHIRE ELEM. 099 ADMIN. OFFICE
 093 GRAHAM RD. ELEM.

0 4000 8000
 SCALE IN FEET



GREENWAY DOWNS
 NEARBY SCHOOLS

7



GREENWAY DOWNS
NEARBY PARKS

8

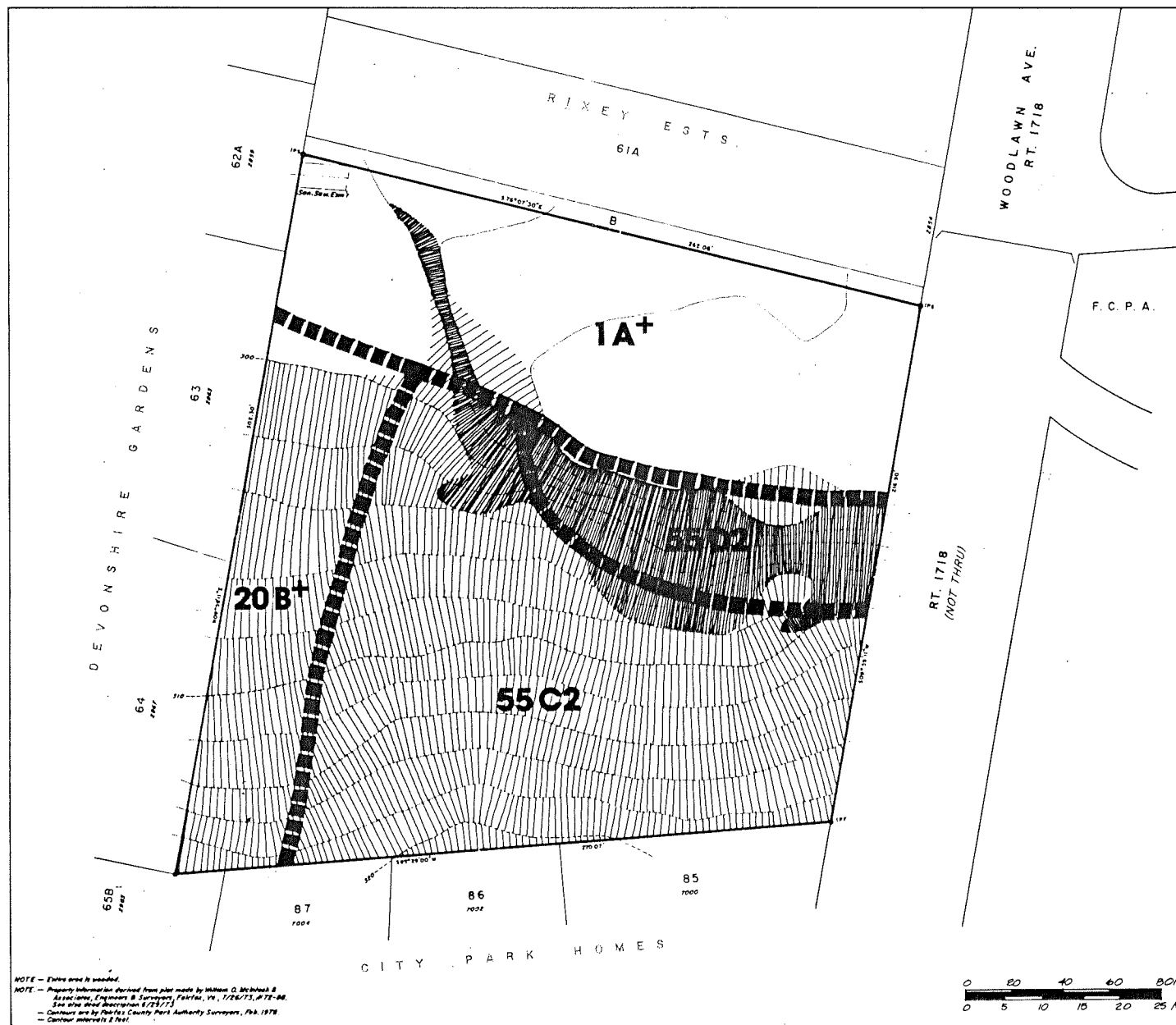
	Within 3/4 mile radius								
	GREENWAY DOWNS PARKS	Devonshire	Tyler	SCHOOLS	Devonshire Elem.	Graham Road	Timber Lane	Westlawn	TOTALS
FACILITIES									
Baseball/Softball Field					1	1	2	2	6
Basketball Court	1		1		1	2	1	2	7
Conservation Area		1							1
Open Play		1	1						2
Playground		1	1		1	1	1	2	7
Soccer					1		1	1	3
Trail (hiking)	1	1							1
Tot Lot		1							1
Tennis Practice Wall	1								

