

PRELIMINARY  
MASTER PLAN REPORT

OF

LEE LANDING PARK

PREPARED FOR:

FAIRFAX COUNTY PARK AUTHORITY

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JANUARY 1984

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SECTION	PAGE
I. Table of Contents . . . . .	1
II. General Information . . . . .	2
A. Size and Acquisition . . . . .	2
B. Service Area and Population . . . . .	2
C. Funds Available . . . . .	2
D. Nearby Parks . . . . .	2
E. Nearby Schools . . . . .	3
F. Other Recreational Facilities . . . . .	3
G. Soil . . . . .	3
H. Slopes . . . . .	3
I. Vegetation . . . . .	3
J. Miscellaneous . . . . .	4
1. Fairfax County Comprehensive Plan	
2. Zoning	
3. Proposed Access Easements	
4. County-wide Trail Plan	
5. Adjacent Development	
6. Grading Easement	
7. Site Analysis Summary	
Location Map . . . . .	5
Service Area Map . . . . .	6
Nearby Parks and Schools Map . . . . .	7
Zoning Map . . . . .	8
County-wide Trail Plan . . . . .	9
Land Use Map . . . . .	10
Proposed Easement Plan . . . . .	11
Summary Analysis Map . . . . .	12
III. Program Development . . . . .	13
A. Objectives . . . . .	13
B. Questionnaires . . . . .	14
C. Community Forum . . . . .	15
D. Committee Meeting/Concept Approval . . . . .	15
E. Preliminary Master Plan Description . . . . .	16
Preliminary Master Plan	
F. Development Cost Estimate . . . . .	17
G. Costs vs. Benefits . . . . .	19
H. Annual Operating and Maintenance Costs . . . . .	19
Appendix	
Naturalist Report . . . . .	20
Questionnaire . . . . .	24
Forum Announcement . . . . .	26
Forum Summary . . . . .	29
Concept Plans A, B, C . . . . .	31
Committee Meeting Summary and Addendum . . . . .	35
Property Record Form . . . . .	39

## II. GENERAL INFORMATION

### A. SIZE AND ACQUISITION: (Map 49-2((30)) parcel B, Providence Supervisory District)

0.5 acre - dedicated to Fairfax County Park Authority from the developers of Lee Landing Townhouses in 1982.

In November 1978 residents of Wexford Manor, Hollywood Gardens (now known as Falls Church Gardens Condominiums) and Hollywood Manor requested Federal Community Development Block Grant (CDBG) funds for the acquisition and development of a small park to serve children ages 3 - 9. Facilities specifically mentioned were picnic tables, swings, slides, and spring animals. The 1+ acre wooded tract west of Wexford Manor was identified as the ideal site for the park.

Following approval of funding, the Fairfax County Department of Housing and Community Development (HCD) pursued acquisition of the site, however was unsuccessful due to the high cost. Subsequently, HCD tried to negotiate agreements with the three apartment managers and owners to improve on-site recreational facilities, using CDBG funds, at the three complexes, however an agreement was not reached.

In 1980, HCD requested the aid of the Fairfax County Park Authority in acquiring a park in this area.

### B. SERVICE AREA AND POPULATION:

The service area of the park is the following subdivision units:

Hollywood Manor Apartments  
Falls Church Gardens Condominiums  
Wexford Manor Apartments  
Lee Landing Townhouses  
Pinewood Greens Townhouses

Due to the size of park site and the conditions whereby it was acquired the 3/4 mile service radius was modified. The estimated population of the service area is approximately 1474 persons when the units are occupied. Lee Landing Townhouses are under construction and Falls Church Condominiums are in the process of conversion and sale.

### C. FUNDS AVAILABLE: (as of May 1983)

\$62,700 immediately available, funding from Community Block Grant, administered by Housing and Community Development. The Fairfax County Park Authority has no funds for acquisition or development and no funds under the 1982 Bond Program.

### D. NEARBY PARKS:

(3/4 mile radius)

- Hollywood Road Park - 5.2 acres, no development, no master plan. Scheduled for master planning in 1984.

- Pine Spring Park - 5 acres, conservation area, (2) tennis courts, practice tennis, trails.
- Jefferson District Park and Golf Course - 9 hole golf course, miniature golf; parking, concessions, restrooms, drinking fountain, picnic area, shelter, (8) tennis courts (lighted), practice tennis (lighted), (2) multiple use courts (lighted), horseshoe pits, shuffleboard, trails.

E. NEARBY SCHOOLS:

- Shreveview Elementary School - 3 apparatus areas, 2 softball fields, 1 basketball court, 1 soccer field.
- Pine Spring Elementary School - 2 apparatus areas, 3 softball fields, 1 basketball court.
- Timber Lane Elementary School - 1 apparatus area, 2 softball fields, 1 basketball court, 1 soccer field.

F. OTHER RECREATIONAL FACILITIES:

(within the service area)

- (5) small basketball (multi-use) courts
- (5) small tot play areas
- (1) swimming pool

G. SOIL:

- One soil type
- Glenville silt Loam
- Nearly level, no erodibility
- Suitable for park development

H. SLOPES:

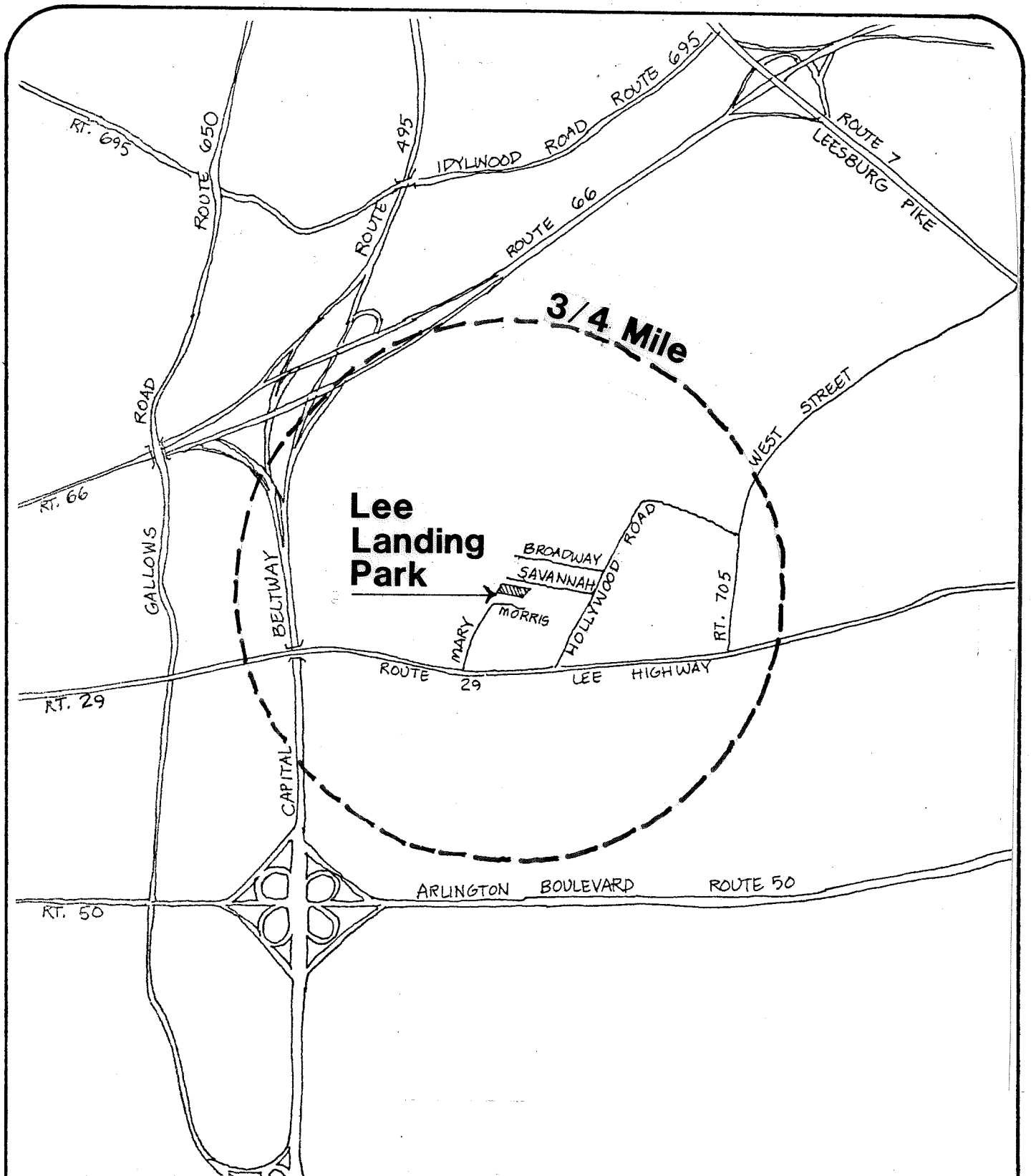
- All slopes less than 10%
- Small earthen mounds in eastern one-half of site
- All areas suitable for development

I. VEGETATION:

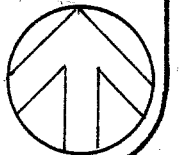
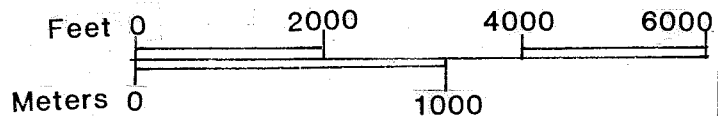
- Western one-half is a mature virginia pine grove
- Large trees (oaks) on north and west edges
- Central portion is saplings (red maple, etc.)
- Eastern one-half is grass and brambles

