

Fairfax County Park Authority

## MEMORANDUM

*EN* To Chairman and Members

Date July 10, 1986

From Ed Nenstiel *am*

Subject Newington Park

### Recommendation:

The Park Authority move to send the Newington Park preliminary master plan to public hearing.

### Statement:

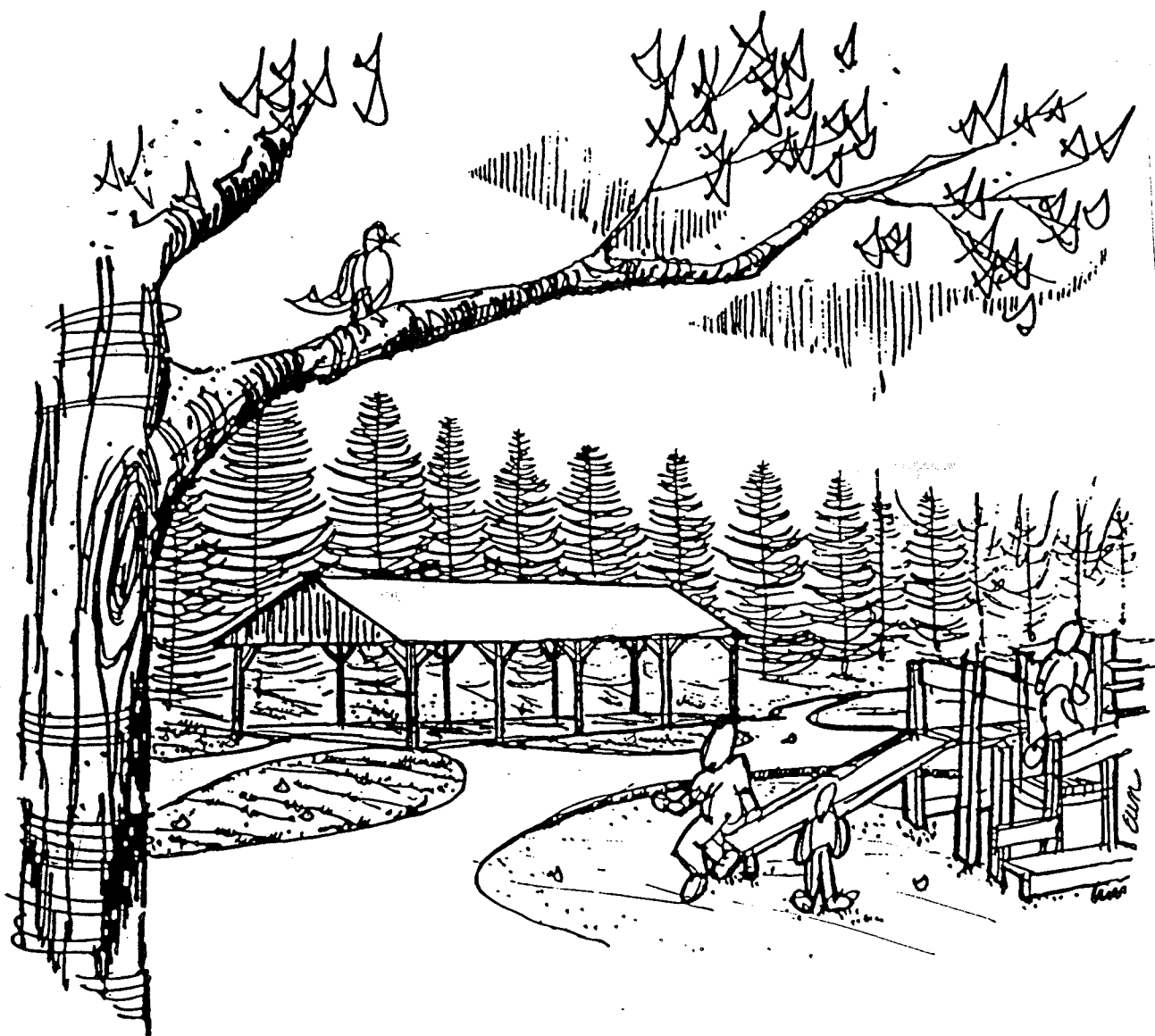
The preliminary master plan and report is enclosed. The preliminary master plan shows: entrance road and paved parking lot for 19 cars, relocated shelter, play apparatus area, tot lot, picnic area, multi-use court, an improved open play area, natural area and a trail system linking the park facilities to each other as well as to the major site access points. In addition, there will be a security light and bollards located at the end of Bulkey Road, improved/controlled pedestrian crossing at Newington Road and landscape screening around the park boundry where appropriate.

No lighted facilities are planned.

EN:ka

*now  
Lavelle Dupelle*





PRELIMINARY  
MASTER PLAN

# NEWINGTON PARK

JUNE 1986

## SUMMARY REPORT



PRELIMINARY  
MASTER PLAN REPORT  
OF

NEWINGTON PARK

PREPARED FOR

FAIRFAX COUNTY PARK AUTHORITY

JOSEPH P. DOWNS, DIRECTOR  
JAMES A. HEBERLEIN, ASSISTANT DIRECTOR  
DONALD F. LEDERER, SUPERINTENDENT OF DESIGN

AUTHORITY MEMBERS:

JAMES F. WILD, CHAIRMAN  
FREDERICK M. CRABTREE, VICE CHAIRMAN  
DOROTHY S. NORPEL, SECRETARY-TREASURER  
KAYE SLOAN BURKE  
OLIVER W. FRANKLIN  
JOHN MASTENBROOK.  
ROBERT D. MOSS  
RAYMOND H. PHILIPPS  
THOMAS B. WHITE, JR.

PREPARED BY

FAIRFAX COUNTY PARK AUTHORITY STAFF  
EDWARD NENSTIEL, LANDSCAPE ARCHITECT



### LOCATION

Newington Park is located in the Mt. Vernon Supervisory District at 6812 Newington Road in the Lorton Area. It can be identified on property identification Map 99-2 ((1)) parcels 30A, 32, 33 and 34 and Map 99-4 ((1)) parcel 17. The park site is bordered on the south and east by single family residences of the Hunter Estates subdivision, on the west by the Newington Maintenance Facility and the Allen Industrial Park which includes the Fairfax Connector Bus Garage, on the north by the Hilltop Industrial Park, the future Landsdowne Development and a single family residential lot. The park is buffered on the east by a large undeveloped lot currently zoned residential.

### SIZE AND ACQUISITION

The park which is 26.8164 acres in size is composed of five parcels as shown on the plan. Parcels 30A and 32 were acquired in January 1973. Parcels 33 and 34 were acquired in August 1977. The portion of parcel 17 which fronts on Newington Road was acquired from the Board of Supervisors in March 1985.

In September of 1966 the Board of Supervisors, at the request of local citizens, established a 200-ft wide strip of land on the eastern boundry of the Newington maintenance facility as a buffer between the maintenance facility and the Hunter Estates Neighborhood. This was accomplished by an implied interim use agreement.

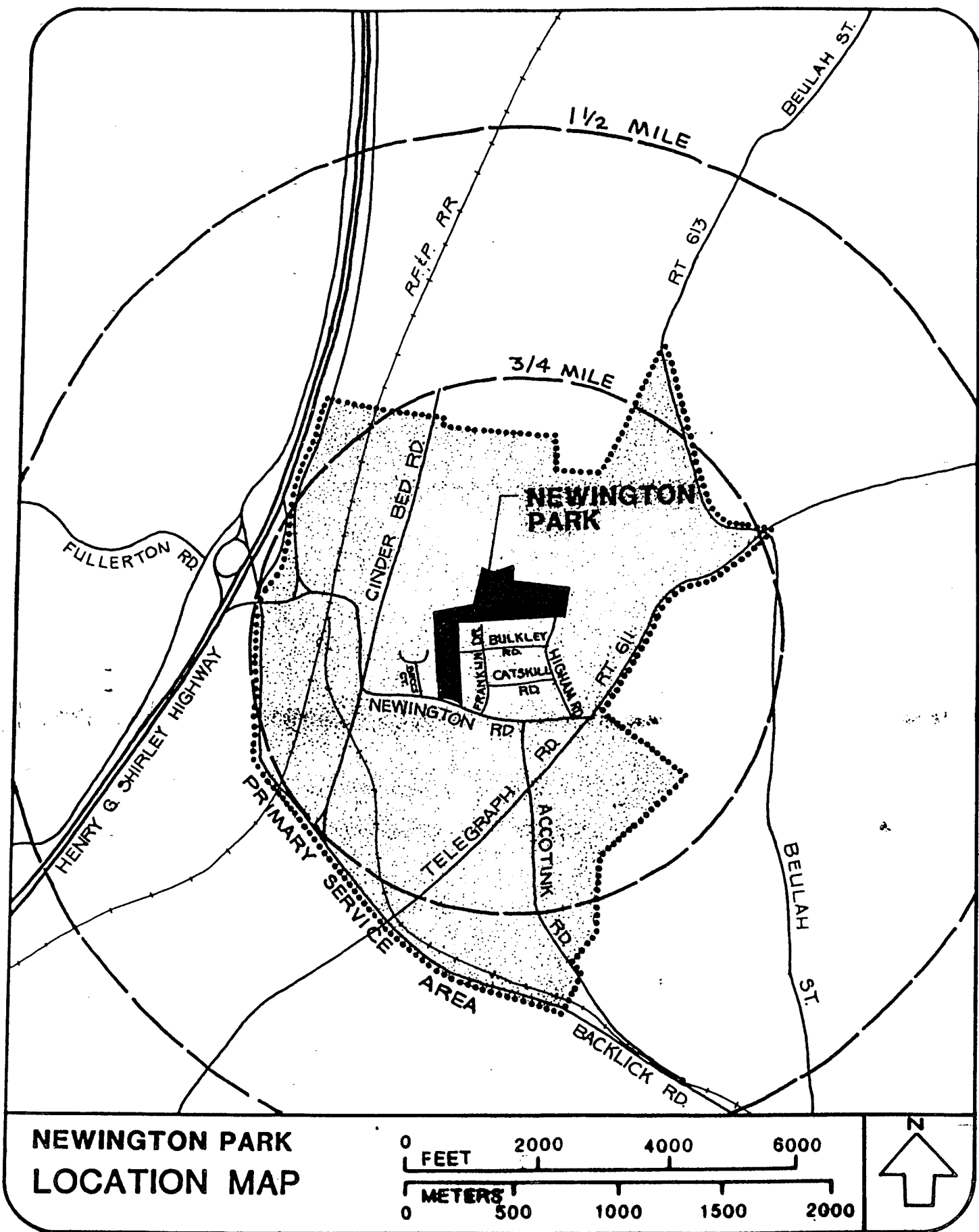
- 1968 - Park Authority adopted a master plan
- 1968 - Athletic field area graded and established
- 1974 - Picnic shelter installed
- 1977 - Multi-use court, playground and steps, installed.

### FORUM SUMMARY

The Newington Park Community Forum was held on February 12, 1986, at the Newington Maintenance Facility. Attendees included representatives of the Fairfax County Park Authority, Supervisor Egge and approximately 14 citizens representing themselves and the Newington Civic Association.

The forum began with a presentation of the background and history of the park, its size, acquisition, etc. Next there was an explanaton of the park design process and all site analysis data on the park site. At this point, citizens were divided into two groups to discuss in closer detail the facilities they wanted to see developed at the park. Each group listed its own desired facilities and voted on them with a point scale system.







The following is a compiled listing for all the group's choices and the combined points for each:

	Total Points From All Groups
o Improve pedestrian and vehicular access to the park at Newington Road and provide paved parking	34
o confine development to the southern (panhandle) portion of the park and keep the northern portion as a natural/wildlife area;	33
o upgrade existing park facilities and improve drainage pitch along garage;	22
o provide a landscape buffer between the park and garage and provide a buffer along the park boundary where appropriate;	15
o provide lighted tennis courts;	14
o provide stone fireplace in shelter;	14
o provide a security light near steps at Bulkley Road;	12
o provide restrooms;	8
o provide bike paths;	5
o provide nature trails;	4
o flowers and beautification;	4
o community center	3
o better tot lot equipment	3
o standard size lighted baseball/softball field	3
o shelters	2
o trash receptacle	2
o lighted basketball court	1
o grills and picnic area	1
o tot lot and wading pool	1

Particular "dislikes" which were expressed included: no development in northern portion of the park; no motorcycle, motorbikes or dirtbikes; pedestrian access only at Bulkley Road; park closed at dark; no unauthorized motor vehicles; no improvements which might draw from outside the community.

Special concerns which were expressed included: security of private property; drainage problems; maintenance (trash and grass) and improvement of open play area with new topsoil, seed and sod.



### SITE ANALYSIS CONCLUSIONS

Based upon the site's characteristics and natural features, as well as its accessibility, easements and surrounding land uses, the following conclusions can be made:

Improved vehicular and pedestrian access to the park site from Newington Road should be provided. The southern panhandle portion of the park which is already partially developed should continue to be the center of active facility development within the park. The northern portion with its steep slopes, lack of accessibility and heavily wooded forest environment should remain in its natural state. As much landscape screening and buffering as possible should be provided along the property lines.

### PRELIMINARY MASTER PLAN DESCRIPTION

The preliminary master plan shows: entrance road and parking lot for 19 cars, relocated shelter, play apparatus area, tot lot, picnic area, multi-use court an improved open play area, natural area and a trail system linking the park facilities to each other as well as to the major site access points. In addition, there will be a security light and bollards located at the end of Bulkley Road, improved/controlled pedestrian crossing at Newington Road and landscape screening around the park boundry where appropriate. No lighted facilities are planned.

### PRELIMINARY COST ESTIMATE

1. Entrance Road and Parking Lot	\$121,218
2. Relocated Picnic Shelter	\$ 18,482
3. Play Apparatus Area	\$ 27,274
4. Tot Lot	\$ 13,035
5. Multi-Use Court	\$ 22,956
6. Picnic Area	\$ 6,708
7. Open Play Area	\$ 29,640
8. Trails	<u>\$ 60,000</u>
Subtotal	\$299,313
Design/Engineering	\$ 36,531
Contract Administration	<u>\$ 44,747</u>
TOTAL	\$380,591

### FUNDING AND CONSTRUCTION PHASING

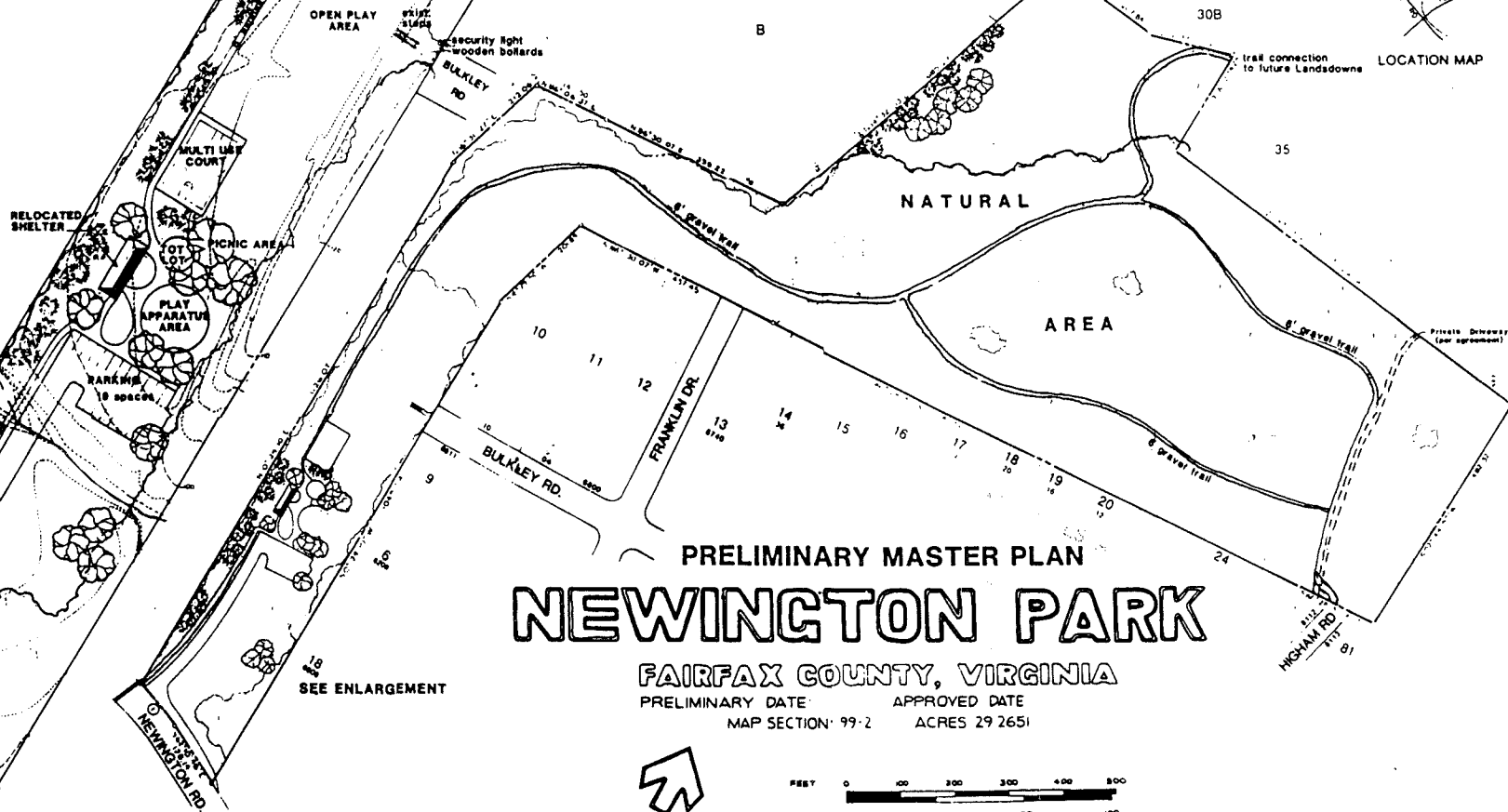
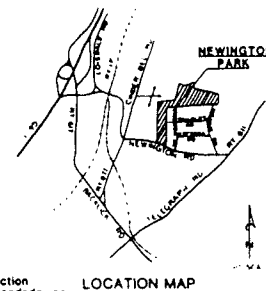
There is approximately \$77,000 available for park improvements in FY 86 and FY 87 from funds by the 1982 park bond referendum. Based on the estimated costs for development and available funding it is not possible to complete all improvements in one phase. The recommended priorities are:



NOTES:  
 PROPERTY INFORMATION DERIVED FROM  
 PLATS BY WILLIAM G. MINTOSH & ASSOCIATES,  
 FARMERS, IN AUG. 18, 1977 AND F.C.P.A. NOV. 30  
 1980. MATHEMATICAL ADJUSTMENTS MADE BY  
 F.C.P.A.  
 CONTOURS DERIVED FROM COUNTY TOPO  
 AND ARE FOR MASTER PLANNING ONLY  
 CONTOUR INTERVAL: 4.5'

# ENLARGEMENT

1" = 100'  
 CONTOUR INTERVAL: 4.5'



