

PRELIMINARY MASTER PLAN REPORT

FAIRFAX COUNTY
PARK AUTHORITY

FEBRUARY 1984

KENDALE WOODS PARK

December 22, 1983

Mr. Stanley C. Garnett
3544 Ewell Street
Annandale, Virginia 22003

Dear Mr. Garnett:

Subject: Kerkdale Woods Park Access

The Kerkdale Woods Park master plan process has moved along to the point where conceptual plans are ready in preparation for the preliminary plan public hearing in March.

There is one important item that needs to be ironed out prior to that meeting, and that item is public access from Early Street.

We understand that the Board of Directors approved certain items of philosophy concerning the proposed development of the park along with caveats relating thereto on September 13, 1983.

The Park Authority would like to lay to rest the Early Street access easement prior to the March meeting. With that in mind, I am submitting another copy of the easement with a plat showing the general area of the trail. Depending on the accuracy of the topo, this plat may be altered a few feet one way or the other. The plat also indicates a possible parking area which I am not addressing in this letter.

Since you have to have an affirmative vote of the membership for the easement, we respectfully request that it be placed as an item at your next meeting. Mr. DeFranger and I will be pleased to meet you in the field at any time if you feel another meeting would be helpful.

Merry Christmas and Happy New Year!!

Sincerely,

Richard W. Jones, Superintendent
Division of Land Acquisition and Planning
Ritch:

cc: Mr. Harold E. Dehart; Mr. Mayer; Mr. Cullen; Mr. Downs; Mr. DeFranger

PRELIMINARY
MASTER PLAN REPORT

OF

KENDALE WOODS PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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FEBRUARY 1984

PRELIMINARY
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KENDALE WOODS PARK

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- A - Soils Report - 9/1/83
- B - Naturalist Report - memo 9/9/83
- C - Naturalist Report - memo 11/8/83
- D - Archaeologist Report - 8/17/83
- E - Historian's Report - memo 8/30/83
- F - FCPA Property Record Form
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- I - Proposal - Broyhill Crest Recreation Club Board of Directors - 9/13/83
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- L - Department of Recreation and Community Services - memo 12/2/83
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FIGURES (Maps and Plans)

- 1. Location Map
- 2. Service Area Map
- 3. Zoning Map
- 4. Countywide Trail Map
- 5. Nearby Parks and Schools Map
- 6. Soils and Slopes Map
- 7. Summary Analysis Map
- 8. Concept "A" Plan
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TABLES

- 1 Public Recreation Facilities Inventory
- 2 Public Park Facilities Surplus/DeficiencyI.

I. OBJECTIVES

This preliminary master plan report for Kendale Woods 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 in-depth analysis of the subject park, and recommendations pertaining to its expected utilization and maintenance.

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 improvement is done. Implementation of the master plan may take place over an extended period of time, (five, ten, fifteen, or more years). Improvements will be phased according to the size of the park, facilities 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 and 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.

Kendale Woods is classified a community park, the most frequently occurring park category, is designed to 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 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 preliminary master plan report is designed to supplement the preliminary master plan in explaining the methodology and rationale which went into the preliminary design of this park.

II. INTRODUCTION AND SITE LOCATION

A. LOCATION (Property Identification Map 60-3 ((24)) 8 and ((31)) A

Kendale Woods Park is a 2.4 acre site located in Mason Supervisory District at 3814 Kendale Road, Annandale, Virginia. (See Figure 1)

The site is bounded on the east by Broyhill Crest Recreation Club and National Evangelical Free Church; on the north, west, and south by single family detached houses.

The park was purchased by the Fairfax County Park Authority in 1983 at a cost of \$80,000.

B. ACCESS

Kendale Woods Park can be reached from Gallows Road (inside the Beltway) by turning onto Brookcrest Place, proceeding one block to Kendale Road on the right, one block to the park entrance on the cul-de-sac turnaround. This public pedestrian and potential vehicular access (there is a concrete sidewalk and a curb cut at the cul-de-sac turnaround) is the only public access available at this time.

Public pedestrian access from Early Street (and Murray Lane) is desired to provide access to a significant portion of adjacent subdivisions.

III. REGION AND SERVICE AREA

A. COUNTY COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan for this area states:

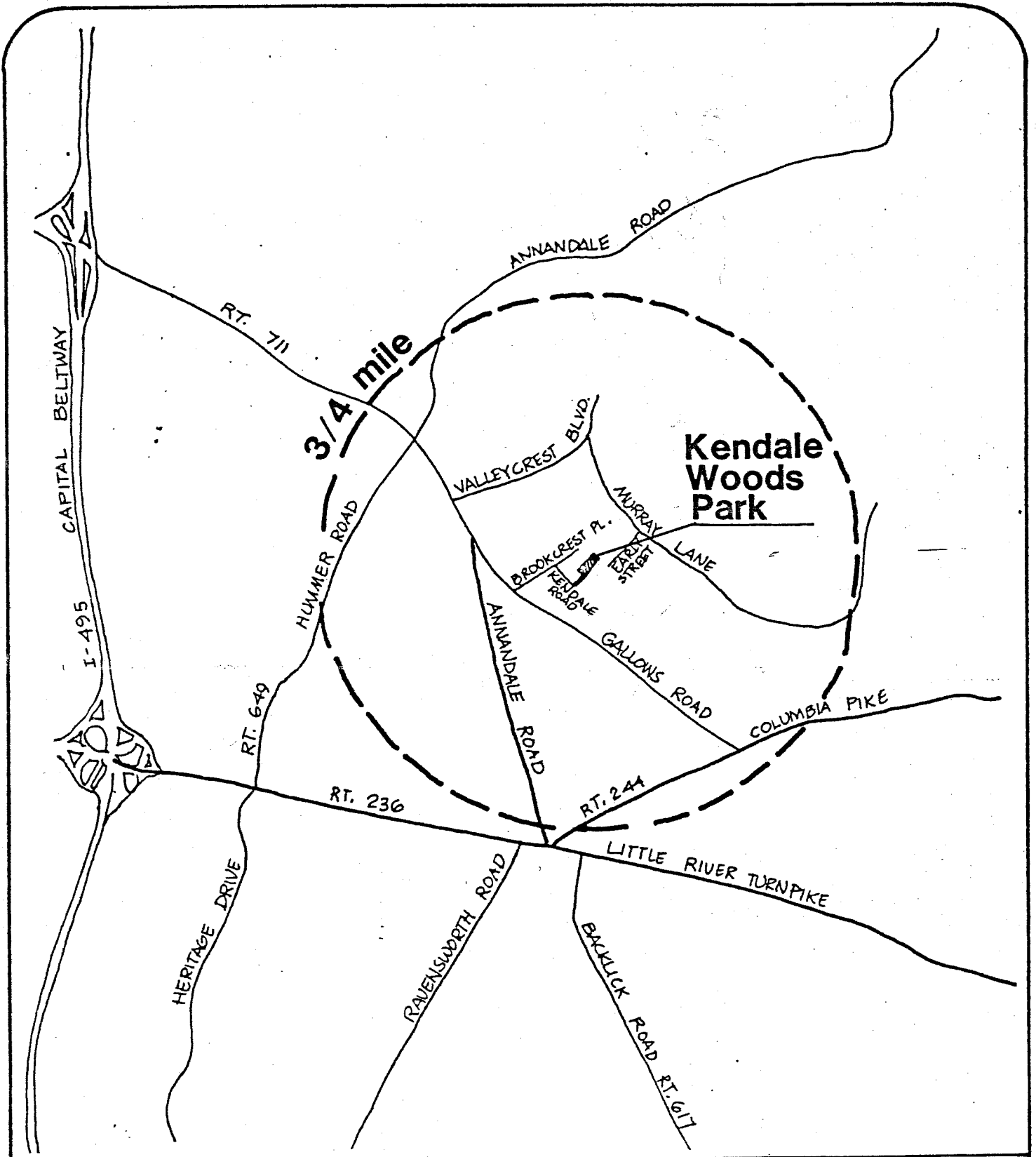
Area I, Annandale Planning District, Masonville
Community Planning Sector: "E. Acquire and
develop a new community park in the area of community
park deficiency east of Gallows Road."

B. SERVICE AREAS AND POPULATION

Primary Service Area:

The designated primary service area is a planning tool used to generally indicate the area of park users and where they live and their needs. For Kendale Woods the primary service area is within a 3/4 mile radius from the park, and further defined due to the configuration of neighborhoods, streets and a major stream. This represents a distance that park users might ride a bike or a pedestrian might walk to reach the park. The primary

FIG. 1



KENDALE WOODS PARK Location Map

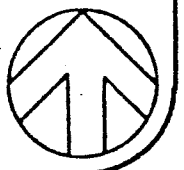
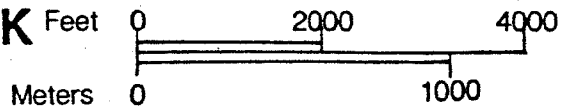
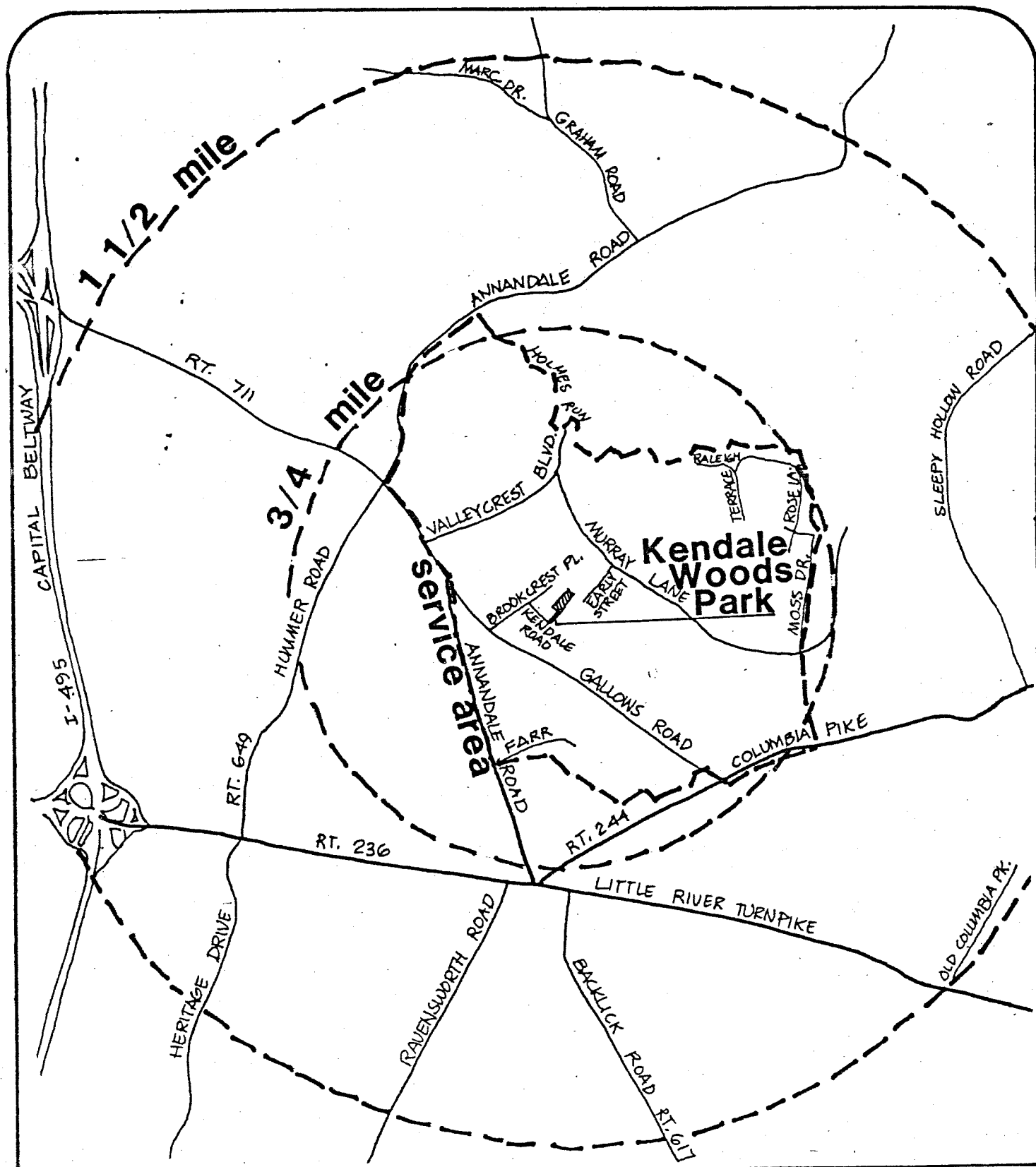
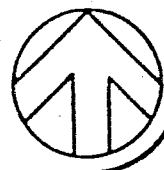
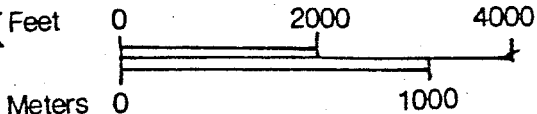


FIG. 2



KENDALE WOODS PARK Service Area Map



service area for Kendale Woods is: north to Holmes Run Stream Valley I Park, east to Moss Drive, south to the edge of commercial area on Columbia Pike and west to Annandale Road. (See Figure 2)

Population: Primary Service Area:

Estimated population within the designated primary service area = 4,247 \pm (based on dwelling unit count).

Subdivision units included in the designated primary service area are:

Masonville Heights	200 households	
Broyhill Crest	841 households	(all single family)
Columbia Fines	338 households	

Secondary Service Area:

The designated secondary service area is a planning tool to further assess the area's park users and where they live and their needs. If a facility is adequately provided and available in the primary service area, but is deficient in the secondary, it might be appropriate then to include it in this park.

As designated for Kendale Woods the secondary service area extends from the primary service area to about 1-1/2 miles from the park: north to Marc Drive and Westmoreland Road, east to Sleepy Hollow Road and Whispering Lane, south to Old Columbia Pike, Poe Intermediate School, and Ossian Hall Park, and west to the beltway. (See Figure 2)

Population: Secondary Service Area:

Estimated population within the designed secondary service area (extending from the primary service area to about 1-1/2 miles from the park) = 27,311 \pm (based on dwelling unit count).