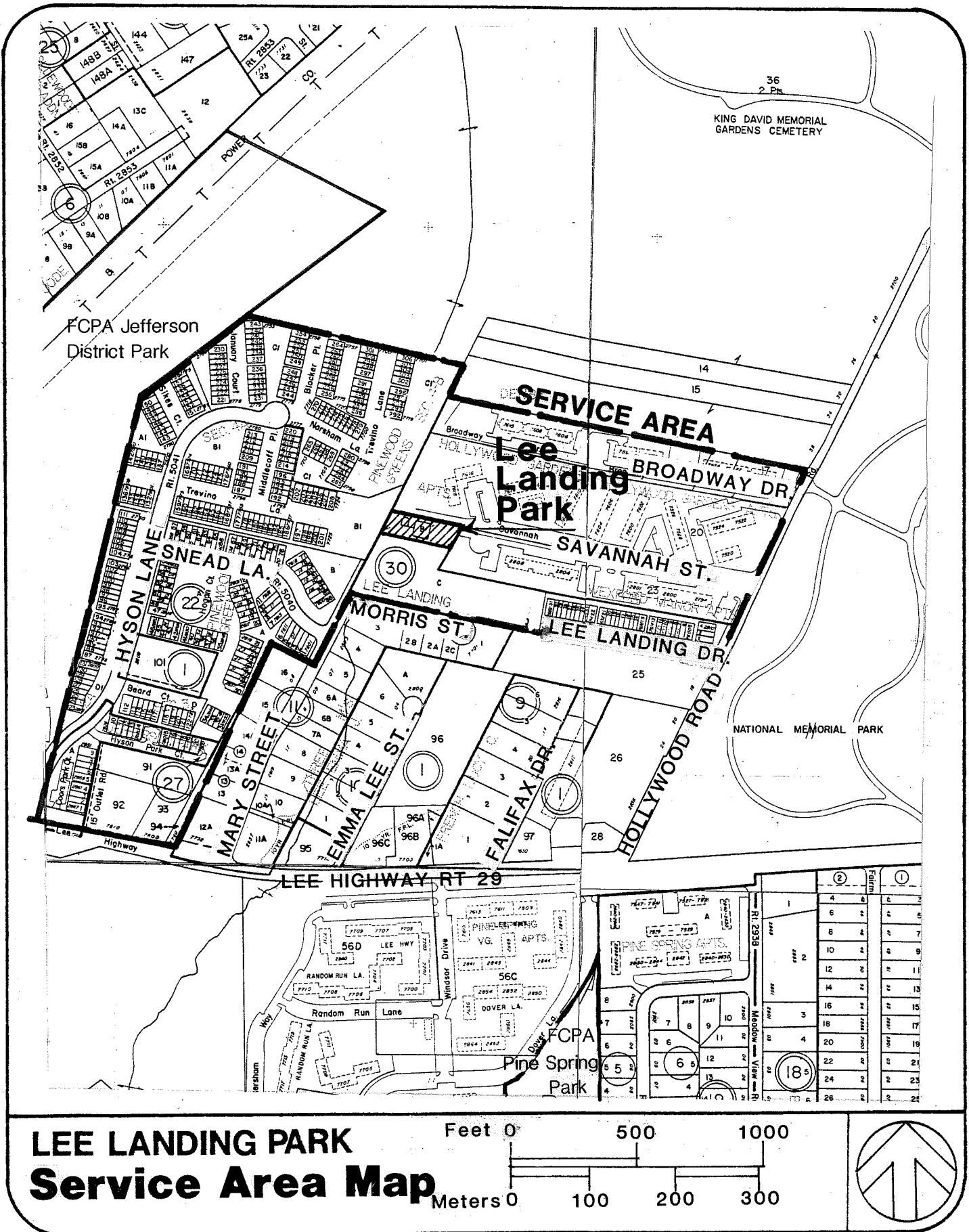
J. MISCELLANEOUS:

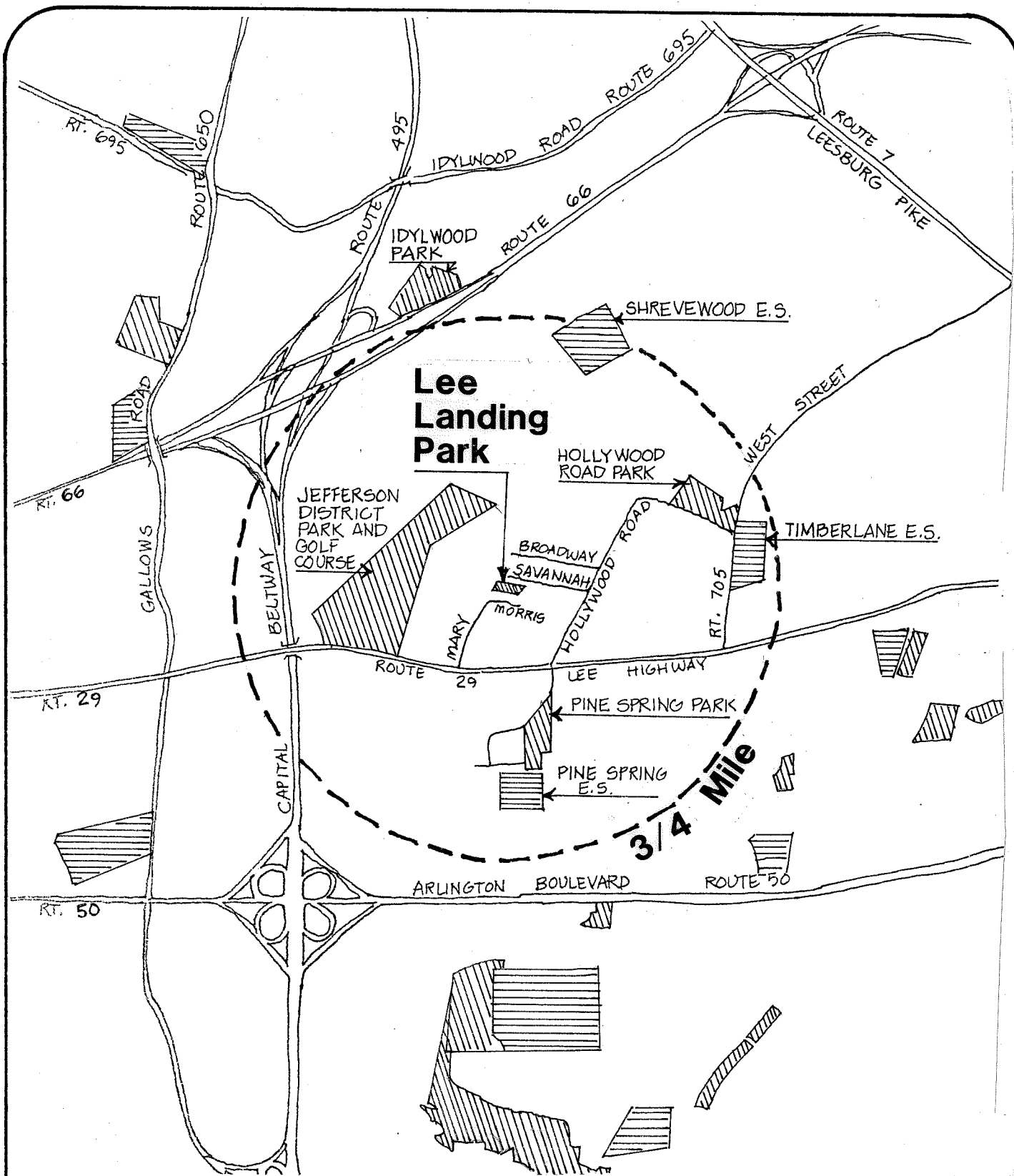
1. The Comprehensive Plan for Community Planning Sector J8 (Shreve-West), Route 29 Corridor recommends: "Community Development Block Grant Funds should be used to acquire and develop a recreation site in the Hollywood Road Area to serve the residents of the Wexford Manor, Hollywood Gardens, and Hollywood Manor Apartments".
2. Zoning - The park site is zoned R-20. The adjacent parcels on the north, east, and south are zoned R-20. Adjacent parcel on the west is zoned R-8.
3. Proposed Easements - The park is "Land Locked" from public access and streets at this time. Land Acquisition Division has been attempting to negotiate access easements for vehicles/pedestrians from the Wexford Manor Apartments owners, and pedestrian access from Falls Church Gardens Condominiums to provide access to the park from Hollywood Manor Apartments.
4. County-wide Trail Plan - Lee Highway (Route 29-211) is shown on the county-wide plan.
5. Adjacent Development - On the north side of the park the Falls Church Gardens Condominiums are in the process of conversion from apartments. On the south side of the park the Lee Landing townhouses are under construction. Phase I (near the street on Hollywood Road) is nearing completion, and the site plan for Phase II (adjacent to the park) was approved 6-6-83.
6. Grading easement - The developer of Lee Landing townhouses has a temporary grading easement 25 feet wide on the south side of the park land, in addition a permit from the Park Authority will be issued when applied for.
7. Site Analysis Summary - The entire site is well suited for recreation development. The large deciduous trees at the perimeter should be retained for their environmental and aesthetic values, other existing trees may be saved where possible. The single natural soil type is suitable for development, small mounded piles of fill material may prove to be undesirable and not useable. The site is nearly flat and not limited by slopes, drainage is generally from north to south. The low point of the site is in the southwest corner.