## PRELIMINARY MASTER PLAN NEWINGTON PARK

FAIRFAX COUNTY, VIRGINIA

PRELIMINARY DATE:      APPROVED DATE:  
 MAP SECTION: 99-2      ACRES 29.2651



FEET 0 100 200 300 400 500  
 METERS 0 50 100 150



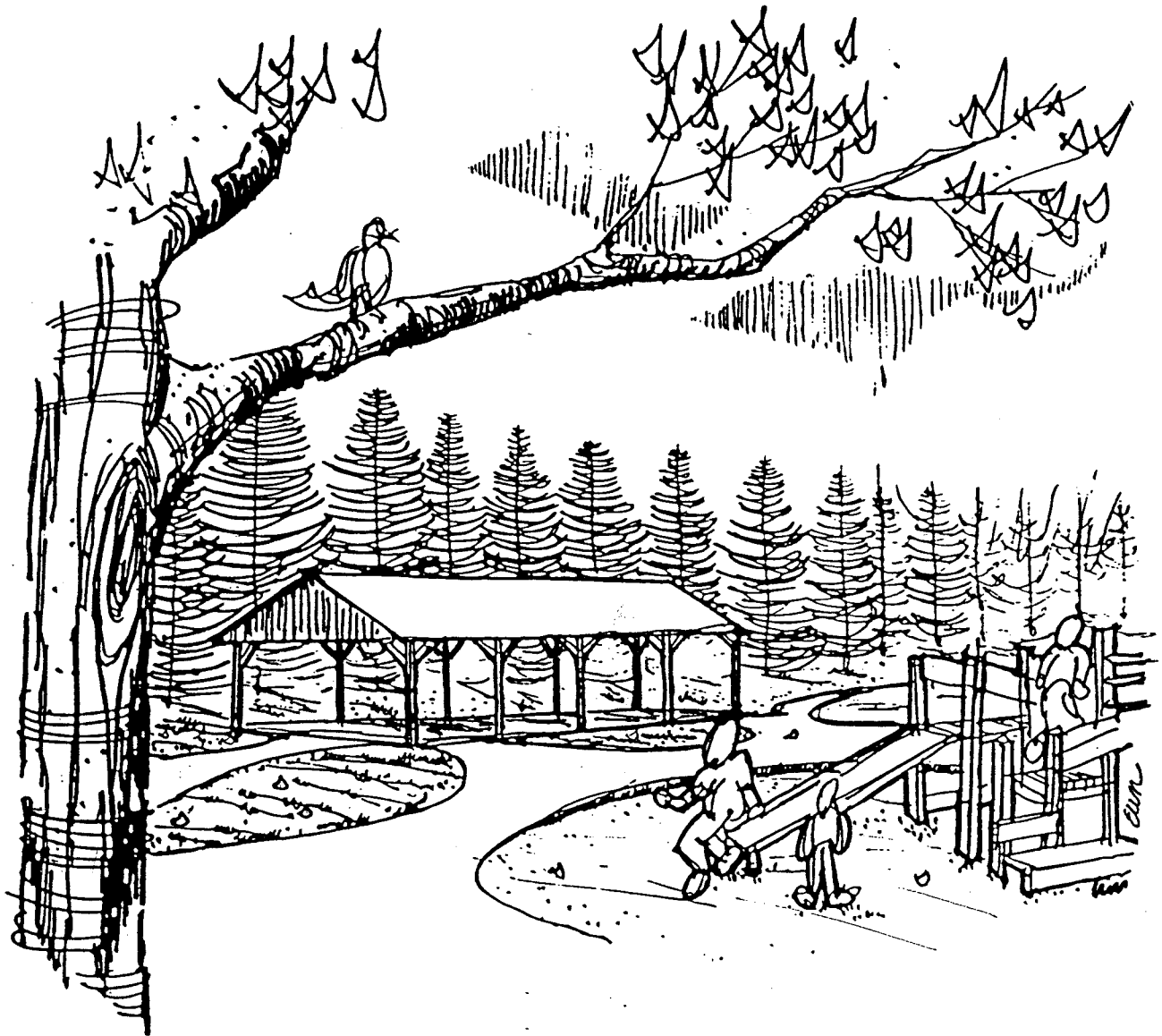
Phase I: Paved deceleration lane and entrance, gravel entrance road, gravel parking lot.

Phase II: Pave gravel entrance road, pave gravel parking lot, picnic shelter, play apparatus area, tot lot, picnic area, multi-use court, open play area, and trails.

PRELIMINARY ANNUAL MAINTENANCE COSTS

1. Parking Lot	\$ 360
2. Picnic Shelter	\$ 2,500
3. Play Apparatus Area	\$ 1,212
4. Tot Lot	\$ 1,212
5. Multi-Use Court	\$ 697
6. Picnic Area	\$ 350
7. Open Play Area	\$ 600
8. Trails	\$ 2,576
9. Natural Area	<u>\$ 4,635</u>
TOTAL	\$14,142





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MASTER PLAN

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NEWINGTON PARK

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## I. INTRODUCTION

### A. PURPOSE

The purpose of this report is to provide background information and to explain the methodology used and the decisions which were made in the preparation of the master plan for development of Newington Park. It has been prepared to supplement the graphic master plan and to provide a ready source of information for future design and development plans.

### B. DEFINITIONS

#### 1. Master Planning

Master Planning is the process of arranging man-made and natural objects on the land so as to create an orderly and functional park within the limits of environmental awareness and community recreational needs. A master plan is a guide for future development that can be changed if circumstances require. The master plan is the first step in the planning process and is prepared prior to construction of park facilities. Development of the master planned facilities may take place over an extended period of time (five, ten, or more years), depending on the size of the park and the capital construction funds available.

At the heart of the master planning process is the careful evaluation of such diverse and unusual conflicting factors as site potentials and constraints, current citizen desires, existing facilities and projected future needs, existing site use and accommodation of differing types of potential users. No single factor can assume overriding precedence and each must be weighed carefully in this process of creating a park which offers utilitarian features within an aesthetically pleasing environment.

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 provisions 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.

#### 2. Community Park

Newington Park is classified as a community park. This is the most frequently occurring park type and is designed to provide for daily recreation within an urban setting.



Community parks are, therefore, oriented towards a short duration of recreation in active or passive uses. 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.

The criteria for the selection of this type of park is 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, tennis courts, shelters with restroom/concession facilities, parking, trails and lighting where necessary. Wooded tracts provide the sites for a variety of passive uses.

### 3. Service Area

The primary service area of a community park is a 3/4 mile radius from the park. This distance is considered convenient for pedestrian or bicycle access, and generally defines the area where most of the park's frequent users live. A secondary service area of 1-1/2 mile radius is considered to further define recreational deficiencies and interest on a broader scale since all FCPA park facilities are open for use by the general public from any area.

## C. OBJECTIVES

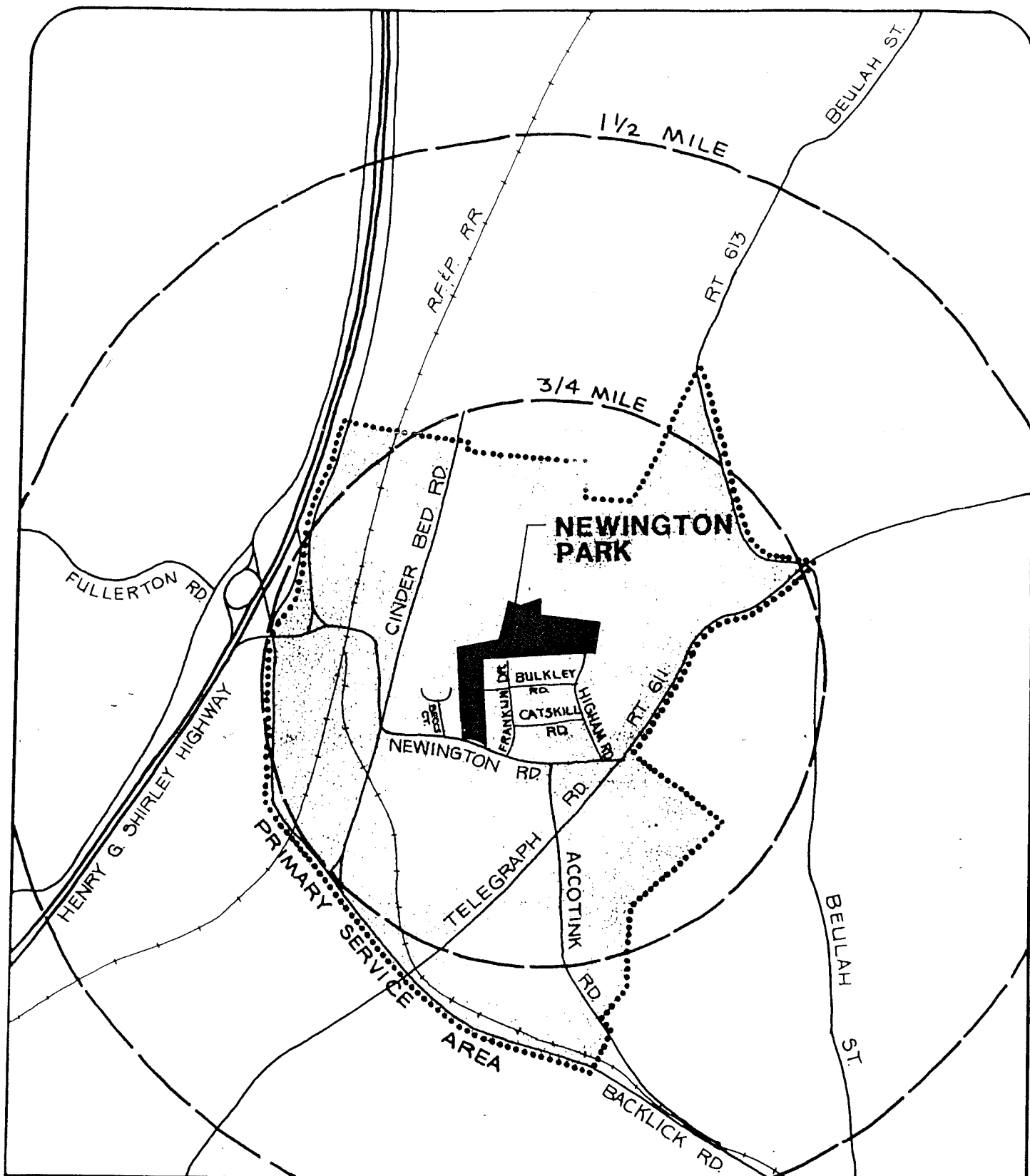
It is the objective of this preliminary master plan to establish the basic guidelines for the development of usable active and passive recreation space at Newington Park. It is a further objective to provide this space in a manner responsive to the desires of the potential park users, estimates of community needs and with minimal disruption of the existing physical conditions.

## II. BACKGROUND DATA

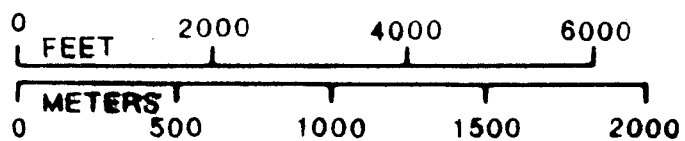
### A. LOCATION

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**NEWINGTON PARK  
LOCATION MAP**





includes the Fairfax Connector Bus Garage, on the north by the Hilltop Industrial Park, the future Landsdowne Development and a single family residential lot. The park is buffered on the east by a large undeveloped lot currently zoned residential.

#### B. SIZE AND ACQUISITION

The park which is 26.8164 acres in size is composed of five parcels as shown on the plan. Parcels 30A and 32 were acquired in January 1973. Parcels 33 and 34 were acquired in August 1977. The portion of parcel 17 which fronts on Newington Road was acquired from the Board of Supervisors in March 1985.

In September of 1966 the Board of Supervisors, at the request of local citizens, established a 200-ft wide strip of land on the eastern boundry of the Newington maintenance facility as a buffer between the maintenance facility and the Hunter Estates Neighborhood. This was accomplished by an implied interim use agreement.

- 1968 - Park Authority adopted a master plan
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#### C. AVAILABLE FUNDS

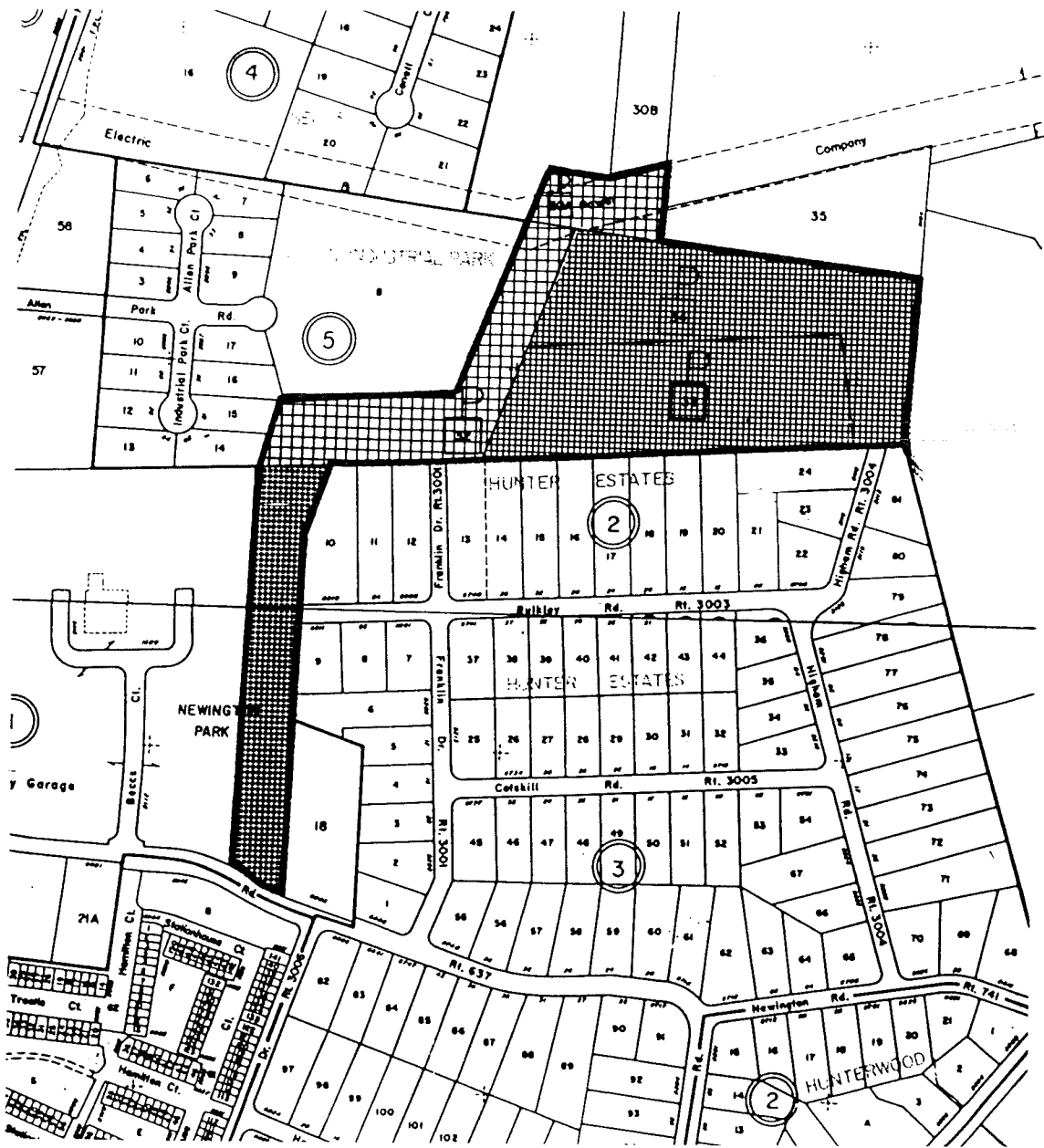
In the approved 1982 park bond referendum, \$80,000 was allocated to become available in fiscal year 1988. These funds were to be used to revise the existing master plan and then develop facilities based on the outcome of the master plan process. However, this project has been given a higher priority and these funds are now available in FY 86, 87, 88 and 89 for planning, design and construction.




### III. STUDY AREA

#### A. SERVICE AREA

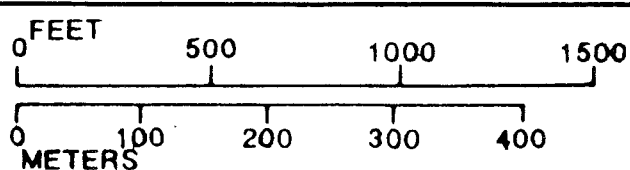
As discussed in the introduction to this report, for planning purposes, the primary service area is about 3/4 mile from the center of the park. This service area is further defined by physical constraints or barriers preventing a person from conveniently reaching the park such as highways or impassable streams. In this case, the primary service area extends from the western edge of Ft. Belvoir west to I-95. Backlick Road delineates the southern boundary of the service area. The northern boundry of the service area is bound by Beulah Street and an arbitrary line approximately 3/4 mile from the park as shown on the plan.





-  JANUARY 1973
-  AUGUST 1977
-  MARCH 1985

**NEWINGTON PARK  
ACQUISITION MAP**





B. COMPREHENSIVE PLAN

This primary service area is located within the community planning sector S-6. The county's comprehensive plan for this area states the following:

Newington Park and Amberleigh Park should be developed.

C. COUNTYWIDE TRAILS PLAN

The approved countywide trail plan indicates that trails will eventually be developed along the north side of Newington Road.

D. ZONING

The area surrounding the park is zoned R-1 single family and I-4 or I-5 industrial as shown on the zoning map. The large undeveloped parcel of land to the northeast of the park will be developed as mixed residential use and is known as Landsdowne.

