

KENT GARDENS PARK

PRELIMINARY
MASTER PLAN REPORT
FAIRFAX COUNTY PARK AUTHORITY

MAY 1977

KENT GARDENS PARK

Table of Contents

<u>Section</u>	<u>Page</u>
Location	1
Area Description in Brief	1
Vegetation and Wildlife	1
Soils, Slopes and Hydrology	1
Utilities	2
Adjacent Recreational Facilities	2
Department of Recreation Input	2
Comprehensive Plan Recommendations	2
Demographics	3
Zoning	3
Citizen Input	3
Trails	4
Master Planning	4
Cost Estimate/Annual Maintenance Cost	4
Funding	6
Cost Vs. Benefits	6
 <u>Attachments</u>	
Naturalist's Report	I
Soils Survey	II
Department of Recreation's Input	III
Demographics	IV
Zoning	V
Questionnaire	VI
Questionnaire Results	VII
Site Analysis	VIII
Preliminary Master Plan	IX



U. S. GOVERNMENT

2 Mile

KENT GARDENS PARK

REGIONAL MAP



SCALE: 1"=4000'

KENT GARDENS PARK

1. LOCATION (See Regional Map)

Kent Gardens Park is located in the Dranesville Magisterial District, Fairfax County, Virginia. In the McLean area, it can be entered from the end of Somerville Drive, Byrnes Drive, Beverly Drive, and Dalewood Place. It is bordered on the west by Kent Gardens Elementary School and Elnido Estates; on the north by private ownerships; east by Elnido Estates and Grass Ridge Subdivisions; and south by Chesterfield Subdivision.

2. AREA DESCRIPTION IN BRIEF

Kent Gardens encompasses an area of 13.4 acres. At present, there is no development on the site. No vehicular access is available. Pedestrian access is available at the streets indicated above. The park is split by Pimmit Run with 95% of the site in the 100 year flood plain. The site is very flat and approximately 50% wooded.

3. VEGETATION AND WILDLIFE (See Naturalist's Report, Attachment I)

Most of the forested area are flood plain hardwoods with some individual trees of considerable age and size. Some large American Elm along the trail leading to the school are particularly noteworthy. Wildlife in the area is limited due to wetlands and much usage.

4. SOILS, SLOPES, & HYDROLOGY (See Attachment II)

Seventy-eight percent of the site is in the flood plain and labelled as mixed alluvial land. This soil type would be totally unsuitable for development purposes of any type. The remaining 22% is comprised of fill material (1-7 feet), placed over mixed alluvial which would be satisfactory for picnic or open play fields but create problems for any formal development. About 1% of the site would be suitable for development reasons.

Slopes are not restrictive to development. The entire site is very flat.

Pimmit Run divides the park site north to south with some small tributaries draining into it. It forms a portion of the Pimmit Run Watershed which flows through the McLean area and drains into the Potomac River. Much concern has been shown to improve the environmental quality of this watershed and protect it.

5. UTILITIES

There are four storm sewer easements, a 25' wide sanitary sewer easement, four 10' wide sanitary sewer easements, a VEPCO power line, and two 10' wide public walkways on the park site. For locations, see Attachment VIII.

6. ADJACENT RECREATIONAL FACILITIES

The following is a list of public recreational facilities that are accessible within 3/4 mile of Kent Gardens Park:

<u>Schools & Park</u>	<u>Facilities</u>								Note:
	baseball/ softball	basketball courts	football/ soccer	tennis courts	track	apparatus area	nature area	trails	
McLean H.S.	3*	2	2*	8	1				
Longfellow Inter.	3	2+	1	2 2+					
Kent Gardens Elem.	1	2	1			2			
McLean High Park							1	1	
Kirby Park									Vacant
Pimmit Run S.V.									Vacant
Total	7	6	4	12	1	2	1	1	

*one lighted
+proposed

7. DEPARTMENT OF RECREATION INPUT (See Attachment III)

8. COMPREHENSIVE PLAN RECOMMENDATIONS

Kent Gardens Park is located in Area II of the County

Comprehensive Plan in the McLean Planning District (see page 11-11-7). It is located, more specifically, in the center of the Kirby Community Planning Sector (M3).