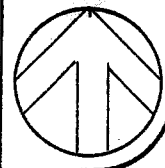
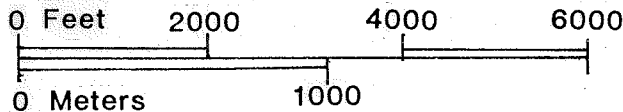
# LEE LANDING PARK Location Map



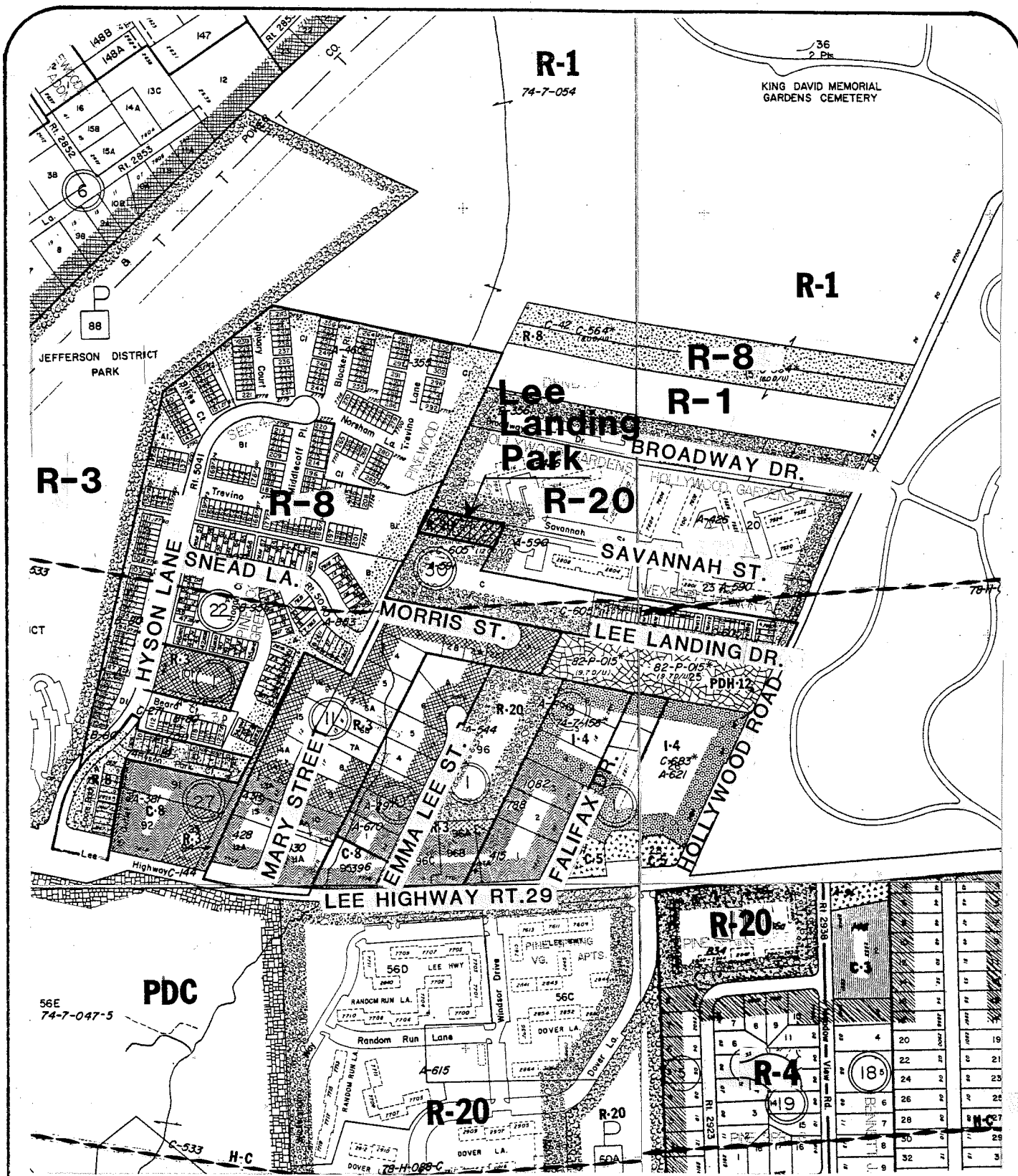




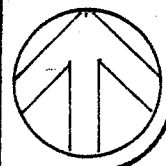
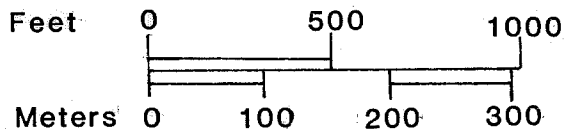
# LEE LANDING PARK Nearby Parks & Schools Map

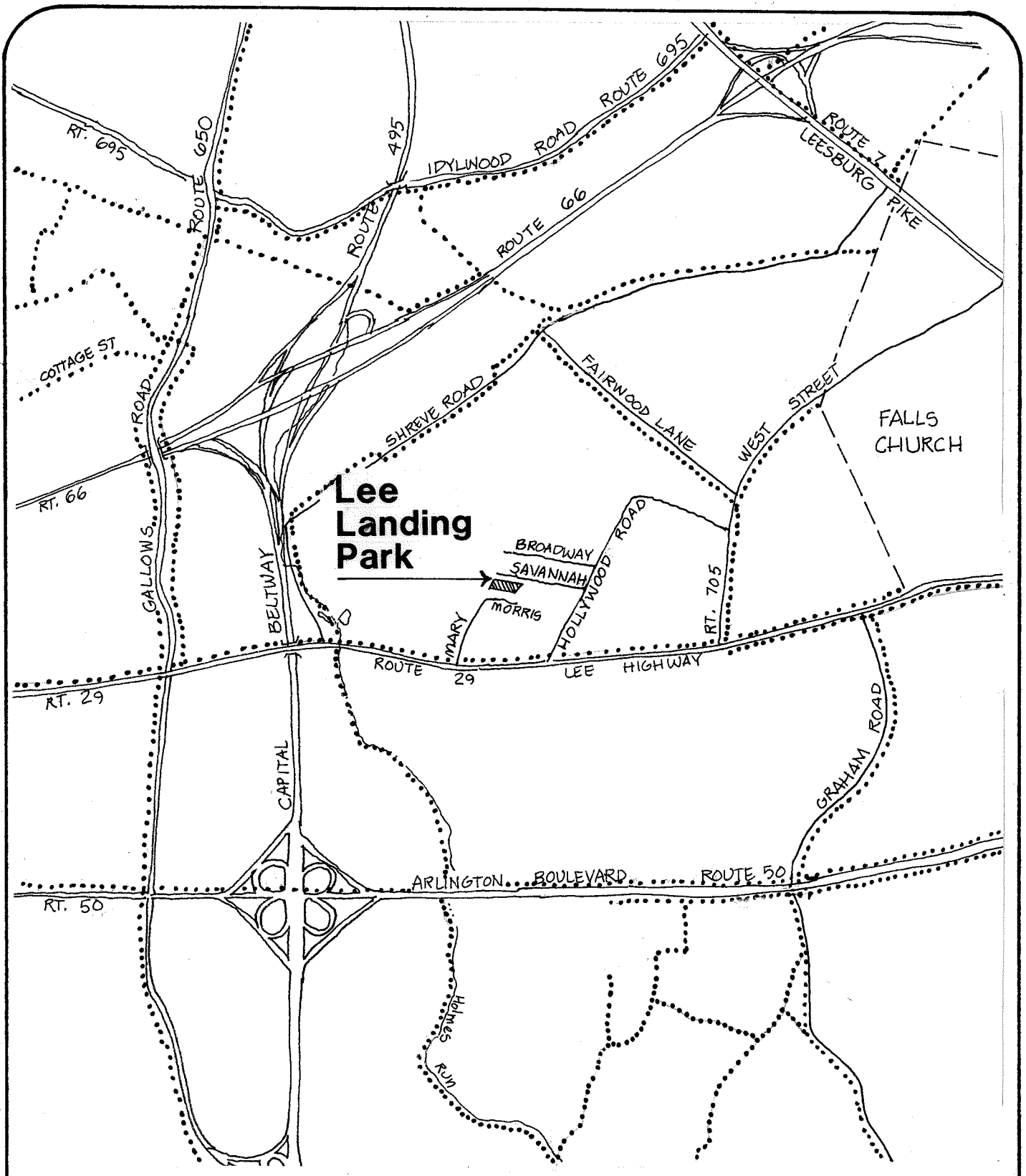




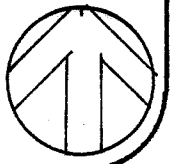
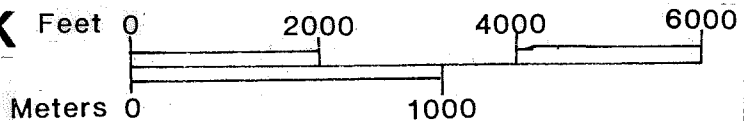


