

# MASTER PLAN REPORT

FAIRFAX COUNTY PARK AUTHORITY AUGUST 1978

#### MASTER PLAN REPORT OF LILLIAN CAREY PARK

#### PREPARED FOR:

#### FAIRFAX COUNTY PARK AUTHORITY

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AUGUST 1978

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#### I. INTRODUCTION AND OBJECTIVES

This master plan report for Lillian Carey Park was prepared to delineate the planning process and the design criteria that went into the preliminary design plan. The report will also serve as a guide for any future development planned by the Park Authority. The report provides a summary of the data gathered from an in-depth analysis of the subject park, and recommendations pertaining to its expected utilization and maintenance.

#### II. SITE LOCATION

Lillian Carey Park is located in the Mason Magisterial District (map 61-4). It is bounded on the north by Barcroft View Apartments, on the east by Baileys Community Center, and Reservoir Heights Subdivision, (wooded and undeveloped) on the south by Holmes Run III Stream Valley Park, on the west by undeveloped wooded land, and on the northwest by Barcroft View Terrace Apartments. Access is from Munson Road and Summers Lane. The Park site is presently totally wooded and undeveloped. The park comprises 13.38 acres.

Vehicular access to the park is provided by Munson Road and Summers Lane. Walking access is from Munson Road, Summers Lane and the Holmes Run Stream Valley hiking trail. There are no easements on this property.

#### III. FAIRFAX COUNTY COMPREHENSIVE PLAN

The park is within Glasgow Community Planning Sector (B4), Baileys Planning District, Planning Area I. The park lies east of Columbia Pike, south of the Baileys Crossroads Central Business District. The sector is developed predominately with single-family residential units, with the exception of the Skyline Center complex along Route 7 east of the central business district and the area immediately around Baileys Crossroads which is high density residential and commercial. Tracts of vacant land lie clustered around the Holmes Run Stream Valley Park.

The park lies within the Baileys Conservation District, established through the Board of Supervisors adoption of the Baileys Neighborhood Improvement Program and Conservation Plan in March 1976. The Baileys Conservation District is generally bounded by Columbia Pike on the north, Williams Land on the east, Madison Lane on the west, Magnolia Lane on the south. Lacy Boulevard is the main arterial through the community.

Countywide PLUS Plan recommendations include that Lillian Carey Park be expanded and developed.

#### IV. ZONING

The park and adjacent school site are zoned R-12.5, 3-4 units per acre. The residential area east and north of the park is zoned R-12.5, 3-4 units per acre. The area south of the park is zoned R-12.5. On the west, the adjacent properties are zoned RM-2, residential, multi-family apartments.

#### V. DEMOGRAPHICS \*

Baileys Planning District: Population growth in this district has been sizeable - in 1960 the population was 21,933 while as of June 30, 1974 the population was 32,466. It is projected that the residential growth due to committed development in Baileys Planning District will increase the residential density to 9.5 persons per acre.

The present population of the Glasgow Community Planning Sector is 9,312. The estimated population by 1990 is 9,748, a growth of 436 persons.

		EXISTING				ESTIMATED ADDITIONAL 1975 - 1990					
	AC.	DU'S	POP.	DU/AC.	AC.	COMM. DU'S	ANTI. DU'S	ADD'L. DU'S	POP.	DU/AC.	
Residential S. F. T. H. Apt.	509	1,450 1,983	5,296 4,016	2.8 22.5	56	10	2	110	436	1.9	
Commercial Industrial Parks & Rec. Other Vacant	42 87 64 360				10 13 4 277						
TOTAL	1,163	3,433	9,312	3.0	360	10	2	110	436		

#### VI. SCHOOLS AND COMMUNITY CENTER

The park is located with School Administration Area II. The three (3) elementary schools serving the area, all more than 3/4 mile from the park are: Baileys, Glen Forest and Parklawn. Other schools serving the area are Glasgow Intermediate School and J.E.B. Stuart High School. Glasgow Intermediate School is located south of the park, within 1/2 mile and adjacent to Holmes Run Stream Valley Park.

\*Source: Fairfax County Virginia Plan, supplement #2
July, 1977.

Adjacent to the park is Baileys Community Center. It is located on the grounds of the Lillian Carey School. The school building is no longer used as an active school. The Baileys Community Center is fully operational and was constructed under the Federal Community Development Block Grant Program. The center contains gymnasium with some seating capacity, multi-purpose room, senior citizens room, full kitchen, and support facilities. The grounds contain a combination spray pool and outdoor amphitheater, basketball courts and tot areas.