IV. SITE ANALYSIS

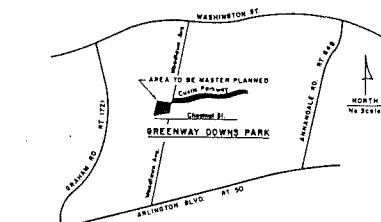
A. NATURAL FEATURES

1. Topography

The most prominent and outstanding topographic features are the flat flood plain across the Northern portion of the property and the steep slope immediately South of the flood plain. The remainder of the site is a moderately sloping hillside. (see Slope and Soils Analysis Map)



LOCATION MAP



LEGEND

- 0-5%**
FLAT TO GENTLE SLOPES - POORLY SUITED FOR DEVELOPMENT DUE TO DRAINAGE
- 6-15%**
MODERATE SLOPES - FAIR SUITABILITY FOR DEVELOPMENT
- OVER 15%**
STEEP SLOPES - POORLY SUITED FOR DEVELOPMENT
- 1A+**
MIXED ALLUVIAL LAND
FLOODPLAIN - NOT SUITED FOR DEVELOPMENT
- 20B+**
MEADOWVILLE SILT LOAM
HIGH WATER TABLE - MARGINAL SUITABILITY FOR DEVELOPMENT
- 55C2**
GLENELG SILT LOAM
ERODABLE - GOOD SUITABILITY FOR DEVELOPMENT
- 55D2**
GLENELG SILT LOAM
ERODABLE - NOT SUITABLE FOR DEVELOPMENT DUE TO STEEP SLOPES

Land Planning
Landscape Architecture
Park and Recreation Planning



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	FAIRFAX COUNTY PARK AUTHORITY FAIRFAX COUNTY - VIRGINIA 4000 WOODBURN ROAD P.O. BOX 226 ARLINGTON, VA 22202 Phone 703.841.3008	
	SLOPE AND SOILS ANALYSIS GREENWAY DOWNS	
	Scale: 1" = 20' Date: 5/79	Project No.: 1012
	Sheet No.: 1 of 2	

NOTE - Entire area is wooded.
NOTE - Property information derived from plat made by William G. McInnes & Associates, Engineers & Surveyors, Fairfax, VA, 1/24/73, at 71-48.
See also Wood Description 6/29/73.
Contours are by Fairfax County Park Authority Surveyors, Feb. 1978.
Contour intervals 2 feet.

Drainage is in one direction from South to North where it then collects in a tributary of Tripps Run just north of the park boundary. The flood plain area is nearly level with numerous low spots in which standing water occurs during wet seasons.

2. Elevations

There is a difference of seventeen (17) feet from the highest point to the lowest point on the site. (see Site Features and Summary Analysis Map)