E. POPULATION

Analysis of current and potential development in the park service area indicates there are approximately 1790 individuals within the primary service area. Expanding the study area to include the 1.5 mile secondary area increases the estimated population to 2,896 individuals.\*

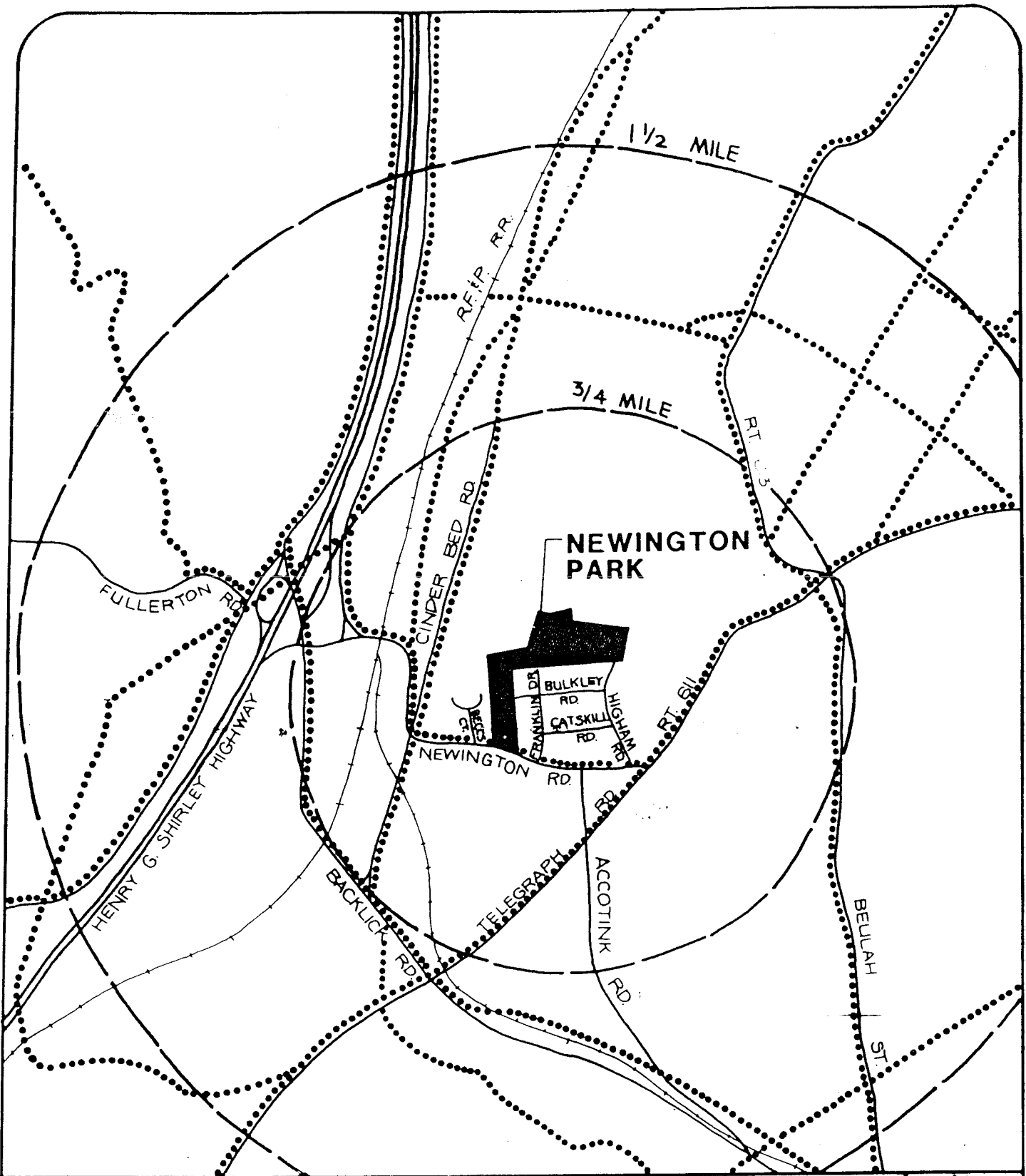
F. NEARBY PARKS AND SCHOOLS

Within a 3/4 mile radius of the park site are no parks other than Newington Park and no schools.

Park/School	Tot Lot	Parking	Picnic area	Playground	Basketball court
Newington Park	•	•	•	•	•

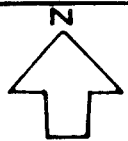
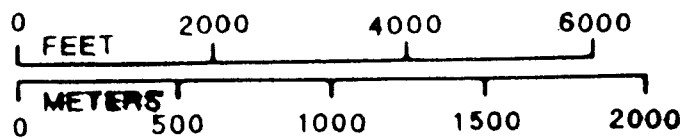
\*Population count is based on the Census update as supplied by Fairfax County Office of Research and Statistics in the 1985 Standard Reports Publication.





NEWINGTON PARK

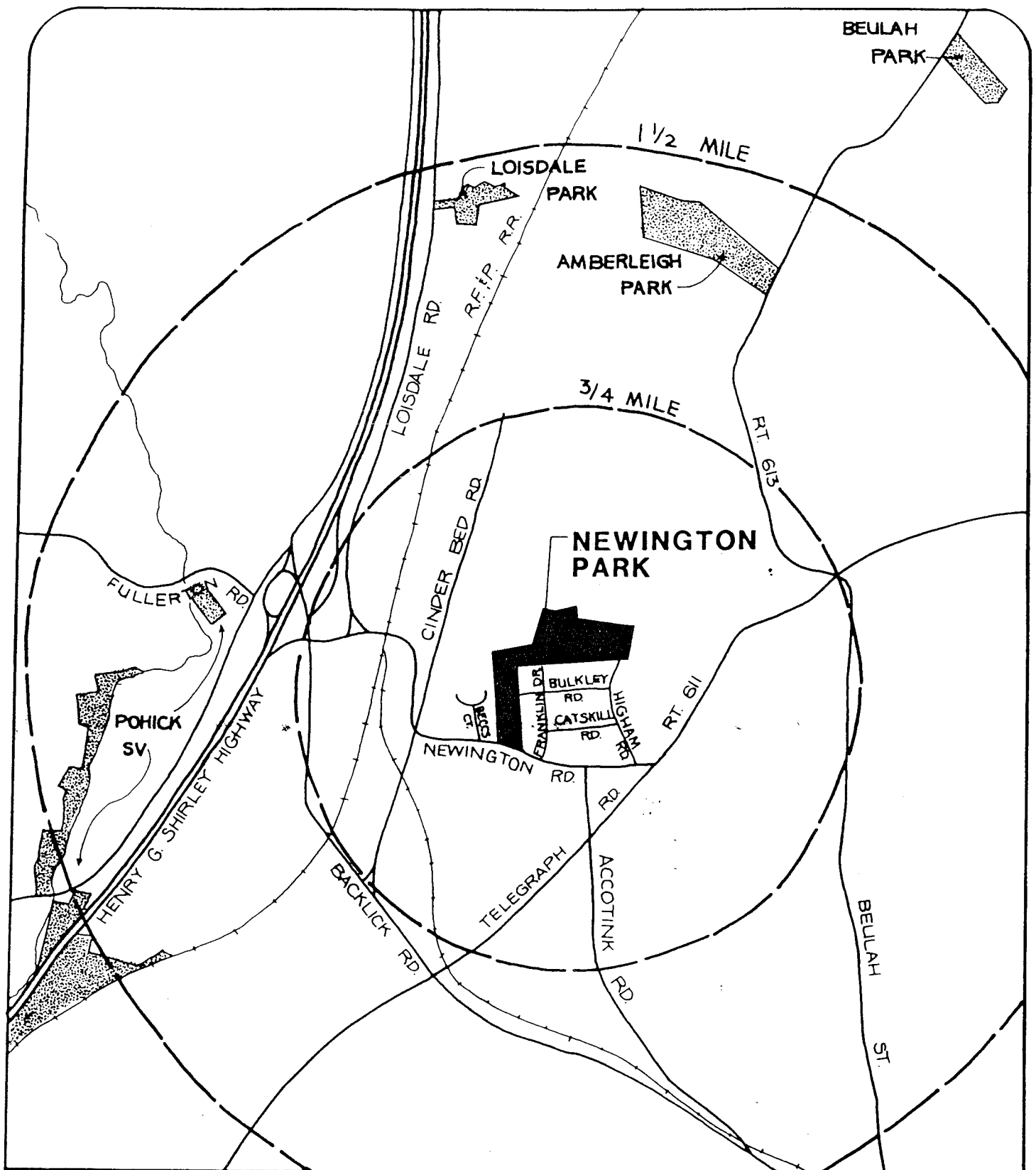
COUNTYWIDE TRAILS



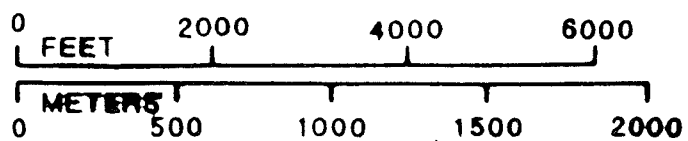








NEWINGTON PARK  
NEARBY PARKS





Based on an estimated population of 1790 people within the 3/4 mile service radius, the following facility standards apply:

## FCPA Facility Standards as Related to 3/4 Mile Area

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES		EXISTING PARKS	EXISTING SCHOOL FACILITIES	SURPLUS/(+) DEFICIENCY (-)	
		1985	2000			1985	2000
Tot Lot	1-500	3.6	7.1	1	0	-2.6	-6.1
Baseball	1-6000	1	1	1	0	0	0
Softball	1-3000	1	6	0	0	-1	-6
Tennis	1-1200	1.5	3	0	0	-1.5	-3
Basketball/Multi Use	1-500	3.6	7.1	1	0	2.6	-6.1
Swin Pool	1-15000						
Golf Course	1-25000						
Soccer	1-1500	1.2	2.4	0	0	-1.2	-1.2

Within a  $1\frac{1}{2}$  mile radius of the park site are two additional parks and no schools plus the following:

Parks/Schools	Facilities
Loisdale	Walking trail Picnic area Playground Natural area Open play area Tot Lot Basketball court Tennis court
Amberleigh	



Based on an estimated population of 2896 people living within the 1½ mile radius, the following facility standards apply:

FCPA Facility Standards  
as Related to 1½ Mile Area

FACILITY	FCPA FACILITY STANDARD	NEEDED FACILITIES		EXISTING PARKS	EXISTING SCHOOL FACILITIES	SURPLUS/(+) DEFICIENCY (-)	
		1985	2000			1985	2000
Tot Lot	1-500	5.8	10.8	1	0	-4.8	-9.8
Baseball	1-6000	1	1	0	0	-1	-1
Softball	1-3000	1	1.8	0	0	-1	-1.8
Tennis	1-1200	2.4	4.5	2	0	-4	-2.5
Basketball/Multi Use	1-500	5.8	10.8	1	0	-4.8	-6.8
Swim Pool	1-15000						
Golf Course	1-25000						
Soccer	1-1500	1.9	3.6	0	0	-1.9	-1.7

#### IV. SITE ANALYSIS

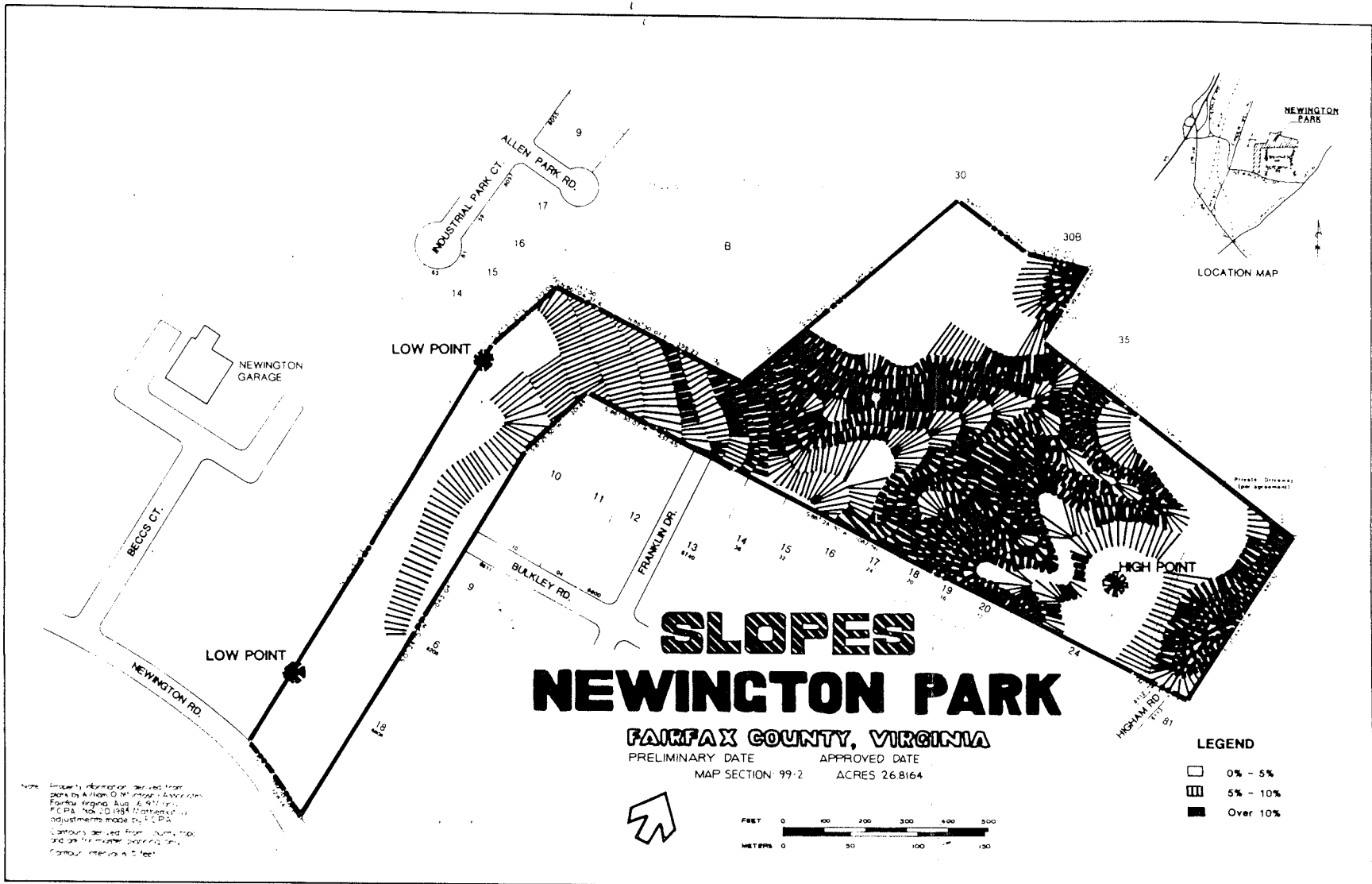
##### A. TOPOGRAPHY

Slopes on the site vary from relatively flat (0 to 5%) in the southern panhandle portion of the park, the north central portion along the Vepco right-of-way and on the eastern end of the park along the private driveway at Higham Road. Very steep (well over 10%) slopes occur in the central portion of the site and on the extreme eastern side of the park. There is a difference of about 150 feet in elevation across the site. The high point is in the eastern sector near the private driveway and the low point is at the drainage ditch that exits on the site near Newington Road.

##### B. SOILS

Mixed Alluvial - These soils are in flood plains and drainageways and consist of eroded material from surrounding hillsides from agricultural or construction activity. Soil materials range from soft organic silts and clays to dense gravel-sand-silt-clay mixtures. These soils have a seasonably high groundwater table and are generally not suitable for development.





# **SLOPES** **NEWINGTON PARK**

**FAIRFAX COUNTY, VIRGINIA**

PRELIMINARY DATE: \_\_\_\_\_ APPROVED DATE: \_\_\_\_\_  
 MAP SECTION: 99-2 ACRES 26.8164




## **LEGEND**

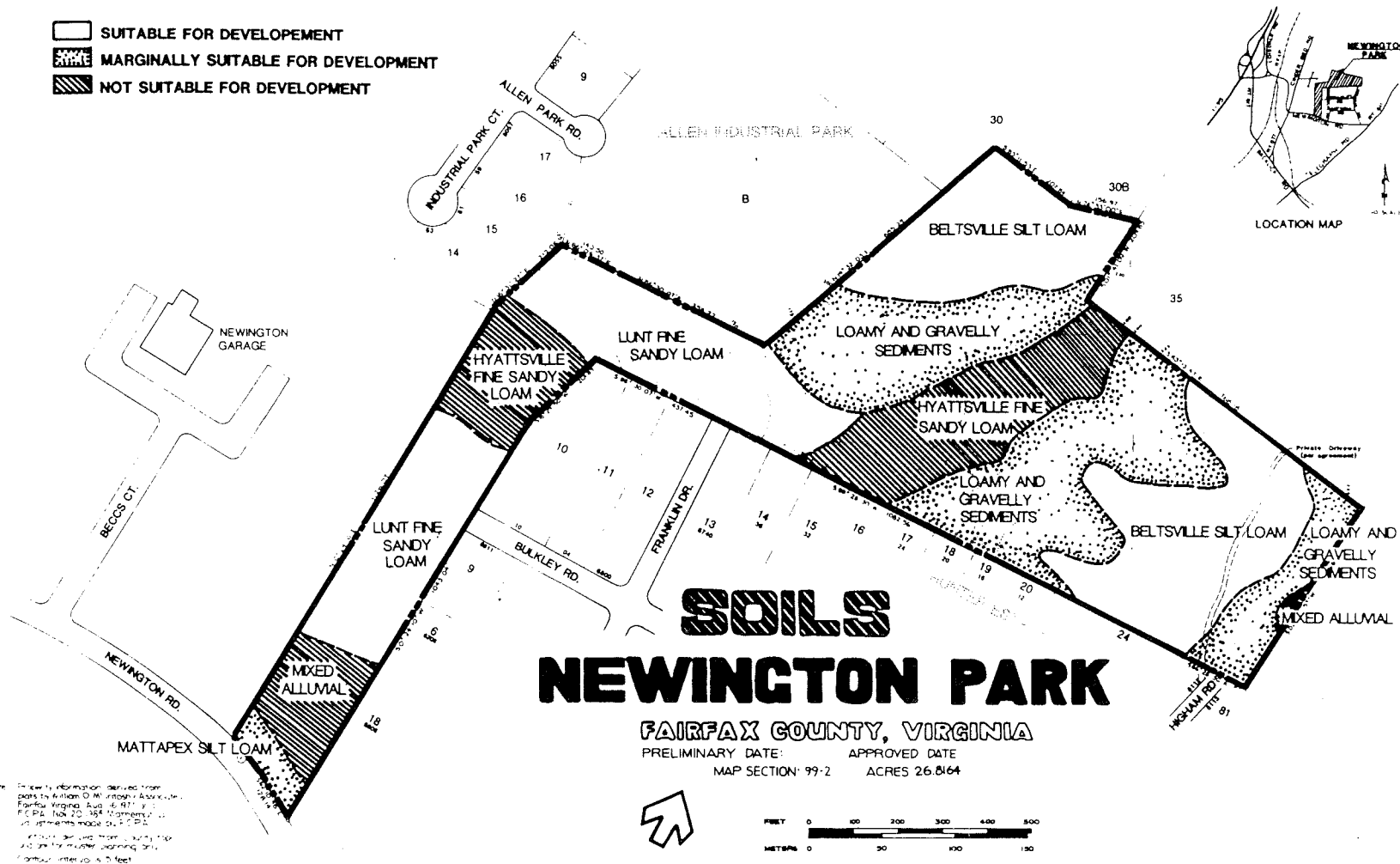
- 0% - 5%
- 5% - 10%
- Over 10%

Note: Property information derived from  
 plans by William O. McIntosh & Associates  
 Fairfax, Virginia, Aug. 16, 1977.  
 F.C.P.A. No. 20 (1984) Northampton  
 adjustments made by F.C.P.A.  
 Contours derived from survey map  
 and on the master planning only.  
 Contour interval is 5 feet.