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

Population Forecast:

Based on the published 1983 Fairfax County Standard Reports population forecasts:

Year	Areas	Population Change
1990	Annandale Planning Dist.	Decline
	Supervisory Dist. (Mason)	Slight Increase
2000	Annandale Planning District	Decline
	Supervisory District (Mason)	Decline

C. ZONING

The park and surrounding area is zoned R-3, 3 dwelling units per acre. (See Figure 3)

D. COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan (pedestrian/bike) for Fairfax County shows a trail on Annandale Road, Holmes Run, Columbia Pike, and a connector to Holmes Run from Larchmont Park through Broyhill Crest Park. (See Figure 4).

E. PARKS

Parklands belonging to the Fairfax County Park Authority which are nearby include: (See Figure 5).

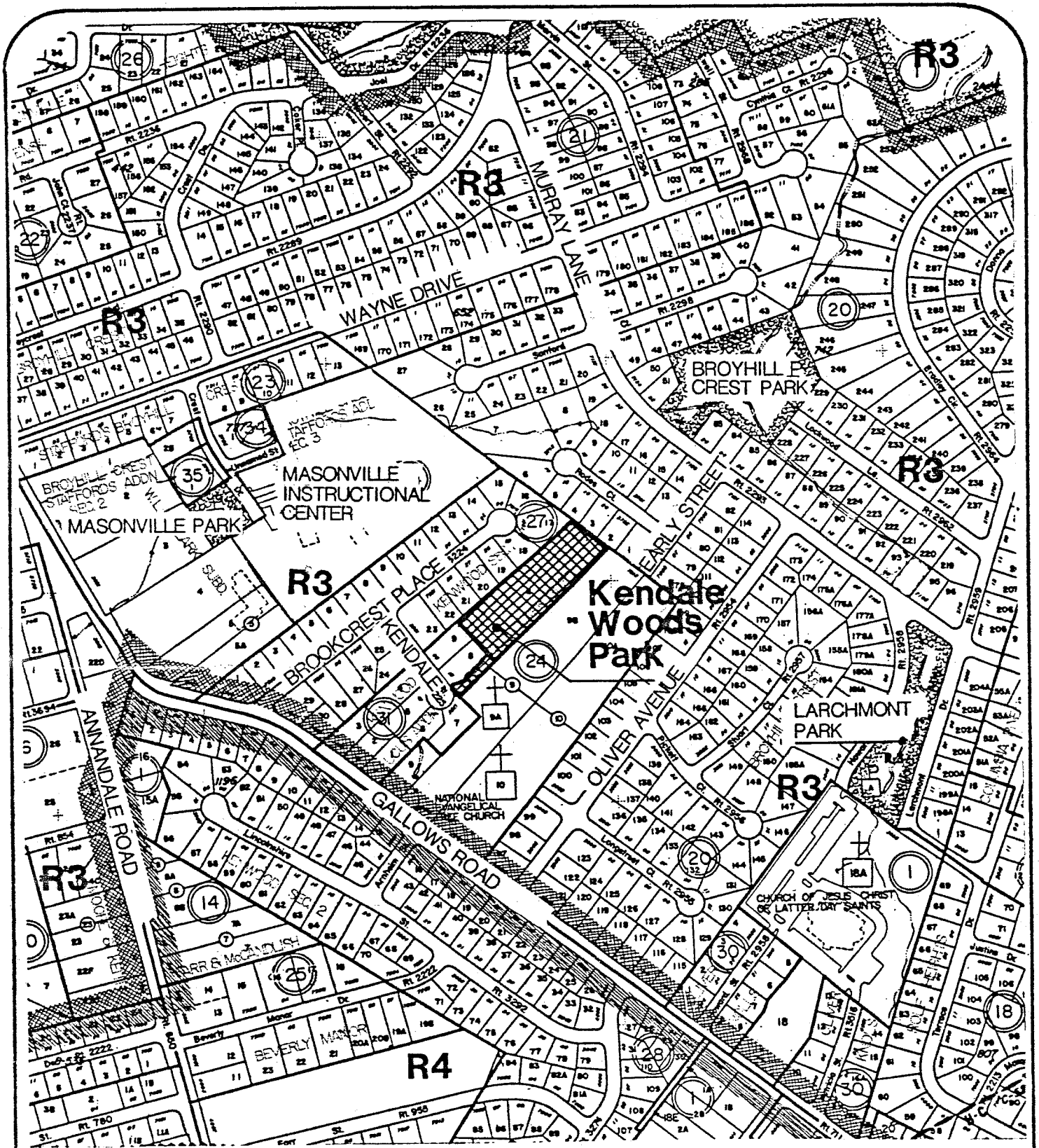
Primary Service Area: (3/4 mile radius)

PARK	ACRES	TYPE	FACILITIES
Broyhill Crest	4.0	Community	Open play area, trail (hiking)
Holmes Run S.V. I	49.7	Stream Valley	Natural area, trails (hiking)
Larchmont	2.4	Community	None
Manassas Gap	11.9	Community	None
Masonville	0.7	Community	None
Roundtree	46.0	Community	(1) Softball field, (2) soccer fields, (2) multi-use courts, (3) tennis courts, restroom/shelter building, picnic area, parking lot, playground/tot lot, open play area, natural area, trails (hiking)
Valley Crest	6.9	Community	Playground/tot lot, natural area, trails (hiking)

Secondary Service Area: (1-1/2 mile radius)

Annandale	52.3	Community	(2) Baseball/softball fields, (1) soccer/football field, (1) multi-use court (lighted), (2) tennis courts (lighted), nature center, natural area, open play area, restroom/shelter building, picnic area, playground/tot lot, parking lot, trails (hiking)
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FIG. 3



KENDALE WOODS PARK Zoning Map

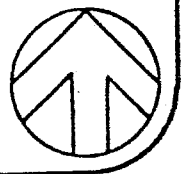
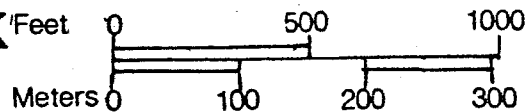
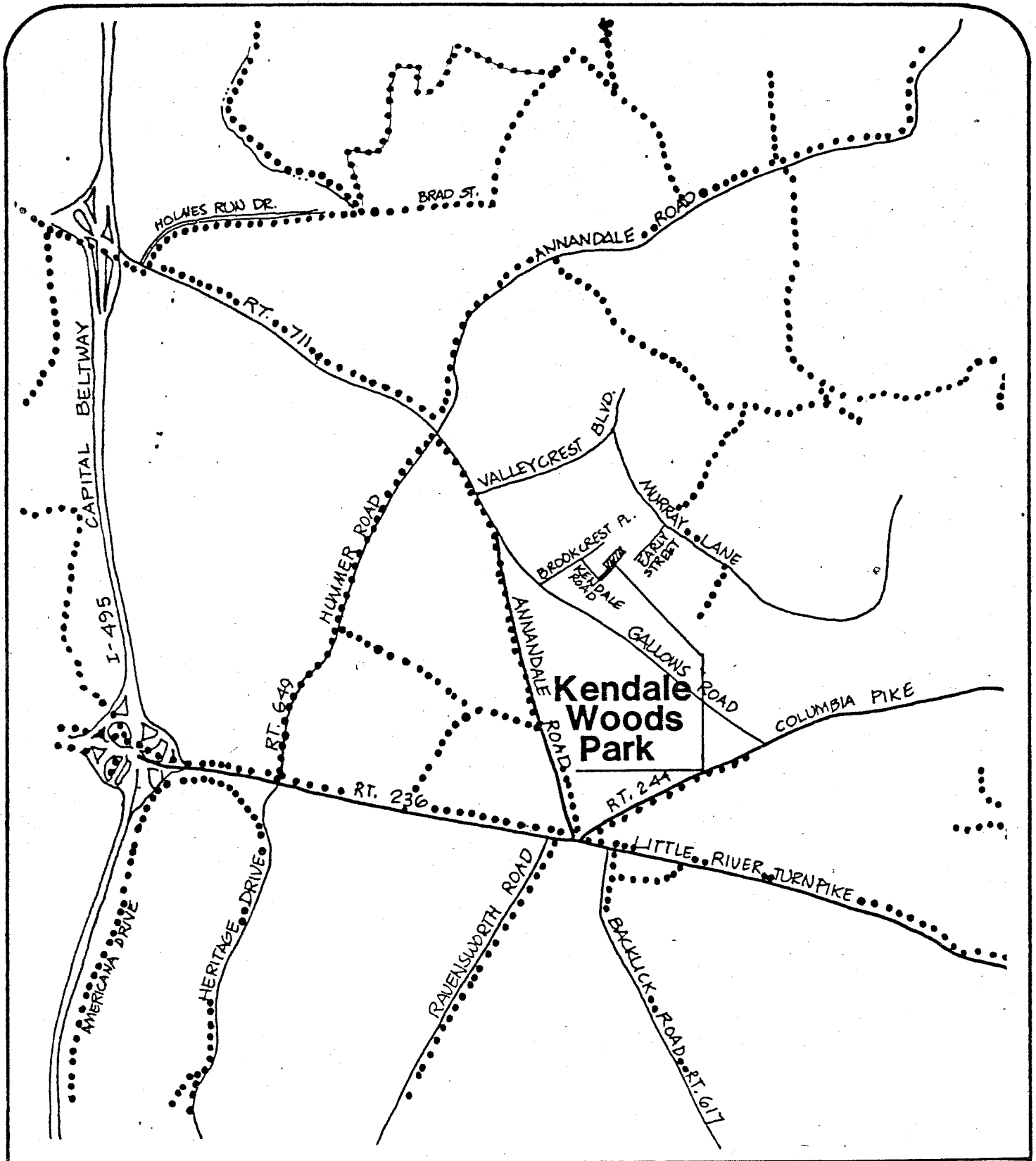


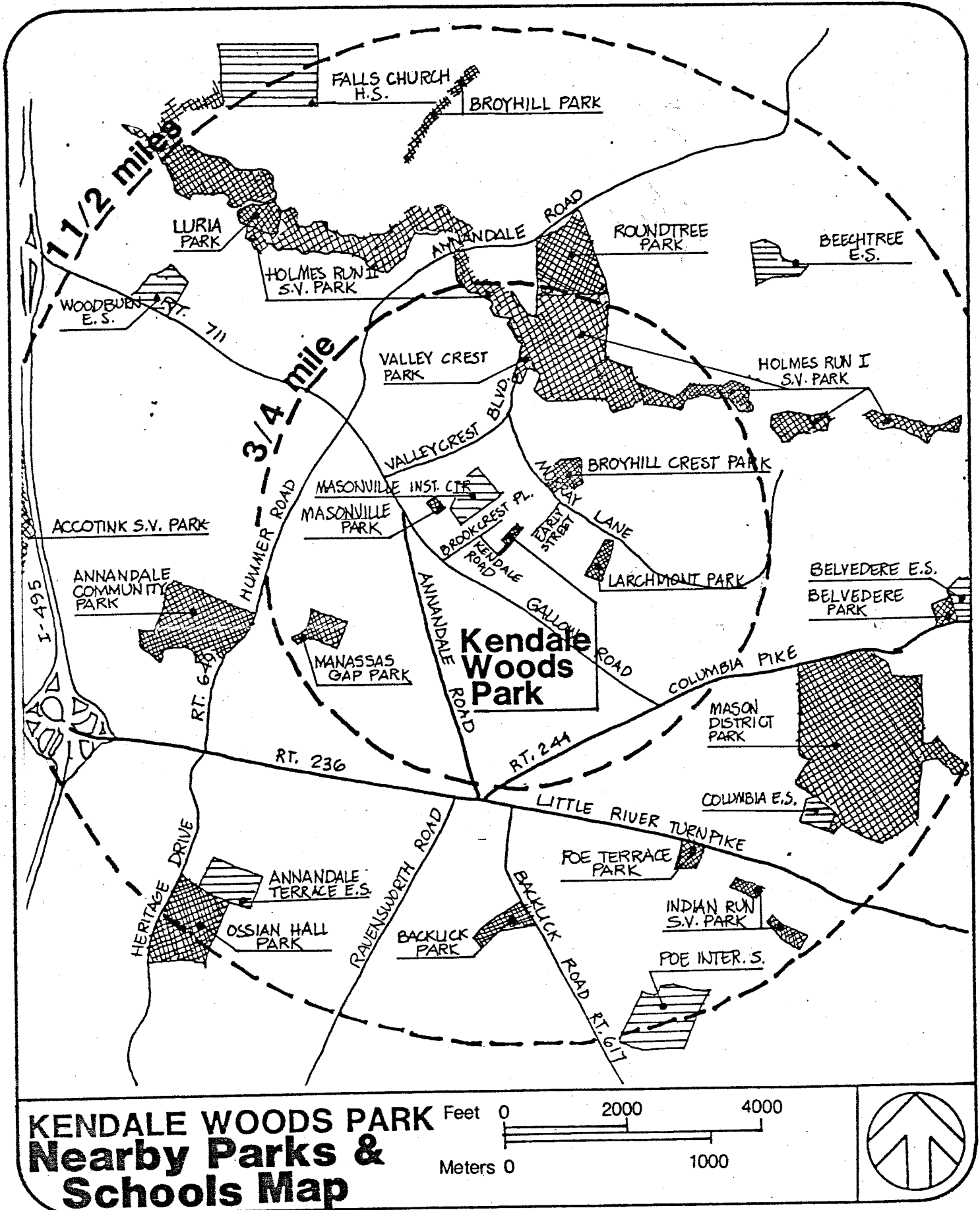
FIG. 4



KENDALE WOODS PARK
County-Wide
Trail Map



FIG. 5



PARK	ACRES	TYPE	FACILITIES
Backlick	8.9	Community	Multi-use court, horseshoe pits, (2) tennis courts (lighted), (2) practice tennis courts (lighted), parking, picnic area, playground/tot lot, open play area, natural area, fitness trail, trails (hiking)
Belvedere	1.9	Community	Trail (hiking)
Broyhill	4.2	Community	None
Holmes Run S.V. II	68.9	Stream Valley	Natural area, trails (hiking)
Indian Run S.V.	35.6	Stream Valley	Natural area
Mason District	121.3	District	(1) Baseball/softball field (lighted), (1) Little League field (lighted), (2) soccer/football fields (lighted), (2) multi-use courts (lighted), (2) shuffleboard, (6) tennis courts (lighted), restroom/concessions building, parking, fitness trail, trails (hiking), natural area, open play area, (2) picnic areas, (1) playground, (1) tot lot
Ossian Hall	22.8	Community	(2) Baseball/softball fields, (1) soccer/football field, (1) multi-use court, (2) tennis courts (lighted), (1) practice tennis court (lighted), trails (hiking), outdoor classroom, open play area, picnic area, parking, playground/tot lot

F. SCHOOLS

The park is within the Fairfax County School Administration Area II. Schools located nearby to the park: (See Figure 5).