The Kirby sector is characterized by a long established, stable, single family detached residential area with a wide range of size, age, and cost of housing. The sector is served by seven local-serving parks, all of which are undeveloped. The following recommendations made which would affect Kent Gardens Park are:

- a. Encourage further development of Lewinsville (Hamel Tract) and Haycock Longfellow Parks. (Note: this is presently being done).
- b. Preserve Pimmit Run Stream Valley and protect its watershed.
- c. Develop Kent Gardens Park.

9. DEMOGRAPHICS (See Attachment IV)

Area II is the fastest growing urbanized area in the County. It consists primarily of Fairfax, McLean, and Vienna, with the majority of growth presently in the Fairfax and Vienna areas. The population of McLean jumped from 31,000 in 1960 to 47,000 in 1970 to 54,000 in 1975. The McLean area has slowed in growth since 1970. McLean's population per acre has increased from 1.83 in 1960 to 3.19 in 1975. The medium age of men and women of the area has increased since 1960 from 2.5 to 3.6 years, respectively.

The medium family income is approximately \$2,000.00 per year higher in Area II than the rest of the County with McLean showing the highest of Area II sectors.

10. ZONING (See Attachment V)

All adjacent areas of the park are zoned single family residential in the following fashion:

On the west: R-12.5
On the east: R-12.5
On the south: R-12.5
On the north: R-10

11. CITIZEN INPUT (See Attachment VI)

Approximately 1,300+ questionnaires were well distributed throughout the Kent Gardens area within a 3/4 mile radius of the park. Of these, 123 responses (9%) were returned.

Indications are strongly in favor of minimal development with large returns for trails, natural areas and picnicking.

Despite the elementary school location, there appears to be a small percentage of children in the surrounding area.

Additional concerns were expressed to clean up the stream areas, policing the park, and providing trail access to Westmoreland Street.

12. TRAILS

The County Comprehensive Trail Plan shows a proposed trail running through Kent Gardens Park north and south, adjacent to Pimmit Run.

13. MASTER PLANNING (See Attachment VII & VIII)

The preliminary master plan has been conceived with all the previously mentioned considerations taken. The primary concerns were as follows:

- a. A large flood plain, mostly unsuitable for major development, flat, poor soils, and 50% wooded.
- b. Questionnaires indicate minimal development emphasizing hiking, biking and nature trails, and picnic area.
- c. School and Recreation Department requests apparatus, particularly an outdoor classroom, and trails.

With these primary considerations, the preliminary master plan has been developed to provide trails of all types, some apparatus, and small picnic area, and an outdoor classroom adjacent to the school. The plan also calls for clean-up of the stream and protection of the natural areas as indicated in the County Comprehensive Plan.

14. COST ESTIMATE/ANNUAL MAINTENANCE COST

The estimated cost to complete the preliminary master plan as proposed (based on May 1977 estimates) is as follows:

I. Walkways

A.	Asphalt walkways, 6' wide, 2600 LF @ \$6.70/LF	\$17,420.00
B.	Gravel walkways, 6' wide - 2800 LF @ \$5.35/LF	\$14,980.00
C.	Nature trails, 5' wide - 1550 LF \$ \$3.97/LF	<u>\$ 6,154.00</u>
	Total I	\$38,554.00

II. Outdoor Classroom

A.	Excavation, grading, fine grading, etc. L.S.	\$ 1,000.00
B.	Materials (wood, fixtures, etc.) LS	\$ 1,100.00
C.	Miscellaneous (labor, seeding, etc.) LS	\$ 2,000.00
	Total II	\$ 4,100.00

III. Bridges & Piping

A.	Improvements to existing bridges (2) L.S.	\$ 2,000.00
B.	Bridge on upper Pimmit L.S.	\$ 4,500.00
C.	Small bridge LS	\$ 1,000.00
D.	Piping (approx. 10) LS	\$ 1,200.00
	Total III	\$ 8,700.00

IV. Apparatus & Picnic Area

A.	Apparatus equipment (includes labor) LS	\$ 6,000.00
B.	Picnic area (4 tables & 2 grills)	\$ 800.00
C.	Misc. (clearing, labor, etc.)	\$ 500.00
	Total IV	\$ 7,300.00