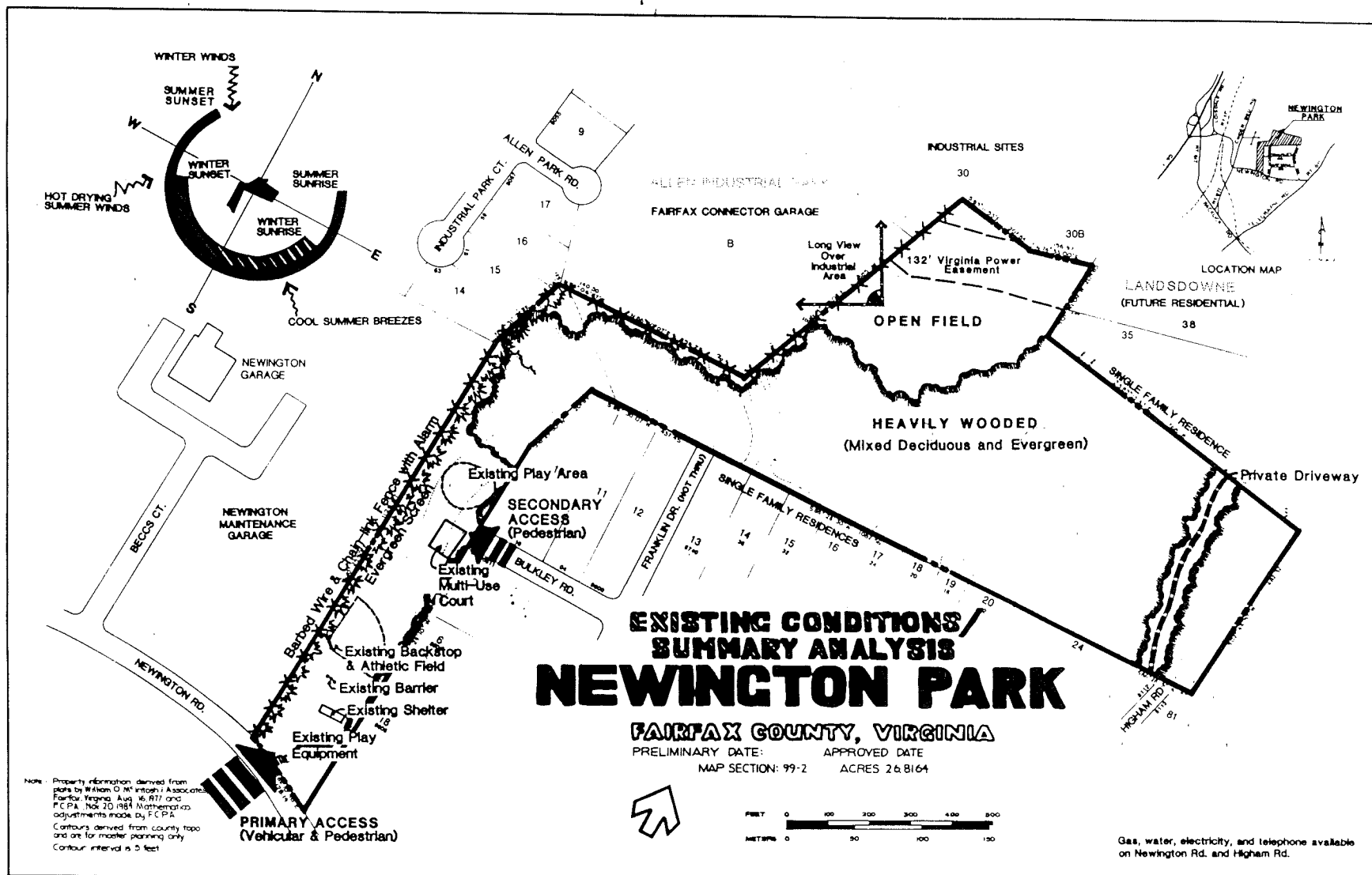
# LEGEND

-  SUITABLE FOR DEVELOPMENT
-  MARGINALLY SUITABLE FOR DEVELOPMENT
-  NOT SUITABLE FOR DEVELOPMENT



Note: Soil type information derived from maps by William O. Mitchell & Associates, Fairfax Virginia, Aug. 6, 1977, & F.C.P.D. 100-20-364 (topography) and supplements made by F.C.P.D. Soil type and land use maps are for planning only. Contour interval is 5 feet.







Hyattsville - These soils have a seasonably high ground-water and marginal bearing values for building foundations. These soils are generally not suitable for development.

Beltsville - These soils have seasonably high groundwater also but are generally suitable for park development.

Mattapex - These soils have seasonably high groundwater. The soil materials range from silty clays to sand-silt-clay mixtures with marginal bearing values. These soils are marginally suitable for development.

Lunt - These soils are extremely variable but in general may be the most suitable soils for development of this park site.

Loamy and Gravelly Sediments - These soils range from coarse textured gravel deposits to unstable marine clays. They are marginally suitable for park development.

#### C. ACCESS/VEGETATION/UTILITIES

Direct access to the park is from Newington Road and Higham Road. The park can be reached from Interstate 95 by taking the Newington exit to Newington Road. By following Newington Road east for approximately 3/4 mile the park is found on the left immediately adjacent to the Newington Maintenance Facility.

The southern panhandle area and an area in the north central portion of the site are open field. The remainder of the site is heavily wooded with mature mixed deciduous and evergreen trees.

All utilities are available to the site at Newington Road.

### V. PROGRAM DEVELOPMENT

#### A. CITIZEN REQUESTS

The Newington Park Community Forum was held on February 12, 1986, at the Newington Maintenance Facility. Attendees included representatives of the Fairfax County Park Authority, Supervisor Egge and approximately 14 citizens representing themselves and the Newington Civic Association.

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o community center	3
o better tot lot equipment	3
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o shelters	2
o trash receptacle	2
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o tot lot and wading pool	1

Particular "dislikes" which were expressed included: no development in northern portion of the park; no motorcycle, motorbikes or dirtbikes; pedestrian access only at Bulkley Road; park closed at dark; no unauthorized motor vehicles; no improvements which might draw from outside the community.

Special concerns which were expressed included: security of private property; drainage problems; maintenance (trash and grass) and improvement of open play area with new topsoil, seed and sod.



## B. COUNTY AGENCY COMMENTS

Selected planning agencies, both within the county and the Park Authority have provided comments and input regarding the development of this park. The following is a brief summary of their observations:

Fairfax County Soil Survey Office has suggested that due to the soil types occurring on the site, extensive detail site testing would need to be done in order to determine specific suitability factors; however, the soils appear to rate from unsuitable to suitable for park purposes.

Fairfax County Department of Recreation and Community Services says that they would like to see existing facilities upgraded, development of a parking lot and expand the playground area. In addition, a 300 ft. baseball field should be developed in the northern portion near Allen Industrial Park. A soccer/football field should be developed in the southeastern portion of the site near Higham Road, additional parking in the northeast and appropriate trails should also be developed.

Park Authority's Conservation Division suggests that the southern portion be developed and the northern portion be left in its natural state for occasional interpretive programming.

## C. SITE ANALYSIS CONCLUSIONS

Based upon the site's characteristics and natural features, as well as its accessibility, easements and surrounding land uses, the following conclusions can be made:

Improved vehicular and pedestrian access to the park site from Newington Road should be provided. The southern panhandle portion of the park which is already partially developed should continue to be the center of active facility development within the park. The northern portion with its steep slopes, lack of accessibility and heavily wooded forest environment should remain in its natural state. As much landscape screening and buffering as possible should be provided along the property lines.

## VI. PRELIMINARY MASTER PLAN DEVELOPMENT

In planning, and ultimately developing this park facility, we must be cognizant of all factors affecting this site. Physical restraints and attributes of the site, aesthetic values, resident desires and short and long term recreational needs all contribute to the planning process. In proposing park development, immediate needs, likes or dislikes cannot be the sole consideration. The park will be in use for decades to come and should be planned to



fulfill many of the recreation needs of future generations as well. Parks mature and become comfortable as do homes and neighborhoods. The trees, shrubs and wildflowers on the site will mature and change their spatial images, vistas will open and close, and colors change with the seasons. In recognizing the unique value and aesthetics of nature, addressing the often conflicting desires of the residents and fulfilling the recreational needs of the population, a preliminary plan has been developed. The following narrative describes the features shown on the preliminary master plan:

#### A. ACCESS AND PARKING

Vehicular access will occur at only one point on the park site. This will be at the present location at Newington Road. A paved entrance road and deceleration lane complying with VDH&T requirements will be provided, which will lead to a paved parking lot for approximately 19 cars. This parking lot will be located on the north side of the drainage swale that cuts across the park site from east to west. It will be located in the vicinity of the existing baseball backstop.

Pedestrian access will occur at 4 points on the park site. An asphalt trail 6 feet in width will be provided from Newington Road along the new entrance road to the parking lot and clustered active facility area. While the Park Authority can not provide a painted crosswalk and flashing pedestrian crossing signs on Newington Road, we will request the highway department to provide these road crossing facilities for the safety and convenience of park users who will be coming to the park from the south side of Newington Road. Existing pedestrian access at Bulkley Road will be maintained and improved by the addition of wood bollards to prevent unauthorized vehicular access at this point. Also, a security light which will operate by means of a photo electric cell will be provided here. Additional pedestrian-only access will be provided by means of trails 6 feet in width at Higham Road and at the extreme northwest corner of the site at the Virginia Power right-of-way. This access point will tie into the trail system from the future Landsdowne residential development.

#### B. SHELTER

The existing picnic shelter currently located in the low wet area just off Newington Road, will be removed and relocated to an area just north of the proposed parking lot. The shelter will be upgraded with the addition of a stone fireplace/barbeque if it can be accomplished under current fire code regulations.



C. TOT LOT/PLAY APPARATUS AREA

The existing playground will be removed and a new playground with two distinct areas, one for pre-schoolers ages 2 to 5 and another for school-age children ages 6 to 12, will be provided near the proposed parking lot and relocated picnic shelter. Playground equipment from the existing playground will be utilized in the new tot lot and play apparatus area as appropriate. In addition, new, modern equipment may be added to challenge and entertain the different age groups. A resilient surface of woodchips or other appropriate material will be provided under the equipment for safety.

D. PICNIC AREA

The picnic area will consist of five tables, three grills and two trash receptacles scattered around the area of the picnic shelter and playground.

E. MULTI-USE COURT

The existing basketball court will be demolished and removed from the site. A new multi-use court will be constructed just north of the newly relocated picnic shelter. The multi-use court will provide for basketball as well as volleyball.

F. OPEN PLAY AREA

Due to the site configuration and constraints, it was not possible to develop a regulation size baseball/softball field. The open play area is located north of the multi-use court and measures approximately 320 feet by 110 feet in size. It is intended for informal use and can be utilized for soccer, football, baseball games, as well as kite flying and frisbee throwing.

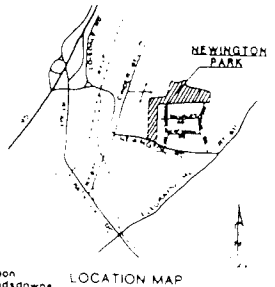
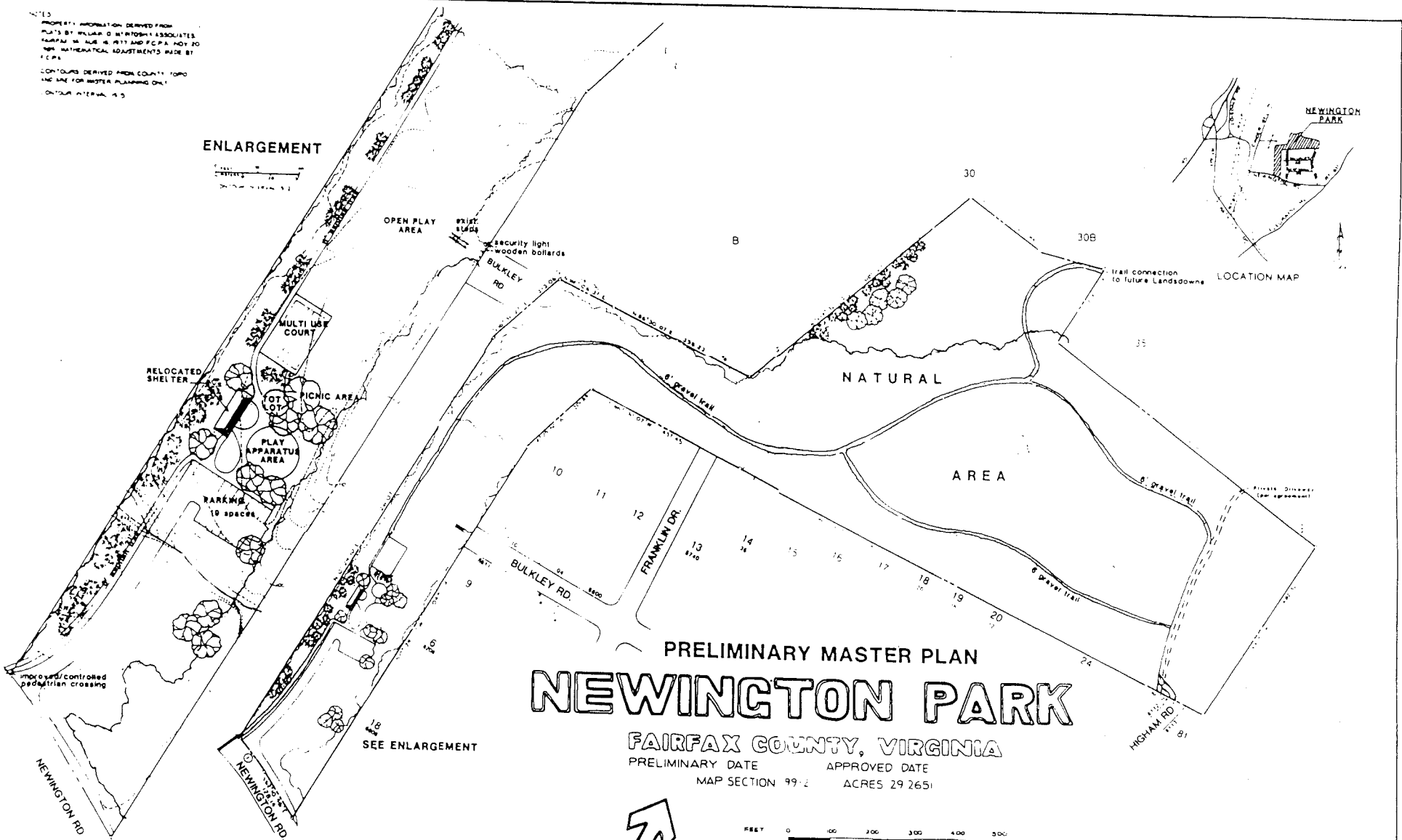
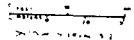
G. NATURAL AREA

The northern ± acres of the park site will be left in its present natural state. As indicated in the report from the Park Authority's Conservation Division, occasional interpretive programming will be provided with the development of a loop trail system within this area and its connection to other trails within the park. The trail system within the natural area will consist of a 6-foot wide natural-surface trail where appropriate. However, some sections of trail (especially on slopes) may be surfaced with asphalt in order to prevent erosion and minimize maintenance.



NOTES:  
 PROPERTY INFORMATION DERIVED FROM  
 PLATS BY WILLIAM D. HARTSHORN ASSOCIATES  
 MAPS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30  
 AND MATHEMATICAL ADJUSTMENTS MADE BY  
 F.C.P.A.  
 CONTOURS DERIVED FROM COUNTY TOPO  
 MAPS AND FOR MASTER PLANNING ONLY  
 CONTOUR INTERVAL 10'

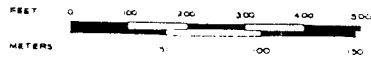
ENLARGEMENT



# PRELIMINARY MASTER PLAN NEWINGTON PARK

FAIRFAX COUNTY, VIRGINIA

PRELIMINARY DATE      APPROVED DATE  
 MAP SECTION 99-2      ACRES 29.2651





## H. TRAILS

All trails within the park will be 6 feet in width and asphalt surfaced except within the natural area which will feature natural surface trails where appropriate. The trail system within the park will be linked to the main park access points at Newington Road, Higham Road and the northeast corner of the site.

## I. LANDSCAPE DEVELOPMENT

New plant material will be introduced to the park site compatible with the environment and suited to screening and visual enhancement of the facilities. Primary emphasis will be placed on providing new screening and upgrading existing screening along the property line common with the maintenance facility and other areas as appropriate.

## VII. DEVELOPMENT COST ESTIMATE

	<u>No.</u> <u>Units</u>	<u>Unit</u> <u>Price</u>	<u>Total</u>	<u>Facility</u> <u>Total</u>
<b>A. FACILITY COSTS</b>				
1. Entrance Road and Parking Lot (19 cars)				
o Paved Deceleration lane (14 ft. wide)	230LF	\$80/LF	\$ 18,400	
o Paved Entrance Road (23 ft. wide)	270LF	\$125/LF	\$ 33,750	
o Paved Parking Lot	19 sps	\$1420/sp	\$ 26,980	
o Wheel Stops	19	\$65/ea	\$ 1,235	
o Asphalt Trail from Newington Rd to Parking Lot (6 ft wide)	450LF	\$14/LF	\$ 6,300	
o Post & Cable Guard Rail	860LF	\$10/LF	\$ 8,600	
o Seeding, Sodding, & Mulch	2500SY	\$1.10/SY	\$ 2,750	
o Landscaping	25 trees	\$100/ea	\$ 2,500	
o Remove Existing Baseball Backstop	L.S.		\$ 500	
Sub-total			\$101,015	
20% Contingency			\$ 20,203	
Total Entrance Road and Parking Lot				\$121,218



## 2. Picnic Shelter

o Dismantle & Relocate Existing Shelter	L.S.		\$	3,500
o Demolish & Remove Existing Conc.Pad	L.S.		\$	2,500
o New Concrete Pad	1200SF	\$2/SF	\$	2,400
o Stone Fireplace/Barbeque	LS		\$	3,500
o Site Preparation/Grading	LS		\$	1,500
o Trails (6 ft asph)	50LF	\$14/LF	\$	700
o Landscaping	10 trees	\$100/ea	\$	1,000
o Seeding, Sodding & Mulch	275 SY	\$1.10/SY	\$	302
Sub-total			\$	15,402
20% Contingency			\$	3,080
Total Picnic Shelter				\$ 18,482

## 3. Play Apparatus Area

o Site Preparation/Grading	L.S		\$	1,000
o Remove & Relocate Existing Play Equip.	L.S.		\$	1,000
o New Play Equipment	L.S.		\$	12,000
o Wood Chip Surfacing	314SY	\$6/SY	\$	1,884
o Timber Edging	190LF	\$25/LF	\$	4,750
o Trails (6Ft Asphalt)	90LF	\$14/LF	\$	1,260
o Landscaping	7 trees	\$100/ea	\$	700
o Seeding, Sodding & Mulch	125/SY	\$1.10/SY	\$	135
Sub-total			\$	22,729
20% Contingency			\$	4,545
Total Play Apparatus Area				\$ 27,274

## 4. Tot Lot

o Site Preparation/Grading	LS		\$	1,000
o Remove and Relocate Existing Play Equip.	LS		\$	1,000
o New Play Equipment	LS		\$	5,000
o Wood Chip Surfacing	80 SY	\$6/SY	\$	480
o Timber Edging	95 LF	\$25/L	\$	2,375
o Trails (6Ft.Asphalt)	30 LF	\$14/LF	\$	420
o Landscaping	5 trees	\$100/ea	\$	500
o Seeding, Sodding & Mulch	80 SY	\$1.10/SY	\$	88



Sub-total		\$10,863	
20% Contingency		\$ 2,172	
Total Tot Lot			\$ 13,035

## 5. Multi-Use Court

o Site Preparation/ Grading	LS		\$ 1,000
o Court (Complete)	LS		\$13,000
o Basketball Goals	LS		\$ 1,600
o Trails(6Ft Asphalt)	140LF	\$14/LF	\$ 1,960
o Landscaping	12 trees	\$100/ea	\$ 1,200
o Seeding, Sodding & Mulch	335SY	\$1.10/SY	\$ 370

Sub-total		\$19,130	
20% Contingency		\$ 3,826	
Total Multi-Use Court			\$ 22,956

## 6. Picnic Area

o Site Preparation/ Grading	LS		\$ 1,500
o Tables	5	\$350/ea	\$ 1,750
o Grills	3	\$300/ea	\$ 900
o Trash Receptacles	2	\$250/ea	\$ 500
o Landscaping	5	\$100/ea	\$ 500
o Seeding, Sodding & Mulch	400SY	\$1.10/SY	\$ 440

Sub-total		\$ 5,590	
20% Contingency		\$ 1,118	
Total			\$ 6,708

## 7. Open Play Area

o Demolish & Remove Existing Basketball Court	LS		\$ 1,200
o Demolish & Remove Existing Playground	LS		\$ 1,000
o Earthwork/Field Imp- rovement (includes Seeding, Sodding, Mulch)	LS		\$20,000
o Landscaping	25 trees	\$100/ea	\$ 2,500

Sub-total		\$24,700	
20% Contingency		\$ 4,940	
Total Open Play Area			\$ 29,640



8. Trails

o Gravel Trails(6FtWide)	2300LF	\$12/LF	\$27,600	
o Asphalt Trails(6FtWide)	1600LF	\$14/LF	\$22,400	
Sub-total			\$50,000	
20% Contingency			\$10,000	
Total Trails				\$ 60,000

TOTAL FACILITY COSTS	\$299,313
----------------------	-----------

B. DESIGN/ENGINEERING\*

o Survey	LS	\$ 1,600	
o Design/Engineering Fees (10%)		\$29,931	
o Soil Tests	LS	\$ 5,000	
Total Design/Engineering			\$ 36,531

C. CONTRACT ADMINISTRATION\*\*

o Plan Review-Staff(3%)		\$ 8,980	
o Site Plan Review-Co		\$ 8,000	
o Inspection (8%)		\$23,945	
o As-Builts	LS	\$ 3,822	
Total Contract Administration			\$ 44,747

TOTAL COST ESTIMATE	\$380,591
---------------------	-----------

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

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

VIII. DEVELOPMENT PHASING SCHEDULE

The total facility cost estimate of \$299,313 exceeds present and future funding from the 1982 Bond Program. As a result, the construction of facilities will occur in several phases.