3. Soils

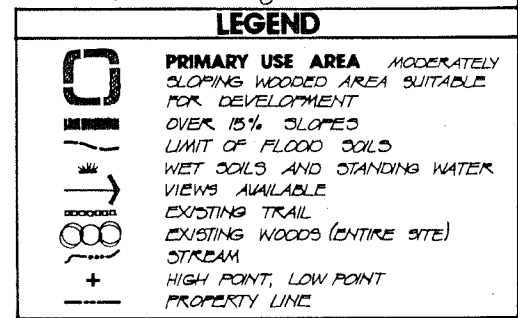
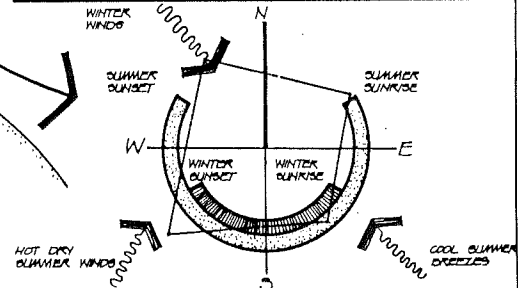
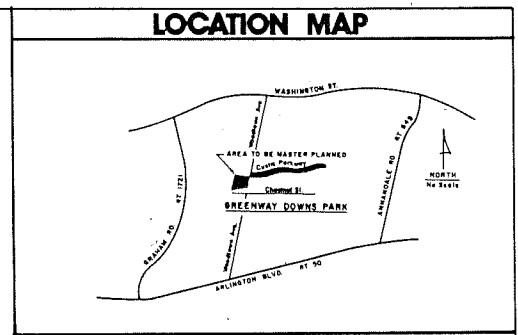
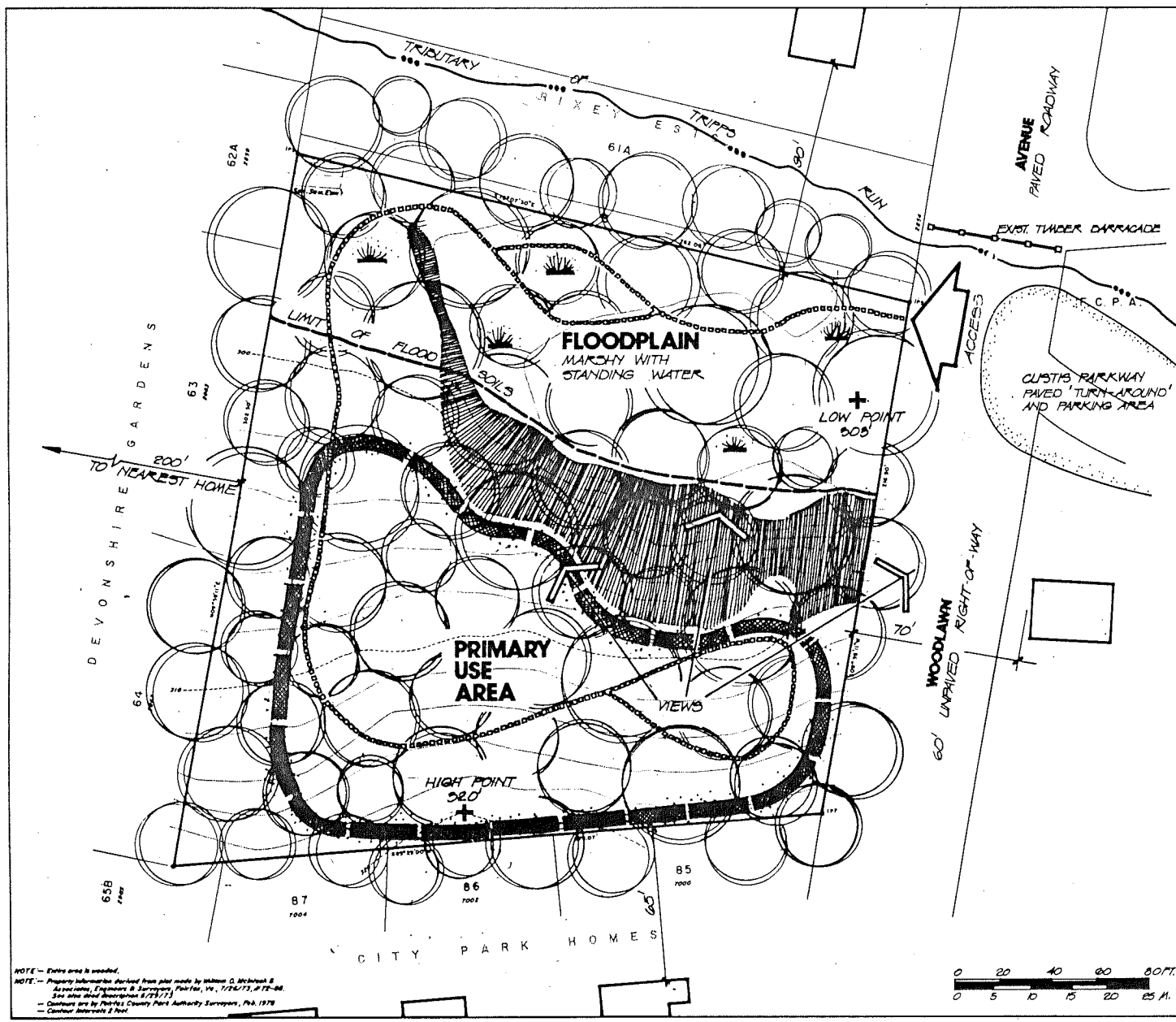
The soils of this site are of three types:

- a. Mixed alluvial land. This type consists of soils washed from upland areas and deposited along stream valleys of the counties smaller streams. The soil comprises the forty percent of the site which is the flood plain of the tributary of Tripps Branch located to the North of the property. This flood plain area is unsuitable for development without improvement of drainage characteristics.
- b. Meadowville silt loam. These soils occur in low lands near drainage ways and at the bases of slopes and tend to have high water tables in wet seasons. They comprise 10% of the site and rate marginal for development.
- c. Glenelg silt loam. The remaining 50% of the property is covered with this deep, well drained erodable soil which rates good for any type of development. The steeply sloping area of Glenelg soils immediately South of the flood plain has suffered from erosion. This area needs stabilization and is not suited to development. (see Slope and Soils Analysis Map)