#### VII. PARKS, RECREATION AND OPEN SPACE

The following parks are located within a 3/4 mile radius of Lillian Carey Park: Baileys (2.2 acres), Dowden Terrace (8.5 acres), Glasgow (3.4 acres), Glen Hills (2.5 acres), Heywood Glen (4.3 acres) and Holmes Run Stream Valley Park III (46.6 acres). The following additional parks are located within a 1½ mile radius: Green Spring Farm (22.8 acres), J.E.B. Stuart (17.2 acres), Munson Hill (2.2 acres), Parklawn (3.9 acres), Spring Lane (4.2 acres), and Turkeycock Run Stream Valley Park (36.0 acres).

#### VIII. PUBLIC RECREATION FACILITIES INVENTORY

Parks within 3/4 mile radius and community serving school sites.

	Apparatus Area	Baseball/Softball Field	Basketball/Multi- Use Court	Soccer/Football Field	Soccer Field	Football Field	Picnic Area	Tot Lot	Tennis Court	Hiking Trail	Open Play Area	Parking Area	Running Track	Garden Plots	Undeveloped
SCHOOLS				_				$\dashv$		$\neg \dagger$	$\dashv$		1	$\neg \uparrow$	$\dashv$
JEB Stuart H.S.	_	1*	1	1				_	-		$\dashv$				$\dashv$
Glasgow Intermediate	1	3	. 3		1				1						
Baileys Elementary	1	2	3	11	1										_
Glen Forest Elementary	2	2	4		1										$\dashv$
Parklawn Elementary	2	2	1		2										_
PARKS								_							
Baileys Comm. Center	-	1	2		-			1			-				-
Dowden Terrace	1	2	11	1	1_		1	1	2	1	1	1			$\vdash$
Glasgow	1													0	
Glen Hills							1								
Heywood Glen					<u> </u>								<u> </u>		•
Holmes Run S.V. III	_				<u> </u>		_		_	1		1		_	
Baileys	8	12	15	3	5	0	2	2	3	2	1	2	1	1	•
TOTALS	1 0	1 12	1 13	1 3	_ر	1 0	<u> </u>		1 -						استسا

Legend:

Lighted - \*
Existing - o
Undeveloped - •

#### IX. UTILITIES

Sanitary Sewer - The park is within the Cameron Run sewershed. A sanitary sewer is located in the Holmes Run Stream Valley south of the park.

<u>Water</u> - The site is served by the Fairfax County Water Authority. Water service is available from an existing water main along Summers Lane.

<u>Electricity</u> - There are existing power lines along the streets bordering the park.

Storm Drainage - The site has steep side slopes; these slopes create the two drainage ways, each flowing generally to the south towards Holmes Run. One storm sewer structure is located on the site, this is an existing storm sewer headwall along the northwest side, emptying into the stream in the park.

#### X. PROPOSED SURROUNDING LAND USE

West of the park, the Crandall Tract (Map 61-4 ((1)), parcel 12) is zoned R-12.5 and may be developed to include approximately 160 units. This development would significantly affect the environmental character of the area and an increase in park users.

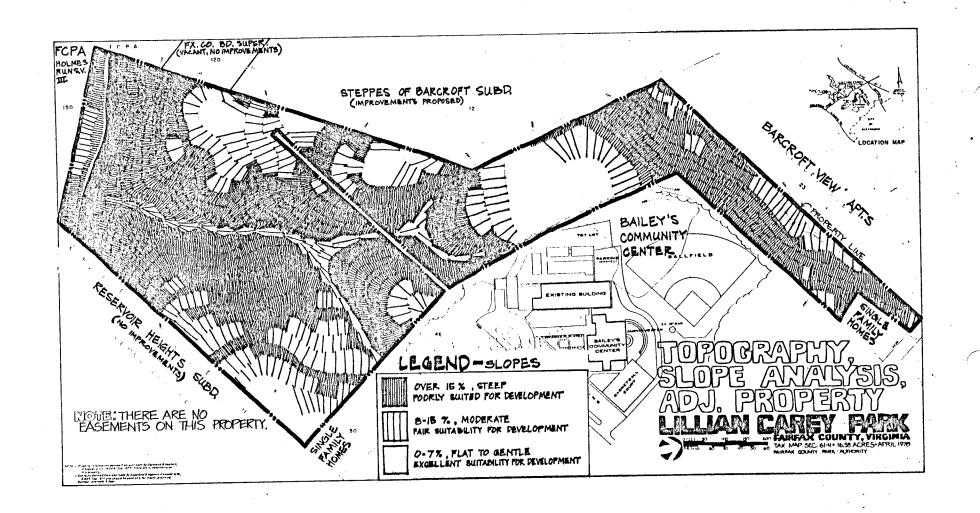
#### XI. SITE ANALYSIS AND SITE FEATURES