V. Stream Clean-Up LS \$ 1,500.00

VI. Upgrade Existing Steps \$ 1,500.00

TOTAL I-VI	\$61,654.00
Contingencies (10%)	\$ 6,165.00
TOTAL	\$67,819.00

The annual maintenance cost breakdown is as follows:
(based on Productivity Report, Oct. 1975)

a.	Asphalt walks 2,600 LF @ \$174/1000 ft.	\$ 452.00
b.	Gravel walks 2,800 LF @ \$292/1000 ft.	\$ 812.00
c.	Woodchip walks 1550 LF @ \$542/1000 ft.	\$ 840.00
d.	Open play area 2 acres @ \$1898/5 acres	\$ 760.00
e.	Play area & picnic 1 acre @ \$1126/acre	\$1,126.00
	Annual Cost	\$3,990.00

15. FUNDING

At present, there is approximately \$20,000 budgeted for the park in FY 77.

16. COST VS. BENEFITS

Although Kent Gardens Park is a public park, it is oriented primarily to serve the citizens of a 3/4 mile community which numbers 6 to 7,000. The total cost of development in this respect would be approximately \$9.69 per person. Since no consideration has been given to the benefits that future generations will receive, it is safe to assume that this cost is a relatively inexpensive cost.

By retaining the existing vegetation and protecting the Pimmit Run stream valley and watershed additional benefits are derived. We will be improving and maintaining air and water quality, providing habitats for small wildlife which are gradually getting squeezed out by rapid development, prevent erosion, and improve the mental and physical aspects of human life.

Fairfax County Park Authority

M E M O R A N D U M

To:....Files.....

Date:..5/20/77....

From: ...Paul Engman, District Naturalist

Subject: ..Kent Gardens (tax map 30-4)

This 25 acre park lies within the Pimmit Run Stream Valley and is bordered by residential development. P.B.Q. & D. reports estimate 40 - 60% impervious surfaces in this area. Much of the park lies within the floodplain itself and is comprised of Manor - Glenelg - Ellicott soil associations. This indicates the area is both flood prone and subject to considerable erosion and sedimentation. Slopes in the park are, however, slight. One open field out of the floodplain is especially suited for recreational development.

Most of the forest areas are floodplain hardwoods with some individual trees of considerable age and size. Also noteworthy are several American Elm trees along the trail leading to the school. It is expected that the wildlife potential of the area is limited although preservation of the stream bank area and the adjacent open easement would provide food wildlife habitat.

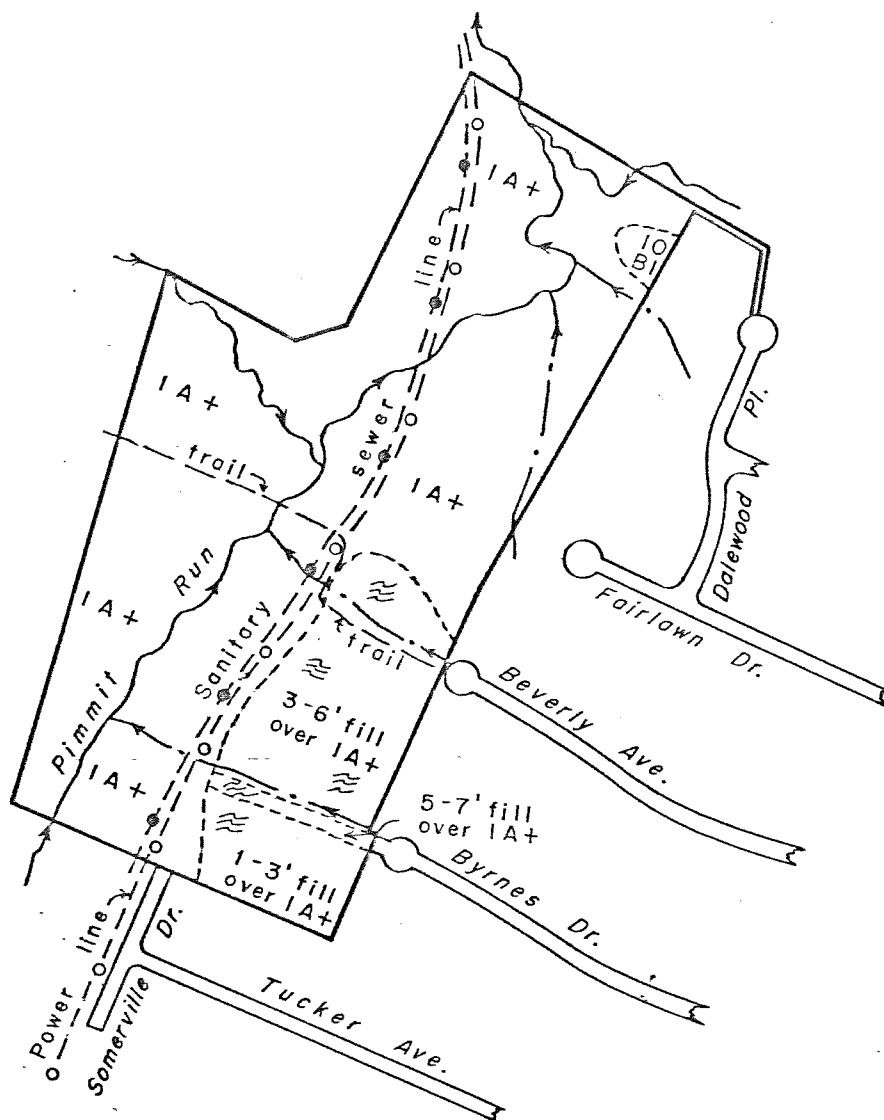
Kent Gardens Elementary School borders the park and uses several areas for outdoor studies. Interest has been voiced in outdoor classrooms. This usage and community serving recreational development in the suited area would seem most appropriate for the park.