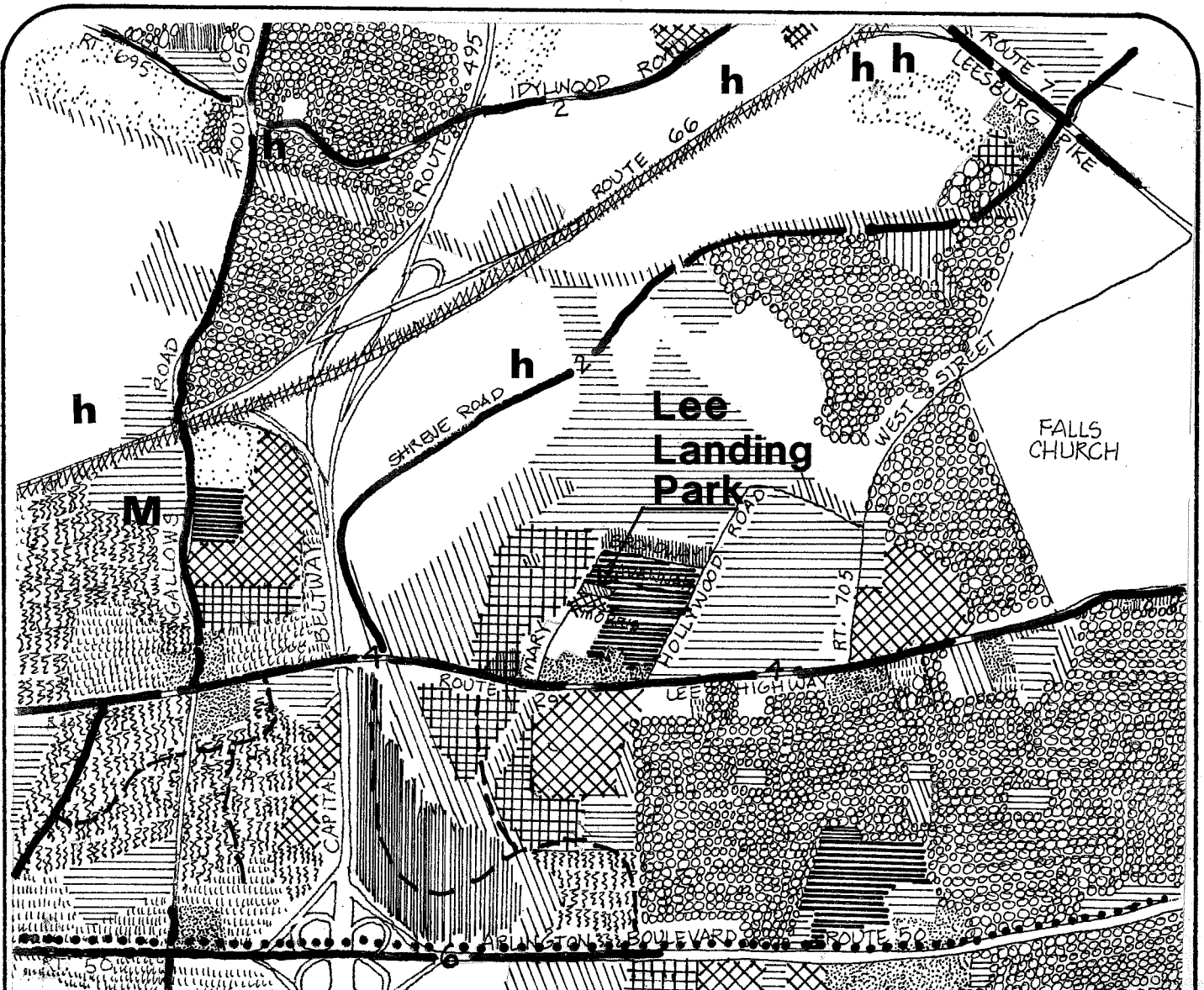
# LEE LANDING PARK Zoning Map





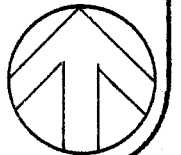
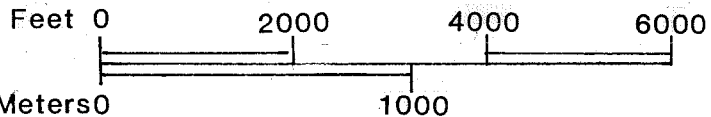
# LEE LANDING PARK County-Wide Trail Plan

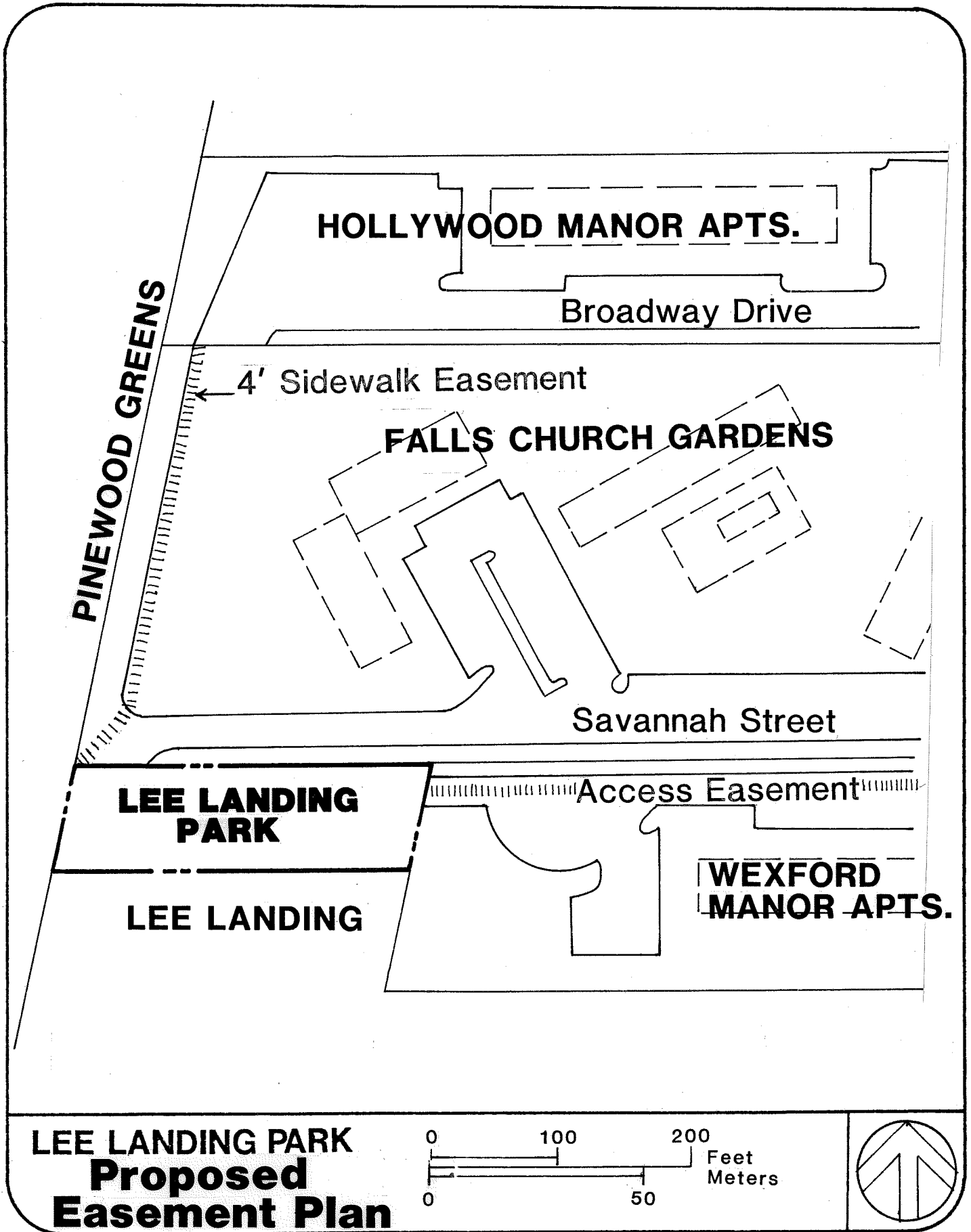




	1-2 DU/ACRE		16-20 DU/ACRE		ADD BUS LANES
	2-3 DU/ACRE		OFFICE		NEW CONSTRUCTION
	3-4 DU/ACRE		RETAIL & OTHER		PUBLIC PARK LAND
	4-5 DU/ACRE		INDUSTRIAL		PRIVATE RECREATION
	5-8 DU/ACRE		RAPID RAIL TRANSIT		PUBLIC FACILITIES (Govern. & Inst.)
	8-12 DU/ACRE		ROAD IMPROVEMENTS		HISTORIC SITE
	12-16 DU/ACRE		TOTAL NUMBER OF LANES		METRO STATION

# LEE LANDING PARK Land Use Map







#### IV. PROGRAM DEVELOPMENT

##### A. OBJECTIVES

This preliminary master plan report for Lee Landing Park was prepared to delineate the planning process and the design criteria that went into the design plan. The report will also serve as 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.

Lee Landing is classified a community park. It should provide for daily relief within an urban setting. Community parks are therefore oriented towards a few hours of activity for passive or active purposes. They are designed to emphasize short term visits and are convenient and often accessible by foot or bicycle for after school, after work or weekend activities with limited or no parking. Community parks are the smaller ones serving the County's numerous neighborhoods and generally range in size up to twenty-five acres. Facilities often provided in fully developed community parks may include playgrounds, tot lots, athletic fields, open play areas, basketball courts, benches, walks, gardens, picnic areas, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. They can be wooded, suitable for passive uses.

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

The objectives of this master plan report and plan:

1. To provide a recreational environment which meets the needs of the surrounding community.
2. To provide this recreation within the constraints of the natural features of the site.
3. To provide these recreational opportunities within a framework which protects the health, safety, and general welfare of the users.

B. QUESTIONNAIRES

In May 1983, 400 questionnaires were delivered for distribution or sent out to residents in the service area of the park. Of these 36 or 9% were returned.

The questionnaires asked which of the following three types of park development the community needed or desired at Lee Landing Park.

Types	Number of Responses	Percent of Responses
No change	0	0
Minimal Improvements	4	11
Development	32	89

Of the respondents requesting development, the following listed facilities were indicated as being needed:

Facility	Number of Responses	Percent of Responses
Picnic area	28	88
Tot lot (pre-school)	20	63
Playground apparatus (school age)	17	53
Walking trail	17	53
Picnic shelter	16	50
Multi-use court (half size)	16	50
Open play area	15	47
Landscaping	15	47
Nature trail	12	38
Horseshoe pits	6	19
Shuffleboard	6	19

### C. COMMUNITY FORUM

On June 30, 1983 a community forum was held at Timber Lane Elementary School to solicit opinions from the service area residents as to desired facilities and program development for Lee Landing Park. Three citizens were in attendance. Summary of the forum is shown below. (A complete summary of the forum is included in the Appendix.)

#### Likes - Top Two Priorities

Picnic Area  
Playground Apparatus (creative playground) (school age)

#### Likes - Complete Listing

Picnic area  
Tot lot (pre-school)  
Playground apparatus (school age) (creative playground)  
Walking trail  
Picnic shelter (2-3)  
Multi-use court (half-size)  
Jogging trail (fitness stations in community)  
Save trees  
Grill in shelter  
Sprinklers (play water)  
Access to Jefferson District Park  
Adjacent Wexford Manor open area (adjacent to the park)  
Prefer no lights  
Horseshoe pitch

#### Dislikes

No shelter

#### Special Concerns

Safety zone (between multi-use court and play apparatus)  
Don't repeat play equipment in Wexford Manor and Hollywood Manor

The Wexford Manor Community Management is concerned that a basketball court may draw older children from outside their area and this may cause some problems. They would like to see an alternate plan without the basketball court. Put the emphasis on the creative playground and play equipment.

Another citizen expressed concern over the situation that exists currently with children playing ball in the parking lots in between the cars, etc. The FCPA should try to eliminate this problem when planning the park.