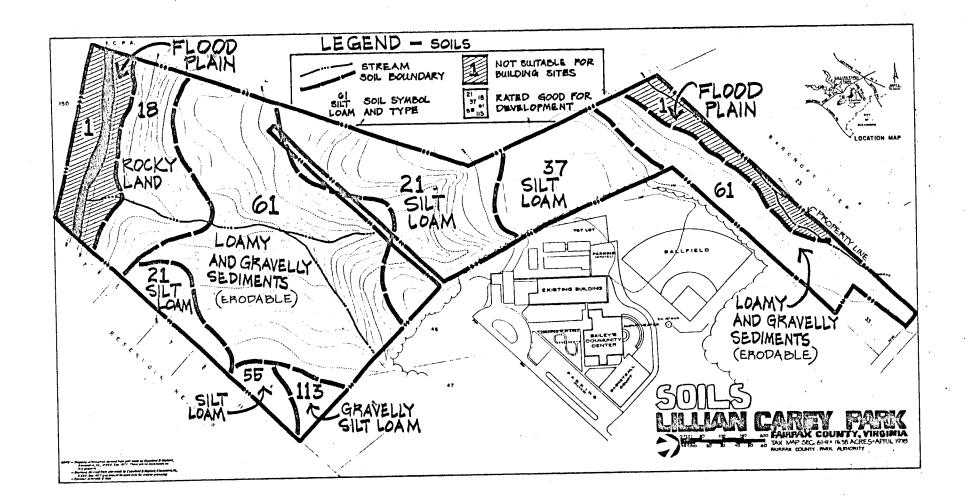
Slopes - Most of the site is over 15% slopes. This includes all slopes bordering existing streams. Only two areas are relatively flat, the ridge along the west side of the property and the area just west of the temporary area attached to the old school building. (See Slopes Map.)

Topography - The highest elevation in the park is approximately elev. 260' on top of the hill at the east line adjacent to the ballfield on Baileys Community Center. The lowest elevation in the park is approximate elevation 140' on the south side of the site. The difference between the high and low points is 120 feet. (See Topography Map.)

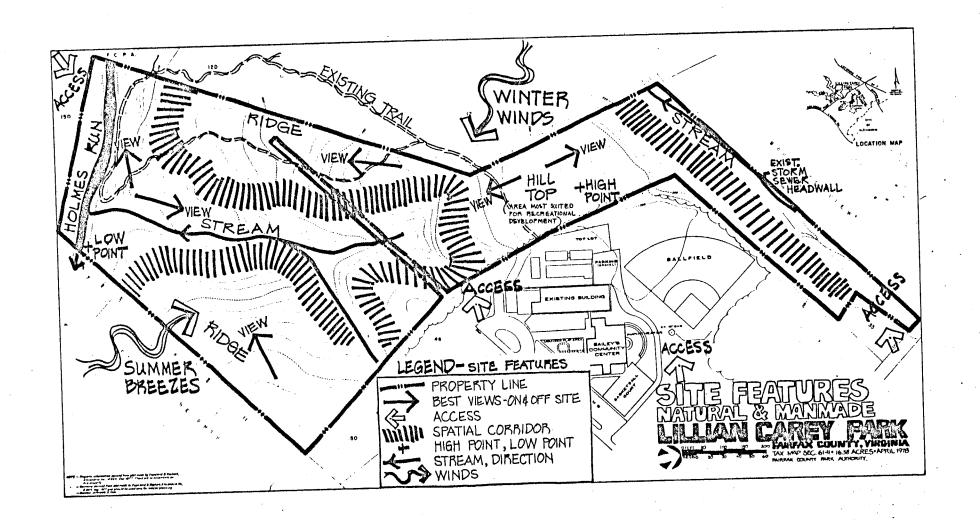
<u>Soils</u> - The majority of the site consists of soils classified as steep land, loamy and gravelly sediments. Seven percent, approx. 1.0 acre of this property is in the flood plain. None of this flood plain area is suitable for building sites. The remainder of this property, 93.0 percent or 12.3 acres consist of Rocky Land (18), Manor (21), Beltsville (37), Glenelg (55), Loamy and Gravelly Sediments (61) and Fairfax (113) soils. All of these soils rate good for any type development. (See Soils Map.)