4. Vegetation

The site is presently overgrown. Vegetation consists

-21-



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FAIRFAX, VA 22033
Phone: 703-641-3000

SITE FEATURES AND SUMMARY ANALYSIS
GREENWAY DOWNS

Scale: 1" = 20'
8/79
Project No. 13-2

NOTE - Entire area is wooded.
NOTE - Property information derived from plat made by William C. McIntosh & Associates, Engineers & Surveyors, Fairfax, VA, 1/15/73, 8/75-86.
See also dated description 8/75/73
Contours are by Fairfax County Park Authority Surveyors, Feb. 1978
Contour intervals 2 feet

of large Tulip Poplars, second growth woody shrubs and considerable underbrush, primarily Multiflora Rose and Honeysuckle. Selective clearing is recommended to make the site suitable for recreation and education uses.

B. MAN-MADE FEATURES

1. Existing Facilities and Uses

The only Existing feature is a worn dirt trail. (see Site Features and Summary Analysis Map)

2. Utilities and Easements

A 10 foot wide sanitary sewer easement occurs along the North West property boundary.

There are no other easements on the property.

C. SUMMARY ANALYSIS

1. Development Potential

A composite analysis of slopes, drainage, soil conditions, vegetation, accessibility and adjacent uses indicates only one third of the site is suitable for development. The primary use area is the moderately sloping Southern third of the property. Development of this area should be limited to those uses which would cause minimal disruption to existing natural features. Some development of the flood plain area might be appropriate if the area were adequately drained.

2. Conclusion

Based on the above analysis the conclusion is that this site is best suited for use as a walk-to-community park with development limited primarily to passive recreation.

V. PROGRAM DEVELOPMENT

A. DEVELOPMENT PREFERENCE SURVEY

In January, 1979, 995 questionnaires were distributed to residents within a 3/4 mile radius of Greenway Downs Park. Nineteen, or 2% of the questionnaires were returned.

1. User Profile

<u>Ages of Respondants</u>	<u>Number of Respondants</u>	<u>Percent of Respondants</u>
0 - 5	3	6%
6 - 12	11	21%
13 - 20	5	9%
21 - 45	22	42%
46 - 60	6	11%
60 +	<u>6</u>	<u>11%</u>
TOTAL	53	100%

2. User Preference

The questionnaire asked which of the following three types of Park Development the Community needed or desired at Greenway Downs.

<u>Option</u>	<u>Number of Responses</u>	<u>Percent of Responses</u>
No Development	2	11%
Minimal Development	12	63%
Development	<u>5</u>	<u>26%</u>
TOTAL	19	100%

Of the respondents requesting development of Greenway Downs, the following recreation facilities were desired:

<u>Facility</u>	<u>Number of Responses</u>	<u>Percent of the five responses</u>
Tennis courts	3	60%
Picnic area	2	40%
Playground	2	40%
Tot lot	2	40%

Twenty percent or 1 each of the respondents expressed interest in the following facilities: Walks and gardens, open play, benches, sledding trail, athletic facilities, and landscaping.

B. REPORTS

The following agencies or departments were asked to make recommendations regarding development of the park: Fairfax County Recreation and Community Services, Soil Scientist, Fairfax County Park Authority Conservation, History Park Operations Divisions and Virginia Department of Highways and Transportation. Reports were received from County Recreation and Community Services, Soil Scientist, FCPA District Naturalist and VDH & T. Their reports are included in this report as Appendix II, III, IV and V.

The Recreation and Community Services memo suggested development of a soccer field, tennis courts, play apparatus, paths, benches, picnic tables and parking facilities. The FCPA Naturalist proposed installation of play apparatus, slope stabilization, drainage improvement and development of a "Backyard Habitat" by selective clearing.

C. FUNDING

The FY 1980 Budget for improvement of Greenway Downs Park is \$66,000.00 ±. These funds were made available by the 1977 Park Bond Referendum.