CC: Aldridge
Peckham
District II files

PE/lam

ATTACHMENT II

SOIL TYPE MAP OF KENT GARDENS PARK. THIS AREA ENCOMPASSES APPROXIMATELY 26 ACRES. IT IS IN THE VICINITY OF MCLEAN AND LOCATED NORTH OF THE INTERSECTION OF SOMERVILLE DRIVE AND TUCKER AVENUE. REQUESTED BY BILL PECKHAM, FAIRFAX COUNTY PARK AUTHORITY.



LEGEND

Soil Symbol	Soil Name
1A+	Mixed alluvial land (flood plain)
10 B1	Glenville silt loam
≡	Made land (fill) over 1A+
-----	Soil boundary
→	Stream
— . —	Drainage way

Scale: 1" = 400'

By: Larry K. Johnson, Soil Scientist

Date: May 17, 1977

LKJ

LOCATION: Section 30-4, double circle 13, lots 71 and B.

NOTE: Seventy-eight percent or 20.2 acres of this site is flood plain (1A+). One percent or .3 acres is Glenville (10) soils which have a seasonally high water table within 1 to 2 feet from the surface. The remaining twenty-one percent or 5.5 acres is non compacted fill material 1-7 feet thick overlying flood plain (1A+). This fill area would be satisfactory for picnic or play areas but would create problems for building support because of continued settlement of the fill material.

Approx. North

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: J. Larry Jones, Director
Recreation and Community Services

FILE NO:

SUBJECT: Kent Gardens

REFERENCE:

DATE May 16, 1977

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

(1) Kent Gardens Park - Tax map 30-4. The fact that this property is 95% flood plain and divided by various easements and Pinmit Run practically precludes development of athletic fields or courts except, if desired by the community, a basketball court possibly could be constructed in the open, slightly uphill, section. In addition the following improvements are suggested:

a. A small amphitheatre for community cultural affairs and Kent Gardens Elementary class outdoor activity at the foot of the hill bordering the rear of Kent Gardens Elementary School property and the park. Permanent outdoor tables and seats located near the amphitheatre could be used for classroom studies and community activities including picnicking.