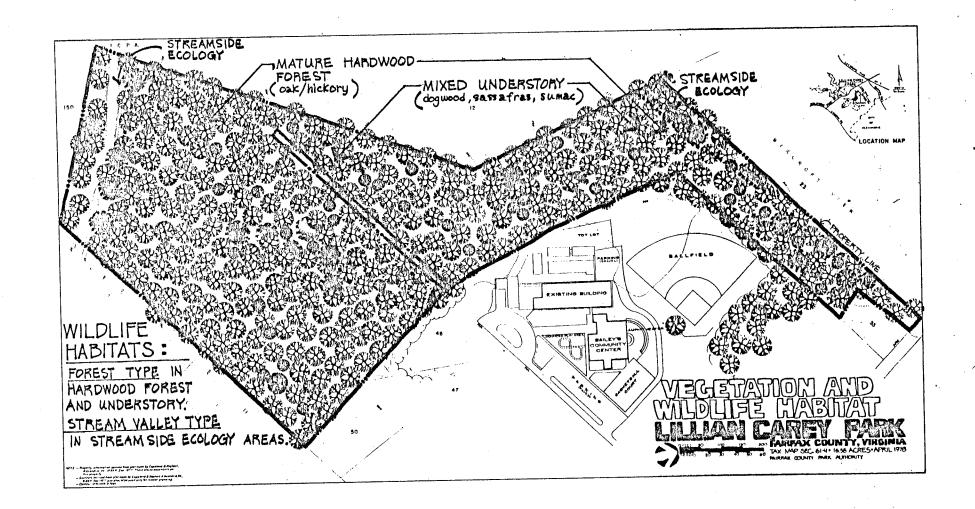
- Soil 1, Mixed Alluvial Land (flood plain)
  Description: 0-2% slopes, from soils of the uplands becoming lodged along some of the smaller streams, deep, poorly drained, slowly permeable, moderate to low fertility, coarse texture, too wet for cultivation, neutral to strongly acid, wide range of organic matter low to high, and moderately high capacity for supplying moisture, generally-best suited for pasture.
- Soil 18, Rocky Land (acidic rock)
  Description: 25%+, it consists of shallow soils, it occurs
  in deeply dissected uplands, mainly along large drainageways,
  runoff is rapid to very rapid, internal drainage is medium
  to rapid, erosion hazards are high to very high, cannot be
  cultivated, and trees grow slowly on this soil type.
- Soil 21, Manor Silt Loam Description: Shallow, highly micaceous, somewhat excessively drained soil of the upland, the soil has formed from quartz sericite schist, acid, fairly low in organic matter and natural fertility, moderately susceptible to erosion, permeability of the surface soil and parent material is rapid, and fairly productive of most crops grown in the county.
- Soil 37, Beltsville Silt Loam Description: Nearly level to undulating, moderately well drained, slowly permeable, low in fertility, strongly acid, low in organic matter, and slight erosion hazard.
- Soil S5, Glenelg Silt Loam Description: Undulating, deep, well-drained, permeable, moderate fertility, strongly acid, and medium to low organic matter.
- Soil 61, Loamy and Gravelly Sediments (Hilly Land)
  Description: Shallow, excessively drained, low fertility,
  strongly acid, low in organic matter, erosion hazard is very
  great, poorly suited for cultivation.
- Soil 113, Fairfax Gravelly Silt Loam Description: Undulating, deep, well drained to moderately well drained, slowly permeable, low fertility, strongly acid, low organic matter, run off is moderate hazard on the more strongly sloping parts, suitable for crops.
- Hydrology There are two streams on the site. A small stream on the northwest portion of the site flows south, parallel to the property line. The other stream, branched on the east side of the park, converges to flow south into Holmes Run.





-7-





Spatial Analysis - Hilltop, ridges and deeply cut small stream channels define the land form spaces. Best views are from the hilltop towards the stream valley and along the narrow stream channels. (See Site Features Map.)

<u>Vegetation</u> - All of the park is heavily forested with mostly hardwoods and some softwoods. These include oaks, hickories, maples, dogwoods, and some Virginia pine. (See Vegetation and Wildlife Habitat Map.)