### D. COMMITTEE MEETING/CONCEPT APPROVAL

On November 29, 1983, a group of interested people met at Timber Lane Elementary School to approve the preliminary master plan concept in principle. Two citizens were in attendance.

Three Concept Plans (A, B, C) were presented and Concept A was selected for use as a basis for discussion. (See Appendix for concept plans and complete summary of meeting.)



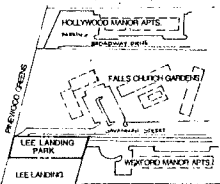
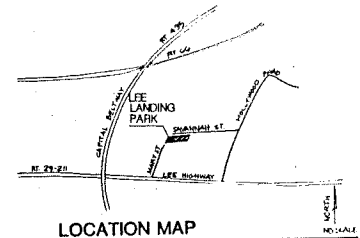
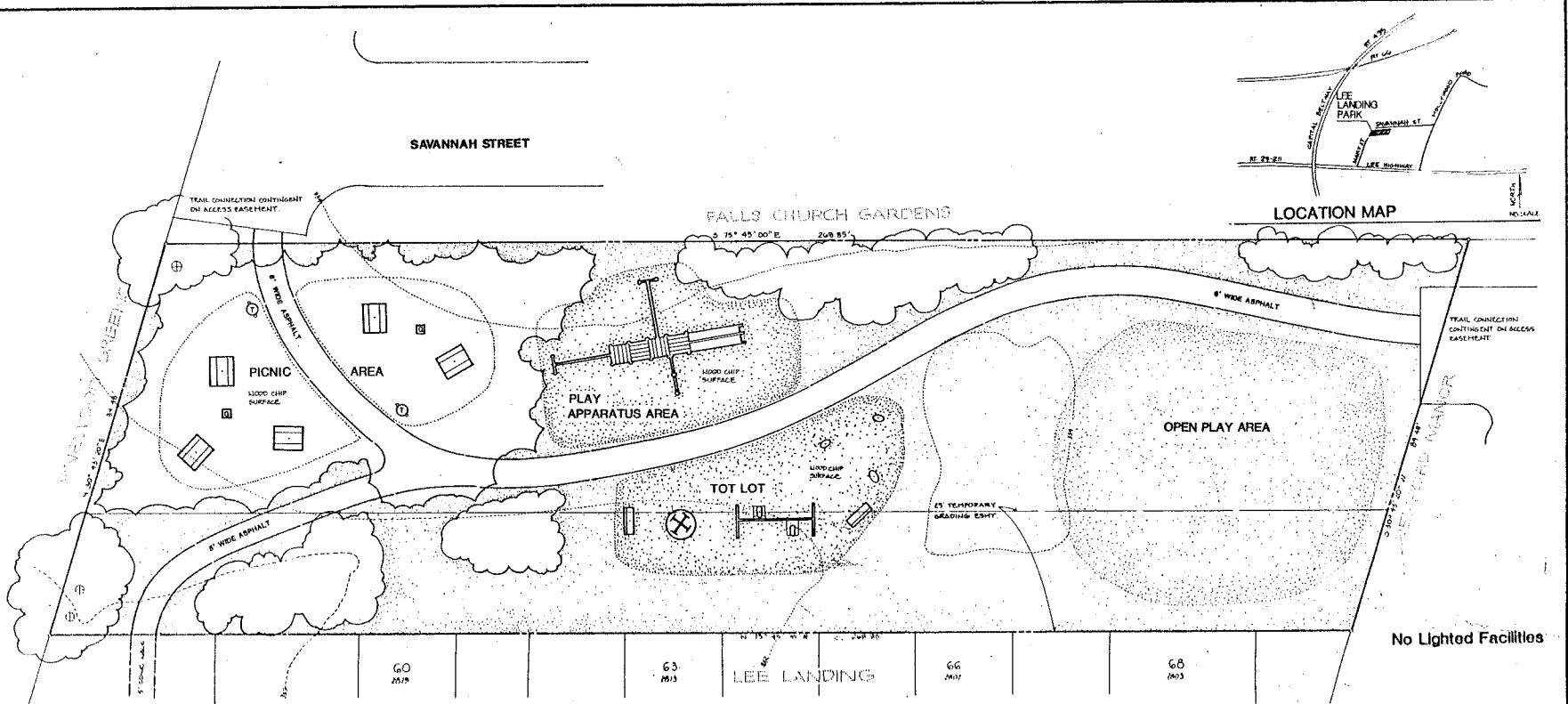
E. PRELIMINARY MASTER PLAN DESCRIPTION

Conclusions were reached after discussion which yielded the following preliminary master plan.

1. Access - Proposed access easements are being obtained to enable vehicular access from Hollywood Road through the Wexford Manor Apartment complex, and for pedestrian access from the Falls Church Gardens condominium complex. Proposed six (6) foot wide asphalt trails are shown to provide a trail from three sides of the park.

User vehicular access/parking is not provided at this park which is considered a "walk-to" park.

2. Picnic Area - One picnic area with permanent picnic tables, grills and trash receptacles is located in the northwest portion of the park under existing trees to remain.
3. Play Apparatus Area - One play apparatus area with one large piece of equipment is shown adjacent to the picnic area in the center of the park. Apparatus will be selected for safety and suited for school age children. Woodchips under and around the equipment will provide protection from falls and delineate the area.
4. Tot Lot - One tot lot area with equipment selected for safety and suited for pre-school and elementary school age children is shown south of the main trail in the center of the park. Benches will be provided for attendants and woodchips for protection and delineation. Due to the small size of the area, it will not be fenced.
5. Open Play Area - An open play area approximately 70' x 90' will be large enough for various informal games and activities, but will not have permanent equipment or markings. It is shown in the east side of the park.
6. 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 security and surveillance.



Scale feet 0 100 200 400

NOTE: Property information derived from plat by Runyon Assoc., Inc., Dated 1900.  
Contours are derived from grading plan by Runyon, Dudley Assoc., Inc., Nov. 1961  
and should be used only for master planning.  
Contour interval 2 feet.

# PRELIMINARY MASTER PLAN LEE LANDING PARK FAIRFAX COUNTY PARK AUTHORITY



PRELIMINARY DATE:  
APPROVED DATE:  
CD MAP SEC. 44-2 ACRES - 0.1000

SCALE 1" = 10'

0 10 20 30 FEET  
0 10 20 30 METERS

F. DEVELOPMENT COST ESTIMATE

		<u>Subtotal</u>	<u>Total</u>
1.	Facility Costs		
a.	Trails - 5' & 6' wide asphalt (includes clearing, grubbing and seeding) 350 LF @ \$12.50/LF	<u>\$ 4,375</u>	
	Subtotal	\$ 4,375	
	20% contingency	<u>\$ 875</u>	
	Total Trails		\$ 5,250
b.	Picnic Area - Tables (5), grills (2), trash receptacles (2), LS	\$ 1,300	
	Woodchips, 36 CY @ \$50/CY	<u>\$ 1,800</u>	
	Subtotal	\$ 3,100	
	20% contingency	<u>\$ 620</u>	
	Total Picnic Area		\$ 3,720
c.	Play Apparatus Area		
	Grading, 175 SY @ \$5/SY	\$ 875	
	Woodchips, 30 CY @ \$50/CY	\$ 1,500	
	Play equipment, LS	<u>\$ 7,680</u>	
	Subtotal	\$10,055	
	20% contingency	<u>\$ 2,011</u>	
	Total		\$12,066

d.	Tot Lot		
	Grading, 180 SY @ \$5/SY	\$ 900	
	Woodchips, 30 CY @ \$50/CY	\$ 1,500	
	Play equipment, LS	\$ 3,000	
	Benches, (2) @ \$500/EA	<u>\$ 1,000</u>	
	Subtotal	\$ 6,400	
	20% contingency	<u>\$ 1,280</u>	
	Total Tot Lot		\$ 7,680
e.	Open Play Area		
	Grading, 178 SY @ \$5/SY	\$ 3,890	
	Seeding and mulching, 178 SY @ \$2/SY	<u>\$ 356</u>	
	Subtotal	\$ 4,246	
	20% contingency	<u>\$ 850</u>	
	Total Open Play Area		\$ 5,096
f.	Landscaping		
	Selective thinning, LS	\$ 500	
	Trees, 6 @ \$150 EA	\$ 900	
	Shrubs, 15 @ \$50/EA	<u>\$ 750</u>	
	Subtotal	\$ 2,150	
	20% contingency	<u>\$ 430</u>	
	Total Landscaping		<u>\$ 2,580</u>
	Total Facilities Costs		\$36,392
2.	<u>Fees, Payments, Permits</u>		
	None		\$ 0
3.	<u>Design/Engineering</u>		
	10% of Facilities Costs	<u>\$ 3,639</u>	
	Total Design/Engineering		\$ 3,639
4.	<u>Contract Administration</u>		
	Plan review (1%) LS	\$ 364	
	Inspection (8%), LS	\$ 2,911	
	Site Plan Review, LS	\$ 5,000	
	Contract Administration (2%)	\$ 728	
	As-built survey, LS	<u>\$ 1,500</u>	
	Total Contract Admin.		<u>\$10,503</u>
	Grand Total Preliminary Master Plan Cost Estimate		\$50,534

G. COSTS VS. BENEFITS

The total estimated implementation cost for the park is \$50,534. With an estimated 1,474 people living within the service area of the park, the total development costs breaks down to \$34.28 per person.

H. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE\*

Class**	Facility	Unit Quantity	Unit Cost	Total Cost
B	Picnic area	1	LS	\$ 1,127
B	Open play area	1	LS	\$ 500
B	Trails	\$350/LF	\$358/1000 LF	\$ 125
B	Total lot/play apparatus area	1	LS	<u>\$ 1,759</u>
			Total	\$ 3,511

\*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 October 1975 and updated to January 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



Fairfax County Park Authority

M E M O R A N D U M

To : Daryl DePrenger, Design

Date: 6-17-83

From : Susan Allen, District Naturalist *SA*

Subject : Lee Landing Park Environmental Survey

Lee Landing Park is a  $\frac{1}{2}$  acre site bounded by multi-family units on the north, east and west and new town house construction on the south.