Primary Service Area: (3/4 mile radius)

SCHOOL	RECREATION FACILITIES
Annandale School Site (formerly elementary)	(3) Softball fields, (2) multi-use courts, (1) soccer field
Masonville Instructional Center (formerly elementary)	(1) Playground/tot lot, (2) softball fields, (2) multi-use courts
<u>Secondary Service Area: (1-1/2 mile radius)</u>	
Annandale Terrace Elementary	(2) Playground/tot lots, (1) baseball field, (1) softball field, (2) multi-use courts,
Beechtree Elementary	(2) Playground/tot lots, (2) softball fields, (2) multi-use courts, (1) soccer field
Belvedere Elementary	(3) Playground/tot lots, (2) softball fields, (2) multi-use courts, (1) soccer field
Columbia Elementary	(1) Playground/tot lot, (1) softball field, (1) multi-use court, (3) soccer fields
Poe Intermediate	(1) Play apparatus area, (1) baseball field, (4) softball fields, (2) multi-use courts, (1) soccer field
Walnut Hill School Site (formerly elementary)	(2) Playground/tot lots, (2) softball fields, (2) multi-use courts, (1) soccer field
Woodlawn Elementary	(2) Playgrounds/tot lot, (1) softball field, (2) multi-use courts, (1) soccer field, (2) tennis courts

G. OTHER RECREATION FACILITIES

Within the primary service area:

Broyhill Crest Recreation Club, Inc. - adjacent to the park to the east, swimming pool, picnic area, tot lot, shuffleboard, multi-use court. A private organization, offering shares and membership, no connection to Broyhill Crest Civic Association.

H. PUBLIC RECREATION FACILITIES INVENTORY

The following lists the developed outdoor facilities in nearby parks and schools:

	Baseball field	Softball field	Soccer/football field	Tennis court	Practice tennis court	Multi-use court	Play apparatus area	Tot lot	Parking lot	Picnic area	Restroom/shelter building	Concessions/restroom building	Nature center	Outdoor classroom	Natural area	Open play area	Horseshoe pits	Shuffleboard	Fitness trail	Hiking trail
<u>PRIMARY SERVICE AREA</u>																				
<u>PARKS:</u>																				
Broyhill Crest																*				*
Holmes Run S.V. I															*					*
Larchmont																				
Manassas Gap																				
Masonville																				
Roundtree		*	2	3		2		*	*	*	*				*	*				*
Valleycrest								*							*					*
<u>SCHOOLS:</u>																				
Annandale S.S.		3	*			2														
Masonville I.C.		2				2		*												
Subtotal	0	6	3	3	0	6	0	3	1	1	1	0	0	0	3	2	0	0	0	4
<u>SECONDARY SERVICE AREA</u>																				
<u>PARKS:</u>																				
Annandale	*	*	*	2		*		*	*	*	*		*		*	*				*
Backlick				2	2	*		*	*	*					*	*	*		*	*
Belvedere																				
Broyhill																				
Holmes Run S.V. II															*					*
Indian Run S.V.															*					
Mason District	*	*	2	6		2	*	*	*	2	*				*	*		2	*	*
Ossian Hall	*	*	*	2	*	*		*	*	*				*		*				*
<u>SCHOOLS:</u>																				
Annandale Terrace	*	*				2		2												
Beechtree Elem.		2	*			2		2												
Belvedere Elem.		2	*			2		3												
Columbia Elem.		*	3			*		*												
Poe Intermediate	*	4	*			2	*													
Walnut Hill S.S.		2	*			2		2												
Woodburn Elem.		*	*	2		2		2												
Subtotal	5	16	12	14	3	18	2	16	4	5	1	1	1	1	5	4	1	2	2	6
TOTAL	5	22	15	17	3	24	2	19	5	6	2	1	1	1	8	6	1	2	2	10

I. PUBLIC PARK FACILITIES SURPLUS/DEFICIENCY (TABLE II):

KENDALE WOODS PARK
FCPA FACILITY STANDARDS
AS RELATED TO STUDY AREA - 1983

(Designated Primary Service Area - 3/4 Mile Radius)

<u>FACILITY</u>	<u>FCPA FACILITY STANDARD</u>	<u>NEEDED FACIL.</u>	<u>EXIST. PARKS</u>	<u>EXIST. SCHOOL FACIL.</u>	<u>TOTAL</u>	<u>SURPLUS (+) DEFICIENCY (-)</u>
Tot lot	1-500	8	2	1	3	-5
Baseball	1-6000	1	0	0	0	-1
Softball	1-3000	1	1	5	6	+5
Tennis	1-1200	4	3	0	3	-1
Basketball/ multi-use	1-500	8	2	4	6	-2
Swim pool	1-15000	-	0	0	0	-
Golf course	1-25000	-	0	0	0	-
Soccer	1-1500	3	2	1	3	0

Estimated population within designated primary service area = approx. 4,247

Designated Secondary Service Area (extending from the primary service area to about 1-1/2 miles from the park)

Tot lot	1-500	55	4	12	16	-39
Baseball	1-6000	5	3	2	5	0
Softball	1-3000	9	3	13	16	+7
Tennis	1-1200	23	12	2	14	-9
Basketball/ multi-use	1-500	55	5	13	18	-37
Swim pool	1-15000	2	0	0	0	-2
Golf course	1-25000	1	0	0	0	-1
Soccer	1-1500	18	4	8	12	-6

Estimated population within designated secondary service area = approx. 27,311

IV. SITE ANALYSIS

A. NATURAL FEATURES

1. Slopes

Slopes do not limit development at this park which is a convex upland topographic feature. A slope study of the park indicates that slopes vary from flat to 15%. (See Figure 6). The steepest areas are on the northeast side of the park. As a general guide in planning:

- 0-5% = Slight slope, excellent for recreation
- 5-10% = Moderate slope, good for recreation,
grading required
- 10% or Greater = Moderate to steep, poor for
active recreation, extensive
grading required

2. Soils

The existing natural soil rates good for both development (building support) potential and recharge of groundwater. The soil type (only one) is Glenelg silt loam (55B2), gravelly. (See Figure 6).

3. Elevations

There is a difference of approximately twenty-five (25) feet from the highest point to the lowest point on the site. The highest point is in the north central portion of the park. The lowest point is on the west side of the park. (See Figure 6).

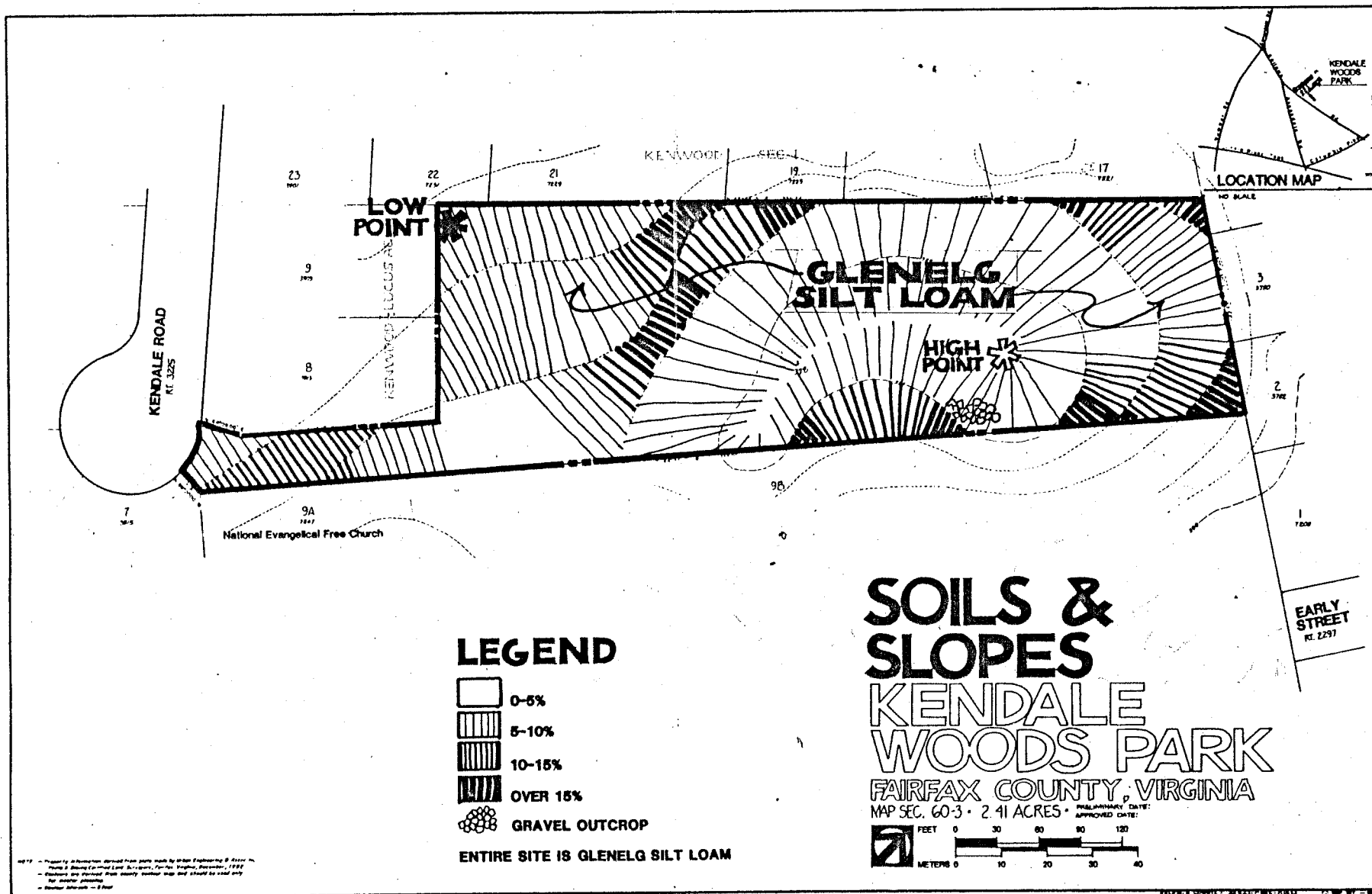
4. Vegetation

The entire park site is covered with trees and woody plants. The most prominent trees are mature hardwoods: red and white oak, tulip poplar, hickory and dogwood. Understory vegetation includes beech and maple saplings, dogwood and arrowwood viburnum. Ground cover plants found are greenbriar, virginia creeper, and solomon seal. (See Figure 7).

B. MAN-MADE FEATURES

1. Existing Facilities and Uses

There are no recreation facilities or structures on the site. The park is occasionally used for informal nature study and a natural trail traverses the site from south to north from Kendale Road. A concrete sidewalk and curb cut ramp (for vehicles) is on the street frontage of Kendale Road. (See Figure 7).



There are fences adjacent to the park at the rear of several parcels on the south, west, and north. There is a chain link fence on a portion of the Broyhill Crest Recreation Club, separating the park from the pool.

2. Utilities and Easements

(See Figure 7) There are no easements of record on the parkland.

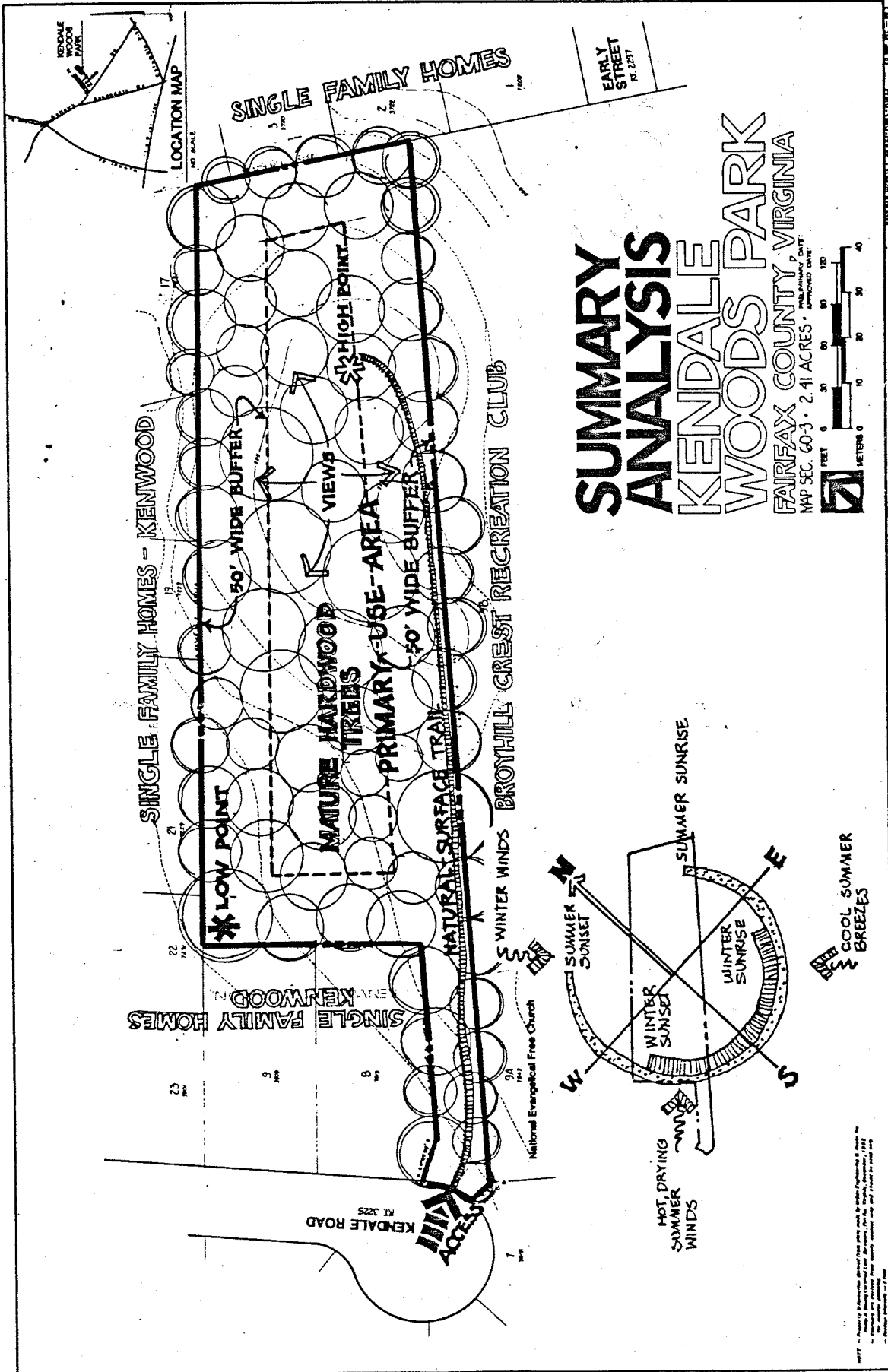
- Sanitary Sewer - The area is serviced by the Westgate major treatment area. There is an existing sanitary sewer main in the adjacent subdivision on Kendale Road.
- Storm Sewer - There are no storm water structures on the park site. There is a curb cut on the Kendale Road street frontage, adjacent to the sidewalk, which is a part of the street drainage system (curb and gutter and drop inlets on Kendale Road).
- Electricity and Street Lighting - Service is available from Kendale Road. There is an existing power pole and street light fixture at Kendale Road cul-de-sac turnaround at one corner of the park property, adjacent to the sidewalk.
- Water - The site and vicinity is served by the Fairfax County Water Authority. There is an existing water main on Kendale Road and an existing fire hydrant within 160 feet of the park.