Wildlife - The typical mammal and bird populations of the oak/ hickory forest are found in this area. These include opposum, raccoons, grey squirrels, flying squirrels, chipmunks, bats, mice, and woodpeckers, chickadees, and tufted tit mice. (See Vegetation and Wildlife Habitat Map.)

#### XII. DEVELOPMENT PREFERENCE SURVEY

Questionnaires were distributed to the Springdale Civic Association on July 28, 1977 and to the Barcroft View Apartments and Lacy Park Garden Apartments on July 26, 1977.

The results are as follows:

1200 distributed 85 returned = 7% return No development - 4% Minimal development - 54% Full development - 15%

PRIORITY	FACILITIES DESIRED FACILITY	% OF THE 85	% DESIRE ( SCHOOL (COMM. CNTR.)	ON PARK PROPERTY
1.	Picnic area Multi-use courts Tennis courts Trails Tot lot Play apparatus area Adult activities Open Play Area Barbecue Pits Picnic tables Picnic shelter Amphitheater Water	91% 82% 82% 82% 69% 69% 49% 44% 41% 39% 35% 22%	4% 51% 47% 0% 63% 44% 56%	73% 26% 46% 57% 25% 30% 43% 41% 17%

\*Existing or under construction @ Community Center.

Other facilities desired included: bike paths, swimming pool, jogging (fitness) trail, nature study facility, horseback riding, restrooms and telephone. Only 7% or less of the returns expressed a desire for one or all of these other facilities.

#### XIII. REPORTS

The following agencies or departments were contacted: Fairfax County Fire, Police, Recreation; School Board; FCPA Conservation, History and Park Operations Divisions.

Reports were received from County Recreation and School Board, and from FCPA Conservation and History Divisions. Their reports are included here.

At the time of this writing, Fire, Police and Park Operations have not responded.

#### XIV. FUNDING

FY 1978 budget for development is about \$43,500.00.

#### XV. CONCLUSIONS.

A review of the site analysis indicated several restricting factors on development. These include:

- A. Steep slopes most of the site is over 15% slope.
- B. Streams two streams, which flow into Holmes Run Stream, are found on the site.
- C. Floodplain Holmes Run floodplain extends to both sides of its banks.
- D. Elevations the change of 120' creates steep slopes.
- E. Soil drainage Beltsville silt loam is poor (slow).
- F. Construction access difficult because of steep slopes and streams.
- G. Vegetation the site is heavily wooded.

The area best suited for development is on top of the hill. The upland ridges on the southern half of the property, one suitable for development, however access is limited. Any development, except for trails, requires access for maintenance vehicles. Other areas may be developed should the public demand for active recreational development be great. It is concluded however that any development of steep to very steep slopes would be detrimental to the natural environment and expensive.

#### Program

The approved master plan program for Lillian Carey Park includes the following:

- A. Tennis courts (lighted)
- B. Picnic areas and picnic shelter
- C. Horseshoe pits
- D. Play apparatus area
- E. Foot trailsF. Fitness trail
- F. Fitness trail
  G. Upgrade existing softball field on Baileys Community
  Center
- H. Conservation area
- I. Acquisition or easement of adjacent property for buffer

The development of Lillian Carey Park will fulfill a need for active recreation facilities in the Baileys Community.

#### XVI. PLAN DESCRIPTION

The picnic area, to include an open shelter, horseshoe pits, and play apparatus area is located on the flat area to the west of the temporary classrooms. It will be for family and group picnicking. To the south of the picnic area will be two lighted tennis courts. To the southwest of the tennis courts and across a steep area is the second picnic area. In order to gain access to this area over an existing trail, it is recommended that approximately 15,000 square feet be acquired or a public access easement be purchased.

All facilities are to be connected by new or existing trails. A fitness trail is shown in the conservation area and can be used for exercise or walking. A hiking trail leads to the Holmes Run Stream Valley hiking trail. The plan shows the existing ballfield northwest of the community center to be slightly graded and upgraded.

### COMPARISON OF PROJECTED DEMAND VERSUS SUPPLY - SOFTBALL/BASEBALL MASON MAGISTERIAL DISTRICT

YEAR	DEMAND	SUPPLY	OVERAGE
1977	237	320	83
1978	239	352	113
1979	243	352	109
1980	246	352	106
1981	249	352	103

Projections have been made for each of the next five years, through 1981, by applying the estimated growth rate to the 1976 demand data and computing the inventory of fields by adding diamonds which will come into being over the next five years through already approved construction. The resultant differences between requirements and availability of softball/baseball diamonds is shown above.