The site is flat with conifers (Virginia Pine) the predominant vegetation. Understory is absent for the most part and ground cover is negligible (some invasive grasses and poison ivy along the western fence.) A narrow fringe of mixed forest including basswood, cherry, post oak and slippery elm buffers the site from the new construction in the south.

The most significant natural feature is a large (15" d.b.h) white oak tree at the extreme northwest corner of the site (the existing point of entry.) Site development should protect the tree.

There is negligible wildlife due to the density of surrounding development. The most suitable use is for recreation, in line with the purpose of acquisition.

The following information is to be obtained by assigned personnel in the preparation of requested 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 LEE LANDING Tax Map # 49-2 ((30)) Acres .5 Mag. District Providence  
 Street Location/Access Savannah Drive/Wexford Manor Apartments  
 Naturalist District II Planner Assigned Deprenger

# 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	3	1	.5		3
Hardwood Forest	1 (oak Tree)	3			-
Mixed Forest	1	1	.5		3
Open Field	0				-
Managed Field	0				-
Reverting Field	0				-
Stream Valley	0				-
Marsh	0				-
Swamp	0				-
Pond/Lake	0				-
Other					

Note any particular items deemed important regarding IIA.



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.

FLAT

III.. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	0		
Water Quality			✓
Impact (Human)	1		
Litter	1		
Vandalism	0		
Illegal Use			✓
Other			✓

Note any particular information deemed important regarding III.

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

On-site features

Roads \_\_\_\_\_  
 Trails \_\_\_\_\_  
 Public Easement \_\_\_\_\_  
 Houses \_\_\_\_\_  
 Other Buildings \_\_\_\_\_  
 Private Dump \_\_\_\_\_

Adjacent lands

Open space \_\_\_\_\_  
 Sing. Fam. Homes \_\_\_\_\_  
 Townhouses \_\_\_\_\_  
 Apartments \_\_\_\_\_  
 Business \_\_\_\_\_  
 School \_\_\_\_\_

Nearby Parkland Facilities (1 mile)

Tennis _____	Trails _____
Ballfields _____	Walkways _____
Playground _____	Swimming _____
Tot Lot _____	Nature Trails _____
Picnic _____	Cons. Area _____
Multi-Use Ct. _____	Other _____
Shelter _____	_____
Restrooms _____	_____
Parking Lot _____	_____
Fishing _____	_____
Boating _____	_____

Briefly describe initial impressions of the site:

Good location for small scale recreation facilities. Negligible wildlife (none sighted), little or no interpretive value.

Briefly describe any special features of the site:

Large (15" d.b.h) white oak located at northwest corner of site.

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

5/77

QUESTIONNAIRE  
FAIRFAX COUNTY PARK AUTHORITY  
LEE LANDING PARK

The Fairfax County Park Authority would like to ask your help in the long range planning of Lee Landing Park. This questionnaire is intended to provide you with one opportunity to participate in the park planning process. As a potential user of the park, we are interested in your ideas and needs. Your response is necessary to assure that the survey accurately reflects these needs. After you have read the background material provided, we ask that you answer the questions. Only one questionnaire per family should be completed, so that the results will be consistent.

In November 1978 residents of Wexford Manor, Hollywood Gardens (now known as Falls Church Gardens Condominiums) and Hollywood Manor requested Federal Community Development Block Grant (CDBG) funds for the acquisition and development of a small park to serve children ages 3 - 9. Facilities specifically mentioned were picnic tables, swings, slides, and spring animals. The 1+ acre wooded tract west of Wexford Manor was identified as the ideal site for the park.

Following approval of funding, the Fairfax County Department of Housing and Community Development (HCD) pursued acquisition of the site, however was unsuccessful due to the high cost. Subsequently, HCD tried to negotiate agreements with the three apartment managers and owners to improve on-site recreational facilities, using CDBG funds, at the three complexes, however an agreement was not reached.

In 1980, HCD requested the aid of the Fairfax County Park Authority in acquiring a park in this area. This was accomplished in 1982. The .5 acre park ( $\frac{1}{2}$  of the originally requested site) was dedicated to the FCPA from the developers of Lee Landing Townhouses.

Lee Landing Park is located off of Hollywood Road in Providence Supervisory District. There is no public access at this time, however, steps are being taken to acquire necessary access easements. The park is bounded on the north by Falls Church Gardens Condominiums, on the east by Wexford Manor Apartments, on the south by the proposed Lee Landing Townhouse Development and on the west by Pinewood Greens Townhouses. The park is nearly flat, about one half covered with trees. The soils are suitable for park development.

Funding from a Community Development Block Grant is available totalling \$62,700.

We suggest a visit to the site by you and/or your family for a better understanding of the existing conditions. A Public Forum will be held June 28, 1983 at 8:00 p.m. at Timber Lane Elementary School, 2737 West Street, Falls Church. The purpose of this forum is to bring together all interested persons and provide the opportunity to present their views in informal groups. As a goal of this meeting, leaders of the small groups will attempt to form a consensus of the views expressed and agree upon a plan to follow for future improvements, if desired. Persons, groups or organizations are urged to present views on their behalf; help us spread the message about this meeting.

PLEASE RETURN QUESTIONNAIRE BY JUNE 1, 1983. The Fairfax County Park Authority appreciates your assistance in the planning process. Please return this questionnaire to your community leader or to the Fairfax County Park Authority, 4030 Hummer Road, Annandale, Virginia 22003 by June 1, 1983. The project coordinator is Daryl DePrenger, Landscape Architect with the Park Authority. If you have any questions, call 941-5000, ext. 252.

1. Indicate the number of persons, by age group, residing in your household.

0-5 yrs. \_\_\_ 6-12 yrs. \_\_\_ 13-20 yrs. \_\_\_ 21-45 yrs. \_\_\_ 46-60 yrs. \_\_\_ Over 60 \_\_\_

2. Select one of the following statements that best describes your feelings concerning Lee Landing Park. (Check appropriate box. If you select Item (c), indicate facilities desired from list below.)

☐ a. I/we do not need any change in Lee Landing Park. (If checked, go to question #3.)

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

☐ c. I/we need the following recreational facilities in the park:

___ Walking Trail	___ Open Play Area
___ Horseshoe Pits	___ Picnic Area
___ Landscaping	___ Picnic Shelter
___ Nature Trail	___ Playground Apparatus (school age)
___ Shuffleboard	___ Tot Lot (pre-school)
___ Multi-Use Court (half size)	

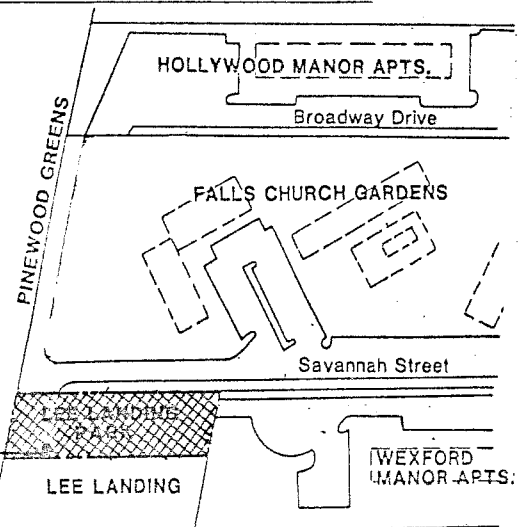
Other ideas \_\_\_\_\_

3. Which Fairfax County parks do you use most often? List: \_\_\_\_\_

4. In general, what do you think of the parks in your area? \_\_\_\_\_

\*NOTE: Remember the Forum on June 28, 1983 at 8:00 p.m. at Timber Lane School.  
Thanks for helping us master plan your park.

**LEE LANDING PARK**





# Discover your parks...

PA 276  
6-2-83

FAIRFAX COUNTY PARK AUTHORITY.. 4030 HUMMER RD.. ANNANDALE, VA. 22008

COME... BE INVOLVED WITH YOUR PARKS

## MODIFIED PRELIMINARY MASTER PLAN CYCLE: COMMUNITY FORUM ON LEE LANDING PARK

The Fairfax County Park Authority is holding a community forum pertaining to the master plan of Lee Landing Park on Tuesday, June 28, 1983 at 8:00 p.m. in the cafeteria of Timber Lane Elementary School, 2737 West Street, Falls Church, Virginia. To reach the school, take Lee Highway to the intersection of West Street, proceed on West Street 1/4 mile to the school on the right.

This park forum is being scheduled as an opportunity for open discussion regarding community needs and priorities for possible land use of this park site. This forum is in addition to questionnaires distributed to households in proximity to this small park. The purpose of this forum is to bring together all interested persons and provide the opportunity to present their views in informal groups. As a goal of this meeting, leaders of the small groups will attempt to form a consensus of the views expressed and agree upon a plan to follow for future improvements, if desired. Persons, groups or organizations are urged to present views on their behalf.

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 Lee Landing Park.

When consensus is reached, the preliminary master plan will be presented at a regularly scheduled Park Authority meeting for approval.

### BACKGROUND:

In November 1978 residents of Wexford Manor, Hollywood Gardens (now known as Falls Church Gardens Condominiums) and Hollywood Manor requested Federal Community Development Block Grant (CDBG) funds for the acquisition and development of a small park to serve children ages 3 - 9. Facilities specifically mentioned were picnic tables, swings, slides, and spring animals. The 1+ acre wooded tract west of Wexford Manor was identified as the ideal site for the park.

Following approval of funding, the Fairfax County Department of Housing and Community Development (HCD) pursued acquisition of the site, however was unsuccessful due to the high cost. Subsequently, HCD tried to negotiate agreements with the three apartment managers and owners to improve on-site recreation facilities, using CDBG funds, at the three complexes, however an agreement was not reached.