VI. MASTER PLAN: DESCRIPTION

In accordance with the desires of the community and the dictates of the site analysis, minimal development is proposed for Greenway Downs Park. (see Master Plan)

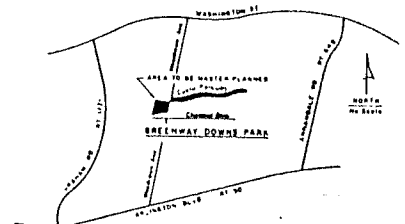
The Components of the Plan are:

A. PLAY AREA

A combination Tot Lot/Play Apparatus area is shown in the flood plain in the North East corner of the park adjacent to the Custis Parkway entrance. A variety of play equipment at scales suitable for pre-school and school age children would promote active play. The play area would be surfaced for intensive use and underdrained to provide a dry play area within the floodplain. Adjacent to the play area will be a bike rack and two or three benches where guardians can sit and observe the youngsters. Low areas will be filled to alleviate standing water.



LOCATION MAP



LEGEND

- 1 **PLAY AREA**
PLAY EQUIPMENT FOR PRE-SCHOOL AND SCHOOL AGE CHILDREN AND BENCHES FOR ATTENDANTS
- 2 **WOODCHIP TRAIL**
6 FOOT WIDE TRAIL WITH TIMBER STEPS FOR CLIMBING SLOPE
- 3 **SLED RUN**
GRADED SLOPE TO PROVIDE FOR WINTER SPORTS
- 4 **NATURALIZED PLANTINGS**
TO STABILIZE SLOPE, FOR WILDLIFE FOOD + COVER, TO ENHANCE FLOODPLAIN

FAIRFAX COUNTY PARK AUTHORITY

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FAIRFAX COUNTY - VIRGINIA
1400 HANOVER ROAD
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Phone 703 544-3000

MASTER PLAN OF GREENWAY DOWNS

FEB. 1980

41541

NOTE - Elevation is needed
NOTE - Property information derived from plat made by William O. McMillan & Associates, Engineers & Surveyors, Fairfax, VA, 7/28/73, p. 72-88
See also road description 8-128/73
Contours are by Fairfax County Parks Authority Surveyors, Feb. 1978
Contour interval 2 feet

B. PARKING BARRIERS

Wood parking barriers will be installed continuous around Greenway Downs Park adjacent to Custis Parkway.

C. TRAILS

Six foot wide woodchip surfaced trails as shown on the plan would follow approximately the existing paths, connect the proposed facilities and provide trail access from park entrances at Custis Parkway to the East and Chestnut Avenue to the South. The Park Authority has requested an easement from the Virginia Department of Highways and Transportation for trail access along the undeveloped Woodlawn Avenue right-of-way to Chestnut Avenue. A trail and bridge will connect this portion of the park with the north side of Custis Pkwy.

The portions of trail along the north, west and south of the site will meet Park Authority accessibility standards for the handicapped.

D. LANDSCAPE PLANTING

The majority of the planting will be shrubs located on the central slope for stabilization and in the low lying swampy areas where native wet footed plant materials will be used to retain the natural character of the site. Additionally, landscaping will be done around the play area to enhance it and screen planting as appropriate near the adjacent residences.

E. SLED RUN

A portion of the existing slope is shown and designated a sled run. This location is presently used as a sled run. Minor grading of this slope would provide for winter sports. This area will be specifically laid out to provide sufficient safe space between facilities, and may require lengthening of the existing slope.

VII. DEVELOPMENT COST ESTIMATE

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

A. PLAY AREA

Two Large pieces play apparatus @ \$2,000./ea.	\$4,000.00
One large piece "tot", equip- ment @ \$1,500./ea.	1,500.00

Four small pieces play equipment @ \$800./ea.	3,200.00
Woodchip surface, gravel base, filter cloth and drain tiles	5,000.00
Site furniture (benches and bike rack)	<u>700.00</u>

Subtotal

\$14,400.00

B. TRAILS

6' bridge	2,000.00
6' wide woodchip path 1120 L.F. @ \$6.50/L.F.	7,280.00
Timber steps	<u>800.00</u>

Subtotal

\$10,080.00

C. LANDSCAPE PLANTING

Shrubs and groundcover	\$ 5,000.00
------------------------	-------------

D. WOOD PARKING BARRIER

2500 LF @ \$12.32/LF	\$30,800.00
----------------------	-------------

E. SITE PREPARATION

Clearing, underbrush removal and grading	<u>\$ 3,000.00</u>
--	--------------------

Total

\$63,280.00

20% Contingency

\$12,656.00

GRAND TOTAL

\$75,936.00

NOTE: Funds presently available for development approximately

\$66,000.00

VIII. COST VS. BENEFIT

The total estimated implementation cost for the park is \$75,936.00. There are about 3,900 people living within a 3/4 mile radius of the park.