Upgrading the existing softball field is sufficient to keep pace with the projected demand for ballfields in the Mason District.

#### XVII. COST ESTIMATE

Α.	Tenni	is Courts (2)		
		Courts LS Lighting	\$40,000 \$18,000	
	Total	l "A"		\$ 58,000
В.	Picn	ic Area		
	1. 2. 3.	Horseshoe courts (4) at \$350 ea. Open shelter (20x40) LS Tables, grills, trash containers	\$ 1,600 \$ 8,000	
		<ul> <li>a. Table, 14 @ \$100 ea.</li> <li>b. Grills, 8 @ \$90 ea.</li> <li>c. Trash cans 5 @ \$80</li> <li>d. Clearing &amp; grubbing LS</li> <li>e. Wood chips LS</li> </ul>	\$ 1,400 \$ 720 \$ 400 \$ 900 \$ 1,200 \$ 4,620 \$ 2,000	
C.	Tota	Barbeque pit LS 1 "B" nd Picnic Area	\$ 4,620	\$ 16,220
	1. 2. 3. 4. 5.	Clearing & grubbing LS	\$ 500 \$ 180 \$ 160 \$ 300 \$ 400	
	Tota	1 "C"		\$ 1,540
D.	Appa	ratus Area LS		\$ 12,000
Ε.	Trai	ls .		
	1.	Clearing \$800/ac - ½ ac. Woodchips 4350 LF @ \$3.50	\$ 400 \$15,225	
	Tota	1 "E"	• .	\$ 15,625
F.	Soft	ball Field Relocation		
	1. 2.	10' high fence 200' long Backstop & infield fence LS	\$ 2,000 \$ 3,500 \$ 3,000	
	3.	Additional work LS	<del>y 3,000</del>	\$ 8,500
	Tota	AL F		Ŷ 0,500

G.	Miscellaneous and landscaping LS	<u>\$ 5,000</u>
	Subtotal 20% Contingency	\$116,885 \$ 23,377
	TOTAL	\$140,262
	TOTAL ESTIMATE	<u>\$141,000</u>

#### XVIII. COST VS. BENEFIT

The total estimated implementation cost for the park is \$141,000 Although Lillian Carey Park is a public park, it will be utilized primarily by those citizens within a 3/4 mile area. The 1974 population count for this area was approximately 33,000 people. The total cost of development in this respect would be approximately \$4.27 per person. Since no consideration has been given to the benefits that future generations will receive, it is safe to assume that this cost is relatively inexpensive.

#### XIX. OPERATING AND MAINTENANCE COSTS

The following provides an estimate of annual operating costs:

Ite	m	Unit	No. Units	Total	
Α.	Tennis courts	\$650/ct.	2	\$ 1,300	
В.	Picnic area	\$810/ac.	2	\$ 1,620	
C.	Apparatus area	\$810/ea.	1	\$ 810	
D.	Wood chip trail	\$1515/mile	. 8	\$ 1,212	
Ε.	Softball field	\$7500/field	1	\$ 7,500	
F.	Conservation area	\$211/acre	5.5	\$ 1,160	
Total yearly estimated operating cost \$13,602					

#### XX. USER LEVELS

A number of assumptions in estimating the future use of Lillian Carey Park have been made in this analysis. Among the assumptions made are the following:

- The active area will have the heaviest concentration of use;
- The active areas will be used most heavily during the warm months, particularly on weekends and in the evenings;
- Picnicking facilities will be used primarily between April and October;
- The trails will be used on a year-round basis weather permitting.

The following is the estimated use of Lillian Carey Park, the total figure and the figure for each activity represent the yearly number of user days which can be expected:

Act	ivity		No.	User	Days/Year
Α.	Activ	e Area			
	1. 2. 3. 4.	Tennis Ballfield Horseshoes Apparatus area		12	,000 ,600 ,200
		Subtotal		27	,800
В.	Passi	ve Area			
	5. 6. 7.	Conservation area Picnicking Trails		1	- ,680 <del>-</del>
		Subtotal		_1	,680
Total Estimated Use				29	,480
Total Estimated Persons/Year 19,653 (One person equals 1.5 user days)					,653

- (1) Based on 20 players per tennis court for a 200 day season. The average number of users is higher than the County norm because of the use of lights enabling night play. (20 x no. of courts) x 200 days.
- (2) Primary use is from organized recreation ball leagues. This assumes a 6 month season with each ballfield being used two times per day, and 35 persons per game not including spectators 35 x (no. of fields x 2) 180 days.
- (3) Based on two players per horseshoe court, five times a day for six months. Two (no. of courts x 5) 180 days.