C. SUMMARY ANALYSIS

In summarizing, the following should be considered (see Figure 7):

1. The primary service area is within a 3/4 mile radius of the park.
2. The secondary service area is within a 1-1/2 mile radius of the park.
3. Existing land use around the park is residential with Broyhill Crest Recreation Club adjacent to the park. Future land use is planned to be compatible with existing patterns.
4. The present population of 4,247 people within the primary service area is expected to decline by the years 1990 and 2000.

The present population of 27,311 people within the secondary service area is expected to decline by the years 1990 and 2000.



5. Existing access is at Kendale Road for vehicles and pedestrians.

Public pedestrian access from Early Street (Murray Lane) is desired to provide access to adjacent subdivisions.
6. Limited size will probably discourage organized sports use.
7. Deficiencies exist for public facilities suitable for this size park, in both the primary and secondary service areas.
8. Kendale Woods Park is a small wooded site, well suited for passive and limited active recreation use. Some trees would be lost to construction of larger facilities (paved courts, playgrounds, etc.)
9. Soils and slopes on the site do not limit its potential for development. Grading would be required however for construction of larger facilities.
10. Utilities and utility lines do not limit development on the site and are available if desired.
11. Parking facilities on the park site would be very limited, or none, due to the park classification (community park) (walk-to) and size (2.4 acres). Space required for parking would mean less space for facilities or less buffer.
12. There are no existing facilities on the site, with the exception of a natural trail.

V. PROGRAM DEVELOPMENT

A. SITE ANALYSIS CONCLUSIONS

Based on an analysis of natural features, existing man-made elements, neighborhood characteristics and development potential, the conclusion is that this site should continue use as a community park. The site is best suited for use as a "walk-to" park.

B. COMMUNITY FORUM

On Sept. 27, 1983, an community forum was held at Masonville Instructional Center in order to inform the residents within the service area of the proposed park about the planning process and to solicit opinions from them as to desired facility and program development. Summary of the community forum is as follows:
(A complete summary of the meeting is included in the Appendix.)

Likes: Total of the four groups (top five priorities)

<u>ITEM</u>	<u>RED TEAM</u>	<u>BLUE TEAM</u>	<u>GREEN TEAM</u>	<u>YELLOW TEAM</u>	<u>TOTAL POINTS</u>
Tennis courts	29	15	32	36	112
Trails	22	15	28		65
Tot lot	19		19	15	53
Fitness trail	19	25			44
Benches/seating	15	20			35
Multi-use court			13	18	31
Buffer	23				23
Horseshoe pit				17	17
Creative playground				14	14
Lighted tennis courts/trails	13				13

Dislikes: Total of the four groups (top five priorities)

Picnic area	27	26	14		67
Motorcycles			35	24	59
Parking	5		30	22	57
Basketball and ballfields		21	29		50
Lighted courts	17			24	41
Restroom				36	36
Picnic shelter		17	18		35
Asphalt trails	26				26
Tree removal	22				22
Dumping				21	21
Lighted courts after 9:45 p.m.	14				14
Tennis courts		13			13

C. REPORTS

The following agencies or departments were asked to make recommendations regarding development of Kendale Woods Park: Fairfax County Soil Scientist, Fairfax County Department of Recreation and Community Services, Fairfax County Police, Fairfax County Office of Comprehensive Planning, Fairfax County Park Authority Operations, Conservation, Historic Preservation, Land Acquisition and Planning, and Development Divisions. A summary of their recommendations are below and full reports are in the Appendix.

Fairfax County Soil Scientist states that the Glenelg (55) soil is well drained on a convex upland landscape. This soil rates good for both building support and recharge of groundwater.

Fairfax County Park Authority Conservation Division suggests recreational use of this site. Due to limited access the park is not suitable for interpretive programming. A descriptive narrative of vegetation and wildlife is found in the Appendix of this report.

Fairfax County Park Authority Division of Historic Preservation reports that there does not appear to be anything of historical importance at the site.

Fairfax County Department of Recreation and Community Services recommends development, and the possible facilities to include open play area, trails, multi-use court, and play apparatus area.

D. ADDITIONAL INPUT

Following the community forum, the Fairfax County Park Authority received the following:

A letter from the Broyhill Crest Citizens Association Board supporting the development of unlighted tennis courts with a practice wall, a tot lot, horseshoe pits, and maximize buffer on residential sides of park. (See Appendix.)

E. FUNDING

There is \$12,000 immediately available for improvements, \$30,767 in fiscal year 1985, and \$14,650 in fiscal year 1986 from funds approved by the 1977 Park Bond Referendum. Available in fiscal year 1986 is \$150,000 approved by the 1982 Park Bond Referendum.

In summary:	Currently available	\$ 12,000
	Fiscal year 1985	\$ 30,767
	Fiscal year 1986	<u>\$164,650</u>

Total through fiscal year 1986 \$207,417

Should these funds not be used for phased improvements, they will be reallocated to other park projects in the district.

VI. CONCEPT DEVELOPMENT

A series of conceptual plans were prepared to illustrate the response to citizen input and technical analysis. Each individual plan in the series is within the range of desires of the community, and is oriented towards active recreation. A brief description and illustration of each concept plan follows:

A. CONCEPT A (Figure 8)

Objectives of the concept:

1. Respond to requests for: tennis courts, tot lot, fitness trail, seating area.
2. Maintain a significant portion of the park wooded as a buffer.
3. Provide through trail connection (loop trail).
4. Provide recreational activities for all age groups.
5. No lighted facilities.

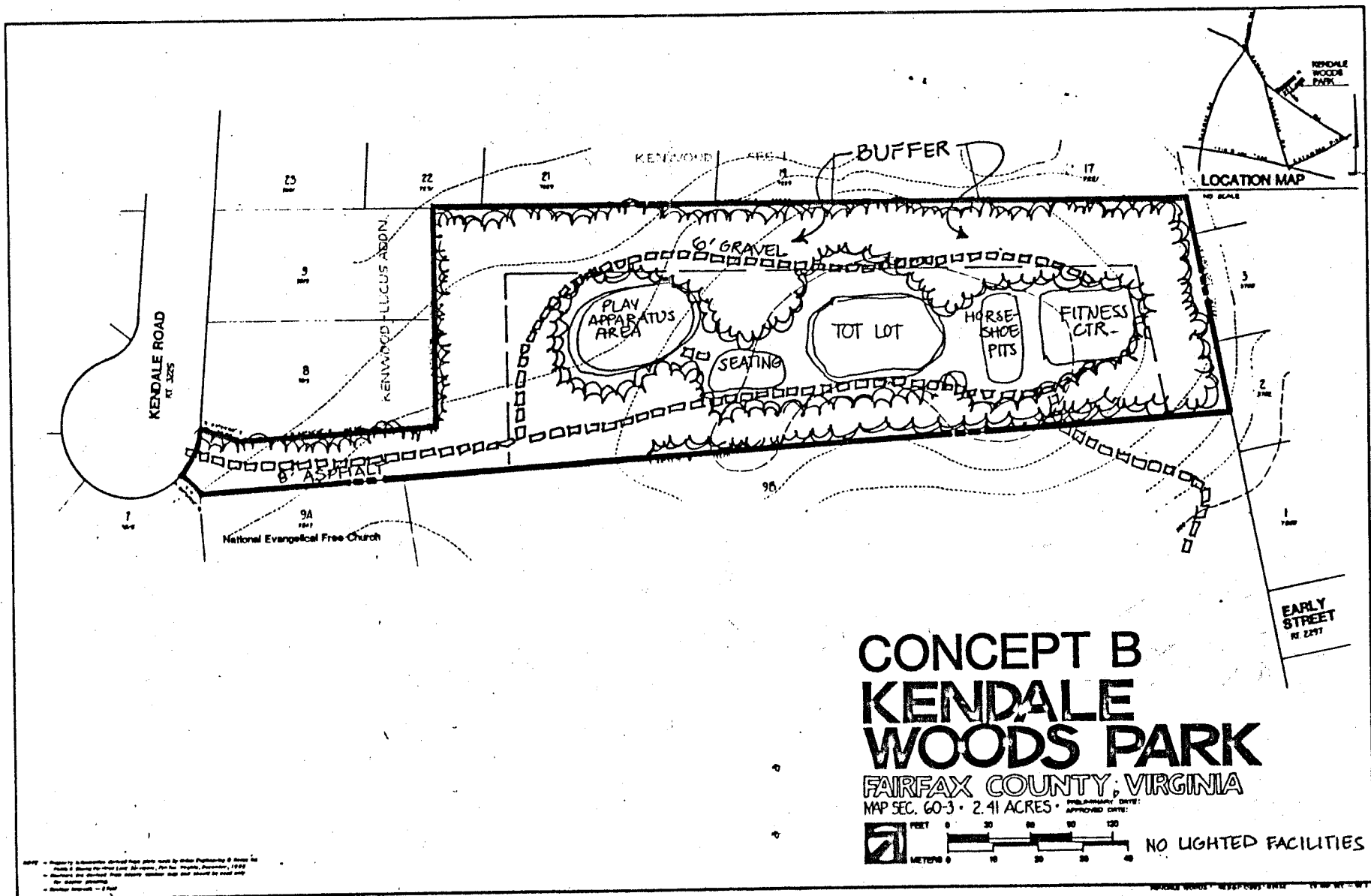
This concept includes two paved tennis courts (not lighted), a fenced tot lot with play equipment for pre-school children, a seating area with benches and a bike rack between the tot lot and tennis courts for tot supervision and player waiting. An 8 foot wide asphalt trail from Kendale Road follows the existing natural trail and terminates at the fitness cluster (a grouping of exercise stations, signs and fitness apparatus with a woodchip or gravel base). A 6 foot wide gravel trail completes the loop within the park around the tot lot and tennis courts. Between the developed facilities and the property line on the north, west and south, a buffered area is reserved with as many of the existing trees as possible to remain. Greatest impact to the site would be from the tennis courts where grading and clearing is required. The tot lot and fitness cluster would not require extensive grading, however some small trees would be removed. The trails for the most part would be at existing grade, and only minor clearing would be needed.

B. CONCEPT B (Figure 9)

Objectives of the Concept:

1. Respond to requests for: tot lot, fitness trail, seating area, horseshoe pits, play apparatus area.
2. Maintain a significant portion of the park wooded as a buffer.
3. Provide through trail connection (loop trail).
4. Provide recreational activities for all age groups.
5. No lighted facilities.

This concept includes a fenced tot lot with play equipment for pre-school children, a play apparatus area with play equipment for school age children and a seating area with benches and a bike rack between the tot lot and play apparatus area for tot supervision. An 8 foot wide asphalt trail from Kendale Road follows the existing natural trail and terminates at the fitness cluster (a grouping of exercise stations, signs and fitness equipment with a wood chip or gravel base). A 6 foot wide gravel trail completes the loop within the park around the tot lot and play apparatus area. Also (2) horseshoe pits are shown between the tot lot and fitness cluster. Between the developed facilities and the property line on the north, west and south a buffered area is reserved with as many of the existing trees as possible to remain. Site impact would be minimal under this concept, grading and clearing only needed to provide a level area with a safe use area around the equipment and apparatus, trails for the most part would be at existing grade.



C. CONCEPT C (Figure 10)

Objectives of the Concept:

1. Respond to requests for: tot lot, multi-use court.
2. Maintain a significant portion of the park wooded as a buffer.
3. Provide through trail connection (loop trail).
4. Provide recreational activities for all age groups.
5. Minimize impact on neighboring residential areas.
6. No lighted facilities.