A. RECOMMENDED PHASE I - Funding Available: \$77,000

1. Facility Development

o Paved Deceleration Lane and Entrance	\$18,400
o Gravel Entrance Road	\$27,000



o Gravel Parking Lot	\$15,537
o Wheel Stops	\$ 1,235
o Remove and Relocate Existing Backstop	<u>\$ 500</u>

Total Facility Development \$62,672

2. Project Administration

o Design/Engineering Fees (5%)	\$ 3,134
o Survey	\$ 800
o Soil Tests	\$ 2,500
o Plan Review Staff (3%)	\$ 1,880
o Site Plan Review	\$ 1,000
o Inspection (8%)	<u>\$ 5,014</u>

Total Project Administration \$14,328

Total Estimated Cost for Phase I Development \$77,000

B. RECOMMENDED PHASE II - Funding Available: None Programmed

1. Facility Development

o Pave Entrance Road	\$ 8,100
o Pave Parking Lot	\$17,761
o Asphalt Trail from Newington Road to Parking Lot (6 feet wide)	\$ 7,560
o Post and Cable Guard Rail	\$10,320
o Landscaping	\$ 6,240
o Picnic Shelter	\$18,482
o Play Apparatus Area	\$27,274
o Tot Lot	\$13,035
o Multi-Use Court	\$22,956
o Picnic Area	\$ 6,708
o Open Play Area	\$29,640
o Trails	<u>\$60,000</u>

Total Facility Development \$228,076

2. Project Administration

o Design/Engineering Fees (10%)	\$ 22,808
o Survey	\$ 800
o Soil Tests	\$ 2,500
o Plan Review Staff (3%)	\$ 6,842
o Site Plan Review - Co.	\$ 8,000
o Inspection (8%)	<u>\$ 18,246</u>

Total Project Administration \$287,272



## IX. ANNUAL OPERATING AND MAINTENANCE COST ESTIMATE\*

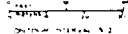
A. Parking Lot (19 cars)	\$ 360
B. Picnic Shelter	\$ 2,500
C. Play Apparatus Area	\$ 1,212
D. Tot Lot	\$ 1,212
E. Multi-Use Court	\$ 697
F. Picnic Area	\$ 350
G. Open Play Area	\$ 600
H. Trails	\$ 2,576
I. Natural Area	<u>\$ 4,635</u>
Total Annual Operating and Maintenance Costs	\$14,142

\* Prepared from Productivity Report by Office of Research and Statistics, Fairfax County, Virginia (10/74, rev 6/77). Figures updated and supplied by Fairfax County Park Authority, November 1983 and further updated to June 1986.

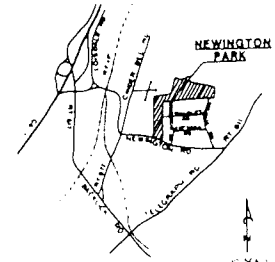


NOTES  
 PROPERTY INFORMATION DERIVED FROM  
 PLATS BY WILLIAM O. WATSON & ASSOCIATES  
 PLATTED IN 1968 IN ACCORDANCE WITH FCRA, 1961 20  
 NAD. MATHEMATICAL ADJUSTMENTS MADE BY  
 FCRA  
 CONTIGUOUS DERIVED FROM COUNTY TOPO  
 AND ARE FOR MASTER PLANNING ONLY  
 CONTIGUOUS INTERVAL 1:5

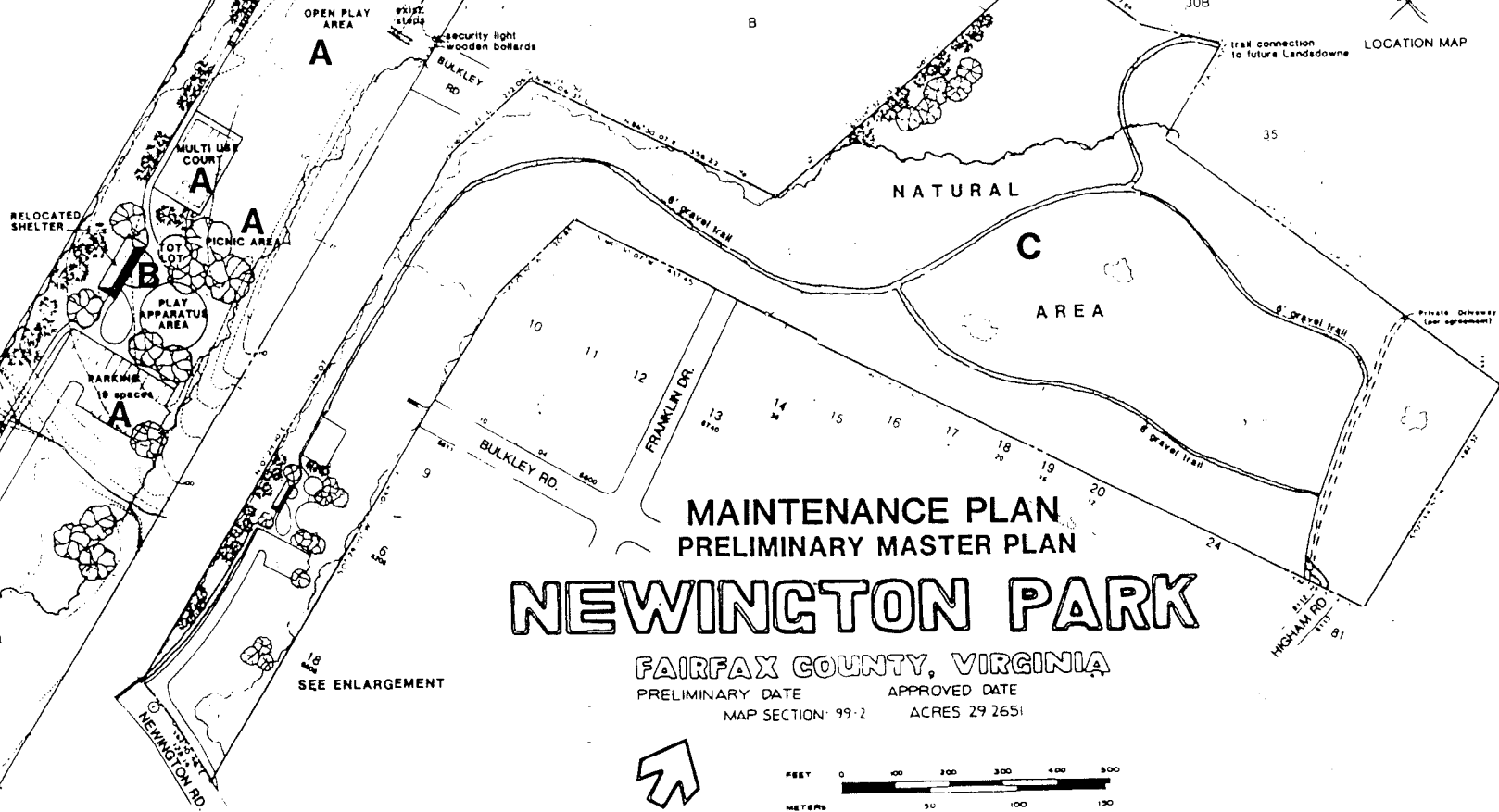
# ENLARGEMENT



- A - mowed/maintained once every 7-14 days
- B - mowed/maintained once every 14-30 days
- C - mowed/maintained once a year



LOCATION MAP

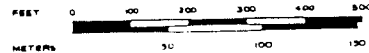


## MAINTENANCE PLAN PRELIMINARY MASTER PLAN

# NEWINGTON PARK

FAIRFAX COUNTY, VIRGINIA

PRELIMINARY DATE APPROVED DATE  
 MAP SECTION: 99-2 ACRES: 29.2651





APPENDIX





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

BOARD OF COUNTY SUPERVISORS  
 JOSEPH ALEXANDER  
 FREDERICK A. BABSON  
 JOHN L. BEERMAN  
 MRS. HARRIET F. BRADLEY  
 STUART T. OGBELL  
 FRANK F. EVEREST, JR.  
 STANFORD E. PARRIS

Vice-  
 JOSEPH ALEXANDER, CHAIRMAN  
 LEE DISTRICT  
 6107 CRAFT ROAD  
 ALEXANDRIA, VIRGINIA  
 TELEPHONE 971-5155

September 22, 1967

*Ex-100*  
 Dear Newington Resident:

Last Wednesday, the Board of Supervisors considered the location of a County shop facility and property yard on the Sorber Tract. This site would have included the entire 30 acre parcel of property including the 2 acres already zoned for Light Industrial. The proposal was discussed freely by citizens representing the residents of the area, and I think that a reasonable solution to the problem has been arrived at.

The final decision was to have the County leave a 200 ft. buffer area along the eastern boundary between the residential area along Buckley Road and running the entire length of the proposed County facility. This area contains about 5 acres of land that would be developed as a park for the residents in the area.

A chain link fence, interwoven with redwood, will be installed along the entire front of the property yard and along the east boundary, screening the area from the park and residential section along Buckley Road. This proposal seemed to satisfy almost everyone and I believe it will form a barrier against any additional encroachment.

I have talked to Mrs. Roe of the County Park Authority, and we hope to have a meeting with interested citizens within the next week. Mr. Pearson has contacted me and we will all work very closely to develop this parcel of land as quickly as possible.

Sincerely yours,

*Joseph Alexander*

Joseph Alexander

JA/js



→ LWP

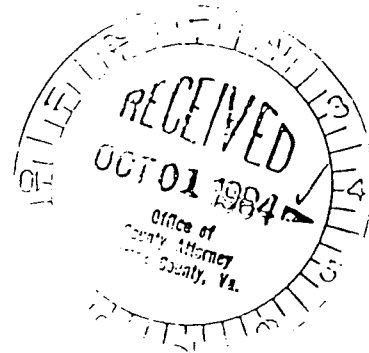
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

September 24, 1984

TO: Fred K. Kramer, Director  
Office of General Services

FROM: James P. McDonald  
Deputy County Executive for  
Management and Budget



SUBJECT: BOARD MATTERS #11: Resolution Regarding the Transfer of  
9/24/84 the Five Acre Tract of Land at  
Newington to the Park Authority.

At the September 24, 1984, meeting of the Board of Supervisors, Supervisor Alexander said that the Park Authority has requested that the Board transfer the five-acre tract of land to them. The Board by motion requested that the County take whatever steps are necessary to allow the Board to transfer title of the area designated as Newington Park to the Park Authority as soon as possible.

Fred, will you work with the Department of Public Works and the County Attorney's Office to ensure that this transfer of title is accomplished as soon as possible, and so notify the Board of Supervisors.

JPMCD:jb  
Attachment

cc: Denton U. Kent, DCE for Planning and Development  
✓ County Attorney



Revised

## PROPERTY RECORD FORM

NAME Newington (Buffer)MAP REFERENCE 99-2-((1))-30Pt.

19

19

19

19

19

19

★ NUMBER OF ACRES 5.5600+ - 4.0800 acres = 1.52 acresDEED BOOK Number 3771 Page 524 Recorded 1-31-73DATE OF DEED 9-25-72CERTIFICATE OF TITLE Date 9-1-72

PURCHASE PRICE

ACQUIRED BY Purchase \_\_\_\_\_ Donation X  
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 Near Newington Park (north) and Cinder~~block~~ bed RoadMAGISTERIAL DISTRICT LEE Mt. VERNONPLANNING DISTRICT SPRINGFIELDPLAT Yes X No \_\_\_\_\_ Number \_\_\_\_\_ Date 10-16-72Surveyor Hunsberger-Mori AssociatesPREVIOUS OWNER A.J. Dwoskin & Co. Inc.APPRAISALS Yes \_\_\_\_\_ No X By \_\_\_\_\_ Date \_\_\_\_\_

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

★ REMARKS 4.0800 acres deeded back to Dwoskin 9/7/78



Revised

## PROPERTY RECORD FORM

NAME Newington (Buffer)MAP REFERENCE 99-2-((1))-32pt.NUMBER OF ACRES 4.7900<sup>+</sup>DEED BOOK Number 3771 Page 522 Recorded 1-31-73DATE OF DEED 9-22-72CERTIFICATE OF TITLE Date 9-1-72

PURCHASE PRICE \_\_\_\_\_

ACQUIRED BY Purchase \_\_\_\_\_ Donation X  
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 North of Newington ParkMAGISTERIAL DISTRICT LEE Mt. VERNONPLANNING DISTRICT SPRINGFIELDPLAT Yes X No \_\_\_\_\_ Number \_\_\_\_\_ Date 10-16-72Surveyor Hunsberger-Mori AssociatesPREVIOUS OWNER Alice Catherine Allen and John William AllenAPPRAISALS Yes \_\_\_\_\_ No X By \_\_\_\_\_ Date \_\_\_\_\_

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

REMARKS \_\_\_\_\_



## PROPERTY RECORD FORM

Page \_\_\_\_ of \_\_\_\_

PARK NO. \_\_\_\_ NAME NEWINGTON Park AllenMAP REFERENCE 99-2-((1))-33,34NUMBER OF ACRES 7.5005 -34  
7.4946 -33DEED BOOK Number 4695 Page 178 - 183Deeds Dated 8-31-77CERTIFICATE OF TITLE Date 9-1-77PURCHASE PRICE 33 = \$48,751  
34 =ACQUIRED BY: Bond X Other Funds \_\_\_\_ Deeded \_\_\_\_ Willed \_\_\_\_

Conservation Easement \_\_\_\_

LEASED \_\_\_\_ (Owned by) \_\_\_\_

Address \_\_\_\_

Phone No. \_\_\_\_

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

TYPE: Neighborhood \_\_\_\_ Communit X Stream Valley \_\_\_\_ Other \_\_\_\_LOCATION: North of HIGHAM Rd.MAGISTERIAL DISTRICT SPRINGFIELD Mt. VERNON~~SANITATION~~ DISTRICT \_\_\_\_PLAT Yes ✓ No \_\_\_\_ Number \_\_\_\_SURVEY Yes ✓ No \_\_\_\_ Number AUG 16, 1977Surveyor Wm. O. McIntoshPREVIOUS OWNER PCL 34 HERBERT O. ALLEN & KATHERINE T.  
PCL 33 EDMUND T. ALLEN & MARIE M.APPRAISALS Yes ✗ No ✓ BY \_\_\_\_ Date \_\_\_\_

REMARKS: \_\_\_\_



Revised

## PROPERTY RECORD FORM

NAME Newington Park - Bd. of Sup.MAP REFERENCE 99-2NUMBER OF ACRES 5.5113DEED BOOK Number 6117 Page 706 Recorded 3-27-85

DATE OF DEED \_\_\_\_\_

CERTIFICATED OF TITLE Date \_\_\_\_\_

PURCHASE PRICE \_\_\_\_\_

ACQUIRED BY Purchase \_\_\_\_\_ Donation X  
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 Mount VERNONPLANNING DISTRICT Area IV, S-6PLAT Yes X No \_\_\_\_\_ Number \_\_\_\_\_ Date 11-20-84Surveyor F.C.P.A.PREVIOUS OWNER Bd. of Sup.APPRAISALS Yes \_\_\_\_\_ No X By \_\_\_\_\_ Date \_\_\_\_\_

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

REMARKS \_\_\_\_\_



19621

THIS AGREEMENT, made this 20th day of May, 1960, by and between:  
 Herbert O. Allen and Katherine T. Allen, his wife, parties of the first part;  
 Edmond T. Allen and Marie Allen, his wife, parties of the second part; and  
 Richard Randolph Knott and Clara Louise Knott, his wife, parties of the third part.

Whereas, the parties of the first and second parts are the owners in fee simple of parcels two and parcels three in the partition of certain tract of land in Fairfax County, Virginia, more particularly described in a deed dated August 29, 1957, recorded among the land records of Fairfax County, Virginia, in Deed Book 1586, Page 355 to which there is annexed a plat delineating the boundaries of said lot; and

Whereas the parties of the third part desire to use a roadway traversing the length of number two belonging to the parties of the first part, and crossing an access easement leading from Higham Road to parcel number three owned by the parties of the second part; and

Whereas, the parties of the first and second parts wish to state the terms and conditions for this permissive use by the parties of the third part: Now therefore

## WITNESSETH

That for and in consideration of the sum of \$1.00 to them in hand paid, receipt whereof is hereby acknowledged, the parties of the first and second parts do hereby grant unto the parties of the third part, a path way leading from Higham Road in a northerly direction parallel and adjacent to the westerly line of the aforesaid parcel number two belonging to the parties of the first part, said pathway to be 15 feet in width, to be used for the purpose of ingress and egress to the home of the parties of the third part, upon the following terms and conditions:

- (1) That the parties of the third part will pay to the parties of the first and second parts, the sum of \$1.00 on the first day of each year and every year after date, for the privilege of using said pathway.
- (2) That the path is not to be used as a public road, and is granted only for the private use of the parties of the third part.
- (3) The grant is not assignable.
- (4) No improvement shall be made to the path as it now exists without the written consent of the parties of the first and second part.
- (5) The parties of the first and second parts, jointly and severally, reserve the right to revoke this grant at any time and to block the path from further use by any party whatsoever, it being understood that this grant is terminable at the will of the parties of the first part or the parties of the second part, their heirs, executors, administrators, and assigns, or either of them.