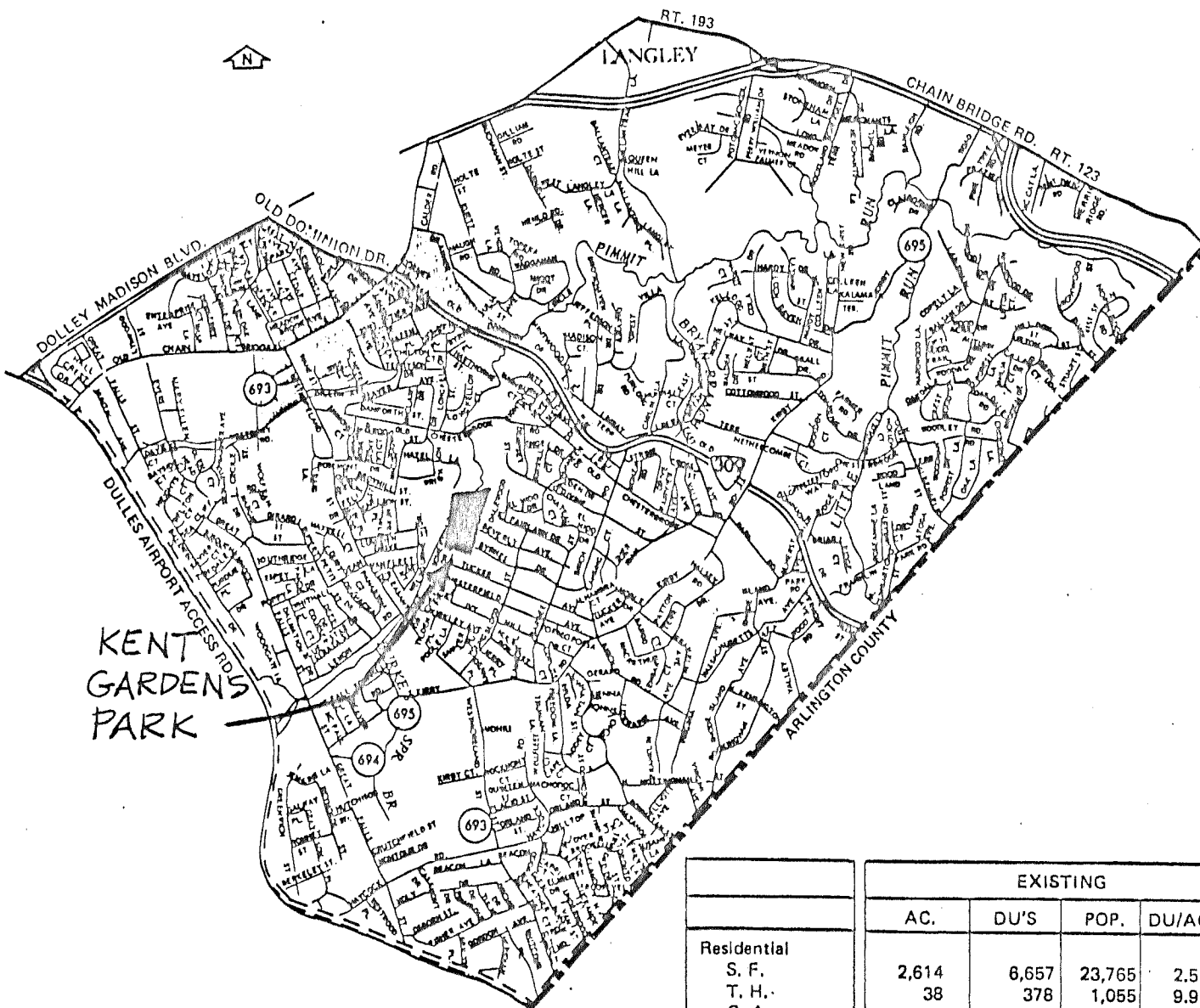
b. Apparatus area for elementary age children including climbing equipment such as the timber form type.

c. A footpath to be incorporated throughout the length of the entire park from the hill at the rear of the Kent Garden Elementary to Beverly Avenue.

d. Cleaning out the underbrush throughout much of the park

M3 KIRBY COMMUNITY PLANNING SECTOR

ATTACHMENT IV



	EXISTING				ESTIMATED ADDITIONAL 1975 - 1990					
	AC.	DU'S	POP.	DU/AC.	AC.	C. & A. DU'S	ADD. L. DU'S	TOTAL DU'S	POP.	DU/AC.
Residential										
S. F.	2,614	6,657	23,765	2.5	455	385	697	1,082	3,884	2.4
T. H.	38	378	1,055	9.9	55	4	287	291	797	5.3
G. A.										
E. A.	13	283	430	21.8						
Commercial	30									
Industrial	19									
Parks & Rec.	218				50					
Other	312				25					
Vacant	1,073				488					
TOTAL	4,317	7,318	25,250	1.7	1,073	389	984	1,373	4,681	1.3