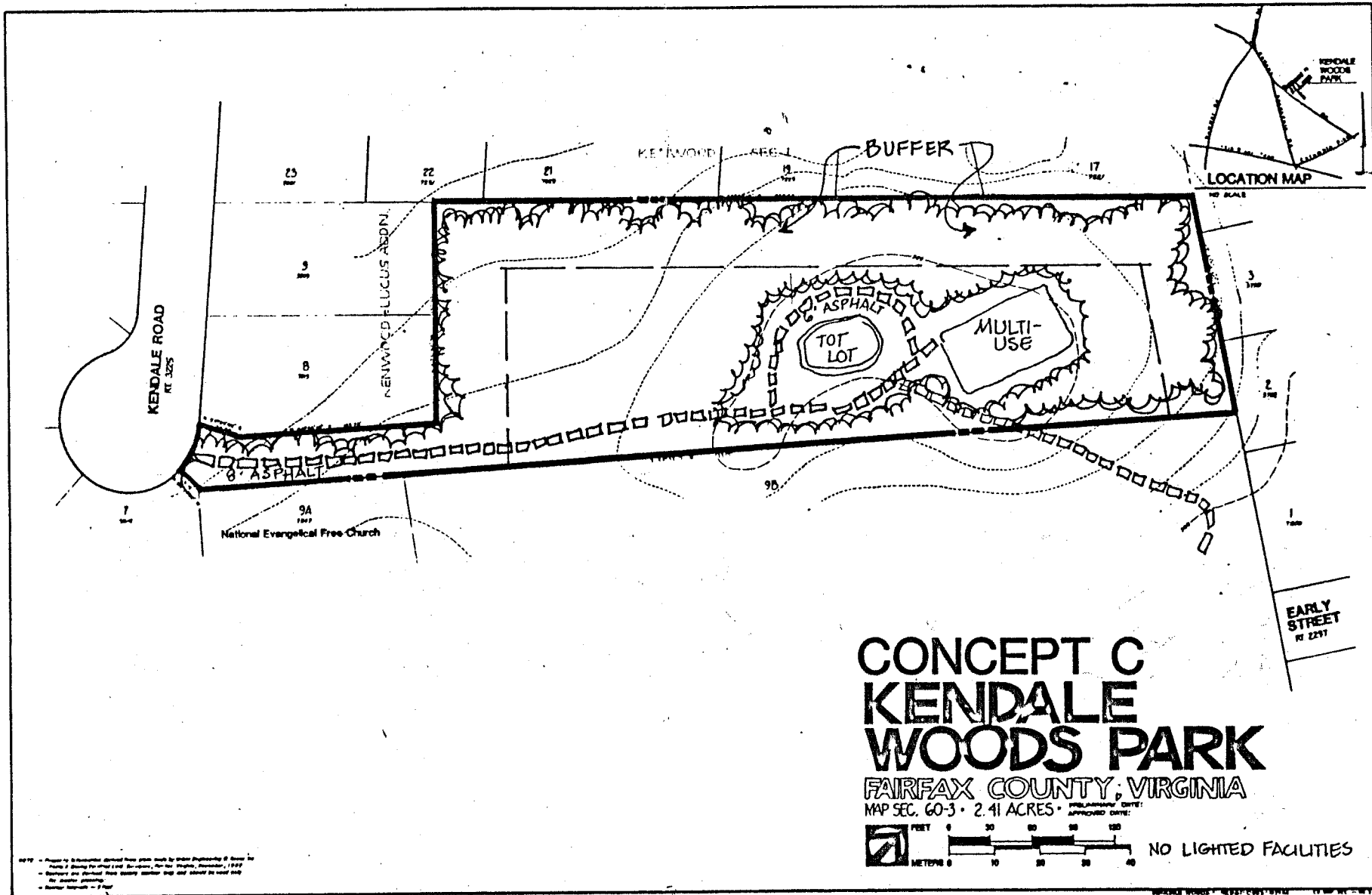
This concept includes a fenced tot lot with play equipment for pre-school children and a single paved multi-use court (not lighted), with (2) basketball goals, line painting for volleyball and basketball and capped sockets for volleyball standards. An 8 foot wide asphalt trail from Kendale Road would follow the existing natural trail and terminates at the multi-use court. A 6 foot wide asphalt trail forms a loop around the tot lot as a walking/bicycle path and as a paved surface for tot cycles and "big wheels". Between the developed facilities and the property line on the north, west and south a buffered area is reserved with as many of the existing trees as possible to remain. Greatest impact to the site would be from the multi-use court where clearing and grading would be required.

D. CONCEPT D (Figure 11)

Objectives of the Concept:

1. Respond to requests for: tennis courts, tot lot, fitness trail, multi-use court, seating area.
2. Maintain a significant portion of the park wooded as a buffer.
3. Provide through trail connection (loop trail).
4. Provide recreational activities for all age groups.
5. No lighted facilities.

This concept includes one paved tennis court (not lighted) and one multi-use court (not lighted) with (2) basketball goals, line painting for volleyball and basketball and capped sockets for volleyball standards. A fenced tot lot with play equipment for pre-school children and a seating area with benches and a bike rack between the tot lot and tennis court and multi-use court for tot supervision and player waiting. An 8 foot wide asphalt trail from Kendale Road follows the existing natural trail and leads to the multi-use court where it reduces to 6 feet wide and continues



to the fitness cluster (a grouping of exercise stations, signs and fitness apparatus with a wood chip or gravel base). A 6 foot wide gravel trail completes the loop within the park around the tennis court and tot lot. Between the developed facilities and the property line on the north, west and south, a buffered area is reserved with as many of the existing trees as possible to remain. Greatest impact to the site would be from the tennis court and multi-use court where grading and clearing is required. The tot lot and fitness cluster would not require extensive grading, however some small trees would be removed. The trails for the most part would be at existing grade, and only minor clearing would be needed.

E. CONCEPT E (Figure 12)

Objectives of the Concept:

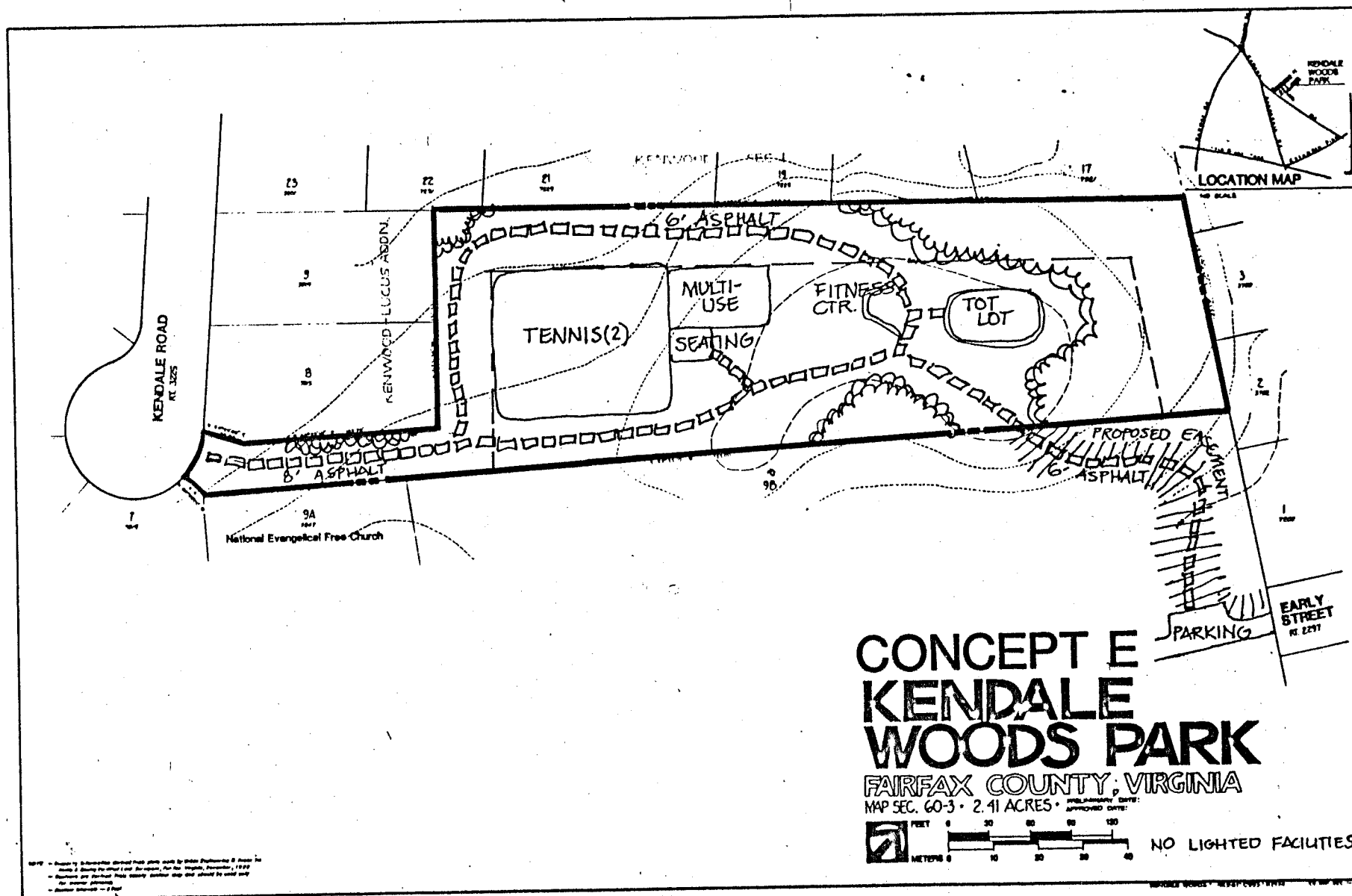
1. Respond to requests for: tennis courts, tot lot, fitness center, multi-use court, seating area.
2. Provide through trail connection (loop trail).
3. Provide recreational activities for all age groups.
4. Maintain a wooded buffer with adjacent properties where possible.
5. No lighted facilities.

This concept includes two paved tennis courts (not lighted) and one paved multi-use court (not lighted) with (2) basketball goals, line painting for volleyball and basketball and capped sockets for volleyball standards. A seating area with benches and a bike rack is located adjacent to the courts. A tot lot is shown in the north half of the site with play equipment for pre-school children and benches for tot supervision. Between the tot lot and courts would be located a fitness center consisting of durable apparatus for adult physical activity exercises. An 8 foot wide asphalt trail from Kendale Road would follow the existing natural trail and terminate at the tot lot. A 6 foot wide asphalt trail would complete the loop trail around the courts as a walking/bicycle path. Between the developed facilities and the property line on the north a buffered area is reserved with as many of the existing trees as possible to remain. Greatest impact to the site would be from the courts where clearing and grading would be required.

VII. DESIGN DEVELOPMENT (Concept Selection)

Concept D was selected by staff as the concept plan to satisfy desired facilities within the constraints of the site for the following reasons:

- A. Community Desires - to meet the top 7 of 10 from the forum "likes" list - tennis, trails, tot lot, fitness trail, seating area, multi-use court, and buffer.
- B. Locations of facilities allowed for maximum amount of undisturbed buffer.



- C. One Tennis Court - due to size of park and limited area for development; parking is not available or desired in the park; park is considered a walk-to park.

The facilities shown on the Concept D plan were located in the field, staked and reviewed by staff on the site in order to see the specific conditions as they exist. The outcome and comments to the stake-out were received, considered and the concept modified. Concept E was subsequently selected to be the basis for the preliminary master plan. From the stake-out plan the modifications include adding one additional tennis court, re-locating the tot lot, reducing the size of the fitness center, adding a motorcycle barrier at Kendale Road, and adding parking at Early Street (contingent on easement agreement with the Broyhill Crest Recreation Club).

VIII. PRELIMINARY MASTER PLAN DESCRIPTION

No lighted facilities are planned.

Access - The primary access is from Kendale Road. An asphalt trail 8 feet wide is shown beginning at the existing sidewalk and curb cut at the cul-de-sac turnaround and following an existing natural trail. The 8 foot trail would terminate at the tot lot. A 6 foot wide asphalt trail forms a loop around the courts. Secondary access is from Early Street provided an easement agreement is approved by the Broyhill Crest Recreation Club. An asphalt trail 6 feet wide is shown connecting the loop trail within the park with Early Street. Asphalt trails are recommended due to lower maintenance on this trail which will have steep sections and for maintenance vehicles.

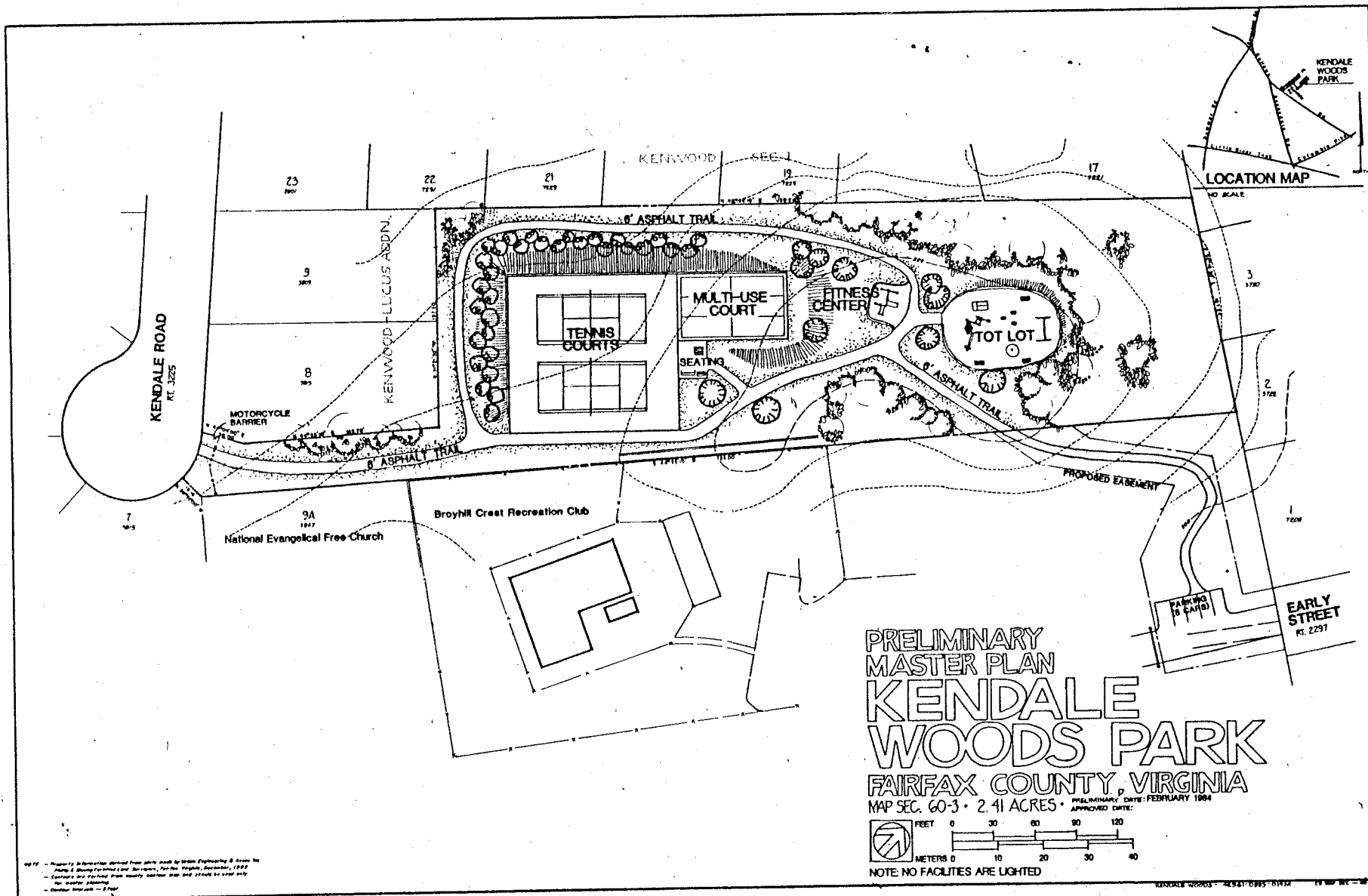
Parking - There are no parking facilities within the park. Parking for 5 cars is shown adjacent to Early Street on Broyhill Crest Recreation Club conditional to an easement agreement. The parking area is to be paved.

Tennis Courts - Two (2) courts are shown located in the south one-half of the site. The paved and color-coated courts will be entirely fenced. Due to the existing grades, walls and grading will be required (walls on two sides).