WITNESSETH the following signatures and seals,

Herbert O. Allen

Katherine T. Allen

Edmond T. Allen

Marie Allen

Richard Randolph Knott

Clara Louise Knott





Fairfax County Park Authority

## MEMORANDUM

TO: Don Lederer

DATE: May 24, 1985

FROM: Ed Nenstiel *Ed Nenstiel*

SUBJECT: Newington Park

Dick Jones, Snap Shifflett and I met with Supervisor Egge and Rob Helenberg from DPW and others at Newington for what I thought was to be a discussion about the recent issue of the waiver request on planting requirement at the Allen Park Industrial Site. However, the issue discussed was what we could do with the "old portion" of the park at Newington Road.

Mr. Egge is going to try to get some fill material (topsoil) from a development near Ft. Hunt Road and Route 1 to place at Newington Park on the athletic field and hillside near Buckley Road so that we can get a good stand of vegetation established and prevent future erosion problems. Likewise, Mr. Egge has asked that Dick Jones and I check with VDH & T regarding entrance requirements from Newington Road so that possibly an entrance road and parking lot could be established to correct the current mud hole that exists.

Depending on our discussions with VDH & T, we will either build the entrance and parking area or barricade it off so that grass can be re-established.

I suspect an entrance road and parking area would use up a good deal of the \$80,000 CIP monies currently earmarked for master planning, etc.

Dick Jones will coordinate a meeting with VDH & T for next week but since I will be on leave from June 1 through June 23, you may want to get someone else to follow up on this project in my absence.

Also, I guess we better discuss my project priorities and schedules since Newington looks like its going to be hot and heavy right now.

EWN/mlb

cc: Cable



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

TO: J. Hamilton Lambert  
County Executive

DATE: May 29, 1985

FROM: T. Farrell Egge, Supervisor  
Mt. Vernon District

FILE NO:

SUBJECT: Buffer Waiver request for the Allen Park Expansion

REFERENCE: Meeting with staff on Friday, May 24, 1985 at Newington Park

The purpose of this memo is to confirm the discussion regarding the existing condition of the Newington Park. The areas of concern and proposed methods of resolution are:

1) The drainage ditch installation along the fence line contiguous with the Park property: It is understood that DPW needs to complete the stabilization work in the disturbed construction area and will accomplish it on a priority basis. I would like confirmation of a schedule for completion of this work.

2) Multi-purpose playing field: The Park Authority has experienced a great deal of trouble in maintaining an adequate stand of grass on this field. As a result, severe erosion of the field and of the slopes off the field has become a chronic problem. One possible solution is to place better soil on the playing field, seed or sod the new material, and restrict access to the field until the grass has firmly established itself.

Pursuant to this proposal, this office has contacted a residential developer and the Park Authority has made an inspection of excess material at the Belle Haven on the Green project. Regrettably, the Park Authority's determination is that this material is unsuitable for the intended purpose. My staff will continue to attempt to locate clean and suitable fill material. If staff has any recommendations regarding possible "donations" of excess soil, please inform my office so that we may provide any needed assistance.

3) Area of the park immediately adjacent to Newington Road: Although the Park's Master Plan calls for construction of a parking lot at this location, none exists at present. The area is now little more than a "mud hole" due to traffic using the area for parking and for vehicular ingress/egress to other sections of the Park.

4) Related to #3 above, is establishment of a vehicular entrance acceptable to VDH&T. It is my understanding that, at the present time, a specific access design has yet to be funded. Personnel from the Park Authority stated at the May 24 meeting that



J. Hamilton Lambert  
May 29, 1985  
page 2

5) Park Authority Maintenance personnel stated that a work order, scheduled to begin in two to three weeks, has been authorized for attention to the Newington Park. Initially, the scope of this work was to address the problems in much the same fashion as has been done in the past. Based on #2 above, the scope of this project may change, however, the timeframe anticipated for commencement of this work must be monitored with caution. The work order also calls for installation of posts to restrict vehicular access and prevent damage to the Park property. Ultimate placement of these posts will depend on the determination reached regarding the feasibility of the parking lot and the requisite entrance off of Newington Road.

We have been in touch with the Department of Recreation regarding the scheduling of summer activities for Newington Park. At present, we are awaiting a response to our inquiry. Based on the alternative sites available to the Department of Recreation and the desires of the Newington community, the immediate scope of the above proposals, particularly #2 above, may be subject to modification (i.e., if suitable soil is located stockpiling until Fall, rather than immediate compaction and seeding, may be necessary).

I would like to have staff provide me with a response to the remaining outstanding items and schedules as soon as possible.

As a result of our meetings on May 21, and May 24, the understandings reached at those meetings include the referenced improvements to the Newington Park and the replacement of trees "as needed" in the Allen Park site development to maintain the fifty foot buffer on the Park property. Subject to those conditions, and any others that staff deems appropriate, we have no objection to a Buffering Waiver along the common property line of the Allen Industrial Park and the recently dedicated addition to the Newington Park.

I thank all staff involved for their cooperation and ideas concerning this matter.

TFE/wda

cc: Denton U. Kent, Deputy Co. Exec. for Planning and Development  
John W. diZerega, Director, Department of Public Works  
Joseph P. Downs, Director, Fairfax County Park Authority  
Shiva K. Pant, Director, Office of Transportation  
Rob Helenburg, Project Manager, Project Mgmt. Div., DPW  
Ray Philipps, Mt. Vernon District, Representative, FCPA  
Christopher W. Jenks, Bus Services, Transit Operations, OT  
Lorra L. Schaefer, President, Newberry Station HOA  
Robert C. Magor, President, Newington Community Civic Assn





Fairfax County Park Authority

## MEMORANDUM

*New file*

To Donald F. Lederer

Date May 30, 1985

From Ed Nenstiel *EN*Subject Newington Park *1985+*

As you know, Buck and I looked at the fill material which Supervisor Egge suggested might be useable for the Athletic Field at Newington Park. We feel that the material (located at a construction site at Rt. 1 and Ft. Hunt Road) is no better (and probably worse) than the existing soil at Newington.

I talked to Dave Anglin at Egge's office and told him that this material would not meet our needs for growing turf on the fields and he said he will keep a lookout for other topsoil.

Buck suggested that placing 4 inches of "Compro" (a composted sewage sludge mixture) on the field and tiling it in to 4 inches would probably be the best approach to developing a good stand of grass. The cost for this would be around \$10,000.

The Recreation Department does not schedule this field for League play because it is undersized. It is used mainly for pick-up games by locals and from field observation, does not appear to be used much.

EN/jpb

cc: Louis Cable





Fairfax County Park Authority

## MEMORANDUM

To Donald F. Lederer

Date May 30, 1985

From Ed Nenstiel *EN*

Subject Newington Park

Per direction from Supervisor Egge, a site meeting with V.D.H. & T. was held on Wednesday the 29th, to discuss requirements for an entrance into Newington Park.

Dick Jones set up the meeting but was unable to attend. Bob Moore from the County's Transportation Department was invited but declined to participate. Willie and I met with Mr. Abdullah Nadi of V.D.H. & T. and were told that a paved deceleration lane and entrance would need to be provided to the dimensions shown on the attached sketch. In addition, he suggested that the park entrance should intersect Newington Road at about a 2% grade. This means that quite a bit of fill material would need to be provided for the decel lane, entrance and parking area.

The estimated cost to provide an adequate entrance which would meet with V.D.H. & T. approval would be about \$17,500 to \$25,000. A gravel parking area for about 15 cars would cost about \$5000-\$7500 making the total project cost about \$22,500 to \$32,500. It should be noted that an easement across the front of the adjoining property to the east may be required for adequate site distance at an additional cost.

Also, it must be noted that we only have about 220 feet of road frontage and the required entrance would need about 280 feet of frontage to construct. This obviously means that we would have to modify the entrance and ask for a waiver or acquire an easement across the private property to the east in order to provide the full entrance.

This information will need to be passed on to Mr. Phillips and Mr. Egge for their consideration.

An alternative to all of this might be to block off the entrance at Newington Road with posts and cable until such time as a new Master Plan can be developed. The cost of providing a barrier might be in the \$2500 to \$3500 range.

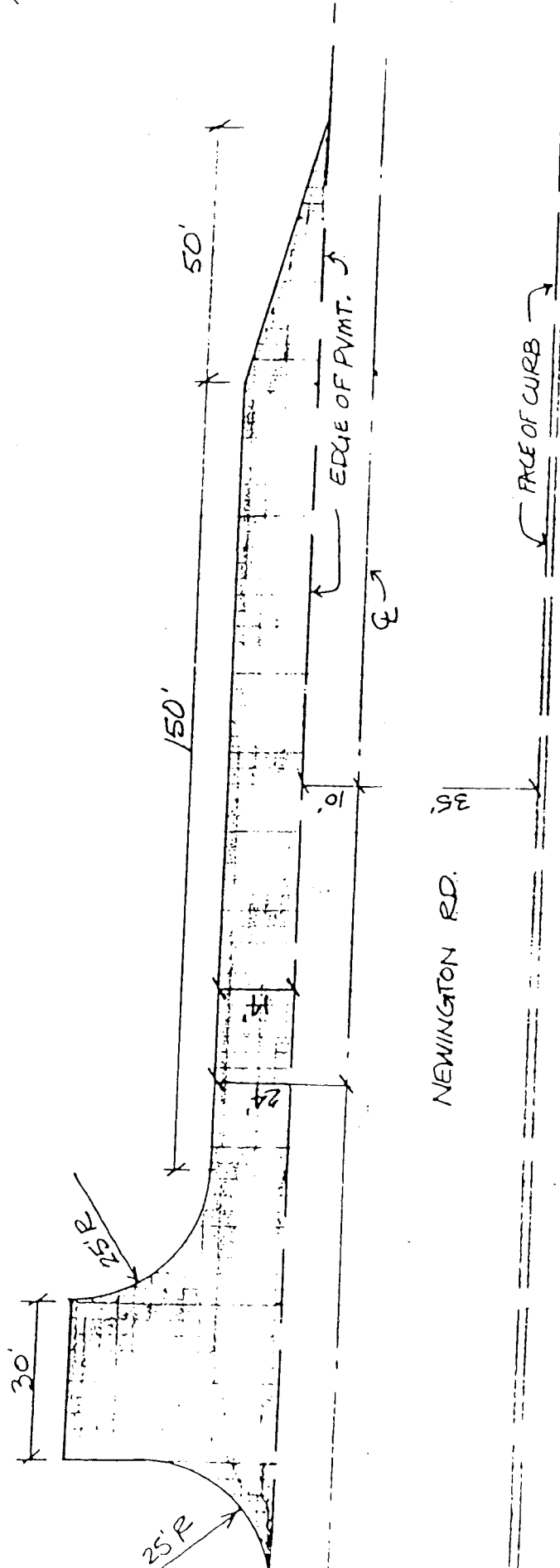
EN/jpb

cc: Louis Cable  
Richard Jones  
Willie Llamas

Attachment

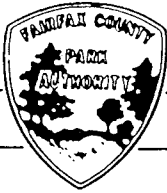


SITE DIST. REQMTS. - 350'



V.D.H. FT. ENTRANCE REQMTS @ NEWINGTON PARK  
5-30-85





Fairfax County Park Authority

## MEMORANDUM

To Mr. W.R. Helenburg, Project Manager  
Project Manager Division  
Department of Public Works

From Joseph P. Downs, Director  
Fairfax County Park Authority

Date June 19, 1985

Subject Buffering Waiver Request For The Allen Park Expansion  
Newington Park 99-2 (1)-30A,32

Following Supervisor Egge's meeting on site of the Newington Park with representatives of Public Works and the Park Authority, it appears that the drainage ditch problem and the condition of Newington Park has been addressed.

The Fairfax County Park Authority ~~Mt. Vernon~~ District Representative, Mr. Philipps, has agreed to approve the planting waiver as requested with the following understanding:

- a. That one row of trees will be planted, as a minimum, within the 10' strip that is not graded.
- b. That if there are any visual open spaces evident after grading, these will be filled in by planting on parkland.
- c. The Park Authority Design Division should be allowed to review and have input on the planting plan for this project.

CC: John W. DiZerega, Director, Department of Public Works  
Raymond W. Philipps, FCPA Representative - Mt. Vernon District  
Donald F. Lederer, Superintendent, Design Division  
Louis A. Cable, Assistant Director, FCPA  
Richard W. Jones, Superintendent, Division of Land Acquisition  
& Planning



6712 Bulkley Road  
Lorton, VA 22079  
November 30, 1985

Mr. T. Farrell Egge, Supervisor  
Mount Vernon District  
County of Fairfax  
2511 Parkers Lane  
Alexandria, VA 22306

Dear Farrell:

Thank you for your letter of November 21, 1985 confirming January 23, 1986 as the date of the public forum for the planning of the Newington Park. In preparation for that meeting I want to provide your office some background information on the community's position regarding that park and make a request of you regarding the meeting location.

Background. I have attached a copy of a letter to you dated June 26, 1985, in which Lorra Schaefer and I tried to describe the community's concerns as clearly as possible. My telephone call to your office was intended primarily to get an update on the requests made in this letter. Mr. Ray Philips absolutely must do his homework prior to the meeting on January 23, because there is a strong feeling of cynicism toward the County and the Park Authority, and it would be a grave mistake on the County's part to gloss over the community's deep interest and 18 years of effort in trying to get the existing park up to acceptable standards.

We refer to the parks of Newington as Park No.1 and Park No.2. Park No.1 is the approx. five acres beside the Newington Garage on Newington Road. This was established about 18 years ago, but it was not deeded to the Park Authority until very recently. Because of the confusion over ownership prior to the deeding of the park to the Park Authority, the Department of Public Works gouged it up pretty badly, and there is still a strong feeling in the community that the 18-year oversight in deeding the property to the Park Authority was deliberate to set the stage for annexation of the parkland to the garage. We are pleased that the deeding has taken place, but we also believe that if it had not been for watchful vigilance we would have lost this park. It is this piece of land that we want improved.

Park No.2 is the approx. 30 acres north of Bulkley Road. This property is attached to the five acres of Park No.1, forming a good sized contiguous park. These 30 acres, though, have attached to them \$80,000 for development. We would be just as happy if this money went to improving Park No.1, which should be possible since it is now all one park, and the remainder of the land, i.e., Park No.2. be declared a nature area or a wildlife sanctuary.



The mistake I want to prevent at the January 23 meeting would be to have the person conducting the meeting show a plot map of Park No.2 and try to limit discussion to it. The community's primary interest is in developing the present park, including the construction of a parking lot. It's next interest is in preserving the remaining woodlands as they are.

There is another point worth mentioning. This park, and all of Newington north of Newington Road, has been defined by the Lee District Land Use Committee as being in the Lehigh Tract, and Lee District has declared its intentions to do all comprehensive planning for the Lehigh Tract. We are aware of the magnitude of this project, and we would be concerned if there was no comprehensive planning for the development, but we consider this park a neighborhood park and a neighborhood issue to be decided by the neighborhood. We would like to establish this park before we need to share the planning process with 18,000 new neighbors.

One point in our attached letter may now be confusing. There is a sentence in first paragraph, last page that reads, "We would object to the coupling of improvements for Newington Park No.1 and their funding to the development process of Park No.2". When we wrote this letter in June, 1985 we were making the point that we could see no reason to delay the improvements for Park No.1 until the planning process began for Park No.2. Events have overtaken us, and now the converse statement applies: the planning of Park No.2 must begin by deciding the Park No.1 issues.

Location of Forum. Our first choice for a meeting location is the Newberry Station Club House. Lorra Schaefer, President of the Homeowners Association, has offered it for the meeting. If it is necessary to meet in a County facility, our second choice would be the training classroom at the Newington Garage. Ron Beavers and Frank Knapp have been most generous in allowing the community to use the facility for our civic association meetings, and we found that the community preferred meeting at the garage to meeting at Hayfield High School.

Farrell, there may be an up side to all of this. Andy Szakos, bless his heart, has agreed not to use Newington Road for his buses; you are about to take care of our park concerns, which are almost two decades old; and David Gehr is about to build us a new bridge. Unless we decide to make an issue over J. Hamilton Lambert's not keeping his promises regarding the intersection of Newington Road and Cinderbed Road and the disgraceful appearance of the Newington Road side of his garage, just like Brigadoon, we may fall back into a quiet, sleepy existence. Admit it though, you'd miss us. Thanks for your help.

SEE COPY SENT TO  
COUNCIL MEMBER HAMILTON



Sincerely,



Robert C. Magor

Enc: Letter, Magor/Schaefer to Egge, 6/26/85  
Letter, Egge to Magor, 11/21/85 (w/cc's only)

c: Sandra Cook  
Lorra Schaefer  
Residents of Newington



Newington Civic Association  
Post Office Box 113  
Newington, Virginia 22122

June 26, 1985

Mr. T. Farrell Egge, Supervisor  
Mount Vernon Magisterial District  
2511 Parkers Lane  
Alexandria, Virginia 22306

Dear Mr. Egge:

Reference: Newington Park

On June 11, 1985 Mrs. Jayne Evans spoke with Mr. David Anglin of your office to determine the status of Newington Park improvements in order to make a report to the Newington Civic Association. During the conversation it became apparent that there was a potential for misunderstandings and incomplete communications, and Dave suggested that we draft this letter to you, which we are pleased to do.

The points we wish to make are:

- Thank you for the progress to date. You have gotten Newington Park No. 1 (the five acres paralleling the Newington Garage) deeded to the Park Authority to give the community a contiguous 30 acre park. We also appreciate the attention being given to reducing the desolation of Newington Park No. 1.
- Funding of Further Improvements. Newington Park No. 2 (the undeveloped 25 acres north of Bulkley Road) has \$80,000 in capital improvement funds attached to it. The community needs an improved Newington Park No. 1, as described below, and since the two parks are now a single park, we encourage tapping some of these funds for capital improvements to Newington Park No. 1. We had hoped maintenance funds would be adequate for the improvements to Newington Park No. 1, but apparently this is not so. The community definitely feels the improvements to Newington Park No. 1 are more important than development of Newington Park No. 2.



- Improvement No. 1 - Solving the Erosion Problem. Mr. Anglin and Mr. Downs, of the Park Authority, have both commented that the erosion problem at the back entrance to the park caused by water runoff from Bulkley Road is posing a problem and causing delays in the completion of the play area. Mr. Charles Forbes, a long-time resident of this community, brought to our attention that many years ago this problem was alleviated by the ditch that borders the park and the Milliken property. He further stated that at that time, an interceptor was discussed to collect the runoff and channel it into this ditch, and with the clearance of weed growth from the ditch this water would run into the storm sewers on Newington Road, thus eliminating this problem. We ask that the Park Authority study this suggestion and fund this or another solution to the problem.
- Improvement No. 2 - A Parking Area. The park must be accessible by auto, since our roadways are not suitable for walking and, for neighborhood gatherings, many of our residents must depend on driving. We discount the argument that a parking area is precluded due to possible VDH&T objections to an entrance drive at that location. The community is obviously aware that the Department of Public Works is finding solutions to all of its problems on the Garage's 50 acres, but we hear only problems that have no solutions on these five park acres.
- Improvement No. 3 - Restrict Vehicles From Entering the Play Area. We request physical barriers and warning signs to prohibit vehicles and dirt bikes from the play areas.
- Improvement No. 4 - Improved Grass Playing Surfaces. We appreciate the Park Authority's interest in improving the turf surface of the playing fields. The community does not place this improvement high on the needs list, but we would appreciate it and would encourage use of capital funds for the project.