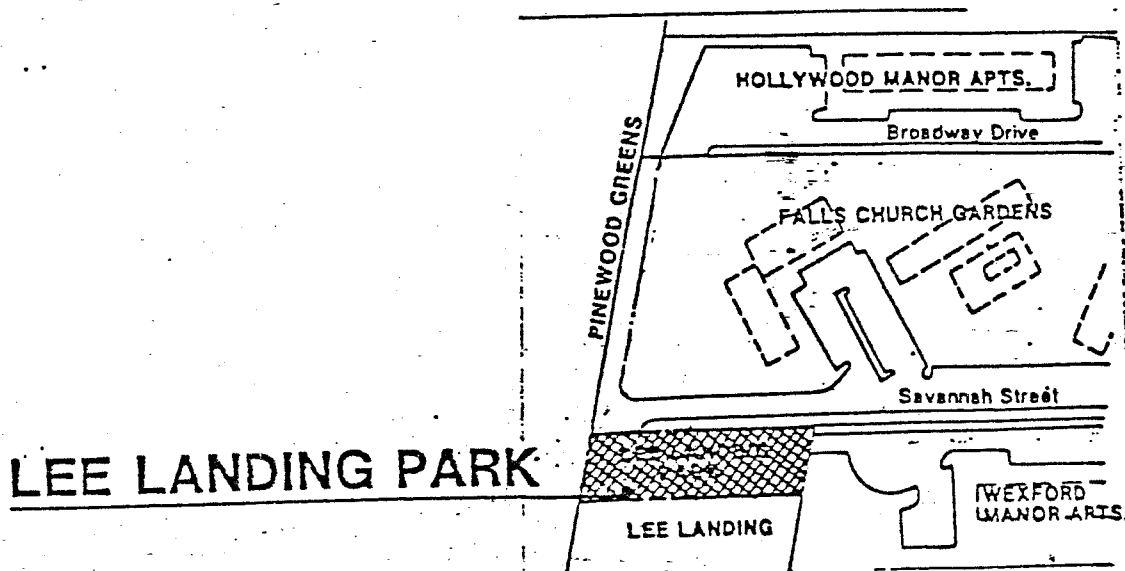
In 1980 HCD requested the aid of the Fairfax County Park Authority in acquiring a park in this area. This was accomplished in 1982. The .5 acre park (1/2 of the originally requested site) was dedicated to the Fairfax

County Park Authority from the developers of Lee Landing Townhouses.

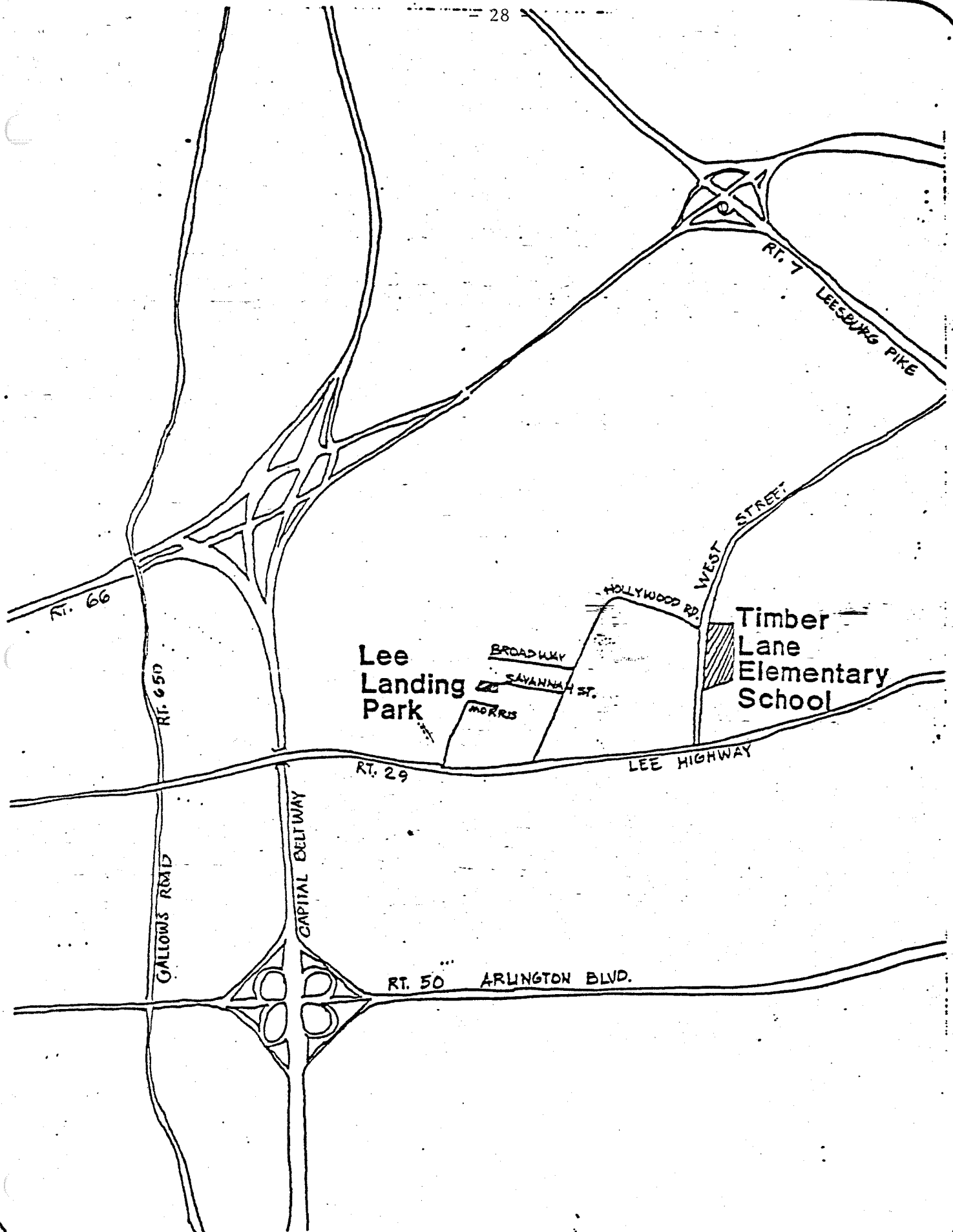
Lee Landing Park is located off of Hollywood Road in Providence Supervisory District. There is no public access at this time, however, steps are being taken to acquire necessary access easements. The park is bounded on the north by Falls Church Gardens Condominiums, on the east by Wexford Manor Apartments, on the south by the proposed Lee Landing Townhouse Development and on the west by Pinewood Greens Townhouses. The park is nearly flat, about one half covered with trees. The soils are suitable for park development.

Funding from a Community Development Block Grant is available totalling \$62,700.

We suggest a visit to the park for a better understanding of the existing conditions. Remember the forum on June 28, 1983 at 8:00 p.m. at Timber Lane School. The project coordinator is Daryl DePrenger, Landscape Architect with the Fairfax County Park Authority. If you have any questions, call 941-5000, ext. 252. Thanks for helping us master plan your park.



Louis A. Cable, Assistant Director  
Donald F. Lederer, Superintendent of Design





# Discover your parks... 9-9-83

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

TO: ALL FOLKS INTERESTED IN THE FUTURE PLANS FOR LEE LANDING PARK

FROM: DARYL DEPRENGER, LANDSCAPE ARCHITECT

SUBJECT: WHAT WE HEARD AT THE LEE LANDING PARK COMMUNITY FORUM

The following pages reflect the information that has been gathered from the community to date. If any of our notes appear 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 later this year for further review and comment by the community.

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

## LEE LANDING PARK COMMUNITY FORUM - SUMMARY

HELD: June 30, 1983 at 8:00 p.m. in the Timber Lane Elementary School

ATTENDEES: James Wild (Chairman and Lee District Representative), Fred Crabtree (Centreville District) and John Mastenbrook (Providence District) from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Daryl DePrenger, Ed Nenstiel, Kirk Holley, Joanne Kruge, David Jillson, and Lauren Bisbee from the FCPA Design staff; Jim Pomeroy and Nancy Cooley from the FCPA Conservation division staff; Margaret Peck from the FCPA History staff; Bill Hellwig, FCPA Maintenance Division; Deidre Ricks, Fairfax County Dept. of Housing and Community Development; Susan Kraft from Supervisor Scott's Office; Maureen Power, Northern Virginia Family Services; two residents of the Wexford Manor Apartments and one representative of the Wexford Manor Apts. Management.

Daryl DePrenger, project coordinator, gave a brief overview of the site including information on the service area, nearby parks and their facilities, Countywide Trail Plan, land use and density, zoning, and the questionnaire results. Site analysis included vegetation, slopes, soils, topography and access. Slides of the site showed the entrance, vegetation, and bordering properties.

Mr. Cable explained that the public forum is an opportunity for open discussion by area citizens on the use of Lee Landing Park for future park and recreation purposes. He suggested that the citizens present tell the FCPA staff of their likes, dislikes and special concerns for the park, and possibly come up with a suggested plan.



The following information summarizes the results of the discussion that evening:

LIKES - TOP TWO PRIORITIES

Picnic Area  
Playground Apparatus (creative playground) (school age)

LIKES - COMPLETE LISTING

Picnic area  
Tot lot (pre-school)  
Playground apparatus (school age) (creative playground)  
Walking trail  
Picnic shelter (2-3)  
Multi-use court (half-size)  
Jogging trail (fitness stations in community)  
Save trees  
Grill in shelter  
Sprinklers (play water)  
Access to Jefferson District Park  
Adjacent Wexford Manor open area (adjacent to the park)  
Prefer no lights  
Horseshoe pitch

DISLIKES

No shelter

SPECIAL CONCERNS

Safety zone (between multi-use court and play apparatus)  
Don't repeat play equipment in Wexford Manor and Hollywood Manor

The Wexford Manor Community Management is concerned that a basketball court may draw older children from outside their area and this may cause some problems. They would like to see an alternate plan without the basketball court. Put the emphasis on the creative playground and play equipment.

Another citizen expressed concern over the situation that exists currently with children playing ball in the parking lots in between the cars, etc. The FCPA should try to eliminate this problem when planning the park.

-----

Mr. Mastenbrook told the citizens that they had given the FCPA some excellent ideas and the staff will develop some optional layouts based on these ideas. Mr. Cable told the citizens the FCPA would like to meet with them on a small committee basis in the early Fall.