Multi-Use Court - A paved court is shown adjacent to the tennis courts in the center of the site. The paved and color-coated surface will have line painting for basketball and volleyball, sockets will be provided for volleyball standards.

Seating Area - A small hard-surface seating area with benches and a bicycle rack is shown adjacent to the tennis courts and multi-use court for players and spectators.

Fitness Center - A six (6) station fitness center is shown in the north-central area of the site, adjacent to the loop trail. The fitness center is an area approximately 30' x 30' with a stone dust or wood chip surface with equipment of heavy aluminum and steel for adult and youth activities including a 10' high jumping bar, twist and stretch rings, push-up bar, body roll-up, sit-up station, and leg stretch. A sign for each activity would be provided.



Tot Lot - A tot lot is shown in the north section of the park. Equipment within the fenced area will be selected for safety and suited for pre-school age children. Benches will be provided for attendants. Wood chips under and around the equipment will provide protection from falls.

Landscaping - Trees and shrubs as needed to complement the existing trees and enhance the facilities will be introduced. Selective thinning and removal of low hanging branches may occur to provide better security and surveillance.

IX. DEVELOPMENT COST ESTIMATE

	<u>SUBTOTAL</u>	<u>TOTAL</u>
A. FACILITY COSTS		
1. <u>Trails</u> - 6' wide asphalt (includes clearing, grubbing, seeding) 900 LF @ \$11/LF	\$ 9,900	
8' wide asphalt* (includes clearing, grubbing, seeding), 580 LF @ \$12/LF	<u>\$ 6,960</u>	
Subtotal	\$16,860	
20% Contingency	<u>\$ 3,372</u>	
Total Trails		\$ 20,232
2. <u>Parking**</u> - 5 spaces, asphalt, @ \$800/EA		<u>\$ 4,000</u>
20% Contingency	<u>\$ 800</u>	
Total Parking		\$ 4,800
3. <u>Tennis Courts</u> - Clearing and grubbing, 2750 SY @ \$0.50/SY	\$ 1,375	
Grading, 1650 CY @ \$5/CY	\$ 8,250	
Walls, 925 SF face, @ \$25/SF	\$23,125	
2 asphalt courts @ \$15,000 EA	<u>\$30,000</u>	
Subtotal	\$62,750	
20% Contingency	<u>\$12,550</u>	
Total Tennis Courts		\$ 75,300

*Gravel type surface material may be substituted in lieu of asphalt when and where appropriate in trails.

**Contingent on an easement agreement with the Broyhill Crest Recreation Club.

4.	<u>Multi-Use Court</u> - Clearing, 1100 SY		
	@ \$0.50/SY	\$	550
	Grading, 600 CY @ \$5/CY	\$	3,000
	1 court @ \$14,000 EA	\$	<u>14,000</u>
	Subtotal	\$	17,550
	20% Contingency	\$	<u>3,510</u>
	Total Multi-Use Court		\$ 21,060
5.	<u>Seating Area</u> - Asphalt paving, 60 SY		
	@ \$14/SY	\$	840
	Benches, 2 @ \$300/EA	\$	600
	Bicycle rack, 1 @ \$350/EA	\$	<u>350</u>
	Subtotal	\$	1,790
	20% Contingency	\$	<u>358</u>
	Total Seating Area		\$ 2,148
6.	<u>Fitness Center</u> - Gravel and stone		
	dust surface, 30' x 30' 100 SY		
	@ \$12/SY	\$	1,200
	Fitness apparatus, 6 sta. LS	\$	2,700
	(includes signs)		
	Subtotal	\$	3,900
	20% Contingency	\$	<u>780</u>
	Total Fitness Center		\$ 4,680
7.	<u>Tot Lot</u> - Fences and gates, 246 LF		
	@ \$8/LF	\$	1,968
	Grading, 50 CY @ \$5/CY	\$	250
	Wood chips, 575 SY @ \$4/SY	\$	2,300
	Benches, 3 @ \$300 EA	\$	900
	Play equipment, 9 pieces, LS	\$	<u>8,735</u>
	Subtotal	\$	14,153
	20% Contingency	\$	<u>2,831</u>
	Total Tot Lot		\$ 16,984
8.	<u>Landscaping</u> - Trees, 9 @ \$150/EA	\$	1,350
	Shrubs, 30 @ \$40/EA	\$	<u>1,200</u>
	Subtotal	\$	2,550
	20% Contingency	\$	<u>510</u>
	Total Landscaping		\$ 3,060
	Total Facilities Costs		\$148,264

B.	FEES, PAYMENTS, PERMITS		\$ 0
C.	DESIGN/ENGINEERING		
	10% of facilities cost	\$14,826	
	Total Design/Engineering		\$ 14,826
D.	CONTRACT ADMINISTRATION		
	Plan review (1%) LS	\$ 1,483	
	Inspection (8%), LS	\$11,861	
	Site plan review, LS	\$ 5,000	
	Contract administration (2%)	\$ 2,965	
	As-built survey, LS	\$ 2,500	
	Total Contract Administration		\$ 23,809
	GRAND TOTAL MASTER PLAN COST ESTIMATE		\$186,899

X. USER LEVELS

The number of users is based on an examination of similar facilities in the region and from past experiences in planning recreational facilities.

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) is as follows:

<u>Facility</u>	<u>Estimated No. of Users per Year</u>	<u>Estimated* Potential No. of Vehicles/Yr.</u>
A. Tennis courts (2)	8,640	4,114
B. Multi-use court	2,700	1,286
C. Fitness center	1,825	869
D. Tot lot (pre-school)	3,600	1,714
Total Estimated Park Use Per Year	18,765	7,983

The trails and seating area were not estimated due to many variables and insufficient information which would affect the accuracy.

Breakdown:

- A. Tennis Courts - The two tennis courts are planned primarily for unorganized play. An 8 month season and 3 users per court, 6 times per day are estimated. 2 courts x 3 persons x 6 times per day x 240 days = 8,640 users/year.

*Estimated at one vehicle/2.1 users.

- B. Multi-Use Court - The multi-use court is planned to be primarily a basketball court for unorganized play. A nine month season and 10 persons on the court per day are estimated. 10 persons x 270 days = 2700 users/year.
- C. Fitness Center - Due to randomness of use, accurate figures are difficult to determine: assume 5 persons per day and year around usage. 5 persons x 365 days = 1825 users/year.
- D. Tot Lot - Due to randomness of use, accurate figures are difficult to determine: assume 15 children and attendants per day during an 8 month season. 15 persons x 240 days = 3,600.

XI. COST VS. BENEFITS

The total estimated implementation cost for the park is \$186,899. With an estimated 4,247 people living within the service area of the park, the total development cost breaks down to \$44.01 per person.

With an estimated 18,765 persons using the park per year, there would be an estimated potential of 375,300 persons using the park during the first 20 years after its completion. This translates into a cost of \$0.50 per person per visit.

XII. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE*

<u>Class**</u>	<u>Facility</u>	<u>Unit</u> <u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	Multi-use court	1 EA	\$560	\$ 560
B	Asphalt trail	1,480 LF	\$357/1000 LF	\$ 528
B	Playground area (tot lot)	.15 acre	\$1760/acre	\$ 264
	Tennis courts	2 EA	\$1557	\$1,557
	Parking	5 EA	\$14.36	\$ 72
		Total		\$2,981

XIII. PHASING

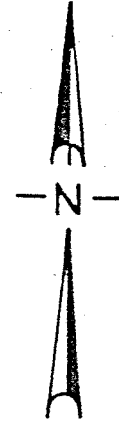
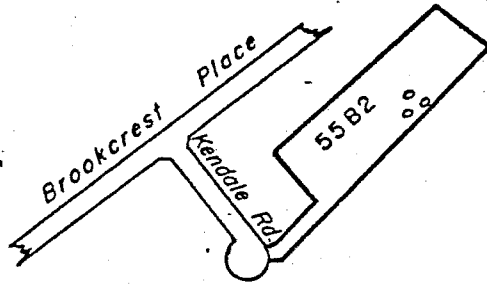
Based on current available funding, it is recommended that all facilities be developed in a single phase. Given current priority and workload construction is scheduled for late 1985.

*Prepared from Productivity Report, "Cost and Work Guidelines for Park Maintenance and Operation", prepared by the Fairfax Office of Research and Statistics and the Fairfax County Park Authority, dated Oct. 1975 and updated to Jan. 1983.

**FCPA Maintenance Classification: A = mowed/maintained once every 7-14 days, B = mowed/maintained once every 15-30 days, C = mowed/maintained once a year.

APPENDIX

SPECIAL STUDY SOILS TYPE MAP OF AN APPROXIMATE 2.4 ACRES PROPERTY PROPOSED FOR MASTER PLAN DEVELOPMENT OF KENDALE WOODS PARK, LOCATED AT 3814 KENDALE ROAD, ANNANDALE.
SOILS INFORMATION REQUESTED BY: FAIRFAX COUNTY PARK AUTHORITY.



LEGEND

Soil Symbol

55B2

Soil Name

Glenelg silt loam, 2-7% slopes
Gravelly

Scale:
Mapped by:

1" = 500 feet
James E. Belshan, Soil Scientist
Fairfax County Soil Survey Office
September 1, 1983

Date:

LOCATION: Tax Map Section: 60-3-0024-8
60-3-0031-A

NOTE: All of this property consists of well drained Glenelg (55) soil on a convex upland landscape. This soil rates good for both building support and recharge of groundwater.



Fairfax County Park Authority

MEMORANDUM

To Daryl DePrenger, Design

Date September 9, 1983

From Susan Allen, Conservation *SA*

Subject Kendale Woods Park Environmental Survey

Kendale Woods Park is a 2.4+ acre site in the midst of a developed residential area. The moderately sloped site is wooded with a variety of mature trees including red and white oak, tulip poplar and hickory. An unusually large (16" + DBH) split-trunk tulip poplar is located near the northern boundary adjacent to the swim club. The understory consists of beech and maple saplings, dogwood and arrowwood viburnum. The ground cover is relatively insignificant with patches of greenbriar and an occasional virginia creeper and solomon seal. A small outcropping of quartz near the eastern boundary is evidence of the site's proximity to the Fall zone. It is doubtful that this site supports any significant wildlife population due to its small size and surrounding development.

Two well beaten foot paths traverse the site leading from the street to the swim club and the Masonville Center.

Public access to the site may pose a problem since the only vehicular access is on a cul-de-sac; therefore the park is not suitable for interpretive programming. Depending on citizen desires, it is suitable for recreational development to serve the immediate neighborhood, although such development would necessarily entail the loss of significant portion of the tree cover.

The following information is to be obtained by assigned personnel in the preparation of required reports from the Conservation Division for inclusion in the Master Planning process. A copy of this information will be forwarded with any such reports.

I. GENERAL INFORMATION

Site Name KENDALE WOODS Tax Map # 60-3 Acres 2.4+ Mag. District Mason
 Street Location/Access 3814 Kendale Road, Annandale
 Naturalist District II Planner Assigned _____

II. NATURAL FEATURES

A. Rate on the following chart with a scale of 0-4 the dominance of natural features (vegetation type) and using the same scale, the potential of public use.

Features	Scale	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest	0	-	-	-	
Hardwood Forest	3	3	0	0	
Mixed Forest	2				
Open Field	0				
Managed Field	0				
Reverting Field	0				
Stream Valley	0				
Marsh	0				
Swamp	0				
Pond/Lake	0				
Other	0				

Note any particular items deemed important regarding IIA.

One large split-trunk tulip poplar tree in northern section of park
 Site is not suitable for public interpretive programming due to size and location.
 Pending citizen wishes, recreational development is appropriate as the most feasible alternative for meeting FCPA goals and objectives.

II. Cont.

B. using established soils data, provide a listing of dominant soil series on the site and a brief description of characteristics.

Soil Series: 1 _____, 2 _____, 3 _____
4 _____, 5 _____, 6 _____

Description:

C. Topography: Provide a brief description of the topography of the site.

III. Environmental Problems

On a scale of 0-4 (4 indicating major problem), rate the following environmental conditions (problems).

Condition	Known	Suspected	Unknown
Erosion	.5		
Water Quality	0		
Impact (Human)	2		
Litter	0		
Vandalism	0		X
Illegal Use			X
Other			

Note any particular information deemed important regarding III.

Two well beaten foot paths transect the site providing access from street to swim club and school site

IV. OTHER: Indicate by checkmark those items which apply to the site/area

<u>On-site features</u>	<u>Adjacent lands</u>	<u>Nearby Parkland Facilities (1 mile)</u>	
Roads _____	Open space _____	Tennis _____	Trails _____
Trails _____	Sing. Fam. Homes <input checked="" type="checkbox"/> _____	Ballfields _____	Walkways _____
Public Easement _____	Townhouses _____	Playground _____	Swimming _____
Houses _____	Apartments _____	Tot Lot _____	Nature Trails _____
Other Buildings _____	Business _____	Picnic _____	Cons. Area _____
Private Dump _____	School _____	Multi-Use Ct. _____	Other _____
		Shelter _____	_____
		Restrooms _____	_____
		Parking Lot _____	_____
		Fishing _____	_____
		Boating _____	_____

Briefly describe initial impressions of the site:

see attached

Briefly describe any special features of the site:

see attached

Recommended public use (recreational/interpretive):

recreational

Recommended further actions (Conservation Division):

None ☒ _____
 Baseline Survey _____
 Interpretive Plan _____
 Managed Cons. Area _____

This report will be filed with a cover memorandum by the senior staff member assigned to the site survey. Copies of the report/memorandum will be furnished the Division Superintendent, Chief Naturalist, Naturalist District files. Original report/memorandum will be forwarded to the Planner assigned to the project (by name).

Site Survey Completed

DATE

BY

September 7, 1983 Susan V. Allen

APPENDIX B

5/77



Fairfax County Park Authority

MEMORANDUM

To Daryl Deprenger, Design

Date 11-8-83

From Mona Enquist-Johnston, Conservation *ME-J*

Subject: "The Real" Kendale Woods Park

Kendale Woods Park is wooded with a variety of mature trees including red and white oaks, tulip poplars and hickories. There are many large split trunk trees, mostly tulip poplars indicating prior cutting. The understory consists of maple saplings, dogwood and maple-leaf and arrowwood viburnums. Wild rose, balckberry, greenbriar, bramble and escaped English ivy compose the thick ground cover. There are also small patches of lady and Christmas ferns.

On the highest slope the understory also includes sassafras and holly. Around a large pit found at the highest point in the park are growing a dozen black cherry and locust. In this vicinity are also found a beech, cedar and mountain laurel. This seems to be evidence of a former house or reverting field.