KENT GARDENS PARK



ATTACHMENT VI

FAIRFAX COUNTY PARK AUTHORITY KENT GARDENS PARK QUESTIONNAIRE

The Fairfax County Park Authority is about to begin planning for the future development of Kent Gardens Park, a 26+ acre site. The new park is located adjacent to Kent Gardens Elementary School and can be entered from the end of Somerville Drive, Byrnes Drive, Beverly Avenue, and Dalewood Place. The site is divided by Pimmit Run stream and is generally flat, and approximately 50% wooded.

As a potential user of this park, we are interested in your ideas on how it can be developed to provide the type of recreational experience you and your community desire.

If you are interested in assisting us in the planning process, please respond to the questions below and return this questionnaire to the Fairfax County Park Authority by April 22, 1977.

All suggestions will be considered in planning the park and a public hearing will be held before the final adoption of the master plan by the Park Authority.

1. Your name and address _____

2. How many persons in your family fall into the following age groups?

0-5 yrs. _____ 6-12 yrs. _____ 13-21 yrs. _____ 21-50 yrs. _____ Over 50 _____

3. Which of the following facilities would be desirable in this park and be used by your and/or your family? (Please check all facilities either Yes or No.)

	<u>Yes</u>	<u>No</u>
Apparatus Area (children 6-12)	_____	_____
Tot Lot (pre-school)	_____	_____
Bicycle Trail	_____	_____
Picnic Area	_____	_____
Nature Area	_____	_____
Nature Trail	_____	_____
Open Play Fields	_____	_____
Multi-Use Court	_____	_____
Horseshoe & Shuffleboard Courts	_____	_____
Minimal Development (trails, etc.)	_____	_____
<u>OR</u> No Development Whatsoever	_____	_____
Others: _____	_____	_____
_____	_____	_____

4. Which facilities would you like to see developed first? Include any that were not mentioned in the above list.

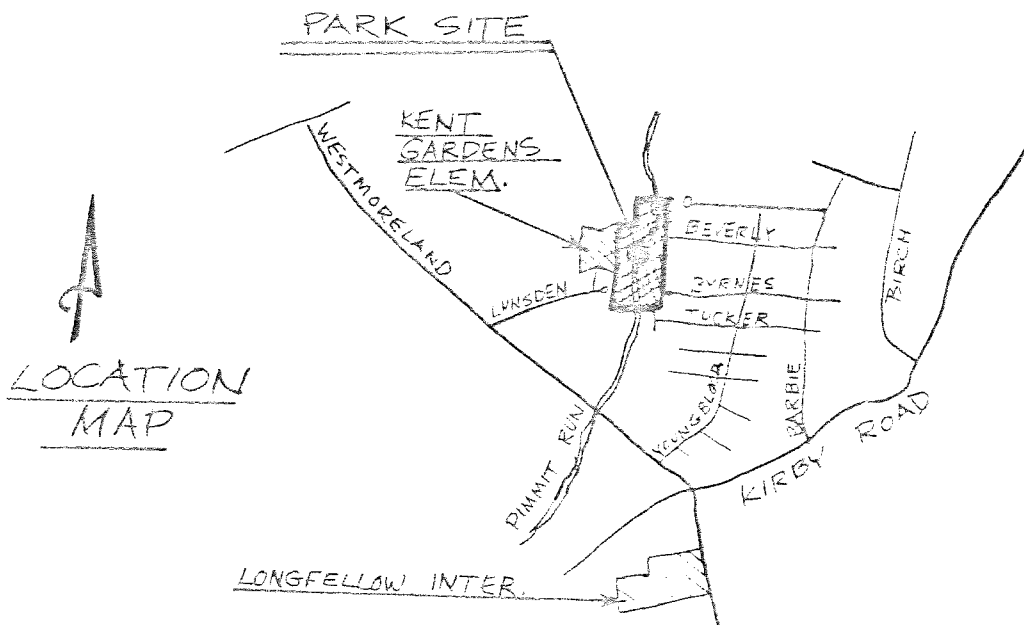
(1) _____

(2) _____

(3) _____

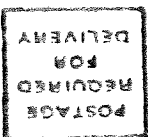
5. Do you have any other ideas or suggestions that we should consider in planning this park?