The total cost of development in this respect would be approximately \$19.47 per person.

It is estimated that the average life span of the park improvements, assuming regular maintenance, is 10 years. Based on 4,500 users per year (see User Levels, below) over 10 years a total of 45,000 persons will use the park over its lifespan. The per user cost of park improvements is approximately \$1.68 ($\$75,936.00 \div 45,000 \text{ persons} = \1.68)

IX. USER LEVELS

The number of users is based on an examination by the Fairfax County Park Authority of similar facilities in the region, from past experiences in planning recreational facilities, and from Maryland National Capital Park and Planning Commission studies of summer, 1979.

The estimation of the number of activity days of park use (where a user day is one person taking part in one activity on a particular day; peak time is usually considered to be a summer Sunday at 2 p.m.) is purely an assumption. The estimated number of users of the Greenway Downs improvements is 4,500 per year.

Trails and sled run were not estimated due to the many variables and insufficient information that would affect the accuracy.

Play Area - Play apparatus areas are estimated to be used by 25 persons per day over a six month season for 4,500 users per year.

X. OPERATING AND MAINTENANCE COSTS

The following figures are derived from a productivity report "Cost and Work Guidelines for Park Maintenance and Operation" prepared by the Community Development Branch, Office of Research and Statistics and the Fairfax County Park Authority, dated October 1975 and revised June 1977. Costs are per year.

Play Area	\$1,537.00
Trails	<u>\$ 779.00</u>
Total	\$2,316.00

XI. PHASING

It is recommended that detail construction plans be prepared to include all facilities shown on the master plan. Plans should show add alternates to be included in the project if base bids come in below the amount available for development. Recommended alternates include portion of trail, landscaping and wood parking barrier.

All suggestions will be considered in developing a preliminary plan for this park. A public hearing will be held at a school in your area on the preliminary master plan before it is presented to the Park Authority, in final form, for their adoption as the master plan for the park. This survey is only one part of the master plan cycle; please read the section on "HOW ARE PARKS DESIGNED". Our first concern is that future use of the park should meet the needs of the majority of the area residents, both present and future potential users. After you have read the background material provided, we ask that you answer the following questions. Your response is necessary to assure the survey accurately reflects the community needs which is one of our primary objectives to serve.

Only one questionnaire per individual or family should be completed so that the results will be valid.

1. Indicate the number of persons, by age group, responding to the questionnaire:

0-5 yrs. ___ 6-12 yrs. ___ 13-20 yrs. ___ 21-45 yrs. ___ 45-60 yrs. ___ Over 60 ___

2. What do you see as the prime needs of your community? Which one of the following three themes would you prefer at Greenway Downs Park? (Circle one choice. If choosing item (c), indicate facilities desired.)

a. I/we do not need any change in the parkland in this community. (if circled, go to question #3.)

b. I/we only need minimal improvements, i.e., upgraded by new topsoil, seeding, planting, trails, benches. (If circled, go to question #3.)

c. I/we need the following recreational facilities in the park: (Put in order of priority.)

3. Have you visited the site? Yes ☐ No ☐

4. Which Fairfax County Parks do you use most often? List: _____

5. In general, what do you think of the parks in your area? _____

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Joseph P. Downs, Director
Fairfax County Park Authority

DATE: March 14, 1978

FROM: J. Larry Fones, Director
Recreation & Community Services

FILE NO:

SUBJECT: Greenway Downs and Arcadia Road Parks - Master Plans

REFERENCE:

The following comments are submitted for your consideration in master planning subject parks:

- (1) Greenway Downs Park, Tax map 50-4 ((2)) parcel A - is a wooded parcel nestled in an older neighborhood. Development of this parcel would greatly enhance the outdoor recreational opportunities to the residents of this community. The below listed facilities are suggested:
 - a. Soccer Field (1)
 - b. Tennis courts (2)
 - c. Apparatus area for elementary age children including climbing apparatus
 - d. A footpath be incorporated throughout the entire parcel, installation of several benches along the path
 - e. Picnic tables (3) adjacent to the apparatus and tennis facilities
 - f. Adequate parking facilities

At present there is an inadequate supply of soccer fields to satisfy community needs especially Greenway Downs Park area. Any additional soccer facilities which can be developed on this site or other park land anywhere in the County will assist greatly in our efforts to provide minimum practice opportunities.