• Community Desire for Newington Park No. 2. Mr. Ray Phillips has agreed to schedule public hearings this fall to begin the planning process for Newington Park No. 2. The community will confirm at that time that it has two desires:

1. To have Newington Park No. 1 a fully serviceable park for the neighborhood.
2. To have Newington Park No. 2 designated as a sanctuary and left in its natural state.

We would object to any coupling of improvements for Newington Park No. 1 and their funding to the development process of Park No. 2. The improvements given above for Newington Park No. 1 were decided 18 years ago, and our main interest is in helping Fairfax County keep its commitment to Newington.

Please let us know if you need further clarification of these items. Farrell, at long last and with your help, we see things happening, and we are again encouraged in becoming planning partners with your office and the Park Authority.

Sincerely,

/S/

Robert C. Magor, Past President  
Newington Civic Association  
6712 Bulkley Road  
Lorton, Virginia 22079

/S/

Lorra L. Schaefer, President  
Newberry Station Homeowners Association  
6900 Hamilton Court  
Lorton, Virginia 22079

cc: Mr. David Anglin





T. FARRELL EGGE  
SUPERVISOR  
MOUNT VERNON DISTRICT  
2511 PARKERS LANE  
ALEXANDRIA, VIRGINIA 22306

TELEPHONE 780-7518

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

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MARTHA V. PENNING  
JAMES M. SCOTT

November 21, 1985

Mr. Robert C. Magor, President  
Newington Civic Association  
612 Bulkley Road  
Lorton, VA 22079

Dear Bob:

Thank you for calling my office to inquire about the schedule for master planning the Newington Park. I appreciate your keeping current with the Park Authority's plan for the park.

As you know, my office contacted Ray Philipps about the date which has been set for the master planning. The Park Authority has scheduled a public forum on the Newington Park for January 23, 1986. This forum is the first step in the information gathering process to develop a master plan. A school in the area will probably be chosen as a meeting place for interested citizens. I have enclosed a fact sheet from the Park Authority which describes all of the steps and procedures. As you can see, there will be ample opportunity for public input.

Once again, thank you for your call. I am glad to be able to furnish you with this information and hope you will feel free to call again if you have any further questions.

Very truly yours,

T. Farrell Egge, Supervisor  
Mt. Vernon District

*See you there!*

TFE/sc  
Enclosure



FAIRFAX COUNTY  
DEPARTMENT OF RECREATION AND COMMUNITY SERVICES  
11212 Waples Mill Road  
Fairfax, Virginia 22030

MEMORANDUM

TO: Ed Nenstiel, Landscape Architect, FCPA  
FROM: *Leonard B. Gupior* Leonard B. Gupior, Asst. Director  
SUBJECT: Master Plan for Newington Park

December 18, 1985

Newington Park is a little over 26.5 acres in size, with the long narrow portion developed for recreational use and remainder of the site heavily wooded with some steep slopes. After reviewing subject park, the following recommendations are submitted for your consideration: the existing facilities should be upgraded; the parking lot shown on the current master plan should be constructed and the apparatus area expanded.

In addition, the following facilities should be developed on this site: a softball/baseball field (300' foul line) in the northern portion of the park adjacent to the Allen Industrial Park, a soccer/football field (225' x 360' or 195' x 330') in the southeast portion of the site adjacent to the private driveway, additional parking in the northeast area of the park and appropriate trails throughout the park.

LBG:br

cc: Louis A. Cable, Assistant Director, FCPA





Fairfax County Park Authority

## MEMORANDUM

To Ed Nenstiel, Design Division

Date January 3, 1986

From Gary Roisum, District Naturalist

Subject Newington Park (Tax Map #99-2)

The following comments on Newington Park are provided in order to assist you in the preparation of the park's preliminary master plan. For simplicity, the park will be reviewed in two portions, southern and northern.

### Southern Portion

The southern portion of the park is a long, flat 200 foot wide panhandle with recreational facilities that include a picnic shelter, small playground, basketball court and substandard baseball field. The absence of parking facilities has discouraged Conservation Division efforts to publicize interpretive programs for the park. This narrow parcel is flanked on two sides by development: a County EMTA facility to the west and Hunter Estates to the east. Southern access is via Newington Road. Vegetation is predominantly turf with some white pine and loblolly pine screening.

### Northern Portion

The northern portion comprises the park's greatest acreage and represents the most recent acquisition. This portion dramatically decreases in topography from northeast to southwest. Consequently, drainage collects in the southwestern corner. A relatively level knoll was observed in the most eastern portion of the park with private residence just to the east. The western portion is bordered by the County's bus garage and property to the north is privately owned.

A VEPCO easement cuts through the northern tip of the park leaving a reverting field of goldenrod species, grasses and such woody pioneers as Virginia pine and black locust. This open habitat attracted a strange looking beetle, a Volkswagen (Washington, DC license number 885-882).

The remainder of this parcel is wooded. The western portion is mixed hardwood with tulip poplar - Virginia pine association. The northern, eastern and southern portion is dominated by black/red oak, chestnut oak and white oak respectively.



Memo to: Ed Nenstiel  
Subject: Newington Park (Tax Map #99-2)

Page 2

Generally, the understory throughout the site is not well developed, however, dense groves of mountain laurel may be found on the steeper slopes. These patches of mountain laurel provide protective cover for deer, fox and other smaller mammals. Evidence of both deer and fox were observed on the site, although these species are only using the site as part of a much larger habitat involving adjacent undeveloped parcels.

Recommendation

The Conservation Division is not currently programming this park due to a lack of parking facilities and trail facilities. Although the park lacks significant natural features, it still has potential for interpretive programming on an occasional basis. Adequate parking and trail facilities would insure this potential. It's recommended that the northern portion be used for passive recreation and nature study. The flat southern portion is suitable for needed recreational facilities for the community.

GR/ds

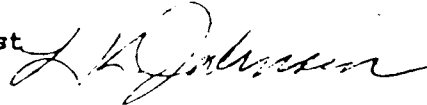


FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM  
Office of the Soil Scientist

TO: Ed Menstiel  
Fairfax County Park Authority

DATE: 01/06/86

FROM: Larry K. Johnson, Soil Scientist  
Department of Extension



FILE NO: 6010109

SUBJECT: NEWINGTON PARK

REFERENCE: Map Reference No.: 99-2-001-30a, 32, 33, 34, and 99-4-001-  
Part of 17

In accordance with your quest, we have conducted an investigation of the Newington Park site to examine the soils and provide recommendations concerning site development. The investigation consisted of a review of existing soil maps and an on-site field examination of the park site.

We have included a revised copy of the soil identification map in this report. Since a master plan was not completed at the time of this investigation, our recommendations are based on typical park construction such as light structures, multipurpose courts, playgrounds, and trails.

#### SOIL AND SITE CHARACTERISTICS

The park, which is located northeast of the intersection of Newington Road and Ona Drive, lies on an assortment of soils and slopes. The soils in the park have developed from Coastal Plain sediments. They range from very soft wet recent alluvial deposits in the drainageways to dense sandy and gravelly deposits on the ridgetops and on some higher lying ridgetops. The slopes range from nearly level in the low lying drainageways and upland ridgetops to strongly sloping on some sideslopes.

Earthwork in the past has resulted in extensive modification of the pre-existing land surface. Earth has been removed in the narrow southern neck resulting in a nearly level area shown on the map as "cut in 49C2." The area shown on the northern tip of the park as "cut in 38" is the result of previous mining of sand and gravel deposits. Fill slopes from the Allen Industrial Park apparently encroach on the north central part of the park site.

The soils mapped as "61D2" consist of cretaceous-age clay, silt and sand deposits. The 61D2 soils are associated with the unstable "marine clay" deposits that have resulted in extensive property damage in eastern Fairfax County. There were no obvious signs of slope movement on the park property. Our shallow hand auger borings revealed primarily sand rather than silty or clayey soils. Past experience has shown, however, that the clays may occur as lenticular discontinuous layers that may be difficult to locate with random test borings. The test borings completed during the geotechnical investigation on the adjacent Allen Industrial Park revealed that marine clay deposits occurred under much of that site.



Memorandum to Ed Nenstiel  
January 6, 1986  
Page two

The soils mapped on the site are as follows:

<u>SOIL SERIES</u>	<u>DESCRIPTION</u>
Mixed Alluvial (1)	Mixed alluvial soils are a channel-dissected soil complex in flood plains and drainageways that consists of alluvium eroded from the surrounding hillsides during geologically recent times and from agricultural or construction activity. Soil materials range from soft organic silts and clays to dense gravel-sand-silt-clay mixtures. Stream channels often migrate within these soils during major storm runoff events. Stream bank erosion at the outer radius of meander loops may result in undercutting of embankments on adjacent property. Seasonal high ground water is from zero to two and one-half feet.
Hyattsville (6)	Seasonal high ground water is from one to two feet. Foundation bearing values may be marginal because of soft colluvial sediments and seasonal high ground water. The soils are in drainageways or along the toe of slopes.
Beltsville (37, 38)	Seasonal high ground water is from one and one-half to two and one-half feet. A very dense cemented stratum (fragipan) is typically encountered at depths of two to two and one-half feet. Permeability of the fragipan is very low resulting in perched ground water during wet periods of the year.
Mattapex (46)	Seasonal high ground water is from one to two feet. Stiff underlying strata are usually encountered at depths of two and one-half to three feet. The soil materials typically range from silty clays to sand-silt-clay mixtures. Bearing values may be marginal because of occasional soft subsurface clay strata and seasonal high ground water.
Lunt (49)	The Lunt series is an extremely variable unit occurring on middle to high, level stream terraces in the Coastal Plain. Subsurface soil materials vary from sands to clays. The soils are stable when underlain with sands. However, Lunt soils in close proximity to mapped areas of the Marine Clays should be analyzed for foundation support and slope stability.



Memorandum to Ed Nenstiel  
January 6, 1986  
Page three

Loamy and Gravelly  
Sediments (61)

This soil unit is located primarily on the steep sideslope areas of the Coastal Plain. Soil materials range from coarse-textured, "bank run", Pliocene-age deposits to unstable Cretaceous-age Marine Clays. The areas of this soil that are located west of I-95 are generally stable except for a few isolated areas of clays in terrace remnants that overlie granitic saprolite. Areas east of I-95, especially in proximity to mapped areas of Marine Clay, should be analyzed for foundation support and slope stability.

GENERAL RECOMMENDATIONS

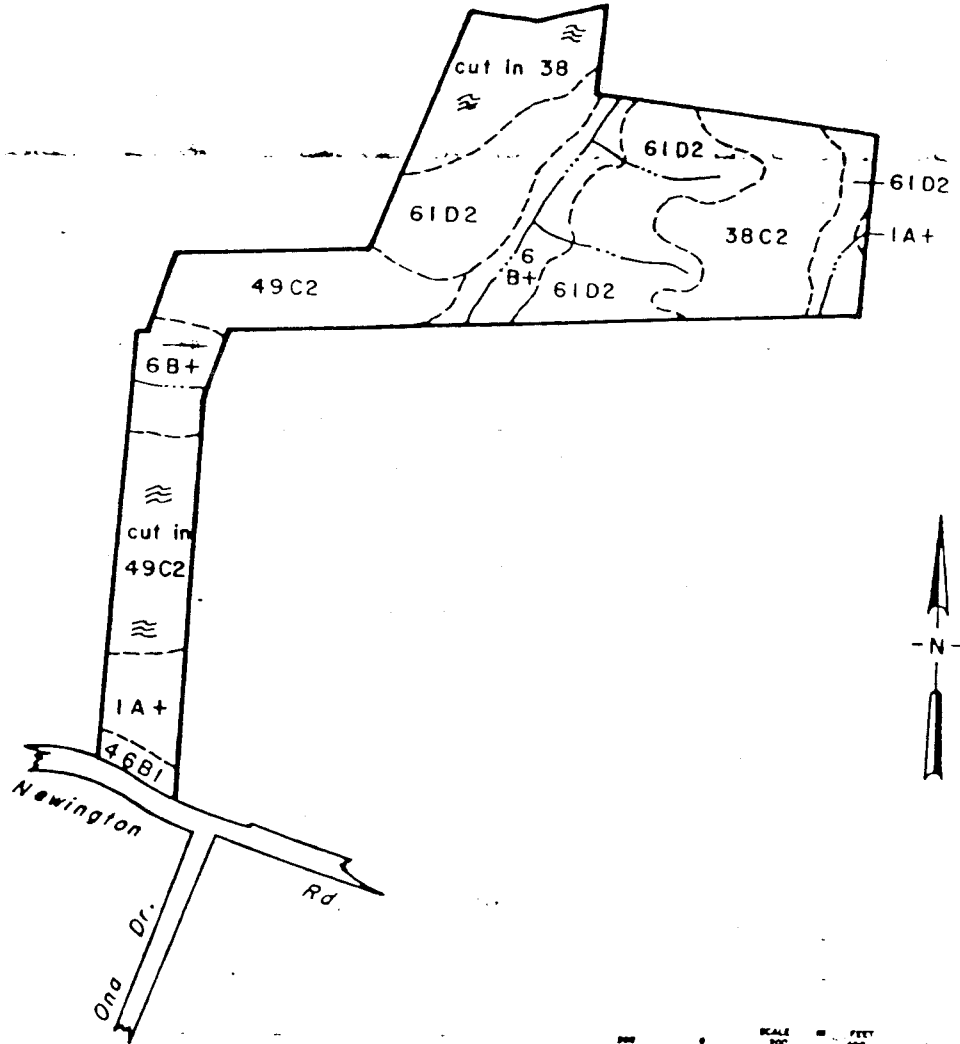
The most suitable soils for general park use are within the Beltsville (38) soil areas. Underlying soil strata have good bearing values. The seasonally high perched water table found in this soil at about 1.5 feet during wet periods of the year will have little effect on park use. The "cut in 38" area may have local fill deposits resulting from gravel extraction operations and should be examined more closely if building construction is proposed.

The lunt (49) and "cut in 49" soils are suitable for most park uses. The buildings should not be planned on or adjacent to the fill slope bordering the Allen Industrial Park.

The soils mapped (1) and (6) occur within drainageways. The drainageways should be avoided for park uses other than trails. The drainageways can be expected to flood at shallow depths during heavy rains. Bearing values are low in the (1) and (6) soils because of soft underlying soils and high ground water. Trails should be elevated slightly on structural fill and surfaced with an aggregate.

The 61D2 soil areas may experience some slope movement if clays are near the surface and if significant earth moving operations are undertaken. Minimum cutting and filling for trails is unlikely to result in a slope stability problem. However, a geotechnical investigation should be performed if you anticipate placing buildings on or near this area.





Soil Boundary: - - - - -



## S6 NEWINGTON COMMUNITY PLANNING SECTOR

The sector contains most of the Newington/RF&P Corridor area and part of the Lehigh area. The small shaded area on the sector map oriented towards the Telegraph Road/Beulah Street intersection designates the Lehigh area portion in the sector. The rest of the shading depicts the Newington/RF&P Corridor area segment in the sector.

### Land Use

#### Newington/RF&P Corridor Area Segment

The area, which lies east of I-95 and south of Franconia Road, encompasses approximately 700 acres of largely undeveloped land on the east side of the RF&P right-of-way. Extensive floodplains run from north to south and the eastern portion of the area contains former gravel-extraction sites. Two Virginia Electric Power Company easements cross this area. Approximately 80 percent of the area is vacant. Industrial uses are located along the railroad at Newington and along Cinder Bed Road.

#### Remainder of Sector

There are residential uses in the northeastern and southeastern corners of the sector and industrial uses in the southwestern corner. Commercial uses occur south of the I-95 interchange and there are large parcels of vacant land adjacent to the residential and industrial uses.

### Transportation

Shirley Highway (I-95), Backlick Road, Newington Road, Telegraph Road, and Beulah Street provide access to the sector. Cinder Bed Road now serves the Newington/RF&P Corridor area as the major internal access way, but it is a low-grade road which is not paved in the northern portion of the area.

The RF&P Railroad also travels through the sector, with a spur to Fort Belvoir. No highway improvements are presently programmed for this sector. Regular route bus service is not available within Sector S6.

The Backlick Road/I-95 Interchange is not presently capable of handling high traffic volumes.

### Environment

This area is located in the Accotink Creek watershed and, specifically, is traversed from north to south by Long Branch and its fairly extensive floodplains; the stream valleys of this channel affect most of the area. Because of its location in the Coastal Plain geologic province, this area is in a sensitive aquifer recharge zone and may contain slippage-prone swelling clays. Also, most of the area has poor soils for septic tanks.

The Long Branch of the Accotink Environmental Quality Corridor (EQC) begins above the northern tip of this area. The floodplains of Long Branch run through the middle of the entire area and Newington Railroad Station, a historic site, is located in the southern part of the EQC. A VEPCO right-of-way runs through the area and could serve as a trail, linking this environmental quality corridor to others.

### Public Facilities

#### Parks, Recreation and Open Space

The Amberleigh and Newington Parks are located within the sector.

### Other Public Facilities

Other public facilities located within the sector are the Fairfax County Water Authority's eastern property yard site and the Newington vehicle maintenance facility.

### Shopping

Community shopping facilities are provided in central Springfield and in the Rose Hill Shopping Center. Springfield Mall provides regional shopping opportunities.

### Housing

#### Newington/RF&P Corridor Area

The housing in this predominantly vacant area is in scattered locations. The units are all single-family detached with the exception of the townhouses in the northeast corner of the area.

#### Remainder of Sector

Single-family detached units and townhouses account for all of the housing and most of these units are in subdivisions. There is some housing on large lots along Telegraph Road and Beulah Street. Most of the units in the sector are in good structural condition.