(4) Picnicking is estimated at four persons per table with the heaviest use on weekends between April and October. The turnover is estimated at two per day.

Because of the many variables which would affect the accuracy of user level estimates, several uses which are an integral part of the master plan could not be estimated. They are: apparatus areas, walking trails, and conservation areas.

#### ATTACHMENT I

#### Fairfax County Public Schools

10700 Page Avenue, Fairfax, Virginia 22030

Design and Construction Department

March 10, 1978

#### MEMORANDUM

Mr. Donald Lederer, Supt., Design Division OT

Fairfax County Park Authority

Edward R. Moore, Jr., Chief grm My School Site 7-FROM

School Site Acquis. & Development

Recreational Facilities at Lillian Carey School SUBJECT:

Reference is made to your letter of February 22 concerning installation of recreational facilities on the Lillian Carey school site.

The Lillian Carey school site is currently involved in a lease with the Board of County Supervisors which includes building and land. Therefore, coordination of your proposal should be made with appropriate County officials.

We are legal owners of the property and as such would have no objection to your providing these facilities on this property, assuming that none of the appropriate County agencies object to same.

ERM:e

cc: Samuel Shanks, Jr., Director, County Property Management

Fairfax County Park Authority

M E M O R A N D U M

To: D. Dale, Planning

Date:Sept. 16., 1977

Jim Pomeroy, Naturalist

Subject: Lillian Carey Park

Lillian Carey Park is located in one of the most heavily urbanized areas of the county. Its 11.6 acres are composed mostly of densely wooded slopes and ridges. The bottomland understory is predominantly composed of honeysuckle, grape, jewelweed, greenbriar and brambles.

The forest type is young oak/hickory (there is still some sassafras, sumac, and dogwood) with scattered older oak (perhaps 75-100 years old). The slopes are marked in deep gullies; evidence of earlier erosion.

Currently, the park is totally undeveloped. There is access to the park via Summers Avenue, and it appears to be used as a night time gathering spot and as a dump. Measures must be taken to control vehicular access.

Of particular importance to the development of this park is its location adjacent to Holmes Run S.V.III and the construction of Bailey's Community Center on the grounds of the Lillian Carey Annex. The trails in this park will link up with the trails systems along Holmes Run. Glasgow Intermediate School will be within short walking distance of the Lillian Carey Annex and the community center.

The park in combination with the community center has the potential for offering the public a balanced recreational opportunity; active as well as passive use of leisure time. In addition it is anticipated that environmental education classes and workshops conducted by the Fairfax County School System will make extensive use of the park land.

Page 2.

For these reasons it is recommended that development be aimed at leisure and educational use of a natural area. This perhaps may include such facilities as a well defined durable trail network, pavilion or shelter, "par cours", amphitheater, and picnic area.

CC Aldridge Beckner District File

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

I	GENERAL	INFORMATION

Site Name Littian Carren Tax Map # 6/-4	Acres //, 66 Mag. District M
Street Location/Access 3624 Munser	Rd. Falls Church
Naturalist District I	Planner Assigned D. Dale

#### II. NATURAL FEATURES

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

Features	Scale _	Potential Use			
		Aesthetic	Wildlife	Interpretive	Recreation
Conifer Forest					
Hardwood Forest	4	4	. 3	4	4
Mixed Forest					
Open Field	·				
Managed Field					
Reverting Field					
Stream Valley		/	2		0
Marsh '					
Swamp					
Pond/Lake			·		
Other					

Note any particular items deemed important regarding IIA.

The park is almost entirely covered by oak hickory Corest.

Most of the trees appear to be relatively young although there are
afen older oaks (\$100 yrs.) Many areas of the park afford excellent habitat for a wide variety of wildlife, and in general, the park has excellent esthetic qualities. The stream valley mentioned originates in Barcinott view Terrace Apts and the gutters of Columbia Pike. Cannot recommend stream Cor interpretive or recreational purposes.