August 17, 1983

Fairfax County Archaeological Survey

Subject: Archaeological reconnaissance of Kendale Woods Park

Investigator: Mike Johnson, Archaeologist

Previous investigations: None on file

Sites impacted: None on file

Remarks: A preliminary pedestrian reconnaissance of the park was conducted. Since the park was transected by open motor bike trails sufficient exposed ground was considered present to avoid test pitting. Only one possible site was located. This consisted of a rectangular pit, approximately 3 meters, by 4 meters, by 1.5 meters deep, which was located on the hill at the north end of the park. An examination of historic maps produced no indications of residential structures on the site. It is possible that the hole is a barrow pit. Artifacts around and in the pit were recent historic and no foundation material was observed.

No further archaeological work appears warranted.



Fairfax County Park Authority

MEMORANDUM

To Daryl DePrenger

From Margaret C. Peck^{Peck} Administrator
Sully Plantation

Subject Kendale Woods Park

Date 30 August 1983

In response to your memorandum dated 8/9 and 8/19, 1983,

I walked over the proposed park area on 8/30/83. There does not appear to be anything of historical importance at the site. If there had been military action in the area during the 1860's, it could give the impression of a bunker.

To become useable as a park area, the land would need to be leveled and use planned according to area household population.

The size of the property and community would lend to use as a picnic/play area.

su

Handwritten signature/initials

Kendale Woods

PROPERTY RECORD FORM

Revised

NAME Masonville Area AcquisitionMAP REFERENCE 60-3 ((24))-8, ((31))-ANUMBER OF ACRES Parcel 8 = 2.25784 Parcel A = .14807DEED BOOK: Number 5733 Page 37 Recorded 2-7-83

DATE OF DEED _____

CERTIFICATED OF TITLE Date _____

PURCHASE PRICE \$ 80,000ACQUIRED 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 MASONPLANNING DISTRICT Area I, A1, Masonville Comm. Plan SectorPLAT Yes X No _____ Number ET-466 Date 12-82Surveyor Urban EngineeringPREVIOUS OWNER Arthur L. And Glen D. CoffingAPPRAISALS Yes X No _____ By Pinkston Date 11-4-82EVALUATION _____ By TURNER Date 10-25-82

REMARKS _____



Discover your parks...

PA 482
8-19-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

COME...BE INVOLVED WITH YOUR PARKS

PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON KENDALE WOODS PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Kendale Woods Park on Tuesday, September 27, 1983 at 8:00 p.m. in the cafeteria of the Masonville Instructional Center at 3705 Crest Drive, Annandale, Va. To reach the school site from the intersection of Annandale, Gallows and Hummer Roads proceed east on Annandale Road to a left onto Wayne Drive and a right onto Crest Drive. The school is at the end of the street.

This park forum is being scheduled in place of questionnaires that are normally distributed to households, as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. All individuals and/or groups, young and old, are encouraged to attend and express their opinions concerning the use of this land for future park and recreation purposes. Visit the site beforehand, come and participate as a family and help make this park reflect your community's needs and interests.

Kendale Woods Park, 3814 Kendale Road, Annandale, is a 2.4 acre community park in Mason Supervisory District. The park is surrounded on the north, west and south by single family detached houses, and by a recreation club (pool) on the east. There are no existing recreational facilities on the site. The topography slopes upward from all sides to the center. Trees and understory plant material cover the site. Public access is from Kendale Road, in addition a trail easement is being negotiated to provide public access from Early Street.

Capital Improvement Funds are available now for improvements in the amount of \$57,400+ (from the 1977 Park Bond Referendum), and in Fiscal Year 1988 for \$150,000 (from the 1982 Park Bond Referendum). Should these funds not be used for phased improvements, they will be reallocated to other park projects in the district.

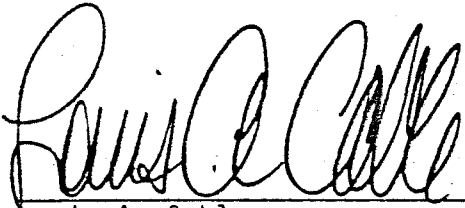
Persons, groups or organizations receiving this flier are urged to have a representative(s) at the meeting to present views on their behalf; help us spread the message about this meeting.

Following the meeting, a one month period will be allowed for the receipt of written comments from individuals and organizations. If necessary, a follow-up session with community representatives may be scheduled depending on the information gathered at this community meeting/forum. All responses will be considered in the preparation of the master plan for Kendale Woods Park.

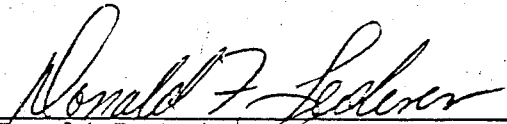
-2-

A preliminary master plan will be presented at a public hearing in the Annandale area, to be scheduled in early 1984, as a result of this community involvement effort, with alternatives as appropriate.

The project coordinator for this park is Daryl DePrenger, Landscape Architect with the Fairfax County Park Authority; any questions, please call him at 941-5000, ext. 252.



Louis A. Cable
Assistant Director
Fairfax County Park Authority

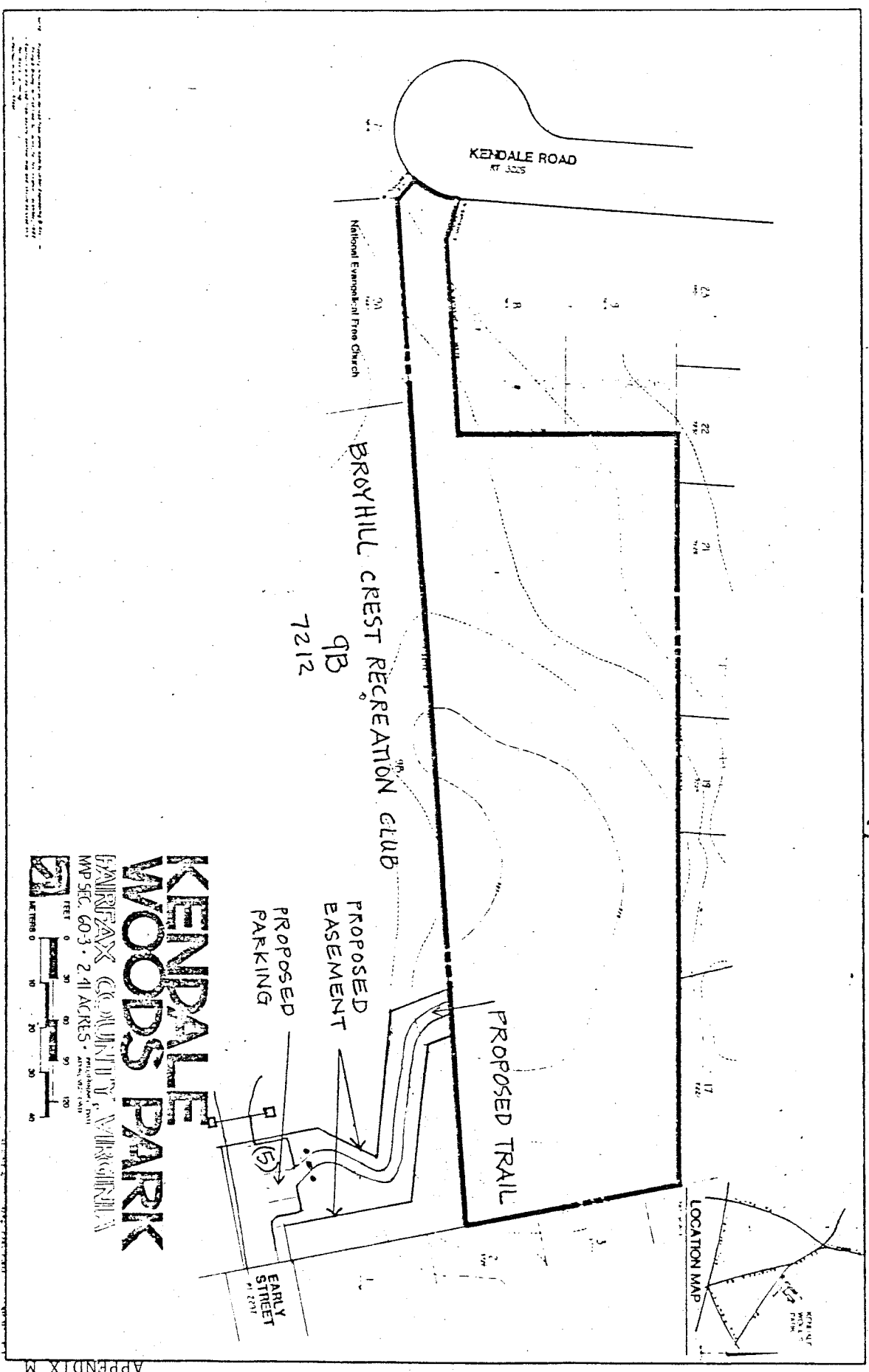


Donald F. Lederer
Superintendent of Design
Fairfax County Park Authority

A GROWING PART OF THE FAIRFAX COUNTY LANDSCAPE SINCE 1950.



FILE





Discover your parks...

11-11-83

Rev. 11-30-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22003

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR KENDALE WOODS PARK

FROM: DARYL DEPRENGER, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE KENDALE WOODS PARK COMMUNITY FORUM

The following pages reflect the information that has been gathered from the community to date. If any of our notes appears out of order, please call or write us to correct the record.

We have much to do before a preliminary master plan will be aired early next year for further review and comment by the community.

Thanks for your interest and ideas; we'll keep you informed.

KENDALE WOODS PARK COMMUNITY FORUM - SUMMARY

HELD: September 27, 1983 at 8:00 p.m. at the Masonville Instructional Center cafeteria.

ATTENDEES: Alan Mayer (Mason District Representative), Dorothy Norpel (At-Large), Raymond Phillipps (Mt. Vernon District Rep.), and Fred Crabtree (Centreville District Rep.) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Daryl DePrenger, Ed Nenstiel, Chris Bogert, Kirk Holley, Lauren Bisbee, Margaret Peck, Mona Enquist-Johnston, Norman Orr and Bill Hellwig (Fairfax County Park Authority staff); Supervisor Tom Davis, (Board of Supervisors); Officer Walker (Fairfax County Police); and approximately 45 citizens representing themselves and several groups such as: Broyhill Crest Citizens Association, Broyhill Crest Recreation Club.

Mr. Cable explained that the public forum is an opportunity for open discussion by area citizens on the use of Kendale Woods Park for future park and recreation purposes. In the past, input was obtained by means of a written questionnaire which was filled out by area citizens, mailed back to the Park Authority and tabulated. Unfortunately, the response was small and not representative of the majority of the people in the area. As a result, we are trying the community forum as a means of increasing public input in the planning process.

Daryl DePrenger, project coordinator, reviewed the park design process. He explained the types of parks (Kendale Woods is a community park), types of resources available at the different kinds of parks, and the community park classification. Using overhead graphics, Daryl showed the location of the park, service area, population, nearby parks and schools, zoning, trails soils, slopes, and summary analysis. Slides of the site showed access off Kendale Road, existing trail, Broyhill Crest Recreation Club, fence, high point, and vegetation.

At this point, four groups were organized for discussion, with the leader in each group being a FCPA staff member. One citizen in each group was asked to record the notes, including as much detail as possible. The following agenda was suggested to each group:

1. Brainstorming
 - a. Silent generation
 - b. Round robin listing
2. Discussion/Special Concern Listing
3. Ranking
 - a. Individual
 - b. Group

The following information summarizes the results of the discussions within each group:

RED TEAM

Facilitator: Daryl DePrenger

LIKES - TOP FIVE PRIORITIES

- Tie {
- Priority 1 - Tennis courts
 - Priority 2 - Nature walk (woodchips, gravel)
 - Priority 3 - Tot lot with benches
 - Priority 4 - Jogging area (exercise parcourse)
 - Priority 5 - Lighted courts/trails

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis courts - 29 points
- Nature walk (woodchips, gravel) - 22 points
- Tot lot with benches - 19 points
- Jogging area (exercise parcourse) - 19 points
- Lighted courts/trails - 13 points
- Request easement from NEF Church for parking - 10 points
- Playground area - 7 points
- Buffer next to BCRC (east) = 0', 50' on north and south, 100' on west - 7 points
- Practice backboard (tennis) - 4 points
- Horseshoe pits - 2 points
- Volleyball/basketball - 2 points
- Bike rack - 2 points
- Parking off Kendale - 0 points
- Picnic area - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Picnic area
- Priority 2 - Asphalt trails
- Priority 3 - Lighted courts (tennis)
- Priority 4 - Lighted tennis courts after 9:45 p.m.
- Priority 5 - No parking (public) at BCRC

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Picnic area - 27 points
- Asphalt trails - 26 points
- Lighted courts (tennis) - 17 points
- Lighted tennis courts after 9:45 p.m. - 14 points
- No parking (public) at BCRC - 5 points

SPECIAL CONCERNS

- Tree removal - (leave as much natural area as possible)
- Easement - (from the pool and the church for pedestrian access)
- Hours of operation - (consideration of bordering neighbors)
- Natural setting
- Safety/Lighting
- Trail bikes

BLUE TEAM

Facilitator: Kirk Holley

LIKES - TOP FIVE PRIORITIES

- Tie {
- Priority 1 - Jogging course with exercise stations
 - Priority 2 - 50 ft. buffer - except on pool side
 - Priority 3 - Tennis courts
 - Priority 4 - Benches
 - Priority 5 - Walking trail

LIKES - COMPLETE LISTING AND VOTING COUNT

- Jogging course with exercise stations - 25 points
- 50 ft. buffer - except on pool side - 23 points
- Tennis courts - 15 points
- Benches - 15 points
- Walking trail - 15 points
- Tot Lot - 11 points
- Practice baskets - 8 points
- Lights for tennis courts - 7 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Picnic tables and grills
- Priority 2 - Clearance of trees
- Priority 3 - Ballparks (basketball, baseball, etc.)
- Priority 4 - Covered structure
- Priority 5 - Tennis court

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Picnic tables and grills - 26 points
- Clearance of trees - 22 points
- Ballparks (basketball, baseball, etc.) - 21 points
- Covered structure - 17 points
- Tennis court - 13 points
- Lights - 10 points
- Basketball - 7 points

SPECIAL CONCERNS

- Vandalism of equipment (tot lot equipment)
- Vehicle access via Early Street
- Senior citizens - (provide something for all age groups)
- Storm drainage control
- Active area inside passive zone (i.e. tennis ct. surrounded by walking trails, benches, etc.)
- Activities for tot to teen
- Tennis court personnel