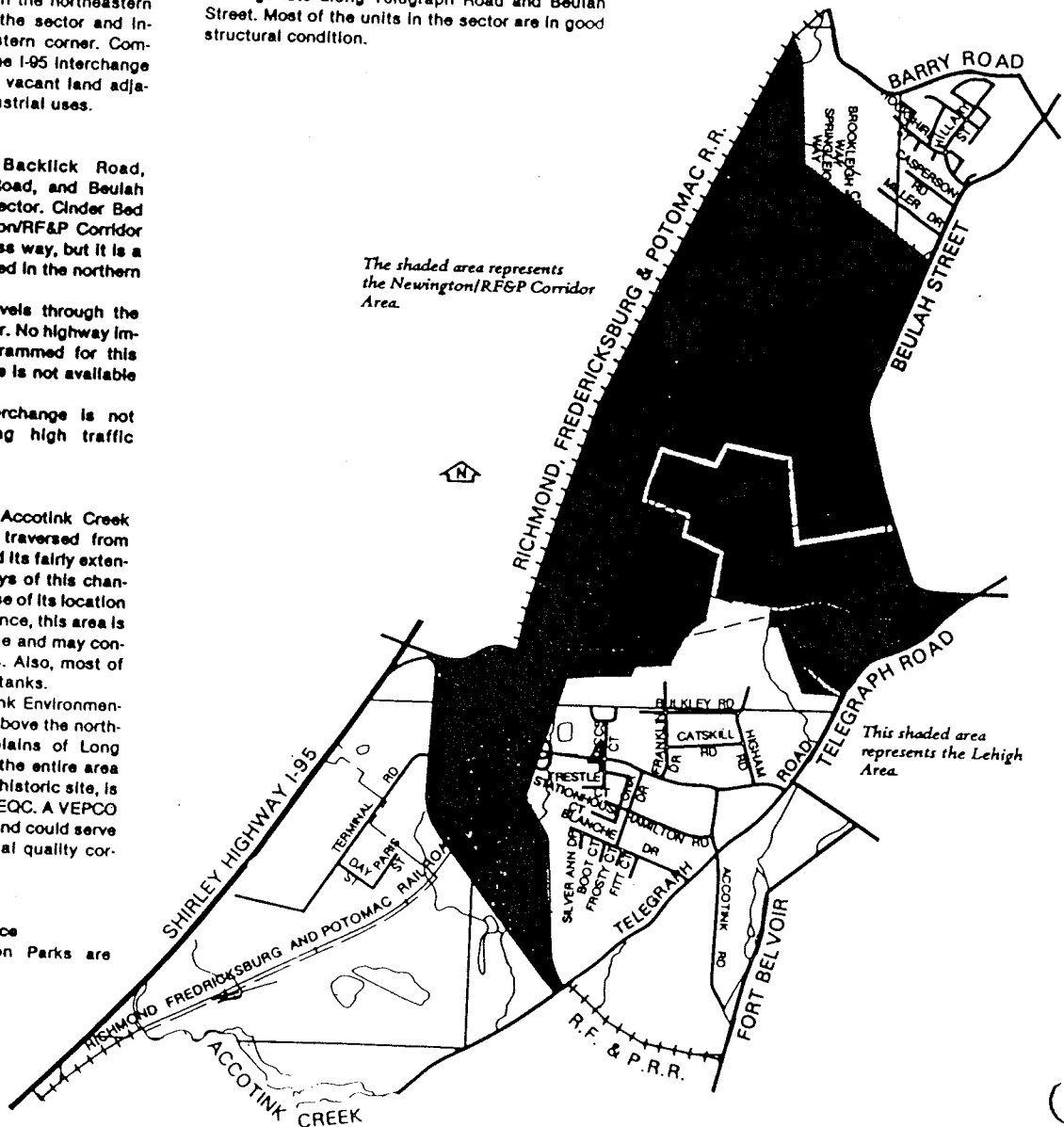
## RECOMMENDATIONS

### Newington/RF&P Corridor Area

General recommendations given below also apply to the other portion of this area which is located in Sector S7.

A. In brief, plan the southern and western portions of the area in medium-intensity industrial basic employment uses, taking account of environmental prohibitions and constraints which cannot be ameliorated by appropriate actions; plan the northeastern portion of the area for a planned residential community. Provide for extensive buffering between the industrial and residential areas as well as creative site reclamation. More detailed recommendations follow below.

B. Environmental factors and constraints affecting the site must be sensitively handled by any development and should be assessed through an





See KCA - Change

environmental impact review prior to development. Any development should:

1. prohibit development or alteration of the flood plain areas;
  2. provide for the eventual reclamation of former gravel extraction sites in the north-eastern portion of the area;
  3. limit adverse effects of development on the aquifer recharge zone;
  4. take adequate engineering precautions required to overcome the potential dangers of slippage prone soils;
  5. provide for the establishment of the environmental quality corridor areas, using appropriate easements, etc., to secure public access; and
  6. provide a linked hiking/biking trail system through the area as part of the environmental quality corridors.
- C. The economic development potentials of the area should be realized to the extent feasible. This most likely does not require the development of the whole of the area for industrial uses; indeed planned industrial uses far removed from I-95 or the railway would not be likely to develop.

D. The southern and western portions of the area could absorb a share of the industrial growth expected in the Springfield Planning District to 1995. This objective should be facilitated by public action.

E. The valley along Cinder Bed Road north of the Newington Garage is appropriate for industrial use, with substantial buffering and transitional open space required next to the remaining detached single-family residential units to avoid adverse visual impacts. The problems of the area associated with steep slopes, poor soil, and floodplains, require conformance with environmental recommendations in addition to those for the Newington/RF&P Corridor Area listed above. In general, development should be sufficiently coordinated to ensure environmentally sensitive construction practices and development in the area, especially away from areas designated as environmental quality corridors and the steep slopes to the east. The eastward boundary should generally follow the base of these slopes at an elevation of 165 feet to preserve the integrity of these highly erodible areas. To deal with environmental concerns, the following are necessary:

1. Engineering and design studies prior to construction should ensure that footings will be secure enough to resist the potential for slumping and sliding near slopes.
2. The stream in the area of parcels 27 and 28 and the stream to the south of the adopted four-lane road forming the northern boundary of the industrial area are designated environmental quality corridors, and a protective buffer area at a minimum of 90 feet to each side of the centerlines of the streams (or larger area, as determined by the extent of floodplain soils) should be observed in order to maintain the areas as environmental quality corridors.
3. The small portion of marine clay, approximately 700 feet north of parcel 27, should be avoided during site development because of its severe plastic nature.
4. Since the soils have high erodibility characteristics, there should be immediate stabilization of exposed areas, strict construction and post-construction runoff controls, and maintenance of as much vegetative cover as possible to help avoid undue erosion problems.

To ensure that the intersection of Cinder Bed Road and Newington Road will operate at acceptable levels of service as prescribed by the Virginia Department of Highways and Transportation and the County, new industrial development along Cinder Bed Road should either improve that intersection, with government assistance in ob-

taining land, or put money into an escrow fund for that purpose.

F. The proposed Franconia/Springfield Metro Station and the addition of the Springfield Bypass connecting to Hayfield Road will make the northern part of the area accessible to the Metro rapid transit system. The northern portion of the area abuts already developed residential areas and could be developed residentially, though much of the area in question is a former gravel extraction site. Any residential development in this area should be carefully designed both to be well-buffered from adjacent areas and to reclaim the site, increase its visual character and open space desirability through earth berming, runoff retention ponding, and plantings and other measures. Development should be planned at relatively low overall average density, 3-4 dwelling units per acre, and should be developed as a planned community with a variety of unit types, large open spaces, and amenities. Residential access should be to Beulah Street.

G. Strong buffering should be provided between industrial and residential uses developed within the area, probably using the environmental quality corridor as a major buffer element. Residential areas to the north of the area should be well-buffered from development in the area.

#### Lehigh Area

A. The general recommendations for the Lehigh Area presented in Sector RH4 also apply to that portion of the area within this sector.

B. Development of the Lehigh tract west of Beulah Street should be studied further by the developer, with the consultation of the Lee District Task Force, citizens associations, and County staff, to determine the best utilization of the area. In addition, development of that portion in the valley along Cinder Bed Road should meet the appropriate recommendations listed above under the Newington/RF&P Corridor Area.

C. The parcels located south of the intersection of Beulah Street and Telegraph Road which are planned for residential uses should be developed at the 3-4 dwelling units per acre range and should be developed at the high end of the density range only if a well-thought out unified development plan concept is submitted showing residential development on the whole area which is sensitive to the environmental considerations.

#### Remainder of Sector

A. Parcels south of Newington Road should be developed in residential uses at a density of 5-8 dwelling units per acre.

B. The parcels south of Hunter Estates subdivision should develop in single-family uses of 4 dwelling units per acre.

C. The County should ensure environmentally responsible development of the parcels east of Telegraph Road through a planned unit development of 4 dwelling units per acre.

D. Subject to environmental constraints, the parcels south and west of the Fort Belvoir railroad spur should be developed in industrial uses.

E. Development adjacent to Windsor Estates should be allowed to develop at the high end of the range only if substantial buffering is provided for that subdivision.

F. Commercial development in the sector should be limited to those parcels currently shown on the adopted Area IV Plan map for such use.

G. The area planned for commercial development in the southeast quadrant of Backlick Road and Newington Road should be developed in such a manner as to have its major access by way of Newington Road. There should be no median cut provided along Backlick Road to the subject property.

H. The small area (parcels 91-3 ((1)) 8,9 and ((4)) 1-3) on the west side of Beulah Street adjoined on two sides by the Windsor Park townhouses is appropriate for residential development at a density of 4-5 dwelling units per acre, with coordinated, safe access to Beulah Street and provision for widening and straightening Beulah Street as part of the development. If, in addition to this, there were substantial parcel consolidation and an effective landscaped open space buffer provided along Beulah Street, development in townhouses at a density of up to 8 dwelling units per acre may be appropriate.

I. Remaining vacant parcels should develop in residential uses at 3-4 dwelling units per acre.

J. The Mount Air historic mansion, related out-building and surrounding site vegetation should be maintained and preserved to reflect the 19th century character of the site. In addition to the use of restrictive easements or revolving funds to help protect Mount Air, development on adjacent sites should orient development so as to compliment the historic property and provide the necessary landscape buffer zones to effectively reduce adjoining architectural and traffic impacts.

#### Public Facilities

##### Parks, Recreation and Open Space

A. Newington Park and Amberleigh Park should be developed.

#### Environment

A. The Accotink Creek Environmental Quality Corridor should be preserved. Additional portions of it should be acquired.

#### Transportation

A. The transportation recommendations for this area are included in the Transportation section of the Plan.



- b. Lower density development near the Piney Run stream valley would help to minimize the impacts of erosion and sedimentation and would help to alleviate post-development nonpoint water pollution. Other methods to control erosion and sedimentation and water or air pollution should be implemented.

ADD:

On page 427, under Recommendations, Lehigh Area Policies for Subdistrict 3, new Recommendations (1., a, b.; 2., a) to read:

"1. Land Use

- a. Development east of and above the 165' elevation should be residentially planned. Development west of and below the 165' elevation should be industrially planned.
- b. Extensive buffers and setbacks must be provided between the residential and industrial uses. Other incompatible uses should also be separated by an appropriate level of buffering.

2. Environment

- a. The aquifer recharge zone should be protected by avoiding excessive impervious surfaces of roads and parking lots. Uses that threaten groundwater quality should not be located in this vicinity."

MODIFY:

The Area IV Plan map to show residential use at 3-4 dwelling units per acre on that property which is planned for office use, west of Beulah Street. Relocate the Plan map's commercial retail floating symbol presently located midway between Beulah Street and Telegraph Road to the junction of Lockheed/Van Dorn and Metro Connectors.

DELETE:

From the Area IV Plan map that portion of the planned Old Mill Road Extension between Telegraph Road and Beulah Street.

MODIFY:

The Rose Hill Planning Sector (RH4) and Newington Planning Sector (S6) maps, which are located in the Plan text to reflect Lehigh Area boundary changes.

ADD:

The Lehigh Area maps which reflect the location of Subdistricts 1, 2 and 3 to the Plan text, as delineated herein.



85-CW-15T

DELETE: Page 457, Transportation, the Adopted Countywide Transportation Plan map, the planned Old Mill Road Extension between John J. Kingman Road and Telegraph Road.

NOTE: Renumber paragraphs as necessary.

NOTE: The Area IV Plan map should be amended to delete the planned Old Mill Road Extension between John J. Kingman Road and Telegraph Road.

85-CW-16T

ADD: Page 458, Transportation, Area and Sector Recommendations, Springfield Planning District, Sector C6, a new paragraph, to read:

C. Through truck traffic should be prohibited on local and collector streets in the Lorton/Newington area to the maximum extent possible.

85-CW-18T

MODIFY: Page 458, Transportation, Area and Sector Recommendations, Springfield Planning District, Sector S6, paragraph B, to read:

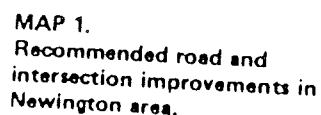
B. The following roads should be improved two-lane facilities: Cinder Bed Road, Newington Road from Backlick Road to Telegraph Road, and Accotink Road from Newington Road to Telegraph Road. The intersections of these roads, and substandard bridges and underpasses traversing these roads should also be improved.

ADD: Page 457, Transportation, the Adopted Countywide Transportation Plan map: improve two lane collector road designation for Cinder Bed Road, Newington Road from Backlick Road to Telegraph Road, and Accotink Road from Newington Road to Telegraph Road. The Newington Road/Cinder Bed Road intersection should be shown with an improved alignment (see Map 18T).

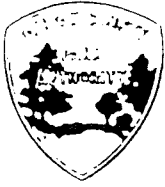
85-CW-22T

ADD: Page 455, Transportation, Area and Sector Recommendations, Springfield Planning District, Sector S4, a new paragraph to read:









# Discover your parks...

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

TO: ALL FOLKS INTERESTED IN THE DATE: February 20, 1986  
FUTURE PLANS FOR NEWINGTON PARK

FROM: ED NENSTIEL, LANDSCAPE ARCHITECT *EN*

SUBJECT: WHAT WE HEARD AT THE NEWINGTON PARK COMMUNITY FORUM

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

We have much work to do before a preliminary master plan will be aired later this year for further review and comment by the community at large.

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

## NEWINGTON PARK COMMUNITY FORUM

HELD: February 12, 1986 at 8:00 p.m. at the Newington Maintenance Facility.

ATTENDEES: Raymond Philipps (Mt. Vernon District), and Frederick Crabtree (Centreville District), from the Fairfax County Park Authority Board; Louis Cable (Assistant Director), Donald Lederer (Superintendent of Design), Ed Nenstiel, David Jillson, Kirk Holley, Janice Wicks, Tim Scott, John Johnston, Mark Holsteen, and Karen Ayres from the Fairfax County Park Authority staff (Design Division); Gary Roisum (Conservation Division); A.T. Stephens (Historic Preservation); and approximately 14 citizens representing themselves and the Newington Civic Association.

Mr. Cable opened, and explained the forum procedure and its place in the planning process. He explained that we are here to listen and record all that you have to say, and we hope to come away with a wealth of thoughts for staff to work with. He also asked the citizens to notify others, not here tonight, that may wish to comment.

Mr. Philipps said a few brief words, and that he is looking for citizen input.



Using an overhead projector, Ed Nenstiel presented information gathered into graphic form. Talked about background and history of park, size of park, surrounding properties, and how property was acquired in three pieces. What is in the park: athletic fields, picnic shelters, multi-use courts, etc. Looked at slopes and soils on site, and a summary of things that are going on at park site. Also, presented FCPA Facility Standards as related to study area.

Floor back to Mr. Philipps, who introduced Supervisor Egge.

Supervisor Egge thanked everyone for coming. Looking forward to working with you. Would like to collect ideas. Priorities are left up to the group.

Mr. Cable stressed a couple points. We are here to listen to you. Park Authority has wanted to speed up process. We will not wait 30 days for comments. This will speed up processing time. But, will still take your comments.

Mr. Cable explained that two small groups would be organized for discussion. He said that the purpose of this is to allow everyone to speak, be heard and to listen. The following agenda was suggested and explained to the two groups:

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

Mr. Cable asked for a volunteer to record the information in each group. He explained that at the end of the meeting, the small groups will come together and a spokesperson from each group will present their concensus of ideas.

The following text summarizes the result of the discussions in each group (as recorded at the forum):

#### BLUE GROUP

#### LIKES--TOP FIVE PRIORITIES

- Priority 1 - Security light at Bulkley Road
- Priority 2 - Tie: Buffer between park and garage  
Wildlife protection area
- Priority 3 - Tie: Restrooms  
Improve pedestrian access from Newington Road
- Priority 4 - Confine development to "lower 5"
- Priority 5 - Tie: Bike paths  
Nature trails



Likes - Complete Listing and Voting Count

1. Confine development to the "lower five" acres - 7 points
2. Provide buffer (trees) along property line common with garage - 10 points
3. Interpretive nature trails (in wooded area) - 4 points
4. Wildlife protection area - 10 points
5. Designated access - 0 points
6. Improve pedestrian access from Newington Road - 8 points
7. Controlled pedestrian crossing on Newington Road - 2 points
8. Security light at end of Bulkley Road - 12 points
9. Lighted basketball court - 1 point
10. Standard size lighted baseball/little league field - 1 point
11. Restrooms - 8 points
12. 8 feeders - 0 points
13. Bike paths - 4 points
14. Grills and picnic area - 1 point
15. Better tot lot equipment - 3 points
16. Shelters - 2 points
17. Trash receptacle - 2 points
18. Bike rack - 0 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No dirt bikes  
Priority 2 - No development in northern wooded area  
Priority 3 - No vehicle entrance at Bulkley Road  
Priority 4 - Park Closed at night, except lighted areas  
Priority 5 - No unauthorized motorized vehicles

Dislikes - Complete Listing and Voting Count

1. Close park at night, except for lighted areas - 11 points
2. No development - 14 points
3. No developed trails in natural area - 7 points
4. No dirt bikes - 16 points
5. No vehicle entrance at Bulkley Road - 13 points
6. No unauthorized motorized vehicles - 10 points

SPECIAL CONCERNS

1. Fix up entrance area
2. Security of private property
3. Fix up entrance at Bulkley Road



GREEN GROUP

LIKES - TOP FIVE PRIORITIES

- Priority 1 - Improve vehicle access and provide parking from Newington Road (S)
- Priority 2 - Upgrade existing facility and improve drainage ditch along garage (S)
- Priority 3 - Keep natural (N)
- Priority 4 - Tie: Lighted tennis court (S)  
Stone fireplace in shelter (S)
- Priority 5 - Tie: ~~Flowers and beautification (S)~~  
Landscape buffer (N/S)

Likes - Complete Listing and Voting Count

- 1. Lighted tennis court (S) - 14 points
- 2. Stone fireplace in shelter (S) - 14 points
- 3. Flowers and beautification (S) - 4 points
- 4. Safe vehicle access from Newington Road and paved parking (S) - 24 points
- 5. Standard size lighted baseball/softball field (S) - 2 points
- 6. Horse trails and stable (N) - 0 points
- 7. Security (S) - 0 points
- 8. Improve existing facilities (S) and improve drainage ditch along garage (S) - 19 points
- 9. Pipe and cover ditch along garage (S) - 3 points
- 10. Keep natural (N) - 16 points
- 11. Bike trail (N/S) - 1 point
- 12. Provide interpretive nature trails (N) - 0 points
- 13. Eagles (N) - 0 points
- 14. Tot lot and wading pool (S) - 1 point
- 15. Landscape buffer (N/S) - 5 points
- 16. Picnic area with benches (N/S) - 0 points
- 17. Community center (S) - 3 points

DISLIKES - TOP FIVE PRIORITIES

- Priority 1 - No loss of wooded areas
- Priority 2 - No development of northern part
- Priority 3 - No vehicle access except at Newington Road
- Priority 4 - No motorcycles or motor bikes
- Priority 5 - No improvements (which may draw users from outside community)

Dislikes - Complete Listing and Voting Count

- 1. No motorcycles or motor bikes - 10 points
- 2. No loss of wooded areas - 24 points
- 3. No vehicle access except at Newington Road - 21 points
- 4. No development of northern portion of park - 22 points
- 5. No improvements which may draw users from outside community - 7 points



SPECIAL CONCERNS

1. Drainage problems
2. Vehicle and pedestrian access at Newington Road
3. Security
4. Maintenance/trash and grass
5. Wildlife/ecology impact
6. Sanctuary/natural area
7. New topsoil, seed, and sod

At the close of the meeting, Mr. Cable thanked the citizens for their ideas and explained that we will send out this summary of the facts gathered at the forum. He said that staff will develop several concepts for the site, incorporating the forum ideas as well as other thoughts that we receive from other sources. A preliminary master plan, which is the staff recommendation, will be presented to the citizens, along with other concepts that were considered, at a public hearing some time later this year. He thanked the citizens for attending and working with the Park Authority.

Note: (S) stands for south portion of park and  
(N) stands for north portion of park.