- (2) Arcadia Road Park, Tax map 61-3 ((16)) parcel A - the presence of several concrete sewage manholes, protruding approximately five (5) feet above the existing ground level, precludes development of this parcel for an active playfield without extensive earth moving operations. As an alternative the following facilities are recommended:
 - a. Four (4) Tennis courts and one practice wall
 - b. A shelter with adequate seating and a drinking fountain, adjacent to courts
 - c. Play apparatus area to include swings, slides and climbing equipment
 - d. Adequate parking with access from Fairfax Parkway

JLF:gr

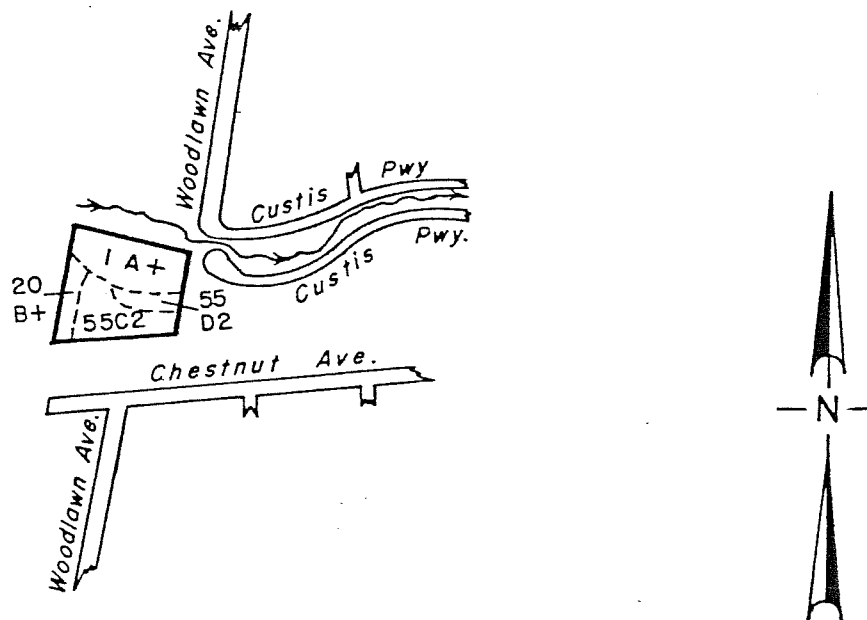
cc: Daryl DePrenger, Park Design

✓ Donald Lederer, Supt. of Design

David Jones, Asst. Supt. of Design

CSAD

SOIL TYPE MAP OF A CRE PROPERTY PROPOSED FOR P SE, LOCATED
IN THE GREENWAY DOWNS SUBDIVISION, SOIL SURVEY REQUESTED BY FAIRFAX
COUNTY PARK AUTHORITY - GREENWAY DOWNS PARK.



LEGEND

<u>Soil Symbol</u>	<u>Soil Name</u>
1	Mixed alluvial land (flood plain)
20	Meadowville silt loam
55	Glenelg silt loam
-----	Soil boundary

Scale: 1" = 500 feet
 Mapped by: William R. Lloyd, Engineering Technician
 Checked by: Larry K. Johnson, Soil Scientist
 Date: February 15, 1978

LOCATION: Section 50-2, double circle two, parcel "A".

NOTE: Forty percent or 0.8 acres of this property is in the flood plain. None of this flood plain area is suitable for building sites. Ten percent or 0.2 acres of this property consist of Meadowville (20) soil. This soil has a high water table during wet season and rates marginal for supporting large buildings. This soil rates marginal for sidewalks, parking lots and roadways. Compacted select fill material should be used in these low areas when they are being developed. The remainder of this property, 50.0 percent or 1.0 acres consists of Glenelg (55) soil. This soil rates good for any type development.



Fairfax County Park Authority

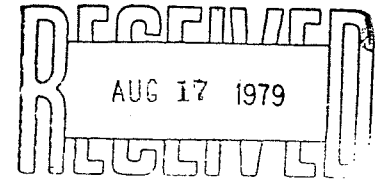
M E M O R A N D U M

To: Daryl DePringer, Design

Date: 3/13/78

From: Susan Allen, District Naturalist

Subject: Site Assessment



KILOUFF MAYBERRY & ASSOC.

GREENWAY DOWNS - Tax Map 50-4, 3.8 acres.

The site consists of two parcels - a median strip and adjacent natural site.

This "median strip" site is transected by a small stream, the banks of which are severely eroded. A short way west of the site the stream has been channelized in a manner resembling a "lock".

Vegetation consists of several large trees including maple, tulip poplar, hemlock and one sycamore.

Existing facilities include a bridge over the stream and three picnic tables. Since there appear to be many young children in the area consideration might be given to installing play apparatus.