GREEN TEAM

Facilitator: Margaret Peck

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Tennis courts
- Priority 2 - Nature walk - sitting area
- Priority 3 - Sitting
- Priority 4 - Small tot lot
- Priority 5 - Basketball - Multipurpose play

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis courts - 32 points
- Nature walk - sitting area - 28 points
- Sitting - 20 points
- Small tot lot - 19 points
- Basketball - multipurpose play - 13 points
- Developed trail - bike and running - 9 points
- Picnic area - 7 points
- Organized development - 1 point
- Shelter - 0 points
- Water fountain - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - Motorcycles
- Priority 2 - Parking in park
- Priority 3 - Ballfields
- Priority 4 - Shelters
- Priority 5 - Picnic tables

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Motorcycles - 35 points
- Parking in park - 30 points
- Ballfields - 29 points
- Shelters - 18 points
- Picnic tables - 14 points
- Water fountain - 9 points

SPECIAL CONCERNS

- Accommodate most likely daytime users - i.e. young mothers with small children, retired persons
- Swim pool side - less buffer needed.
- Lights
- Access - both ends (Early Street and Kendale Road)
- Rubbish removal and maintenance
- Road and parking - Kendale Road side
- Paved walkway - Kendale Road side

YELLOW TEAMFacilitator: Chris BogertLIKES - TOP FIVE PRIORITIES

- Priority 1 - Tennis courts
- Priority 2 - Multi-use court
- Priority 3 - Horseshoe pits
- Priority 4 - Tot lot
- Priority 5 - Creative playground

LIKES - COMPLETE LISTING AND VOTING COUNT

- Tennis courts - 36 points
- Multi-use court - 18 points
- Horseshoe pits - 17 points
- Tot lot - 15 points
- Creative playground - 14 points
- Picnic area - 13 points
- Fitness cluster - 11 points
- Walking trails - 7 points
- Swings - 6 points
- Games table area - 6 points
- Drinking fountain(s) - 2 points
- Shelter building - 2 points
- Rest room area - 0 points

DISLIKES - TOP FIVE PRIORITIES

- tie: {
- Priority 1 - Restroom facilities
 - Priority 2 - Motorized vehicles
 - Priority 3 - Lights on tennis courts
 - Priority 4 - Parking within the park
 - Priority 5 - Dumping

DISLIKES - COMPLETE LISTING AND VOTING COUNT

- Restroom facilities - 36 points
- Motorized vehicles - 24 points
- Lights on tennis courts - 24 points
- Parking within park - 22 points
- Dumping - 21 points
- Shelter - 10 points
- Picnics - 9 points

SPECIAL CONCERNS

- No need for 50' buffer on pool site
- Deterrence to motor bikes
- Excessive parking on Kendale Road. i.e. discourage parking on Kendale Road
- Water runoff from area
- Active park provided
- Proper pruning and thinning of trees
- Proper landscaping for buffer zone

At the close of the meeting Mr. Cable asked the citizens to write the Fairfax County Park Authority with any additional thoughts they might have. He told them that the Fairfax County Park Authority would be preparing a summary of the forum for those attending and other interested persons and groups to be sent out after the one month period following the forum. Mr. Cable thanked them for the information they provided. He told them that the Fairfax County Park Authority would be coming back to them, probably in early 1984, with a preliminary plan and some additional concepts to discuss. Hope you'll come back for the next session.

Post-forum community input:

- o One letter from the Broyhill Crest Citizens Association Board supporting development of unlighted tennis courts with a practice wall, a tot lot, horseshoe pits, and maximize buffer on residential sides of park.

Proposal for Development of Kendale Park
September 13, 1983

The Broyhill Crest Recreation Club of Annandale has the following philosophy about the development of the 2.4 acre Kendale Park. This is subject to approval of the general membership.

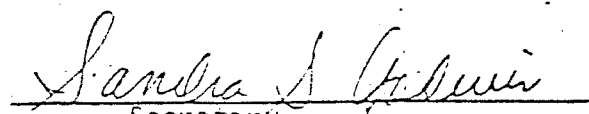
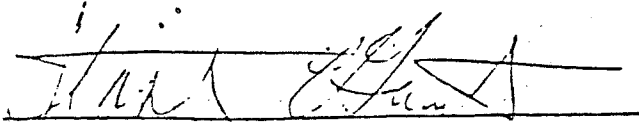
1. If the BCRC grants concessions to the Park Authority (PA), the park development should be such that it augments and enhances the pool membership and property.
2. All adjacent property owners must share the concessions associated with the development.
3. The BCRC Board of Directors will grant easements provided they do not encumber the future of the property.
4. This BCRC proposal is contingent upon the installation of recreational facilities, to include tennis courts by the end of 1985.

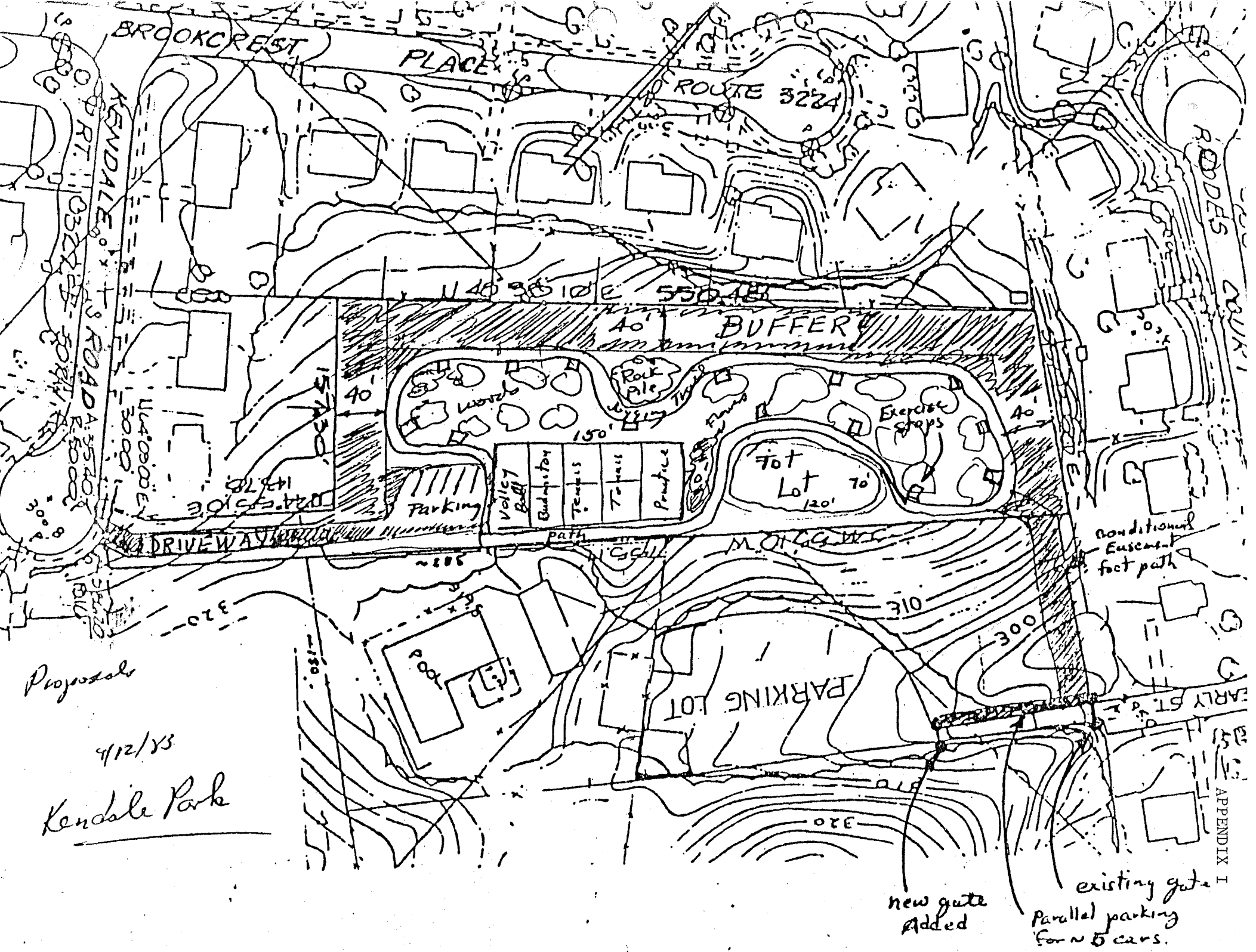
With these caveats in mind, we have enclosed a plan to emphasize several factors:

1. A small parking lot should be built off Kendale to accommodate about 6 cars.
2. The driveway at the end of Early Street into the pool parking lot could be made available for parking for about 5 cars. A BCRC gate could be relocated where the driveway widens into the main parking lot leaving the 5 parking spaces accessible year round.
3. BCRC could grant a trail easement to provide public access from Early Street.
4. Any easements granted by the pool should be general in location or in time, such, that if a section of the property is sold, alternative access can be provided elsewhere on the property, or if all the property is sold, the easement is invalidated.
5. The park development should provide a screen of 40 feet behind the boundaries of the adjacent property owners.
6. The park development must include an adult recreation area adjacent to the fenced pool compound, consisting of tennis courts, basketball courts, and similar multi-use areas.
7. No picnic areas should be provided.
8. An exercise/jogging trail should be provided to utilize as much area as possible.
9. A tot recreation area would be desirable.

At this time, some of the above points are negotiable. We hope our thoughts are of use to you, prior to the public forum scheduled for September 27. Please be aware that any changes to our property will require an affirmative vote of our membership. We would be happy to discuss this with you at a mutually convenient time.

(Passed as a resolution at a regularly scheduled meeting of the Board of Directors on 9/13/83 by a vote of: YES 13 NO 0 ABSTENTIONS 0.)





BROYHILL CREST CITIZENS ASSOCIATION

P.O. Box 423, Annandale, Virginia 22003

October 11, 1983

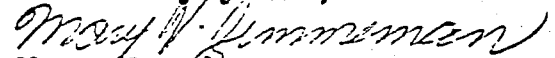
Mr. D. DePringer
Fairfax County Park Authority
403D Hummer Road
Annandale, Virginia 22003

Dear Mr. DePringer:

The Broyhill Crest Citizens Association Board met September 20, 1983. The B.C.C.A. Board unanimously passed the following resolution which they would like to have made part of the record on Kendale Woods Park.

Broyhill Crest Citizens Association supports development of unlighted tennis courts with practice wall, a tot lot and horseshoe pits at the Kendale Woods Park. Development should be close to Broyhill Crest Recreation Club in order to maximize buffer.

Sincerely yours,



Mary V. Zimmerman
President, B.C.C.A.

Park: Kendale Woods
District: Mason# 4256 Date Prepared: Sept. 1983
Master Planned No. DistrictPriority: Countywide D# 92
A#
DF 10Acquisition: Design/Development X
Prepared by a Division: DP - Design

PROJECT: Asphalt Trail (850 LF), Totlot/Play Apparatus Area (1), Multi-use Court (1) (lighted), Picnic Area (1), Landscaping	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.
	Total		Increase/	PRIOR	FY 1983	FY 1984*	REQUESTED	INCREASE	PARK AUTH					Future
	Current	Revised	(Decrease)	YEARS	ACTUAL	CURRENT	FY 1984	(DECREASE)	FY 1985					Year(s)
			(Col. 2-1)			APPROVED	REVISION	(Col. 7-6)	REQUEST	FY 1986	FY 1987	FY 1988	FY 1989	
DESIGN/ENGINEERING -														
02 COUNTY	16,541	16,543			231	12,000	12,000		4,312					
LAND EASEMENTS,														
03 RIGHT-OF-WAY	87,690	87,690			87,690									
INSPECTIONS AND														
04 PLAN REVIEW	21,323	21,323				9,837		(9,837)	9,837	11,436				
ENGINEERING CONSTRUCTION														
05 & SURVEY - COUNTY	4,065	4,065								4,065				
DESIGN/ENGINEERING														
06 & SURVEY - OUTSIDE	19,280	19,280			2,662	16,618		(16,618)	16,618					
CONSTRUCTION - COUNTY														
08 CONSTRUCTION - OUTSIDE	145,706	145,706			2,000	18,962		(18,962)		141,706				
UTILITY FEES,														
09 PAYMENTS, & PERMITS	5,383	5,383								5,383				
FIXED EQUIPMENT														
ADMINISTRATION														
CONSTRUCTION MANAGEMENT														
TOTAL	300,000	300,000	0	0	92,583	57,417	12,000	(45,417)	30,767	164,650	0	0	0	0

Note: Column 2 = 4 + 5 + 7 + 9 + 10 + 11 + 12 + 13 + 14

Column 1 = 4 + 5 + 6 + 9 + 10 + 11 + 12 + 13 + 14

*As of Carryover

PROJECT DESCRIPTION/JUSTIFICATION/PHASING:

Location: 3814 Kendale Road
Annandale, VA
Size: 2.4059 Acres
Service Area: 3/4 Mile Radius
Description: Development
Completion: 1986
Commitment: Approved by the 1977 and 1982
Park Bond Referendum as Masonville
Area

This site is being master planned. The Forum is scheduled for Fall 1983. The improvements to be considered for this future park may include: Master Plan FY 84, Detail Design: FY 85

Contract FY 86: Asphalt trail (850 LF), Totlot/Play Apparatus Area (1), Multi-use Court (1) (lighted), Picnic Area (1), Landscaping.

The Funds projected for improvements will initiate the planning process 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 the Park Advisory Committee activities, staff recommendations, and the citizen participation process.

Completion Schedule(s)/Targets: (By Quarter)

Acquisition, Starts: -Pre Master Plan, Starts 2Q FY 84
Acquisition, Final: -Pre Master Plan Hearing 3Q FY 84
Master Plan Adoption 4Q FY 84

-Detail Design, Starts 1Q FY 85
-Detail Design, Final 3Q FY 85

-Bid Advertisement 1Q FY 86
-Contract Award 1Q FY 86
-Contract Final 4Q FY 86

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF RECREATION AND COMMUNITY SERVICES

MEMORANDUM

Daryl Deprenger, Landscape Architect
FCPA

TO: Joseph Sicensavage, Landscape Architect DATE: December 2, 1983
FCPA

FROM: Leonard B. Gunsior, Asst. Director *LBG*

FILE NO:

SUBJECT: Master Plans for Kendale Woods and Mt. Royal Parks

REFERENCE:

We concur with the proposed development of subject parks as shown on the preliminary master plans.

LBG:br