-----

Following the community forum, staff developed three concept plans; attached and titled Concept A, B and C.

Concept A: The "preferred concept" in the forum by those attending.

Shows: Picnic shelter  
Picnic area  
Tot lot/play apparatus area  
Horseshoe pits  
Trails  
Open play area

Concept B: Same as A, except the optional  $\frac{1}{2}$  basketball court is shown in place of the open play area.

Shows: Picnic shelter  
Picnic area  
Tot lot/play apparatus area  
Horseshoe pits  
Trails  
 $\frac{1}{2}$  Basketball court

Concept C: Minimal development

Shows: Trails  
Benches  
Clean-up and trash removal

SAVANNAH STREET

FALLS CHURCH GARDENS

PICNIC SHELTER

PICNIC AREA

OPEN PLAY AREA

TOT LOT / PLAY APPARATUS AREA

HORSESHOE PITS

65

67

69

70

72

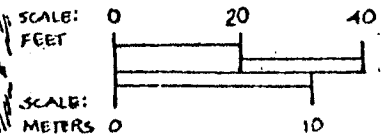
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LEE LANDING

# CONCEPT 'A' LEE LANDING PARK

FAIRFAX COUNTY PARK AUTHORITY  
MAP SEC. 49-2, .5 ACRES - JULY 1983



SAVANNAH STREET

FALLS CHURCH GARDENS

PICNIC  
SHELTER

PICNIC AREA

1/2 BASKET BALL  
COURT

TOT TOT PLAY APPARATUS AREA

HORSESHOE PITS

65

67

69

70

72

74

75

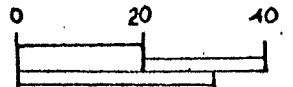
LEE LANDING

# CONCEPT 'B' LEE LANDING PARK

FAIRFAX COUNTY PARK AUTHORITY  
MAP SEC. 49-2, .5 ACRES, JULY 1983



SCALE:  
FEET



SCALE:  
METERS



SAVANNAH STREET

FALLS CHURCH GARDENS

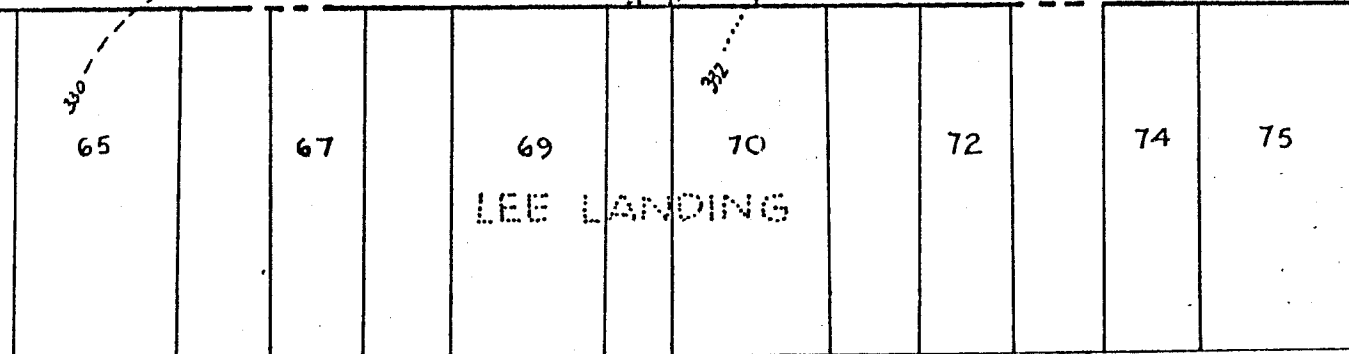
TRAILS

SEATING

CLEAN UP  
AND  
TRASH REMOVAL

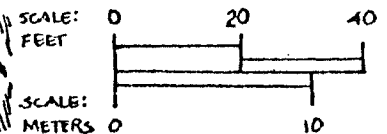
PINEWOOD GREENS

WYFORD MANOR



# CONCEPT 'C' LEE LANDING PARK

FAIRFAX COUNTY PARK AUTHORITY  
MAP SEC. 492 - .5 ACRES - JULY 1983



# Fairfax County Park Authority

4030 Hummer Road, Annandale, Virginia 22003  
Telephone (703) 941-5000



Director  
Joseph P. Downs

Assistant Directors  
Louis A. Cable  
James A. Heberlein

Authority Members  
James F. Wild  
Chairman  
Frederick M. Crabtree  
Vice-Chairman  
Barbara B. Clark  
Secretary-Treasurer  
Kaye Sloan Burke  
Calvin Hill  
John Mastenbrook  
Alan E. Mayer  
Robert D. Moss  
Dorothy S. Norpel  
Raymond W. Philipps

December 5, 1983

To All Attendees:

Re: Lee Landing Park Master Plan Meeting

On Tuesday, November 29, 1983, a small group of interested people met at Timber Lane Elementary School to approve a Lee Landing Concept in principle. Those in attendance were: John Mastenbrook, Park Authority member, Louis Cable, Nancy Cooley and Donald Lederer, Park Authority staff, Susan Kraft, Providence Supervisor's Office, Deidre Ricks, HCD, Virginia Peters, Westley Housing Development Corporation (Wexford Manor Management), Veronica Vincent, Wexford Manor Management, and Jerry Herbel, a student from George Mason University.

Mr. Cable opened the meeting with a short history of the project; where we are now and why we were at the meeting. I explained the three concept plans starting with Concept "B", Concept "C", and ending with Concept "A". During this procedure there was quite a discussion with regards to access, particularly access through Wexford Manor Apartments for our maintenance vehicles. Park Authority stated that letters had been sent to the Wexford Manor Apartments and Hollywood Manor Apartments requesting easements; neither having answered at the present time. Wexford Manor Apartments indicated that they would want some compensation for the easement during the time of construction and then for the life of the easement to cover the use of vehicles using their drives.

Concept "A" was the plan used as a basis for discussion. Following are the decisions that were approved, starting from east to west:


1. Eliminate the picnic shelter.
2. Show the picnic area spreading to the west to include the area where the picnic shelter was shown.
3. Eliminate the horse shoe pits.
4. Move the apparatus area from the east side of the entrance walk coming from Lee Landing Park area to the north side of the walk.
5. Eliminate the rectangular area which was assumed to be a seating area.

6. Move the tot area from the west side of the entrance walk to the east side of the entrance walk from Lee Landing Park, keeping it away from the south property line as much as possible.
7. Leave the open play area as shown. There was some discussion with Virginia Peters regarding the possible use agreement with Wexford Manor Apartments to extend the open area to the east. It was requested that the Wexford Manor Apartments forward a letter to the Park Authority offering an agreement concept to them.
8. There shall be no lights in the park.

Per all of the concept plans and the Park Authority maps about the middle of the common border between the Park Authority's Lee Landing Park and the Lee Landing Park subdivision/apartments. There was to be an entrance to the park. It was noted on Tuesday the 29th that there was a solid row of houses along the northern border with no opening between them. The Park Authority has contacted Fairfax County Design Development Division of the Department of Environmental Management to determine why this is being done.

The meeting was adjourned. If there are any additions, deletions, or corrections to be made, please contact me.

Sincerely,

  
Donald Lederer  
Superintendent of Design

DFL/pmb

cc: Daryl DePrenger  
Richard Jones

December 12, 1983

To All Attendees:

Re: Lee Landing Park  
Master Plan Meeting

Enclosed is an addendum to the summary of the November 29, 1983 meeting, showing the concept plan that was agreed upon. This concept plan now becomes the Preliminary Master Plan to be published, posted and distributed for comments before Park Authority scheduled adoption in February, 1984.

If there are any questions, please contact me.

Sincerely,

✓ Daryl DePrenger  
Project Coordinator

DdP/sh

Enclosure

cc: Louis A. Cable, Assistant Director  
Donald F. Lederer, Supt. of Design



SAVANNAH STREET

FALLS CHURCH GARDENS

APPARATUS AREA

PICNIC AREA

TOT LOT

OPEN PLAY AREA

65

67

69

70

72

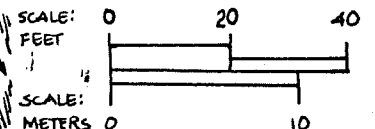
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LEE LANDING

# CONCEPT LEE LANDING PARK

FAIRFAX COUNTY PARK AUTHORITY  
MAP SEC. 49-2 .5 ACRES NOV. 1983



NO FACILITIES TO BE LIGHTED

Revised

PROPERTY RECORD FORM

NAME Lee LANDING PARK

MAP REFERENCE 49-2 (C1)-B

NUMBER OF ACRES .5000

DEED BOOK Number 5689 Page 381

19  
19  
19  
19  
19  
19

Recorded 9-22-82

DATE OF DEED

CERTIFICATED OF TITLE Date

PURCHASE PRICE (dedicated)

ACQUIRED BY Purchase \_\_\_\_\_ Donation \_\_\_\_\_

→ Cluster X

CONSERVATION EASEMENT Leased \_\_\_\_\_

Owned by \_\_\_\_\_

Address \_\_\_\_\_

Phone No. \_\_\_\_\_

MATCHING MONIES Federal Aid \_\_\_\_\_ Agency \_\_\_\_\_ Matching % \_\_\_\_\_

TYPE Neighborhood X Community \_\_\_\_\_ District \_\_\_\_\_

Stream Valley \_\_\_\_\_ Historic \_\_\_\_\_ County \_\_\_\_\_

LOCATION

MAGISTERIAL DISTRICT Providence

PLANNING DISTRICT Area I, J-8, Shrove-West Comm. Plan. Section

PLAT Yes X No \_\_\_\_\_ Number F-900 RP Date 4-20-82

Surveyor Rumyon, Dudley Associates, Inc.

PREVIOUS OWNER

APPRAISALS Yes \_\_\_\_\_ No X By \_\_\_\_\_ Date \_\_\_\_\_

EVALUATION \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_

REMARKS \_\_\_\_\_