There is a major need for some form of bank stabilization to control erosion and prevent undercutting of two large trees along the stream.

The adjacent undeveloped parcel is presently overgrown and wet.

1. Vegetation consists of large tulip trees, second growth woody shrubs and considerable underbrush, primarily honeysuckle and multiflora rose. There is potential for developing a "Backyard Habitat" in this area as a community project provided that clearing is done selectively.
2. Drainage may be a problem on this portion of the site. A sewer easement runs along the northern boundary and the western boundary has been "ditched" for drainage purposes. In addition there is a definite low lying area in a natural clearing in the center of the site.
3. The site slopes considerably from the south and this area has been used for sledding. Additional planting materials along the slope would be recommended to reduce erosion, while maintaining the capacity for winter sledding.

HAROLD C. KING, COMMISSIONER
LEONARD R. HALL, BRISTOL, *BRISTOL DISTRICT*
HORACE G. FRALIN, ROANOKE, *SALEM DISTRICT*
THOMAS R. GLASS, LYNCHBURG, *LYNCHBURG DISTRICT*
MORRILL M. CROWE, RICHMOND, *RICHMOND DISTRICT*
WILLIAM T. ROOS, YORKTOWN, *SUFFOLK DISTRICT*
WILLIAM T. ROBINSON, WEST POINT, *FREDERICKSBURG DISTRICT*
WILLIAM B. WRENCH, SPRINGFIELD, *CULPEPER DISTRICT*
ROBERT S. LANDES, STAUNTON, *STAUNTON DISTRICT*
T. RAY HASSELL, III, CHESAPEAKE, *AT LARGE-URBAN*
CHARLES S. HOOPER, JR., CREWE, *AT LARGE-RURAL*



COMMONWEALTH of VIRGINIA

DEPARTMENT OF HIGHWAYS & TRANSPORTATION

1221 EAST BROAD STREET
RICHMOND, 23219

Route 1718 - Woodlawn Avenue
Fairfax County

LEO E. BUSSEY, III
DEPUTY COMMISSIONER & CHIEF ENGINEER
T. ASHBY NEWBY
DIRECTOR OF ADMINISTRATION
J. M. WRAY, JR.
DIRECTOR OF OPERATIONS
H. R. PERKINSON, JR.
DIRECTOR OF PROGRAM MANAGEMENT
W. L. BRITTLE, JR.
DIRECTOR OF ENGINEERING
OSCAR K. MABRY
DIRECTOR OF PLANNING

IN REPLY PLEASE REFER TO

P.O. Box 429
Fairfax, Virginia 22030
August 28, 1979

Mr. Donald F. Lederer,
Superintendent of Design,
Fairfax County Park Authority,
4030 Hummer Road,
Annandale, Virginia. 22003

Dear Mr. Lederer:

Reference is made to your letter of August 15, 1979, at which time you requested information relative to the abandonment of a portion of Woodlawn Avenue between Chestnut Avenue and the Custis Parkway.

Please be advised that this portion of Woodlawn Avenue north of Chestnut Avenue is not a part of the State secondary system. As you have indicated, it does not appear that a roadway has ever been constructed on this right of way as shown on the Fairfax County Tax Maps.

If, in fact, this property has been dedicated to public street purposes, it is, at this time, entirely under the control of the Fairfax County Board of Supervisors. At this time I see no reason why the Fairfax County Park Authority could not assume this right of way under a permit from the Fairfax County Board of Supervisors.

If I can be of further assistance with reference to this matter, please advise.

Very truly yours,

A handwritten signature in dark ink, appearing to read "D. E. Keith".

D. E. Keith
Resident Engineer

dek:asr
cc - Mr. Shiva K. Pant

COST ESTIMATE

GRAVEL TRAIL 5' wide 1150 LF
Asphalt Trail, 5' wide, 1150 LF

\$ 6,900.00

(*\$5175.00*)

Conc. Sidewalk, 4' wide, 400 LF

\$ 2,160.00

Planting, LS

\$ 1,000.00

Benches, trash cans LS

\$ 600.00

\$10,660.00

15% contingency

\$ 1,600.00

Total

\$12,260.00

MAINTENANCE COSTS

The yearly maintenance cost estimate was taken from the
Productivity Report - Cost and Work Guidelines for Park

Maintenance and Preparation - Oct. 1975.

Asphalt Trail

\$150.00

GRAVEL TRAIL

\$90.00

Conc. Sidewalk

\$ 90.00

Seating Area

\$ 50.00

\$290.00