The Fairfax County Park Authority would like to thank you for your time and cooperation.



(WMP)

To: FAIRFAX COUNTY PARK AUTHORITY
P.O. Box 236
4030 Hummer Road
Annandale, Virginia 22003



From:

5-24-77

KENT GARDENS PARK
QUESTIONNAIRE RESULTS

Total Sent Out: 1,300+
Total Returned: 123
Percent: 9

I. Age Group Breakdown

<u>Ages</u>	<u>Number</u>	<u>% of Total</u>
0-5	23	5%
6-12	68	15%
13-21	103	23%
22-50	154	34%
Over 50	107	23%
	455	100%

II. Facilities Receiving "Yes" Votes

<u>Facility</u>	<u>Yes Votes (of 123 returns)</u>	<u>% of Total</u>
Bicycle Trail	89	72%
Nature Trail	88	72%
Nature Area	83	67%
Picnic Area	61	50%
Minimal Development	59	48%
Open Play Fields	57	46%
Multi-Use Courts	47	38%
Apparatus Area	42	34%
Horseshoes & Shuffleboard	35	28%
Tot Lot	24	20%
No Development Whatsoever	24	20%

Additional Requests - (requested more than once)

Clean-up Pimmit Run and site	16
Tennis Courts	15
Police Patrol of Park	6
Garden Plots	6
Park Lights	5
Skateboard Facility	4
Westmoreland St. trail connection	3
Swimming Pool	3
Restrooms	3
Botanical Park/Scenic	3
Parking	2
Shelter	2
Amphitheater	2
Mini-Bike Trails	2

III. First Priorities

Nature Area/Nature Trails	49
Bicycle Trails	37
Picnic Area	21
Apparatus Area	14
Tennis	11
Open Play	8
Multi-Use Court	6
Tot Lot	5
Skateboard/Amphitheater/ Garden Plots	2

IV. Observations and Recommenations

All indications lead toward "minimal development" of the site with large returns for trails (all types), natural areas and picnicking.

The age group breakdown is significant in that it shows a very small percentage (20%) of children under 13 years of age and a large percentage (57%) over 21. This is indicative of a neighborhood of long standing - primarily older people with signs of young families slowly entering the area. This should be a consideration in planning, not necessarily indicated in the survey.

Additional requests pointed up some important things to bear in mind and correct, when possible:

1. Clean-up of Pimmit Run and removal of dead trees in the park is a must.
2. Police patrolling the park - much concern towards littering, vandalism, sexual assaults, etc.
3. Check the possibility of connecting a trail from the Park to Westmoreland Street via north side of Pimmit Run on land presently owned by the Board of Supervisors.

WMP/mlb



Fairfax County Park Authority

MEMORANDUM

To Attendees

Date March 27, 1984

DP From Daryl DePrenger

Subject Greenbriar Park - Summary - Preliminary Revised Master Plan
Stake Out

The stake out was held Mar. 16, 1984 at 1:30 p.m.

Attending: Don Lederer, Design
Leonard Gunsior, Recreation and Community Services
Susan Allen, Conservation
Daryl DePrenger, Design
Ray Glassman, Development
Irvin Poole, Park Ops
Carol Deakin, Historic Preservation
Survey Crew, Design

Daryl DePrenger presented background information, the 1970 master plan and the proposed plan and facilities. The staked facilities were viewed and comments made accordingly:

1. Add: one small tot lot, north of tennis courts, between picnic area and multi-use court.
2. Consider: a small practice area, east of the softball field (under construction). However, the houses along Madonna Lane have asked for a buffer between their houses and the ballfields.
3. Move: playground from Stringfellow Road, to the tree area between picnic areas north of the football/baseball field.
4. Add: a small practice area at Stringfellow Road, south of the concession/restroom building.

Additional Concerns:

1. Small existing soccer field: can the field be lined for 195' x 330'?
Answer: No, the safety zone for each sideline and end zone has been provided and to reduce these would be at risk due to swales all around.
2. Check Public Works if they have objections to extending the parking lot over the sewer line.
3. Save a large oak tree at north end of proposed parking lot at Melville Lane.
4. Relocated multi-use court: save large trees in this area.