#### II. Cont.

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

Soil Series: 1 Steep land lammy & Gravelly: 2 Beltsville sittleam 1 3 Hirel Alluvial

4 2122

4 Transcript hours steep Place: 5 Hanon Silt Loam Hilly Phase: 6 Hanon Silt Loam Rolling Phase

Description: Moderatly well drained erodable, acid soil.

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

Broad ridge tops with variable slopes and gullies-the result of earlier crosion. Erosion now stabilized except on some trails and in the stream valley.

#### III. Environmental Problems

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

Condition	Known	Suspected	Unknown
Erosion	2		
Water Quality		4	
Impact (Human)		2	
Litter	4		
Vandalism		3	,
Illegal Use	4		
Other			

. Note any particular information deemed important regarding III.

Litter continues to be a major problem. This park is noutinely used by surrounding community as a dump. Vehicular access to the park must be controlled before clean up efforts are begun. A community awareness program would also be of value.

ATTACHMENT
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Indicate by checkmark those items which apply toothe site/area IV. OTHER:

On-site features  Roads Trails Public Easement Houses Other Buildings Private Dump	Adjacent lands  Open space Sing. Fam. Homes Townhouses Apartments Business School	Nearby Parkland Factorial Tennis Ballfields Playground Tot Lot Picnic Multi-Use Ct. Shelter Restrooms Parking Lot Fishing	Trails Walkways Swimming Nature Trails Cons. Area Other Bulley o Communication
•	1.0	Boating	
Briefly describe initia	l impressions of the site:	. 4	
the midst of heav	l impressions of the sites	Moone unique nel	tural, a vea in , +
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Briefly describe any sp	ecial features of the site	1 Steep slopes offer	variety of visibility
and habitat			/ /
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Recommended public use  Passive Cec  educationa	(recreational/interpretive creation - trails nature 1- anvironmental awar	study, picnicing,	
Recommended further act	ions (Conservation Division	on):	
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Interpretive Plan		•	
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the site survey. Copie Chief Naturalist, Natur	ed with a cover memorandur s of the report/memorandur alist District files. Or to the project (by name)	m will be furnished the: iginal report/memorandum	Division Substituteudeur,
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## FAIRFAX COUNTY, VIRGINIA

#### MEMORANDUM

Joseph P. Downs, Director

Fairfax County Park Authority

DATE March 2, 1978

TO:

J. Larry Fones, Director ( ) Ann Inco Recreation & Community Services

FROM: Lillian Carey Park, Tax Map No. 61-4 (1) Parcels 43, 44, 45, and 46, Master FILE NO SUBJECT

Plans; Bel Air Park, Tax Map 50-4 (20) Parcel B, Master Plans

REFERENCE

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

### 4. Lillian Carey

If the topography of this park precludes the development of any athletic combining the existing ball field on the grounds of Bailey's Community with available park land, may provide sufficient space for the development softball and one soccer field. We are in dire need of these ball fields.

- 2. On parcel 43, southwest of school facility, construction of two tennis ts, four horseshoe pits and a picnic shelter with a fireplace, running water electricity would provide an excellent outdoor facility for community picnics, up fire programs and nature studies; also, it would be used by the Bailey's mmunity Center for suitable summer playground activities. The availability of ater and electricity at the shelter would enhance its utilization for a variety f recreational activities.
- 3. Install apparatus area for elementary age children to include swings, a slide and climbing equipment such as the Timber Form type.
- 4. Provide an adequate number of picnic tables and grills throughout the park, wherever the terrain is suitable, and an additional five or six near the
- 5. A footpath/bicycle trail should be incorporated throughout the entire length of the park; perhaps several trails could be situated to provide challenging shelter.
- snow sled runs in the winter. 6. Unfortunately, this park area has been utilized for disposal of various unwanted household items and auto parts. This debris should be removed.

Site inspection of this parcel indicates children utilize the existing area Bel Air Park quite extensively. It is recommended that improvements to the property should simply enhance the existing play areas rather than making any drastic changes. The below listed facilities are suggested:

1. Multipurpose court  $40' \times 50'$  or larger if possible on the northwest corner, to include two basketball goals and stencil various blacktop games,

i.e., hopscotch, four square and circle games.

- 2. Climbing apparatus (Timber Form type) on the southern portion of the property.
- 3. The open area in the center of the property should remain as such so as not to disrupt its current usage as an informal play area for neighborhood softball, kick ball and sled run.

JLF:gr

cc: Daryl DePrenger, Landscape Architect, FCPA CSAD File

